



P A R K D A L E

PUD AMENDMENT No. 3

PROJECT TEAM



Applicant

OEO, LLC

Land Planning & Landscape Architecture

PCS Group, Inc.

Civil Engineering

KT Engineering

Traffic Consultants

**LSC Transportation Consultants,
Inc**

Geotechnical

**CTL Thompson, Inc.
Deere & Ault, Inc**

Forester

Forest Tree, LLC

Environmental

**CTL Thompson, Inc.
Western Environmental, Inc.**

Wetland Specialist

Ecological Resource Consultants

PROJECT HISTORY

We are requesting an Amendment to the Parkdale PUD to include a small portion of adjacent property.

The Parkdale properties were Annexed and Zoned in the Town of Erie in the Fall of 2016 and Spring of 2017, following that we presented Sketch Plans and worked on the Initial PUD and Preliminary Plat.

In May of 2018 the PUD and Preliminary Plat for Parkdale Filing One was approved by the Board of Trustees following a unanimous recommendation for approval from the Planning Commission.

In 2020 the PUD Amendment #2 area was added to the Parkdale community, and then throughout 2020 and 2021 the Preliminary Plat, Final Plat and construction drawings were approved for this area.

In the fall of 2021 the area to the east of PUD Amendment #2 was added to the Parkdale community and was zoned as a PD. During this process it was determined that our team needed to secure the future road connections.

Which, brings us to tonight. As part of the design efforts for this area our client team purchased the land for the future road connections, the land for the road alignment includes a small area that is a logical extension to the housing in Village 8.

