



P A R K D A L E

MASTERS PD-DP

PARKDALE



PARKDALE

ARAPAHOE RD



COUNTY LINE

PUD AMENDMENT #2

PUD AMENDMENT #3

PRELIMINARY PLAT #3 & PD-DP AREA

PROJECT CONTEXT MAP

119TH STREET

HWY 7/BASELINE

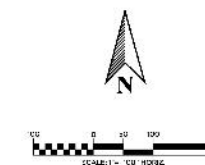
OPEN SPACE
DEDICATION


LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO
15.7314 ACRES
1Z-001141-2020

APPROVED MASTERS PD

PROPOSED MASTERS PD AMENDMENT

**TWO ADJACENT
FUTURE
DEVELOPMENT
TRACTS THAT ARE
A PART OF
PARKDALE ARE
PROPOSED TO BE A
PART OF THIS PD**



_____	ZONING BOUNDARY
_____	PROPERTY BOUNDARY
_____	SECTION LINE
	SECTION CORNER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING



KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 59th AVE. #230
ARVADA, CO 80002
PH 720.636.5190



**TWO
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ORIGINAL APPROVED PD

DIMENSIONAL STANDARDS SUMMARY CHART								
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY ALLEY LOAD	32'	3,200	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. NA
	37' CORNER LOTS						ACC. - NA	
PLANNING AREA 1 TEMPORARY USES	300'	625,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
1. ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED.								
2. WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.								

PROPOSED PD-DP

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

DIMENSIONAL STANDARDS SUMMARY CHART								
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
ZONE DISTRICT	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
MEDIUM DENSITY (MR)	20'	1,000 - 2,499	PRIN. - 15'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. 25'
	30' CORNER LOTS						ACC. - 5'	



SUMMARY

- This PD-DP simply adds two tracts that were future development tracts, to include them in the Parkdale PD to ensure consistent development in this area.
- This is required to ensure all the lots are in the same zoning district.
- The Preliminary Plat for this area has already been unanimously approved by both the Planning Commission and the Board of Trustees.
- Staff has recommended approval based on review of the approval criteria.