



Harry Brennan | Senior Planner
Town of Erie / Planning & Development
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 720-745-1022
www.erieco.gov | Facebook | Twitter | LinkedIn

RE: Parkdale North PD Amendment & Preliminary Plat

Neighborhood Meeting

Per Erie's Review & Approval Procedures, a neighborhood meeting for the PDA-001720-2024 & PDA-001719-2024: Parkdale North PD Amendment & Preliminary Plat application was held on June 10th, 2024 from 6:30 pm to 7:15 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 Arapahoe Road and County Line Road.

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 four attendees. The attendees thanked us for the presentation. There were questions related to the potential timing of the school site - the applicant team answered that they have no control over the timing but have worked with the School District on the location for the school site as well as the grade separated pedestrian connection. There was a question about if this portion of the community would have Multi-Family homes, the applicant pointed out that there are Townhomes proposed - which are required to meet the housing diversity for the overall community, but no Multi-Family is proposed. The remainder of the discussion related to ongoing landscape maintenance and construction debris clean up in the existing Parkdale community.

Sincerely,

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

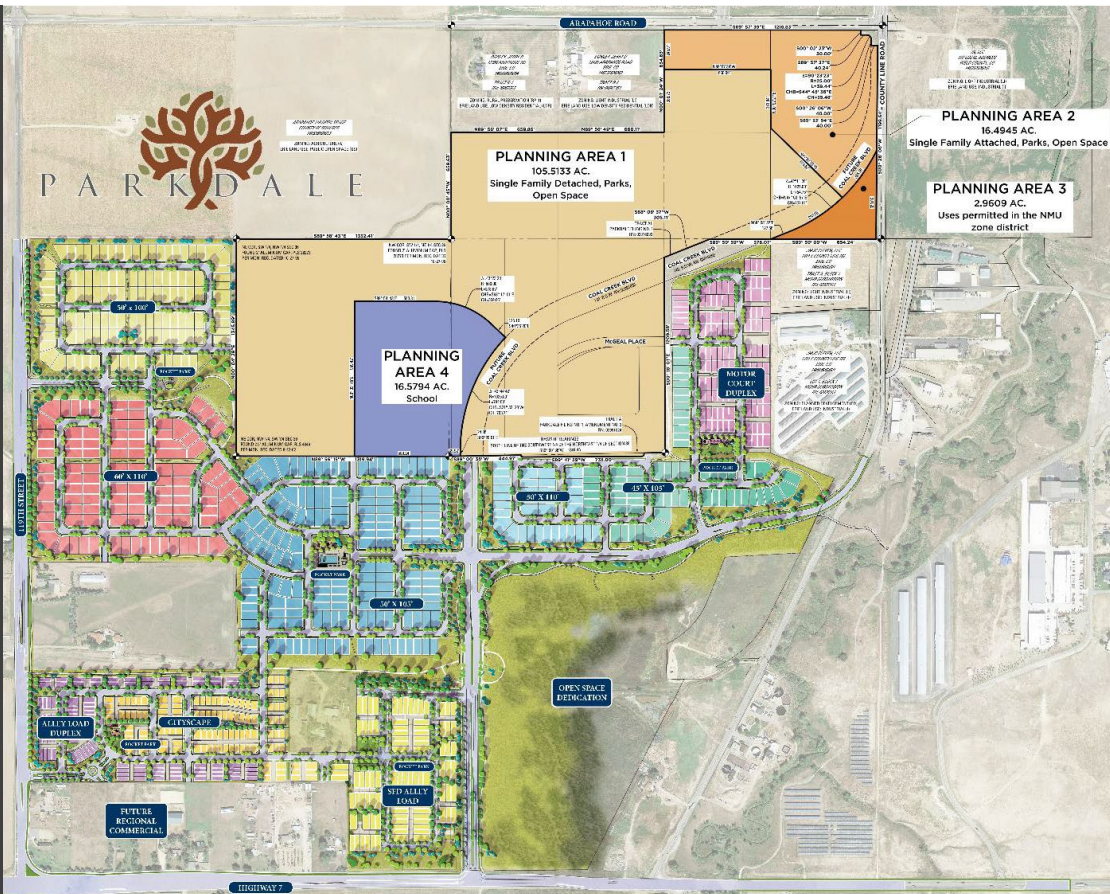


NORTH PARKDALE PD AMENDMENT & PRELIMINARY PLAT
– NEIGHBORHOOD MEETING

JUNE - 2024

WHAT ARE WE AMENDING?

