

**TOWN OF ERIE
TOWN COUNCIL AGENDA ITEM
May 27, 2025**

SUBJECT: **PUBLIC HEARING: Parkdale North Planned Development (PD) Amendment and Parkdale Preliminary Plat No. 4**

(1) An Ordinance of the Town Council of the Town of Erie Approving Parkdale North PD Amendment

(2) A Resolution of the Town Council of the Town of Erie Approving Parkdale North Preliminary Plat No. 4

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Consideration of a Planned Development (PD) Amendment to change minimum lot sizes for Single Family Detached and Attached to be consistent with the Town's LR and MR Zone Districts.

Consideration of a Preliminary Plat to subdivide 141 acres into 534 lots and 37 tracts for future residential development.

DEPARTMENT: Planning and Development

PRESENTER: Harry Brennan, Senior Planner

STAFF RECOMMENDATION:

PD Amendment

Staff find the Parkdale North PD Amendment complies with the Approval Criteria and recommends the Town Council approve the PD Amendment.

Preliminary Plat

Staff finds the Parkdale Preliminary Plat No. 4 (Parkdale North Preliminary Plat) complies with the Approval Criteria and recommends the Town Council approve the Preliminary Plat.

Planning Commission Dec. 18, 2024:

The Planning Commission held a public hearing on these applications on Dec. 18, 2024. The Commission heard staff and applicant presentations, asked questions, and then voted unanimously 5-0 to recommend Town Council approve the applications. There was no public comment at the public hearing.

Town Council Feb. 11, 2025:

Town Council heard these applications at a public hearing on Feb. 11, 2025. After discussion, the Council decided to continue the hearing until May 27, 2025.

Questions and concerns at the initial Feb. 11, 2025, hearing included:

- Location of School Site
- Coal Creek Boulevard & Regional Traffic Flow
- Parks & Open Space
- Oil & Gas Facilities

Staff and the applicant have included new and updated information in this packet to respond to these topics, as noted in the list of attachments in the cover (agenda) memo.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: OEO, LLC
7353 South Alton Way
Centennial, CO 80112

Existing Conditions:

Zoning: Parkdale North Planned Development (PD)

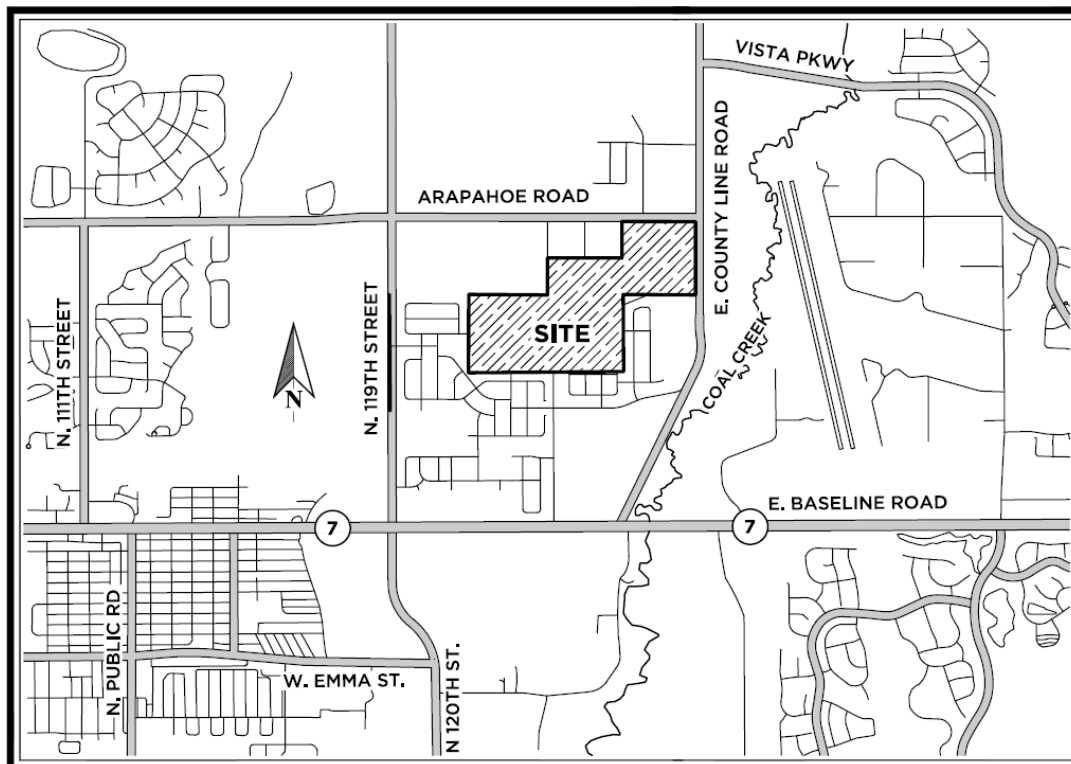
Project Size: 141 Acres

Existing Use: Undeveloped/Agricultural

Future Land Use: Residential

Location Map:

Below is a map that depicts the site (shaded) and surrounding area:

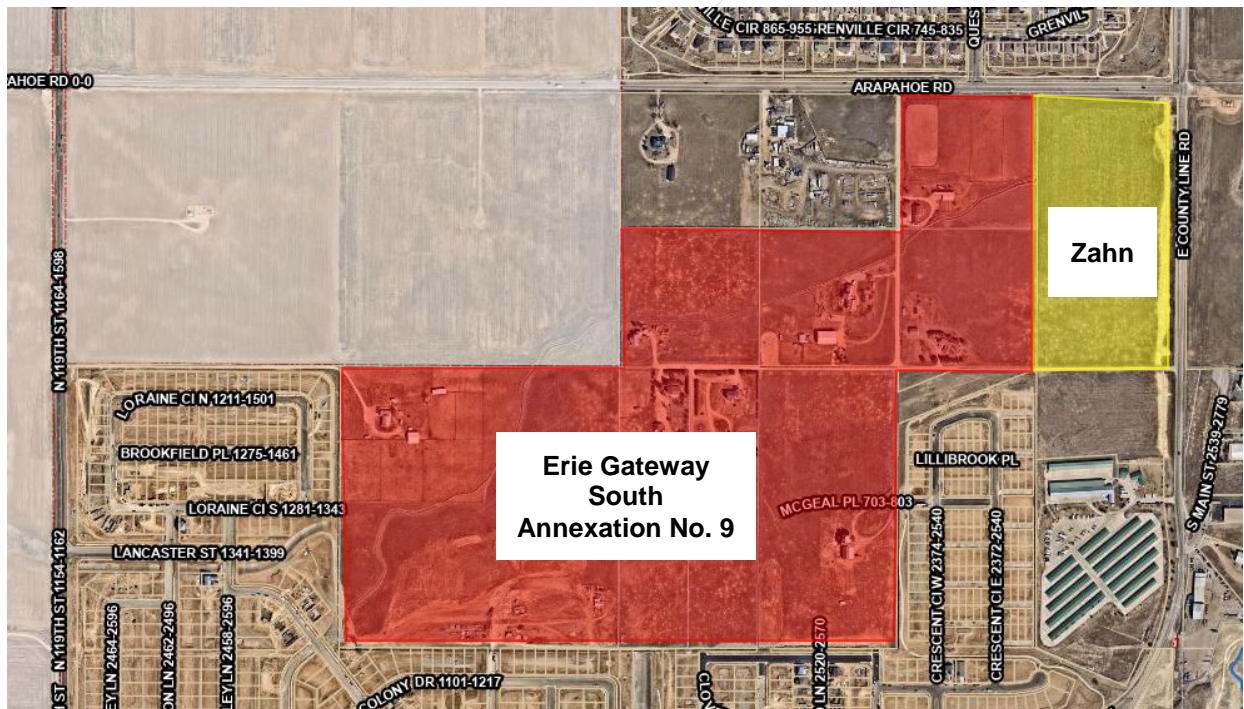


Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Low Density Residential (LR), Light Industrial (LI), Rural Preservation-1(RP-1)	Residential, Agricultural, Light Industrial
SOUTH	Low Density Residential (LR) & PUD Overlay	Parkdale Residential
EAST	Low Density Residential (LR) & PUD Overlay, Light Industrial (LI)	Parkdale Residential, Undeveloped
WEST	Low Density Residential (LR) & PUD Overlay, Boulder County Zoning	Parkdale Residential, Undeveloped

Site History:

The subject site is a component of the larger Parkdale neighborhood/area. The Town of Erie annexed the 'Zahn' property at the southwest corner of Arapahoe Road and County Line Road in 1995 and later annexed the core of the site in the Erie Gateway South Annexation No.9 in 2021. The Town approved the Parkdale North PD zoning in 2023, which replaced previous Initial Zoning from the annexation. The 2023 Parkdale North PD is the subject of this PD Amendment application.



Future Required Applications:

The next steps for development of the subject site will include a Development Agreement(s), and Final Plat(s) application that will be reviewed by staff with final acceptance by the Town Council.