PARKDALE

PUD AMENDMENT #2

PUD AMENDMENT #3

ARAPAHOE RD

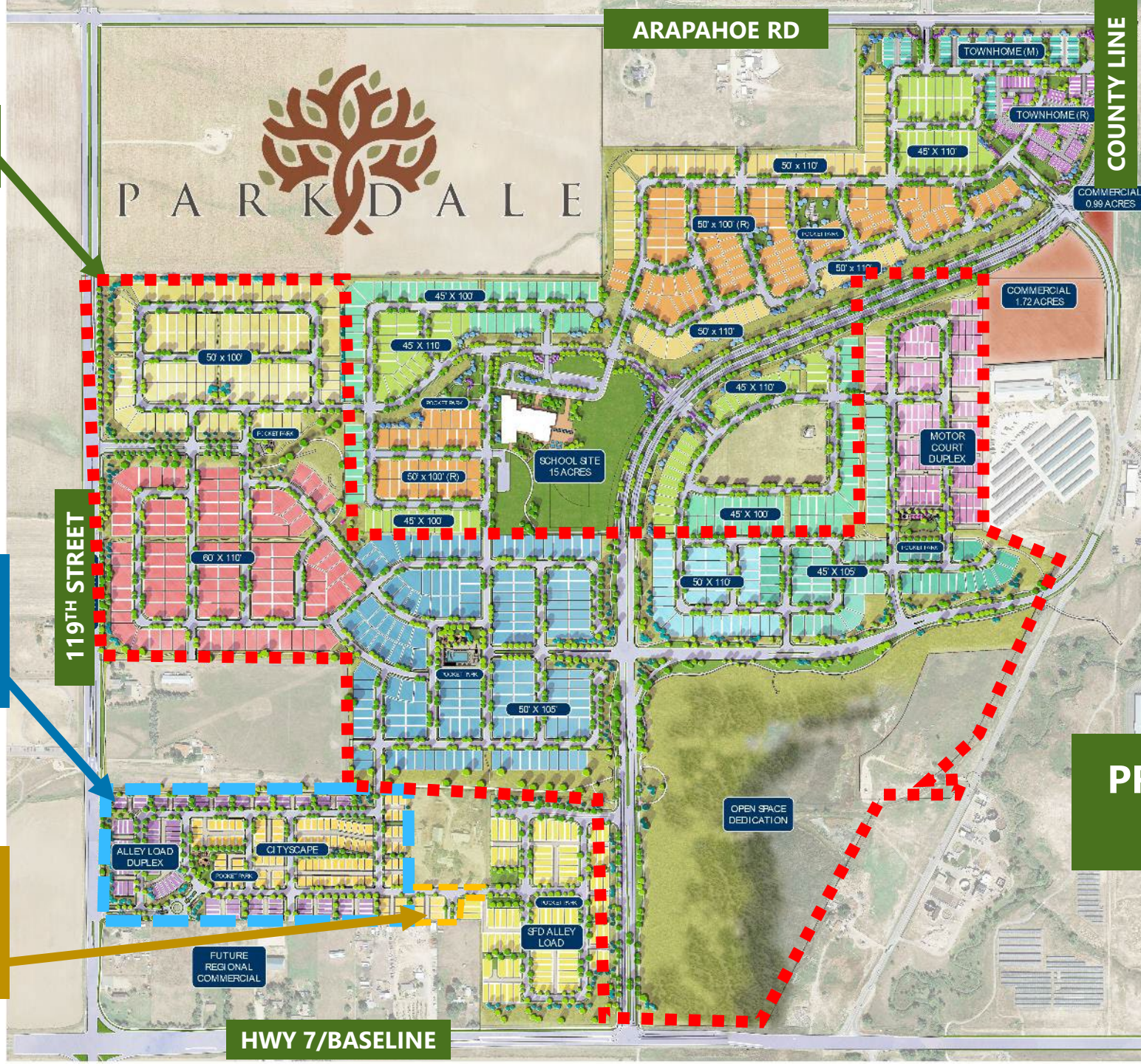


COUNTY LINE

119TH STREET

HWY 7/BASELINE

PROJECT CONTEXT MAP



PARKDALE

PUD
AMENDMENT
#2

PUD
AMENDMENT
#3

ARAPAHOE RD

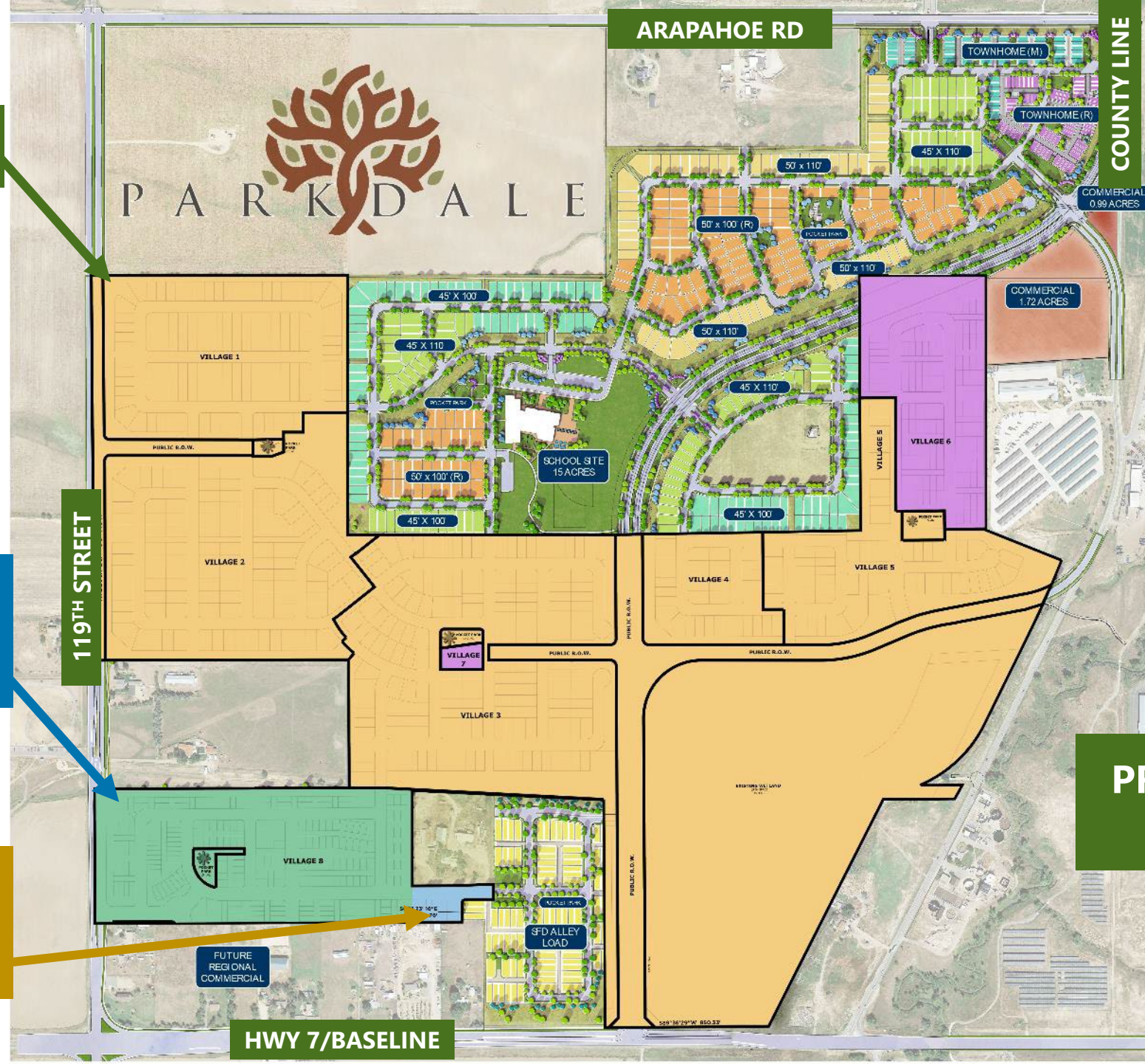
COUNTY LINE

PARKDALE

119TH STREET

HWY 7/BASELINE

PROJECT CONTEXT
MAP



119TH STREET

VILLAGE 3



VILLAGE 8

S00° 23' 16"E
99.76'

POCKET PARK

SFD ALLEY
LOAD

FUTURE
REGIONAL
COMMERCIAL

PUBLIC R.O.W.

OPEN SPACE

S89° 36' 29" V

PUD
AMENDMENT
#3

HIGHWAY 7



SUMMARY

- Adds a logical and required extension of the Parkdale property, as well as providing for the town required future road connectivity.
- Does not modify any standards already set in the existing PUD.
- Is a logical extension of Village 8 and will include the same housing as already approved in Village 8.