

# PARKDALE NORTH

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 34-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573284;

THENCE S 89°00'36" W ALONG THE NORTHERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 34-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573284 A DISTANCE OF 131.79 FEET TO THE NORTHEAST CORNER OF TRACT A, PARKDALE FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION RECORDED AT RECEPTION NO. 03991024;

THENCE ALONG THE BOUNDARY OF SAID TRACT A, THE FOLLOWING FOUR (4) COURSES:

- 1) S 00°18'01" E A DISTANCE OF 5.95 FEET;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°41'59" W 21.21 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET, AND A DELTA OF 90°00'00";
- 3) S 89°41'59" W A DISTANCE OF 735.00 FEET;
- 4) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 51°33'44" W 18.77 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 20.28 FEET, AND A DELTA OF 77°28'33" TO A POINT ON SAID NORTHERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 34-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573284;

THENCE ALONG SAID NORTHERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 34-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573284 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°00'36" W A DISTANCE OF 444.97 FEET;
- 2) N 89°56'15" W A DISTANCE OF 1319.94 FEET TO A POINT ON THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3, TOWN OF ERIE ORDINANCE NO. 35-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573286;

THENCE N 00°04'29" E ALONG SAID EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3, TOWN OF ERIE ORDINANCE NO. 35-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573286 AND THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 4, TOWN OF ERIE ORDINANCE NO. 36-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573288 A DISTANCE OF 1345.89 FEET TO THE NORTHEAST CORNER OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 4, TOWN OF ERIE ORDINANCE NO. 36-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573288, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36;

THENCE S 89°58'43" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT R-4 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363;

THENCE N 00°00'45" W ALONG THE WESTERLY LINE OF SAID TRACT R-4 A DISTANCE OF 659.63 FEET TO THE SOUTHWEST CORNER OF DONLEY ANNEXATION, TOWN OF ERIE ORDINANCE NO. 658, RECORDED ON 6/20/2000 AT RN: 2054309;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID DONLEY ANNEXATION, TOWN OF ERIE  
ORDINANCE NO. 658, RECORDED ON 6/20/2000 AT RN: 2054309 THE FOLLOWING THREE (3) COURSES:

- 1) N 89°56'07" E A DISTANCE OF 659.86 FEET;
- 2) N 89°56'49" E A DISTANCE OF 660.11 FEET;
- 3) N 00°01'24" W A DISTANCE OF 634.63 FEET TO A POINT ON THE SOUTHERLY LINE OF ARAPAHOE ROAD ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 551, RECORDED ON 9/4/1997 AT RN: 1727898;

THENCE S 89°57'39" E ALONG SAID SOUTHERLY LINE AND THE EXTENSION THEREOF A DISTANCE OF 1218.83 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3497939;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY OF LAND RECORDED AT RECEPTION NO. 3497939 THE FOLLOWING FIVE (5) COURSES:

- 1) S 00°02'23" W A DISTANCE OF 30.00 FEET;
- 2) S 89°57'37" E A DISTANCE OF 40.24 FEET;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°45'36" E 35.48 FEET, A RADIUS OF 25.00 FEET, AN ARC OF 39.44 FEET, AND A DELTA OF 90°23'23";
- 4) S 00°26'06" W A DISTANCE OF 40.00 FEET;
- 5) S 89°33'54" E A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD;

THENCE S 00°26'06" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1199.64 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT I-1 OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363);

