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RE: Masters Property PD Amendment

### Neighborhood Meeting

Per Erie's Review & Approval Procedures, a neighborhood meeting for the PDA-001719-2024: Masters PD Amendment application was held on June 10th, 2024 from 6:00 pm to 6:20 pm, the meeting was held virtually via Zoom.

Prior to the meeting, mailing notices were sent to adjacent property owners within 500' of the property per UDC requirements and signs were posted along Hwy 7 and Coal Creek Blvd.

At the meeting, a powerpoint presentation was presented, the presentation is included with these meeting notes. In attendance were John Prestwich, Matt Janke, Chris Elliot.

The meeting had two attendees, there were no question. Attendee Natalie thanked us for the presentation.

Sincerely,

John Prestwich, President, RLA, PCS Group, Inc.



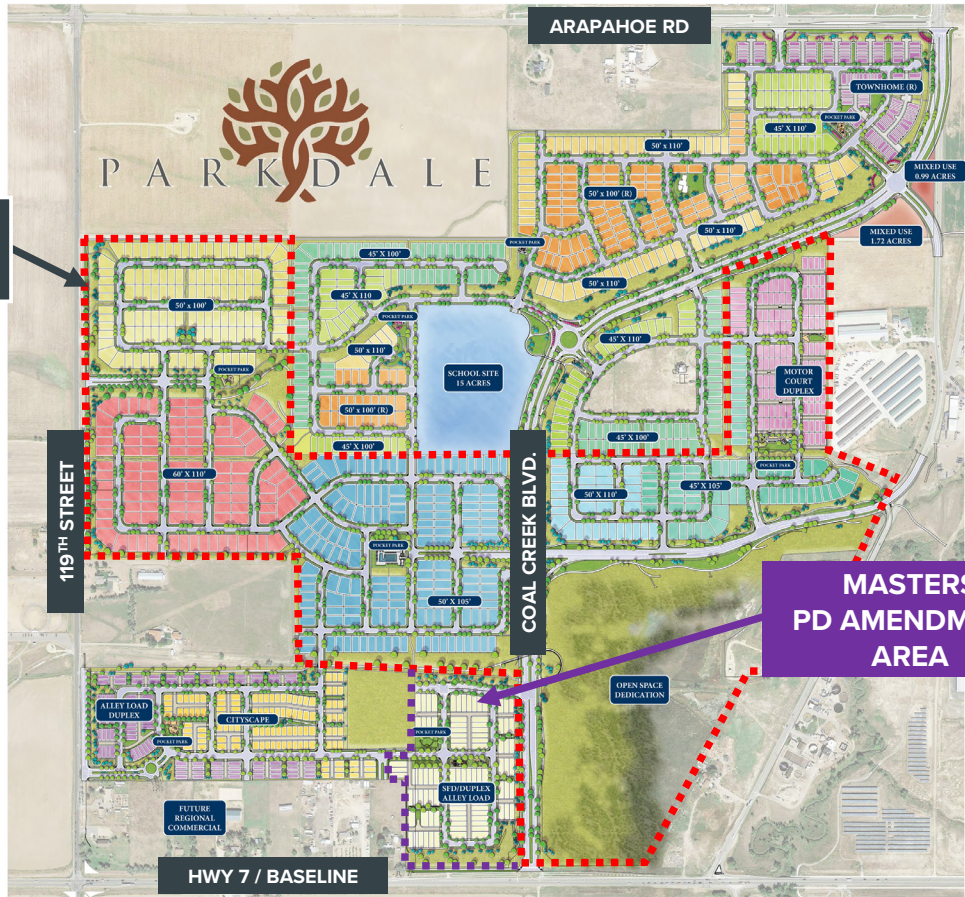


MASTERS PD AMENDMENT – NEIGHBORHOOD MEETING

JUNE - 2024

## WHAT ARE WE AMENDING?

- This is really a very simple proposal; we are requesting to add duplex/paired homes as a permitted use.
- We are not requesting any change in the number of homes currently permitted.
- We are not proposing any changes to any standards that are already approved.
- We are not proposing any changes to the currently approved Final Plat and Construction Documents.



EXISTING PARKDALE

MASTERS PD AMENDMENT AREA

ORIGINAL APPROVED PD

DIMENSIONAL STANDARDS SUMMARY CHART								
LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY ALLEY LOAD	32'	2,800	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35'
	37' CORNER LOTS		ACC. - NA	ACC. - NA	ACC. - NA	ACC. - NA	ACC. - NA	ACC. - NA
PLANNING AREA 1 TEMPORARY USES	300'	625,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'	ACC. - 500'	ACC. - 30'	

1. ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCR OACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCR OACHMENT IS ALLOWED.  
 2. WINDOW WELLS ARE PERMITTED TO ENCR OACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCR OACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.

PROPOSED PD AMENDMENT

DIMENSIONAL STANDARDS SUMMARY CHART								
LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY/DUPLEX ALLEY LOAD	32'	2,800	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35'
	37' CORNER LOTS		ACC. - NA	ACC. - NA	ACC. - NA	ACC. - NA	ACC. - NA	ACC. - NA
PLANNING AREA 1 TEMPORARY USES	300'	625,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'	ACC. - 500'	ACC. - 30'	

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ORIGINAL APPROVED PD

PERMITTED USES BY RIGHT:	
PLANNING AREA 1	SINGLE FAMILY ALLEY LOAD, PARKS, OPEN SPACE
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE

PROPOSED PD AMENDMENT

PERMITTED USES BY RIGHT:	
PLANNING AREA 1	DETACHED SINGLE FAMILY, DUPLEX - ALLEY LOAD, PARKS, OPEN SPACE
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE