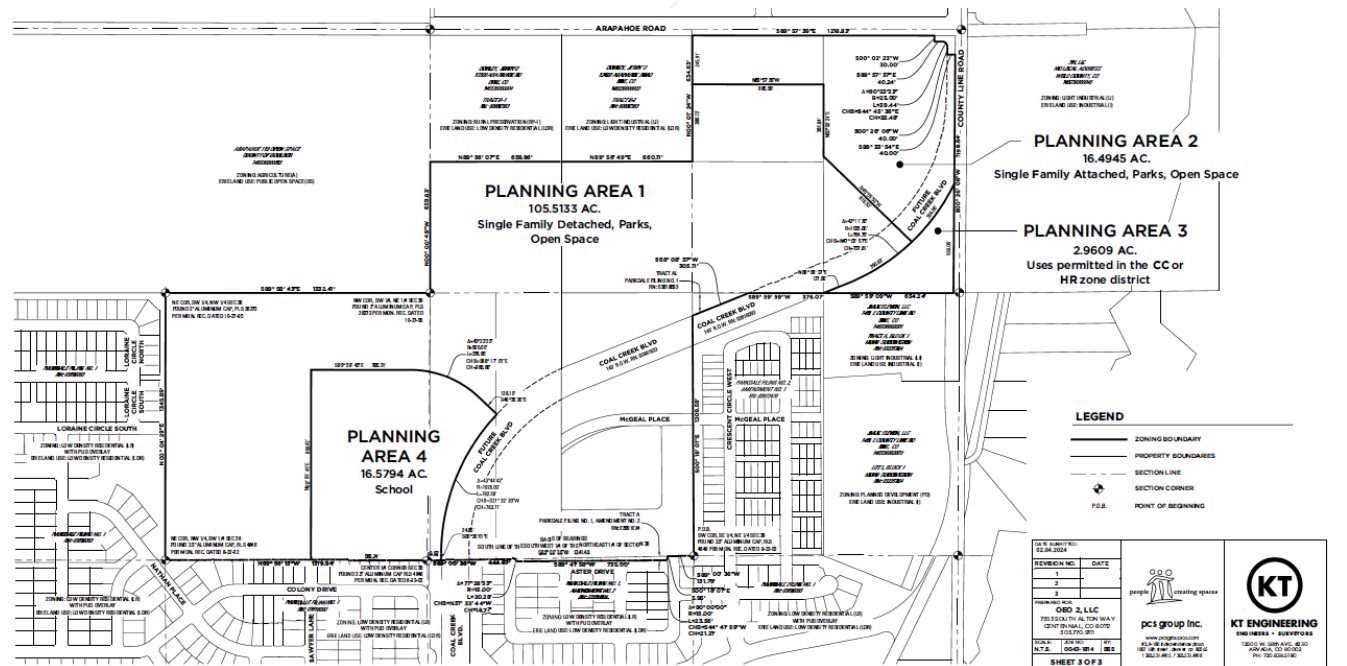
Proposed PD Amendment:

The applicant proposes a limited amendment to the existing Parkdale North PD. This PD Amendment would allow for a range of minimum lot sizes that would promote a wider range of housing types and styles and would also allow more flexibility for future development to respond to market conditions. These minimum lot size ranges match equivalent zone districts in the UDC, aligning more closely with the Town's standards.

The applicant proposes no other changes to the PD, other than the lot size requirements listed below and associated dimensional standards such as lot width.

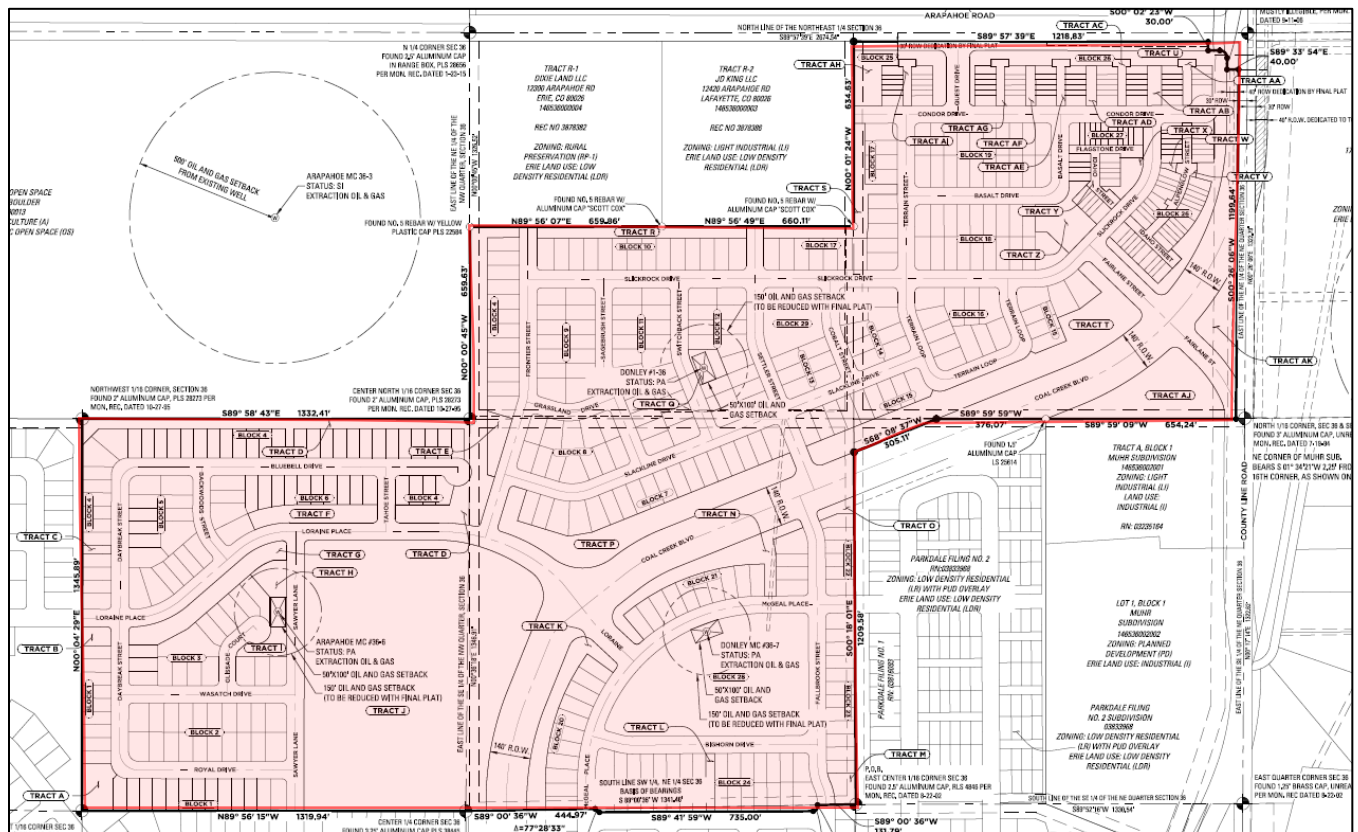
Lot Type	EXISTING PARKDALE NORTH PD ZONING MINIMUM LOT SIZE	PROPOSED PARKDALE NORTH PD AMENDMENT MINIMUM LOT SIZE
Single Family Detached	4,950 SF	2,500-4,999 SF
Single Family Attached (Townhome)	1,120 SF	1,000-2,499 SF
Neighborhood Mixed Use Area (Planning Area 3)	Defer to UDC	Defer to UDC