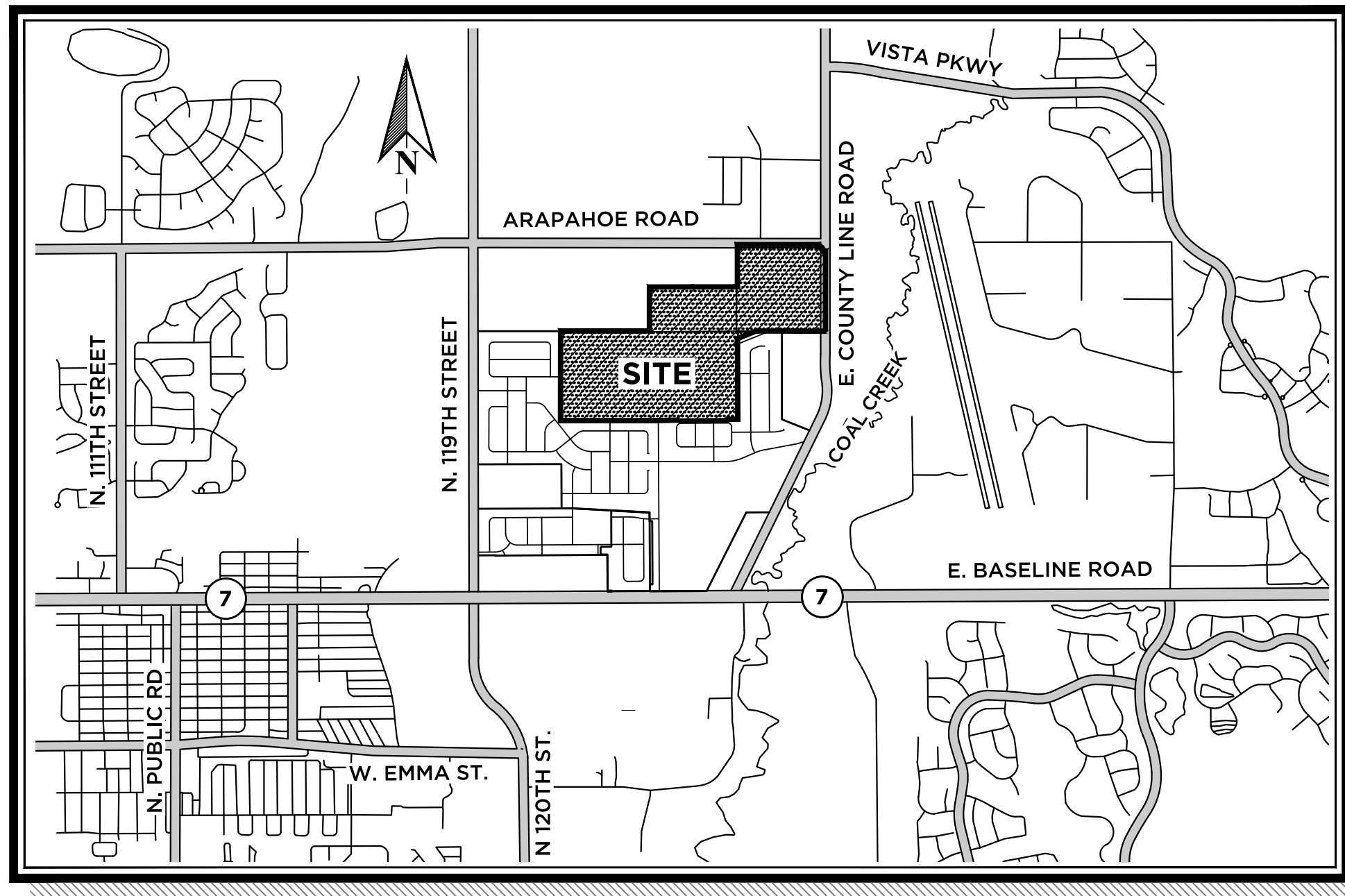
THENCE S 89°59'09" W ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT I-I OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363) A DISTANCE OF 654.24 FEET TO THE NORTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 1, TOWN OF ERIE ORDINANCE NO. 33-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573282;

THENCE S 89°59'59" W ALONG THE NORTHERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1, TOWN OF ERIE ORDINANCE NO. 33-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573282 A DISTANCE OF 376.07 FEET TO THE NORTHEAST CORNER OF TRACT AL, PARKDALE FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NO. 03816093;

THENCE S 68°08'37" W ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT AL A DISTANCE OF 305.11 FEET TO A POINT ON THE WESTERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1, TOWN OF ERIE ORDINANCE NO. 33-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573282;

THENCE S 00°18'01" E ALONG SAID WESTERLY LINE A DISTANCE OF 1209.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,165,836 SQUARE FEET, OR 141.5481 ACRES MORE OR LESS.