- This is really a very simple proposal; we are requesting to modify the Dimensional Standards to mirror the standards that have been adopted in the Town's UDC Title 10 Chapter 4 – Dimensional Standards.
- We are not requesting any changes to any planning area boundaries or permitted uses.
- We are not proposing any changes to any standards that are already approved.



ORIGINAL
APPROVED PD

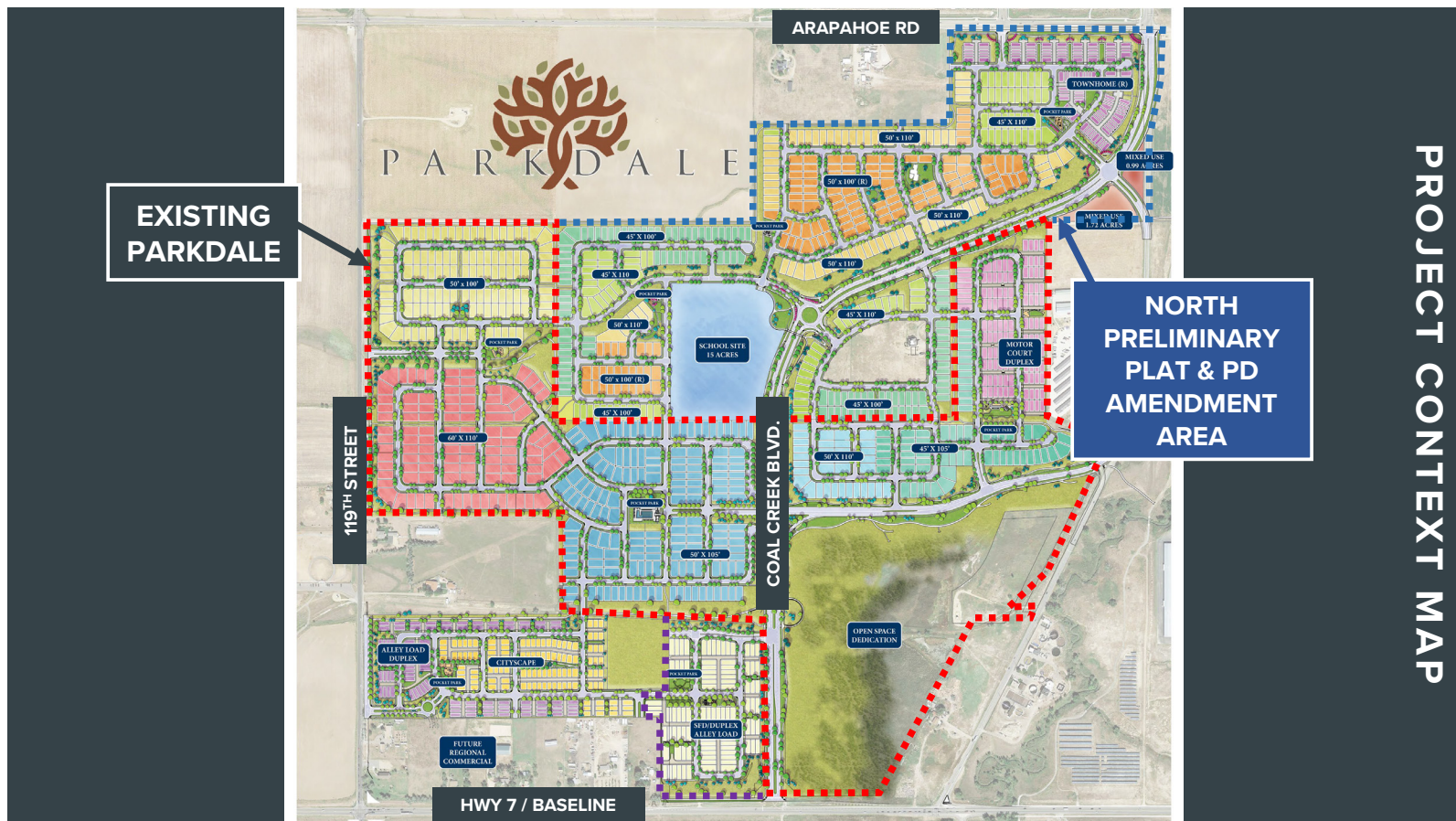
DIMENSIONAL STANDARDS SUMMARY CHART								
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY DETACHED	45'	4,950	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
PLANNING AREA 1 TEMPORARY USES	300'	125,000	PRIN. - 65'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300'		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
SINGLE FAMILY ATTACHED	20'	1,120	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. 25'
	30' CORNER LOTS		ACC. - NA	ACC. - NA			ACC. - NA	
PLANNING AREA 2 TEMPORARY USES	300'	125,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
PLANNING AREA 3 NMU	DEFER TO TOWN OF ERIE UDC, CC (COMMUNITY COMMERCIAL) ZONE DISTRICT FOR NON-RESIDENTIAL USES, AND HR (HIGH-DENSITY RESIDENTIAL) ZONE DISTRICT FOR RESIDENTIAL USES.							