No changes to Planning Area boundaries or any other regulations are proposed with the PD amendment.



Proposed Preliminary Plat:

The applicant proposes a Preliminary Plat with 534 lots and 37 tracts for future residential development. The applicant proposes to develop these lots with single family detached and townhome residential units. The applicant proposes to develop the tracts to accommodate site drainage, private open spaces and alleys, utilities, and trails. The preliminary plat proposes access from Arapahoe Road and County Line Road/Coal Creek Boulevard, as well as numerous connections with the existing Parkdale subdivision's street network to the south, east, and west. These connections are consistent with the adopted Transportation and Mobility Plan and connect to existing roadways, including Coal Creek Boulevard to the south. The image below shows the overall layout of the proposed Preliminary Plat.

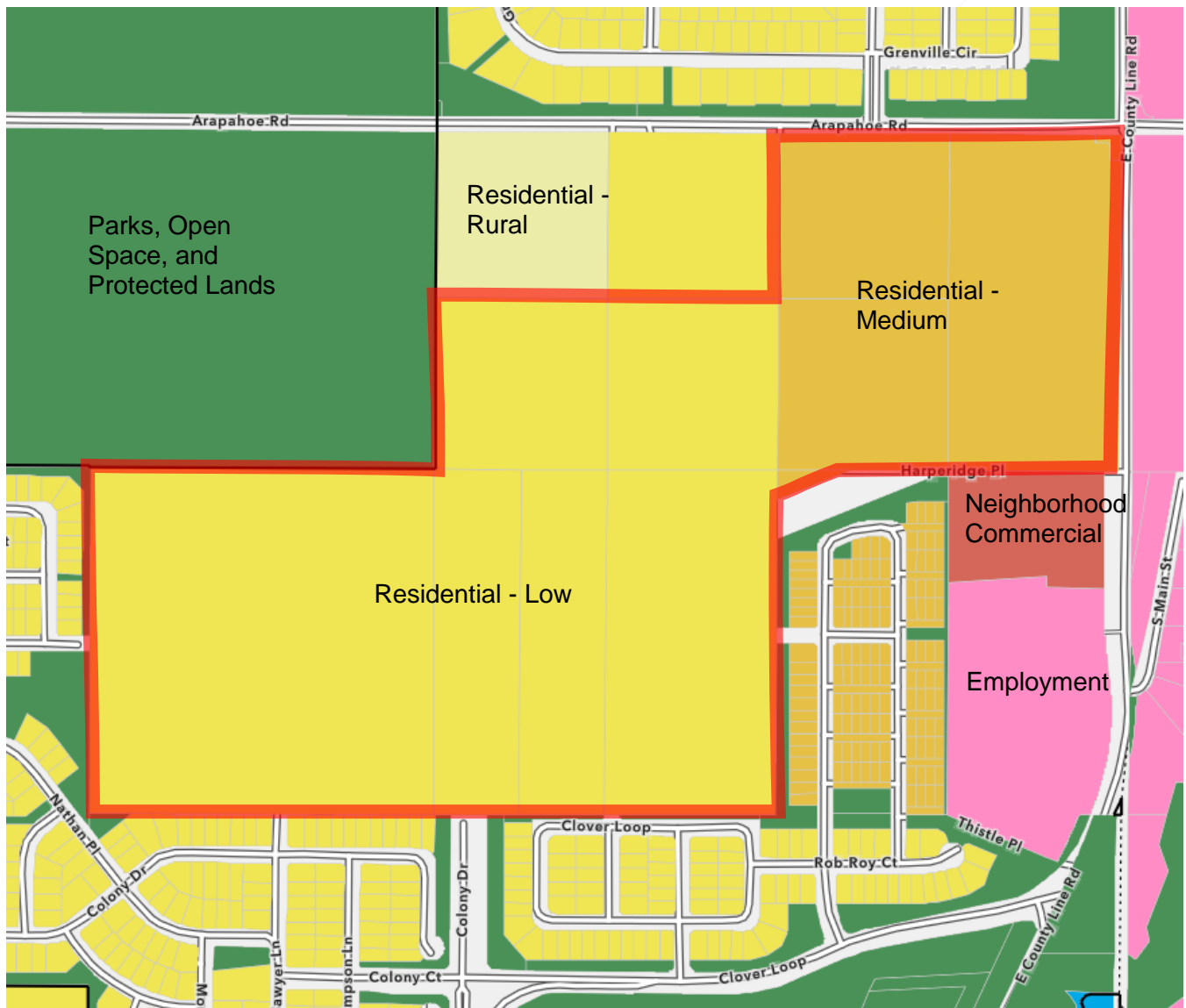


Preliminary Plat Development Data:

Lot Type	141 acres total
Number of Lots - Proposed	534 lots
Minimum Lot Size Permitted by Zoning* (*With Associated PD Amendment)	<ul style="list-style-type: none"> 2,500-4,999 SF for SFD 1,000-2,499 SF per DU for Townhome Defer to CC and HR in the UDC for Planning Area 3