**VICINITY MAP**  
**1" = 2000'**

**NOTES:**

1. THIS PD ZONING MAP CREATES STANDARDS THAT SUPERSEDED STANDARDS FOUND IN MUNICIPAL CODE TITLE 10. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE. ANY DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PD WILL COMPLY WITH THE LR ZONE DISTRICT FOR SINGLE FAMILY DETACHED LOTS, AND MR FOR SINGLE FAMILY ATTACHED LOTS.
2. THE EXISTING LAND USES LISTED AS TEMPORARY USES IN THE USE STANDARDS CHART ON SHEET 2 OF THIS DOCUMENT SHALL EXPIRE AND NO LONGER BE PERMITTED IN THE PD AT THE TIME OF THE FIRST DEVELOPMENT WITHIN THE PD UNDER THE PERMITTED USES FOR PLANNING AREA 1, 2, 3, & 4.

|                                                                                                    |                  |            |
|----------------------------------------------------------------------------------------------------|------------------|------------|
| DATE SUBMITTED:<br><b>02.04.2024</b>                                                               |                  |            |
| <b>REVISION NO.</b>                                                                                | <b>DATE</b>      |            |
| 1                                                                                                  |                  |            |
| 2                                                                                                  |                  |            |
| 3                                                                                                  |                  |            |
| PREPARED FOR:<br><b>OEO 2, LLC</b><br>7353 SOUTH ALTON WAY<br>CENTENNIAL, CO 80112<br>303.770.9111 |                  |            |
| SCALE:                                                                                             | JOB NO:          | BY:        |
| <b>N.T.S.</b>                                                                                      | <b>0043-1814</b> | <b>BSS</b> |
| <b>SHEET 1 OF 3</b>                                                                                |                  |            |

# PARKDALE NORTH PLANNED DEVELOPMENT - DEVELOPMENT PLAN AMENDMENT NO.1

LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
AREA = 141.5481 ACRES  
PDA-001720-2024

## WRITTEN NARRATIVE:

### 1.0 INTRODUCTION

This planned development-development plan (PD-DP) rezoning submittal is proposed to be a high quality residential addition to the Town of Erie, this proposal is an addition to the current Parkdale community which includes a significant amount of open space and parks as well as a new school site. This amendment shows adjustments to the dimensional standards to align more closely with the standards set in the Town of Erie UDC Title 10 Chapter 4 - Dimensional Standards.

### 2.0 PROJECT BACKGROUND

The project site is located off of Arapahoe Road and East County Line road. The existing zoning is comprised of two different initial zoning - Planned Development Districts.

### 3.0 PROPOSED IMPROVEMENTS

The PD-DP concept plan emphasizes a neighborhood interconnected with adjacent Parkdale filings and with the future school site. The concept also anticipates opportunity for some neighborhood scale commercial, or higher density residential in Planning Area 3. Pocket Parks, fees paid to help build the future Neighborhood Park, the Wetland Preserve, and the Regional Spine Trail provide appropriate transitions between the built environment and natural open space areas, enhancing the connection between humans and nature.

### 4.0 PROJECT NARRATIVE

#### A. GENERAL PROJECT CONCEPT AND PURPOSE OF THE REQUEST:

The project anticipates a mix of single-family detached development, townhomes, and neighborhood mixed use, in addition to the proposed school site. These uses would be consistent with the surrounding Parkdale neighborhood. Development would occur in conformance with the architectural design standards contained herein in this PD-DP, and the development standards contained in the UDC.