PROPOSED PD
AMENDMENT

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 DETACHED	45'	Med. 2,500-4,999	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
PLANNING AREA 1 TEMPORARY USES	300'	125,000	PRIN. - 65'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
SINGLE FAMILY ATTACHED	Altch: none	Small 1,000-2,499	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. 25'
	30' CORNER LOTS		ACC. - NA	ACC. - NA			ACC. - NA	
PLANNING AREA 2 TEMPORARY USES	300'	125,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
PLANNING AREA 3 NMU	DEFER TO TOWN OF ERIE UDC, CC (COMMUNITY COMMERCIAL) ZONE DISTRICT FOR NON-RESIDENTIAL USES, AND HR (HIGH-DENSITY RESIDENTIAL) ZONE DISTRICT FOR RESIDENTIAL USES.							

PRELIMINARY PLAT

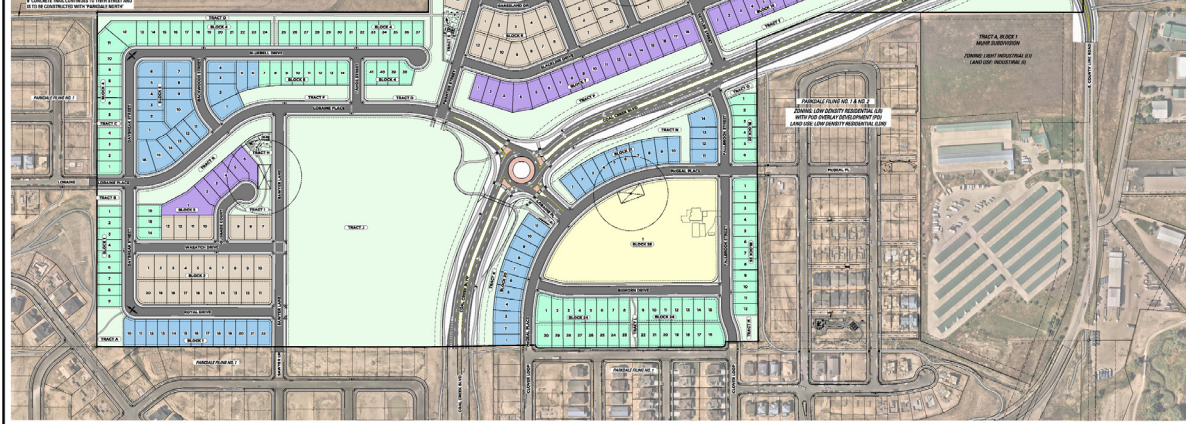
- The Preliminary Plat is approximately 141.5 Acres, and is designated as LDR (Low Density Residential) in the Comprehensive Plan – this permits a maximum of 6 dwelling units per acre, or 849 units. The proposal is for 534 units, or about 3.7 dwelling units per acre.
- The proposal includes Single Family Detached Homes, and alley served Townhomes which provide the required home diversity for the overall community.
- The Preliminary Plat includes a 15 acre future School Site, with a grade separated trail crossing for the School Site.
- This Preliminary Plat provides the land necessary for the extension of Coal Creek Boulevard.