Gross Density	3.8 DU/Acre
Number of Tracts	37 tracts (23.5 acres)
Public Right-of-Way (ROW)	41.6 acres
School Site Dedication	15.06 acres

Compliance with Town of Erie Comprehensive Plan:

The PD Amendment and Preliminary Plat applications are in general compliance with the land use designations on the 2024 Comprehensive Plan Future Land Use Map. The Future Land Use Map designates the majority of this project area as Residential, Low which has a density of 2 to 8 dwelling units per acre. The northwestern portion of the property is designated Residential, Medium which has a density of 8-18 dwelling units per acre. This area is preliminarily platted with smaller lots for single-family attached (townhome) products. This PD Amendment and Preliminary Plat will create a mix of housing types by including single family detached and single family attached. The overall gross density of the proposed Preliminary Plat is 3.8 dwellings per acre, which places it in a range consistent with the Comprehensive Plan. The subject site is outlined in red on the Future Land Use map, below.

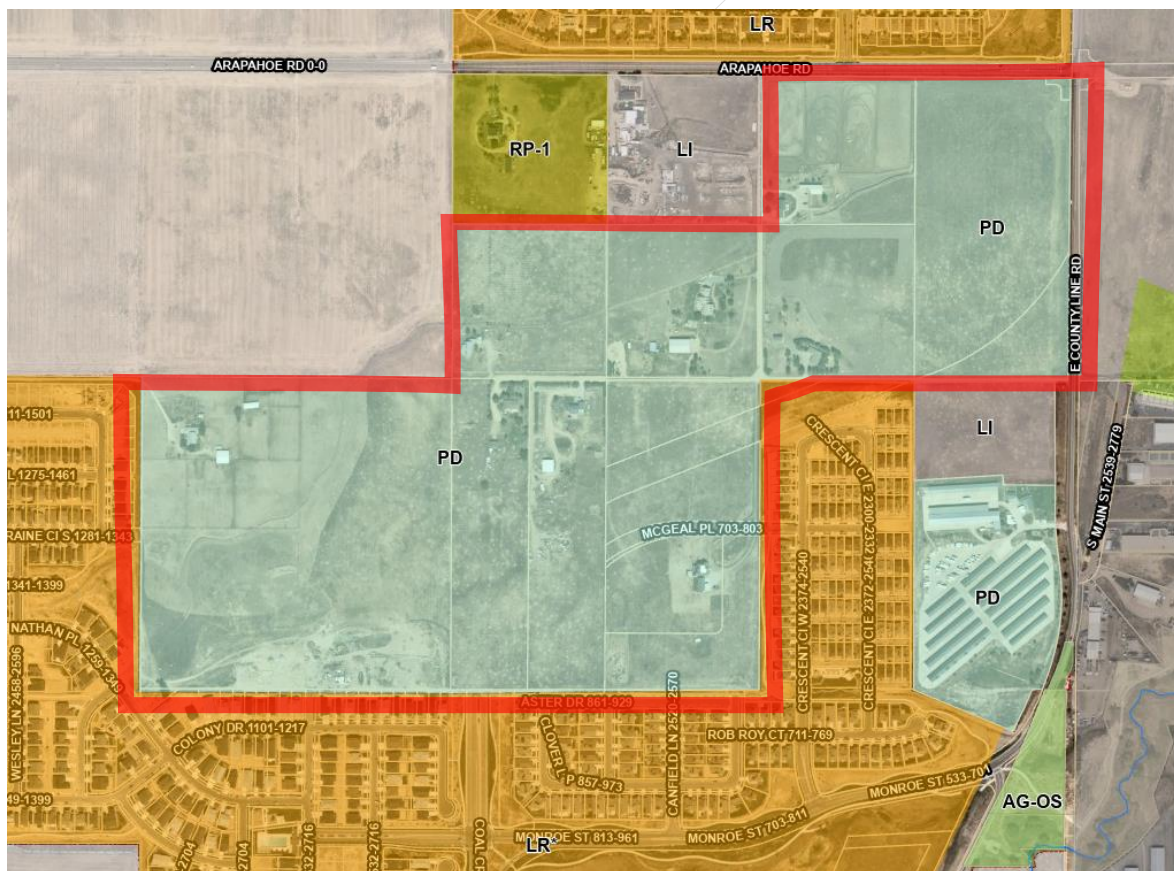


Overall, staff find that this application complies with the Comprehensive Plan, and aligns with the following policies:

- C.1.1 Encourage a variety of housing types in neighborhoods to provide a more diverse selection of lifestyles and housing pricing for Erie residents.
- C.5.1 Ensure new development meets Comprehensive Plan vision, priorities, and resource management.
- L.1.2 Connect the community through a network of public and private parks, open space, greenways, and trails.
- L.3.1 Promote the adaptability of neighborhoods to meet the needs of the changing community.
- H.1.2 Increase housing options.

Compliance with Town of Erie Zoning Map:

The subject property is zoned Parkdale North PD. The property is outlined in red on the zoning map below. Staff find that this application will be consistent with PD zoning through the approval of the concurrent PD Amendment. The proposed lots will comply with the minimum lot size, lot width, and other development standards in the PD. Staff evaluated the lot layout in relation to the dimensional standards (setbacks, etc.), and find that the lots are configured in a way that will allow compliance with the standards.



Access/Roadways:

The applicant submitted a Traffic Impact Study with the Preliminary Plat application materials. The Study evaluated levels of service for nearby major intersections and the contribution to traffic volume by the proposed Parkdale North development. New traffic improvements are needed to accommodate the anticipated traffic volumes. The recommended traffic improvements, listed below, will be specified in the Development Agreement(s) included with the forthcoming Final Plat(s). Additionally, staff will evaluate levels of service with future land use applications in the Parkdale North development to determine any necessary additional improvements.

Regional Intersections

- Arapahoe Road & N. 119th Street –
 - Proposed new dedicated right turn lanes for north, west, and eastbound traffic.
- Arapahoe Road & County Line Road/Coal Creek Boulevard–
 - Completing realignment of County Line Road/Coal Creek Boulevard
 - Intersection improvements to include new eastbound and southbound left turn lanes
- Hwy 7 & 119th Street–
 - Proposed new dedicated right turn lanes for east and westbound traffic.
 - Proposed new dedicated left turn lanes for north and southbound traffic and additional left turn lanes for east and westbound traffic.
- Hwy 7 & Coal Creek Boulevard –
 - Improvements have recently been installed at this intersection in order to accommodate future growth, including this development.

New and Internal Street Network

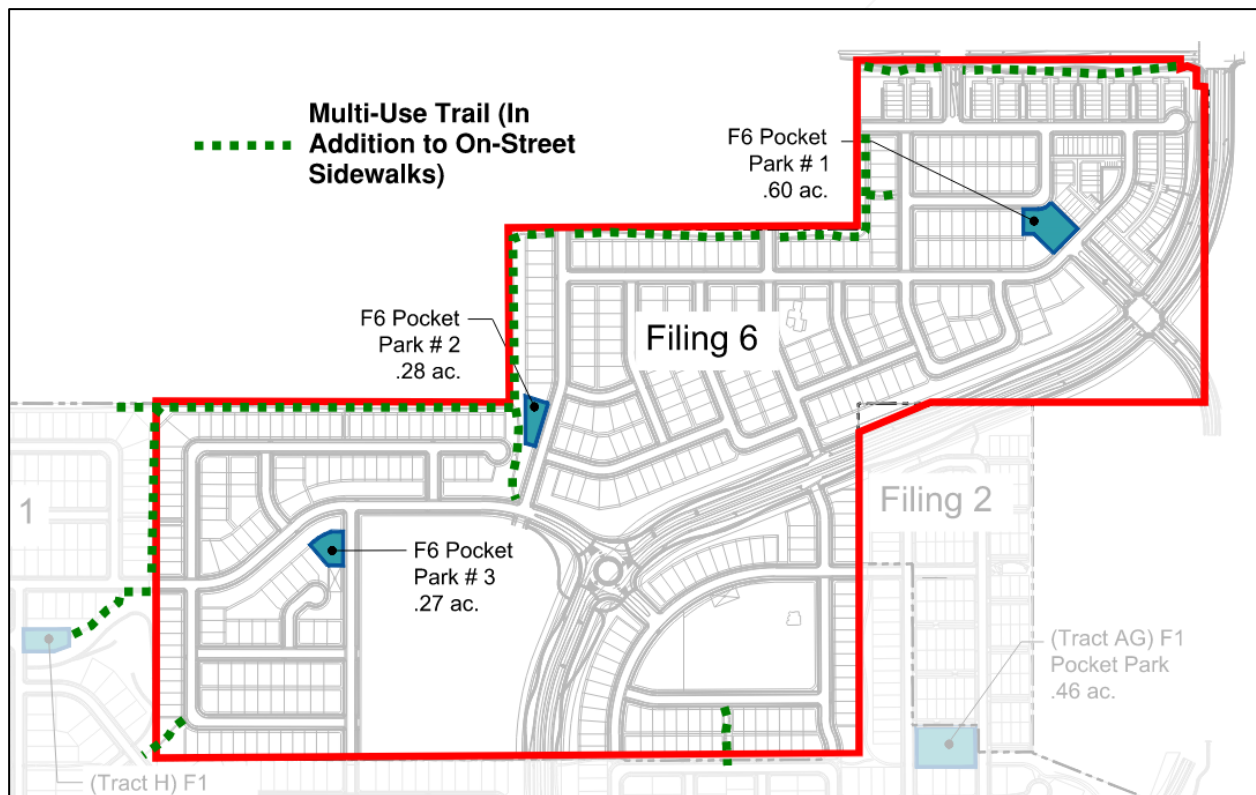
- New site access with a full movement intersection is proposed at Quest Drive & Arapahoe Road.
- The site will connect to the existing Parkdale subdivision's street grid with access to Coal Creek Boulevard, McGeal Place, Fallbrook Street, Sawyer Lane, and Loraine Place.
- The new internal street network proposed with the Parkdale North preliminary plat will adequately accommodate future traffic from the development.

Parks, Open Space, and Trails:

The Preliminary Plat includes trail connections and public open space dedications and pocket parks dedications. Fee-in-lieu will also be collected for the Neighborhood Parks requirement as well as impact fees for the Community Parks requirement. The proposal includes new trail connections through the development (shown in green dashed lines on the image below).

Park and Open Space Dedication Requirements

Type	Required	Provided
Pocket Parks (.5 ac/1000 residents)	0.74 acres	1.21 acres
Neighborhood Parks (3 ac/1000 residents)	4.43 acres	Fee in Lieu
Community Parks (5 ac/1000 residents)	N/A	Collected via Impact Fees
Open Space (17 ac/1000 residents)	25.1 acres	Combo of land dedication & Fee in Lieu



Natural Areas Inventory:

The Town of Erie Natural Areas Inventory does not identify any natural areas of special concern within the project area.

Drainage and Erosion:

A Drainage Study was submitted and reviewed with the Preliminary Plat, with no concerns noted by Engineering. Final drainage plans will be reviewed with the Final Plat.

Fire Protection:

Mountain View Fire Protection District provides fire and emergency medical services. The closest fire station is MVFPD Station 8, at 400 Bonanza Drive. The district had no concerns with the proposed PD Amendment or Preliminary Plat.

Police Services:

The Erie Police Department will provide and plan for service to the property.

Schools:

This project falls within the BVSD boundary. This project will dedicate just over 15 acres to the school district for future school construction. Dedication would occur at the time of Final Plat, once property lines have been established. The Town has worked with BVSD since 2018 on site location for the dedication. See attachment for letter from BVSD Assistant Superintendent of Operational Services, Rob Price.

BVSD intends to build a new elementary school at this location, to alleviate the pressure on Sanchez Elementary. Note, the table below lists projected impacts without the new elementary school that is proposed to be built following the school dedication by Parkdale North.

CAPACITY INFORMATION							
School Level	Current Capacity (Oct. 23')				With Project Impact		
	Resident Students	Program Capacity	School Enrollment	Capacity %	Student Impact	New School Enrollment	New Capacity %
Elementary	571	418	285	68.2%	115	400	95.7%
Middle (SH 6-8)	937	941	607	64.5%	66	673	71.5%
High (EHS)	1791	1843	1544	83.8%	84	1628	88.3%
Total	3299		2436		265	2,696	

Utilities:

The Town of Erie provides both water and wastewater services to the property. The utility service provider for the property is Xcel Energy for gas and electric, Century Link Communications for telephone services and Comcast for cable television. Utility easements for these providers will be established at the time of Final Plat but are adequately shown on the Preliminary Plat.

Trash Service:

The development will contract for local pickup service as the Town does not have a single waste hauler contract.

Oil & Gas Facilities:

There are three oil & gas wells within this plat. These facilities were recently plugged & abandoned, which means that there is documentation on the plugging techniques. The Town's standards require a 150' setback to residential lots, but these standards may be reduced to a 50'x100' rectangle if approved by the Town's Environmental Services department. Given the availability of documentation for the plugging of these wells, the Town expects to be able to grant the reduction in setbacks at Final Plat. Both setbacks are shown on the Preliminary Plat for reference.

Soils and Geology:

This application included a Mine Subsidence Investigation. The Parkdale North site does not contain steep slopes and is not known or suspected to be undermined.

Environmental Hazards:

Other than the oil and gas facilities, the Environmental assessment revealed no evidence of recognized environmental conditions in connection with the property.

Biological Assessment and Cultural Resources:

The biological assessment conducted with the environmental report did not find any notable biological resources present on site.

The Cultural Resources Report identified remnants of the Burlington Northern Railroad spur that came through the area. Several existing farmhouses and accessory buildings are present on the site. Neither the railroad nor the farm buildings were identified as having historical significance or integrity.

STAFF REVIEW AND ANALYSIS

Staff finds the application is consistent with the PD approval criteria in the UDC, Section 10.7.20.C.2, as outlined below.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections [10-2-5](#) and [10-7-6](#).