#### B. A DETAILED DESCRIPTION OF PROPOSED VARIATION(S) OF THE UNDERLYING ZONE DISTRICT STANDARDS AND REQUIREMENTS AND THE DISTRICT SPECIFIC STANDARDS NOTED ABOVE AND THE JUSTIFICATION FOR SUCH VARIATIONS:

The site is currently zoned with two different initial zoning-planned development districts. In order to simplify future development, this PD-DP will standardize the development standards for these areas into one single PD.

#### C. STATEMENT SPECIFYING THE PUBLIC BENEFIT(S) TO BE CONTAINED IN OR ASSOCIATED WITH THE PD-DP:

The PD-DP will contribute to the mix of housing types and lot sizes available in the Parkdale community. Future uses on the subject property will be compatible in scale with uses on the other properties in the vicinity of the subject property. The major spine trail corridor provides a greenspace through the community. Future neighborhood mixed use will benefit from the residents that live within this PD-DP.

#### D. INTENSITY AND DENSITY OF USES PROPOSED:

The overall density is proposed at approximately 4 dwelling units per acre. The proposed intensity and density of uses will be consistent with the low density residential designation in the comprehensive plan.

#### E. PROPOSED DEVELOPMENT TIMELINE:

The project hopes to move to preliminary plat in summer of 2023 and subsequently move to final plat and site plan(s) as needed.

#### F. EXISTING AND PROPOSED UTILITIES AND PUBLIC SERVICES:

The project is a logical extension of the Parkdale community, all the required utilities and public services are being brought to the property through the currently approved Parkdale filings.

#### G. HOW THE PROPOSAL RELATES TO THE EXISTING LAND-USE OF THE SUBJECT PROPERTY AND ZONING AND LAND-USE OF ADJACENT PROPERTIES, INCLUDING STATEMENTS DESCRIBING AREAS OF COMPATIBILITY AND CONFLICT MITIGATION MEASURES UTILIZED:

The property requested for this PD Amendment is currently undeveloped. The adjacent parcels to the northwest are currently being used for light industrial/large lot residential uses, but are designated as low density residential in the Comprehensive Plan. Other adjacent areas are existing Parkdale residential and open space. We do not believe that there are any areas of conflict with adjacent land uses, the Concept Plan depicts how this project will tie into the adjacent properties.

#### H. HOW THE PROPOSAL COMPLIES WITH THE TOWN'S COMPREHENSIVE PLAN AND APPROVAL CRITERIA OF THE MUNICIPAL CODE, TITLE 10, UNIFIED DEVELOPMENT CODE:

The PD-DP is consistent with the Town of Erie's Comprehensive Plan, Transportation Master Plan, Park, Recreation, Open Space, and Trails Master Plans.

#### I. A DESCRIPTION REGARDING THE LOCATION, FUNCTION, AND OWNERSHIP/MAINTENANCE OF PUBLIC AND PRIVATE OPEN SPACE, PARKS, TRAILS, COMMON AREAS, COMMON BUILDINGS:

The Concept Plan anticipates pocket parks (to be owned and maintained by the Parkdale HOA/District) to act as gathering areas for this neighborhood, as well as a direct trail connection to the Spine Trail located within Filing 1 of the Parkdale community. The project will contribute a fee in lieu of public park space.

#### J. A DESCRIPTION REGARDING THE STATUS OF MINERAL RIGHTS AND THE SUBSTANCE OF ANY EXISTING OR PROPOSED COVENANTS, SPECIAL CONDITIONS, GRNTS OF EASEMENTS, OR OTHER RESTRICTIONS APPLYING TO THE PROPOSED SUBDIVISION:

There are two existing wells on the property owned and operated by 8 North, LLC (Extraction, LLC). These wells will be abandoned, we have also provided an SUA with this submittal.

### 5.0 DEVELOPMENT STANDARDS

This PD-DP modifies the uses set forth in the Town of Erie Unified Development Code (UDC) as provided for in Section 10.3.1. The purpose of the PD-DP zoning map is to add use standards to the property and modify the dimensional and architectural standards that apply to this property.