LOT TYPE SUMMARY CHART:			
LOT TYPE	LOT COUNT	WIDTH	TYPICAL DEPTH
SINGLE FAMILY TRACTS	74	80'	100'
SINGLE FAMILY LOTS	133	80'	100'
TOWNHOME LOTS	100	40'	100'
OPEN SPACE TRACTS	100	40'	100'
POCKET PARK TRACTS	100	40'	100'
SCHOOL SITE	1	10,000'	77'-79'
TOTAL:	334		

LAND SUMMARY CHART:			
TYPE	COUNT	AREA (AC)	% OF TOTAL
SINGLE FAMILY LOTS	408	36,488.00	39.81 %
TOWNHOME LOTS	100	4,000.00	4.35 %
PRIVATE ALLEY TRACTS	7	1,816.66	1.97 %
OPEN SPACE TRACTS	28	19,091.43	20.69 %
FUTURE DEVELOPMENT TRACTS	1	1,738.88	1.88 %
POCKET PARK TRACTS	3	1,500.00	1.63 %
PUBLIC SCHOOL SITE	1	15,000.00	16.39 %
SCHOOL SITE	1	15,000.00	16.39 %

TRACT TABLE:			
TRACT	AREA AC	USE	OWNER/DEVELOPER
TRACT A	0.40 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT B	0.18 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT C	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT D	0.10 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT E	0.07 AC	POCKET PARK	DISTRICT/CITY
TRACT F	0.18 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT G	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT H	0.08 AC	POCKET PARK	DISTRICT/CITY
TRACT I	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT J	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT K	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT L	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT M	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT N	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT O	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT P	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT Q	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT R	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT S	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT T	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT U	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT V	0.08 AC	PRIVATE ALLEY / UTILITY	DISTRICT/CITY
TRACT W	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT X	0.08 AC	PRIVATE ALLEY / UTILITY	DISTRICT/CITY
TRACT Y	0.08 AC	PRIVATE ALLEY / UTILITY	DISTRICT/CITY
TRACT Z	0.08 AC	POCKET PARK	DISTRICT/CITY
TRACT AA	0.08 AC	PRIVATE ALLEY / UTILITY	DISTRICT/CITY
TRACT AB	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT AC	0.08 AC	PRIVATE ALLEY / UTILITY	DISTRICT/CITY
TRACT AD	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT AE	0.08 AC	PRIVATE ALLEY / UTILITY	DISTRICT/CITY
TRACT AF	0.08 AC	PRIVATE OPEN SPACE	DISTRICT/CITY
TRACT AG	0.08 AC	PRIVATE ALLEY / UTILITY	DISTRICT/CITY
TRACT AH	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT AI	0.08 AC	PRIVATE ALLEY / UTILITY	DISTRICT/CITY
TRACT AJ	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY
TRACT AK	0.08 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/CITY



KT ENGINEERING
1500 W. 10TH AVE. SUITE 100
DENVER, CO 80202
P: 303.555.8800

LAND SUMMARY CHART:

TRACT TABLE:

TRACT A 0.40 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT B 0.18 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT C 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT D 0.10 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT E 0.07 AC POCKET PARK DISTRICT/CITY

TRACT F 0.18 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT G 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT H 0.08 AC POCKET PARK DISTRICT/CITY

TRACT I 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT J 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT K 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT L 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT M 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT N 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT O 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT P 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT Q 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT R 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT S 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT T 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT U 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT V 0.08 AC PRIVATE ALLEY / UTILITY DISTRICT/CITY

TRACT W 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT X 0.08 AC PRIVATE ALLEY / UTILITY DISTRICT/CITY

TRACT Y 0.08 AC PRIVATE ALLEY / UTILITY DISTRICT/CITY

TRACT Z 0.08 AC POCKET PARK DISTRICT/CITY

TRACT AA 0.08 AC PRIVATE ALLEY / UTILITY DISTRICT/CITY

TRACT AB 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT AC 0.08 AC PRIVATE ALLEY / UTILITY DISTRICT/CITY

TRACT AD 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT AE 0.08 AC PRIVATE ALLEY / UTILITY DISTRICT/CITY

TRACT AF 0.08 AC PRIVATE OPEN SPACE DISTRICT/CITY

TRACT AG 0.08 AC PRIVATE ALLEY / UTILITY DISTRICT/CITY

TRACT AH 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT AI 0.08 AC PRIVATE ALLEY / UTILITY DISTRICT/CITY

TRACT AJ 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

TRACT AK 0.08 AC PRIVATE OPEN SPACE, DRAINAGE DISTRICT/CITY

PRELIMINARY DEVELOPMENT PLAN NO. 4

OVERALL LAND USE PLAN

0043-1814

ISSUED BY: BSS

DESIGNED BY: BSS

DATE: 10.15.2023

SCALE: 1" = N/A'

C4

PRELIMINARY PLAT