Staff: The PD Amendment is generally consistent with the purpose of the PD zone district. The Amendment adds to the design of the Parkdale community by allowing for a variety of housing types and sizes.

- 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 zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection [10-6-1 C](#).

Staff: This Amendment will contribute to the overall concept to include a variety of different housing types in order to create a complete neighborhood. This diversity in

development could not be achieved under standard zoning.

The PD zone district will promote the public health, safety, and general welfare.

Staff: *This PD Amendment promotes public health, safety, and general welfare. The proposal has been reviewed by the Mountain View Fire Protection District as well as the applicable Town departments to promote safe and healthy development.*

- c. The PD zone district is generally consistent with the Town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.

Staff: *The PD Amendment is very limited in scope and will bring the lot standards into closer conformance with the Town's Comprehensive Plan. Other Town policy documents have been considered and engrained in other design components of this PD.*

- d. 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.

Staff: *All utility and service providers that reviewed this application have indicated that they have no concerns with the ability to meet the needs of this new development.*

- e. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Staff: *No changes to the vehicular network are proposed by this PD Amendment. Analysis of the approval criteria regarding transportation can be found on the following pages, for the Preliminary Plat.*

- f. 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.

Staff: *This PD Amendment proposes no changes to the pedestrian and bicycle network. Analysis of the approval criteria regarding bike and pedestrian circulation can be found on the following pages, for the Preliminary Plat.*

- g. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Staff: *Significant adverse impacts are not anticipated from this development.*

- h. 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.

Staff: *The development proposed with this PD Amendment will not result in significant adverse impacts.*

- i. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Staff: *The development proposed with this PD Amendment will keep with the character of the adjacent development of the Parkdale neighborhood.*

- j. 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.

Staff: *This PD Amendment specifically enhances the ability of this development to provide a variety of housing types and densities to create more choice.*

- k. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Staff: *This PD Amendment and original PD lay the groundwork for parks, open space, and street vistas that will provide interest and visual relief.*

- l. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise been achieved through development under another zone district.

Staff: *The modifications permitted in this PD zone district provide greater public benefit by creating a large plan for a new neighborhood with multiple housing types, a system of open spaces and trails, and a new school site.*

Staff finds the application is consistent with the Preliminary Plat approval criteria in the UDC, Section 10.7.7.D.2, as outlined below.

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.

Staff: *The subdivision is generally consistent with the Comprehensive Plan. The proposed Preliminary Plat meets the intent of the Residential Low and Residential Medium land use designations in overall density and provides a range of housing types.*

- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff: *The proposal is consistent with the amended Parkdale North PD in terms of uses, lot dimensions, layout, open space and parks, and circulation.*

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Staff: *The Preliminary Plat meets the applicable Town standards. The Preliminary Plat area does not include any notable or critical wildlife habitat, and it will ensure that land is set aside for park amenities and open space trails.*

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of the UDC that have not otherwise been modified or waived pursuant to this Chapter or the UDC. Applicants shall refer to the Development Standards in Chapter 5 of the UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

Staff: *The design of the Preliminary Plat considers applicable use, development, and design standards of Chapters 3, 5, and 6 of the Code. The layout and design of the subdivision is appropriate and consistent with the general provisions of the UDC. Streets and trail connections are appropriate and will benefit future residents and provide*

continuity to external developments and trails. Utility easements are provided on the Preliminary Plat. Appropriate provisions are in place for storm water, water, and wastewater lines.

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Staff: Significant adverse impacts are not anticipated. The site is not impacted by a designated floodplain. Provisions are in place to protect water quality, erosion control, and wastewater. Appropriate studies were reviewed during the review of the Preliminary Plat and no concerns are outstanding. Construction documents as part of the Final Plat process will require Best Management Practices (BMP's) for water quality, stormwater management and erosion control in accordance with the Town of Erie - Standards and Specifications for Design and Construction of Public Improvements.

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

Staff: All new developments have impacts on the natural environment. This subdivision is not anticipated to create any significant or unmitigated adverse impacts on the environment. Appropriate studies were reviewed during the evaluation of the Preliminary Plat and no concerns are outstanding.

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

Staff: Pedestrian and vehicular access is adequately provided throughout the subdivision. Sidewalk and trail connections are provided at key locations and extend to existing facilities to the west, north, and south of the site.

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Staff: Significant adverse impacts are not anticipated. As part of the Preliminary Plat review, drainage and erosion, traffic impact, environmental, and cultural studies were reviewed. No concerns are outstanding.

- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

Staff: Adequate services and facilities currently exist or will be enhanced by the Preliminary Plat that will provide service to the development, adjacent neighborhoods, and the community at large. Boulder Valley School District supports the plan to dedicate the new school site to construct a new elementary school. This dedication will help alleviate what would otherwise be future crowding at Sanchez Elementary.

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: A phasing plan is not contemplated for the Preliminary Plat at this time. A Development Agreement between the applicant and the Town will be reviewed by the Town Council as part of Final Plat approvals which may include a phasing plan.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on June 10, 2024. The summary of the meeting and list of attendees is attached.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: 1/22/25

Property Posted: 1/24/25

Letters to adjacent property owners within 500': 1/24/25