The table of permitted uses in the UDC for the underlying zone district(s) shall govern the property unless otherwise altered or modified by this PD.

In the event that there is any discrepancy between the DUC and this PD-DP, the PD-DP shall control. Any provisions that are not specifically addressed in this shall comply with the UDC. In instances where this PD-DP does not cover specific development provisions, the UDC shall govern utilizing the LR zone district.

## PLANNING AREA 1 – DEVELOPMENT STANDARDS

The Standards presented here are intended to modify the following sections of the Unified Development Code:

### A. Architectural Standards – Single Family Detached Residential

#### 1. Architectural Variety and Character - Section 10.6.7 E1.c

##### a. Architectural Variety

##### i. Design Standards

(A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.

(B) No identical model plan elevation shall be repeated within every 4 lots on the same side of any street.

(C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

##### b. Architectural Character - Section 10.6.7 E1.d

Each single family detached model plan and elevation shall demonstrate the following design attributes:

##### i. Design Standards

(A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.

(B) Each front elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 50% of rear elevations are required to include more than one wall plane.

(C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.

(D) The main roof should extend beyond the primary facade by a minimum of one foot.

(E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an “Enhanced Elevation”. An “Enhanced Elevation” shall provide three or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevations.

(1) The addition of one window unit.

(2) A change in wall plane by providing one or more of the following options:

- An additional wall plane change. Minimum six feet in width and one foot projection.

- A projecting or cantilevered living space.

- A bay or boxed window.

(3) A covered porch or deck.

(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.

(5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.

(F) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4”x4” posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8”x8” minimum finished.

### c. Materials

(A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long-lasting appearance.

(B) When masonry cladding is used it shall be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

### 2. Orientation of Dwellings to the Street - Section 10.6.7 E2

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block.

### 3. Garages - Section 10.6.7 E3

#### a. Diversity of Garage Orientation:

(A) all single-family homes shall provide garages that meet one of the requirements below, and a variety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block:

(1) Recessed garages; where the primary garage door generally faces the front lot line and the garage is recessed a minimum of 4 feet, and a maximum of 10 feet, behind the most forward plane of main floor living space or a front porch.

(2) Garages recessed a minimum of 4 feet behind the front facade of the living space, or flush with or behind the front porch.

(3) Side-loaded garages.

(4) Garages recessed a minimum of 2 feet beneath a second floor living space.

#### b. Width/Facade Ratio

The width of a front-loaded garage door shall not exceed 65% of the width of the front elevation.

### 4. Front Stoop

For model plans with a front stoop; the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width.

### 5. Front Porches - Section 10.6.7 E4

For model plans with a front porch; the front porch shall be a minimum size of fifty square feet including the stoop and any projections, minimum depth of 5’.

## PLANNING AREA 2 – DEVELOPMENT STANDARDS

### A. Architectural Standards – Single Family Attached Residential Townhome

#### 1. Architectural Character - Section 10.6.7 F-1.d-ii(B),

a. For Townhome buildings, individual dwelling units shall either be differentiated or may express a purposely uniform design.

#### 2. Architectural Character/Materials - Section 10.6.7 F-1.f,

a. When masonry cladding is used, it shall be in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

#### 3. Enhanced Elevation

An elevation of the home that faces a public/private open space that contains trails, sidewalks or public amenities shall provide an “Enhanced Elevation”. An “Enhanced Elevation” shall provide three or more of the following design enhancements listed below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home.

(1) A change in wall plane by providing one or more of the following options:

i. An additional wall plane change, minimum of six feet in width and one foot projection, which may include a recessed covered patio.

ii. A projecting or cantilevered living space.

iii. A bay or boxed window.

(2) An additional window on the street facing side of the home.

(3) Additional architectural elements such as shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.

(4) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments. Variations of

the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

## PLANNING AREA 3 – DEVELOPMENT STANDARDS

1. Defer to UDC Title 10, Chapters 1 through 6, and the Development Design Standards booklet for residential and non-residential uses as applicable. For any proposed non-residential uses defer to the CC (Community Commercial) zone district standards, and for proposed residential uses defer to the HR (High Density Residential) zone district standards.

| 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.<br>2,500-4,999  | PRIN. - 15'                | NOT APPLICABLE        | 10'                       | 5'                     | PRIN. - 20'  | PRIN. - 35'<br>ACC. 25' |
|                                                                                                                                                                                                                                                                                  | 50'<br>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'<br>ACC. 30' |
|                                                                                                                                                                                                                                                                                  | 300'<br>CORNER LOTS                                                                                                                                                |                      | ACC. - 65'                 | ACC. - NA             | ACC. - 25'                |                        | ACC. - 500'  |                         |
| SINGLE FAMILY ATTACHED                                                                                                                                                                                                                                                           | Atch: none                                                                                                                                                         | Small<br>1,000-2,499 | PRIN. - 8'                 | PRIN. - 5'            | 10'                       | 5'                     | PRIN. - 0'   | PRIN. - 35'<br>ACC. 25' |
|                                                                                                                                                                                                                                                                                  | 30'<br>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'<br>ACC. 30' |
|                                                                                                                                                                                                                                                                                  | 300'<br>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. |                      |                            |                       |                           |                        |              |                         |
| 1. A ZERO INTERIOR SIDE SETBACK SHALL BE PERMITTED FOR SINGLE FAMILY ATTACHED RESIDENTIAL (TOWNHOMES), PROVIDED THAT THE STRUCTURE MEETS THE REQUIRED SIDE SET-BACK (INTERIOR OR ABUTTING A STREET) ON THE SIDE(S) THAT IS NOT ATTACHED (THE END UNIT(S) IN A ROW OF TOWNHOMES). |                                                                                                                                                                    |                      |                            |                       |                           |                        |              |                         |
| 2. MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.                                                                                                              |                                                                                                                                                                    |                      |                            |                       |                           |                        |              |                         |
| 3. 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 FEET, THEN NO ENCROACHMENT IS ALLOWED. NO ENCROACHMENTS ARE PERMITTED IN EASEMENTS.                         |                                                                                                                                                                    |                      |                            |                       |                           |                        |              |                         |
| 4. WINDOW WALLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0 FEET, THEN NO ENCROACHMENT IS ALLOWED. WINDOW WALLS ARE REQUIRED TO HAVE A COVER.                                                                          |                                                                                                                                                                    |                      |                            |                       |                           |                        |              |                         |
| 5. ON A SINGLE FAMILY DETACHED FRONT LOADED LOT, A ROOF THAT COVERS ONLY AN AT-GRADE PATIO OR A DECK LESS THAN 30" INCHES ABOVE GRADE MAY ENCROACH INTO THE REAR SETBACK UP TO 6' FEET.                                                                                          |                                                                                                                                                                    |                      |                            |                       |                           |                        |              |                         |
| 6. GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE STREET ROW, 15 FEET IF SIDE LOADED.                                                                                                                                                                                   |                                                                                                                                                                    |                      |                            |                       |                           |                        |              |                         |

| USE STANDARDS:                                                                                                           |                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The following uses shall be permitted in the PD-DP, as defined in the Town of Erie Unified Development Code.             |                                                                                                                                                                                                                         |
|                                                                                                                          | PERMITTED USES BY RIGHT                                                                                                                                                                                                 |
| PLANNING AREA 1                                                                                                          | SINGLE FAMILY DETACHED, PARKS, OPEN SPACE, SCHOOL, HOA FACILITIES                                                                                                                                                       |
| PLANNING AREA 2                                                                                                          | SINGLE FAMILY ATTACHED (TOWNHOME) <sup>A</sup> , OPEN SPACE, PARKS, HOA FACILITIES                                                                                                                                      |
| PLANNING AREA 3                                                                                                          | DWELLING MULTI-FAMILY, DWELLING LIVE/WORK, DWELLING SINGLE FAMILY ATTACHED (TOWNHOME) <sup>A</sup> , ANY USE PERMITTED IN THE CC (COMMUNITY COMMERCIAL) ZONE DISTRICT EXCEPT GAS STATIONS AND DRIVE-THROUGH BUSINESSES. |
| PLANNING AREA 4                                                                                                          | PARKS, OPEN SPACE, SCHOOL                                                                                                                                                                                               |
| PLANNING AREA 1, 2, 3, 4 - TEMPORARY USES                                                                                | OPEN SPACE, UTILITIES, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE, ANIMAL HOSPITAL USES AND EVENT CENTERS ARE SPECIFICALLY PROHIBITED USES                                |
| A. ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY. |                                                                                                                                                                                                                         |

DATE SUBMITTED:  
02.04.2024

| REVISION NO. | DATE |
|--------------|------|
| 1            |      |
| 2            |      |
| 3            |      |

PREPARED FOR:

OEO 2, LLC  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

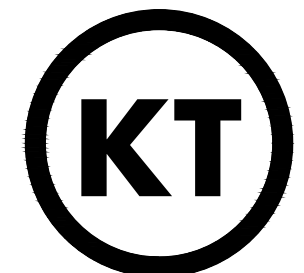
SCALE: N.T.S. JOB NO: 0043-1814 BY: BMC

SHEET 2 OF 3



pcs group inc.

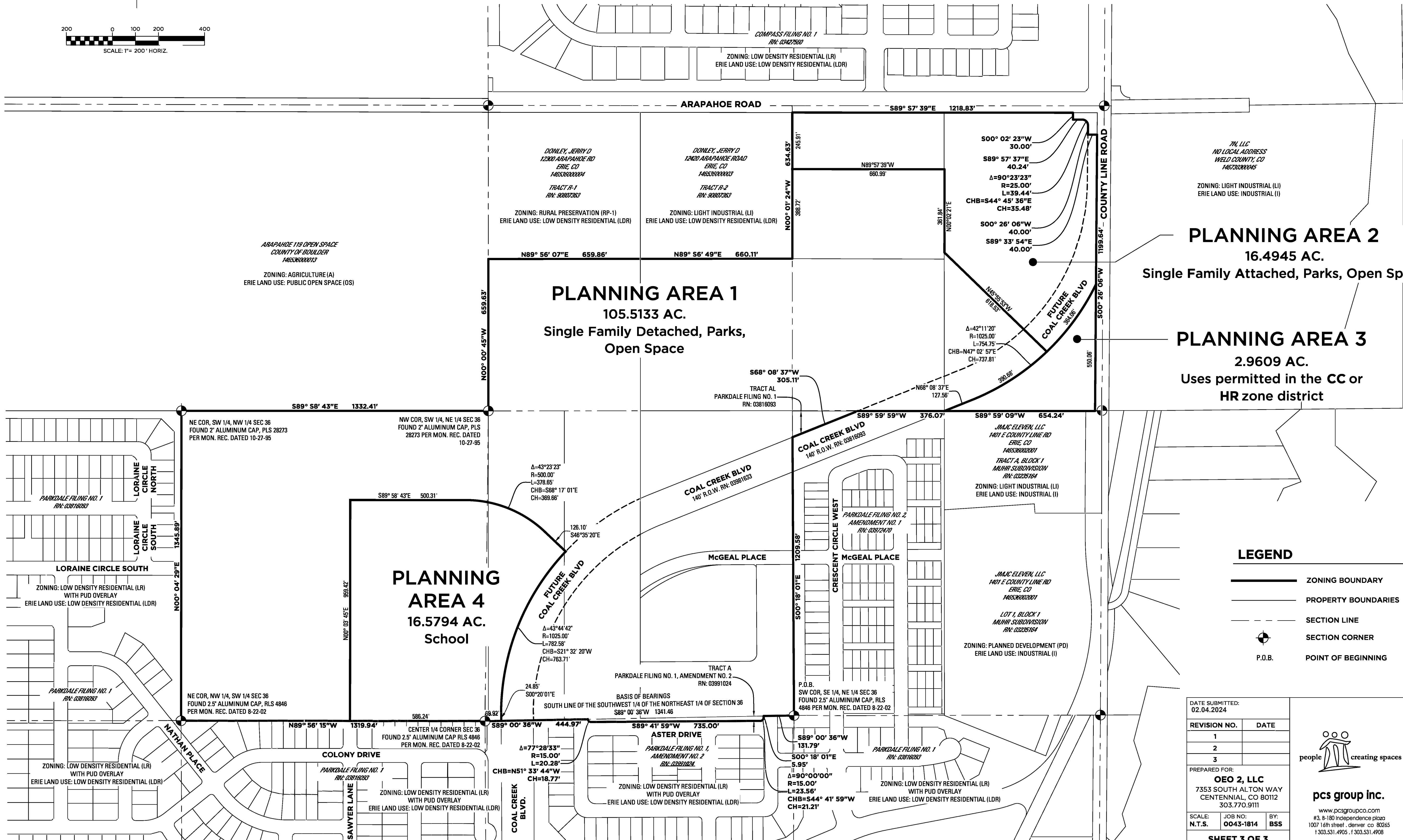
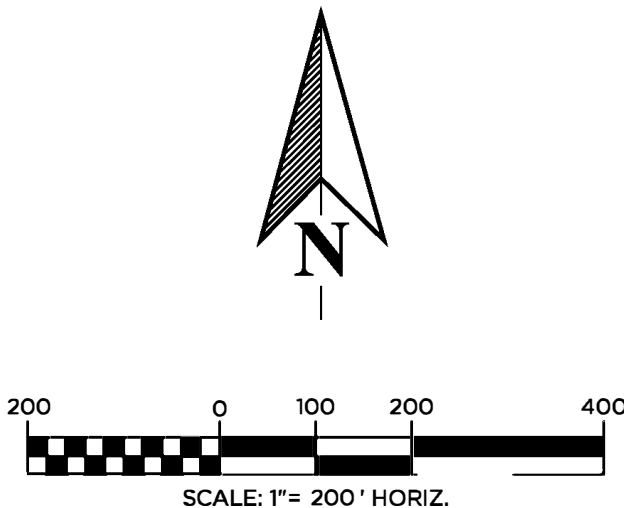
www.pcsgroupco.com  
#3, 8-180 Independence plaza  
1007 16th street, denver co 80245  
1.303.531.4905, 1.303.531.4908



KT ENGINEERING  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

**PARKDALE NORTH**  
**PLANNED DEVELOPMENT - DEVELOPMENT PLAN AMENDMENT NO.1**  
LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
AREA = 141.5481 ACRES  
PDA-001720-2024



**LEGEND**

- ZONING BOUNDARY
- PROPERTY BOUNDARIES
- SECTION LINE
- SECTION CORNER
- P.O.B.
- POINT OF BEGINNING

|                                                                                                    |           |
|----------------------------------------------------------------------------------------------------|-----------|
| DATE SUBMITTED:<br>02.04.2024                                                                      |           |
| REVISION NO.                                                                                       | DATE      |
| 1                                                                                                  |           |
| 2                                                                                                  |           |
| 3                                                                                                  |           |
| PREPARED FOR:<br><b>OEO 2, LLC</b><br>7353 SOUTH ALTON WAY<br>CENTENNIAL, CO 80112<br>303.770.9111 |           |
| SCALE:                                                                                             | JOB NO:   |
| N.T.S.                                                                                             | 0043-1814 |
|                                                                                                    | BY:       |
|                                                                                                    | BSS       |
| SHEET 3 OF 3                                                                                       |           |

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