



PARKDALE NORTH
PD AMENDMENT AND PRELIMINARY PLAT

JANUARY - 2025



PROJECT TEAM

Applicant

OEO 2, LLC

Traffic Consultants

LSC Transportation Consultants, Inc

Forester

Forest Tree, LLC

Land Planning & Landscape Architecture

PCS Group, Inc.

Geotechnical

CTL Thompson, Inc.

Deere & Ault, Inc

Environmental

CTL Thompson, Inc.

Western Environmental, Inc.

Civil Engineering

KT Engineering

Wetland Specialist

Ecological Resource Consultants

PROJECT HISTORY

We are requesting approval for a PD Amendment and a Preliminary Plat for the north portion of the Parkdale Community.

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. Since 2017 we have worked through Construction Documents and have completed land development for the first several phases of the Community – Parkdale is currently the fastest selling community in the Denver Metropolitan area.

In August of 2022 the Parkdale North properties were annexed and Initially Zoned, since that time we have worked with Town Staff, Boulder County School District, and our builder partners to prepare this Preliminary Plat and PD Amendment.

Which, brings us to tonight, we are requesting approval of a minor PD Amendment that simply mirrors the Town’s Unified Development Code Dimensional Standards, as well as approval of a Preliminary Plat for the North addition to the Parkdale Community.

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.



APPROVED PLANNING PD PLAN
COUNTY OF SHERIDAN
SHERIDAN, WYOMING 82801
SHERIDAN PUBLIC UTILITIES DEPT.

PLANNING AREA 1
105,513 AC.
Single Family Detached, Parks, Open Space

PLANNING AREA 2
16,4945 AC.
Single Family Attached, Parks, Open Space

PLANNING AREA 3
2,9609 AC.
Uses permitted in the NMU zone district

PLANNING AREA 4
16,5794 AC.
School

50' X 100'
60' X 110'
30' X 103'
45' X 105'
50' X 110'

ALLEY LOAD DUPLEX
CUTSCAPE
FUTURE REGIONAL COMMERCIAL
SED ALLEY LOAD
OPEN SPACE DEDICATION

ARAPAHOE ROAD
LUTCH STREET
HIGHWAY 7
COAL CREEK BLVD
MCGEAL PLACE
FUTURE BLVD
COUNTY LINE ROAD

APPROVED PD LAND USES

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.							

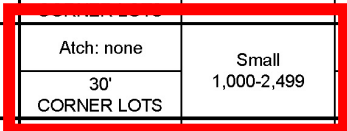
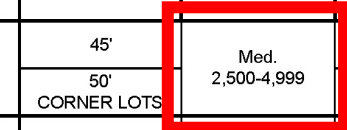
ORIGINAL APPROVED PD



PROPOSED PD AMENDMENT



	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'		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
SINGLE FAMILY ATTACHED	Atch: 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 a combination of Residential Low, and Residential Medium in the Comprehensive Plan – this permits a maximum of 8 dwelling units per acre in Residential Low, and a maximum of 18 dwelling units per acre in Residential Medium. 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 for home diversity for the overall community as required by UDC section 10-6-7.
- 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 which is an important element of the Towns Transportation network.



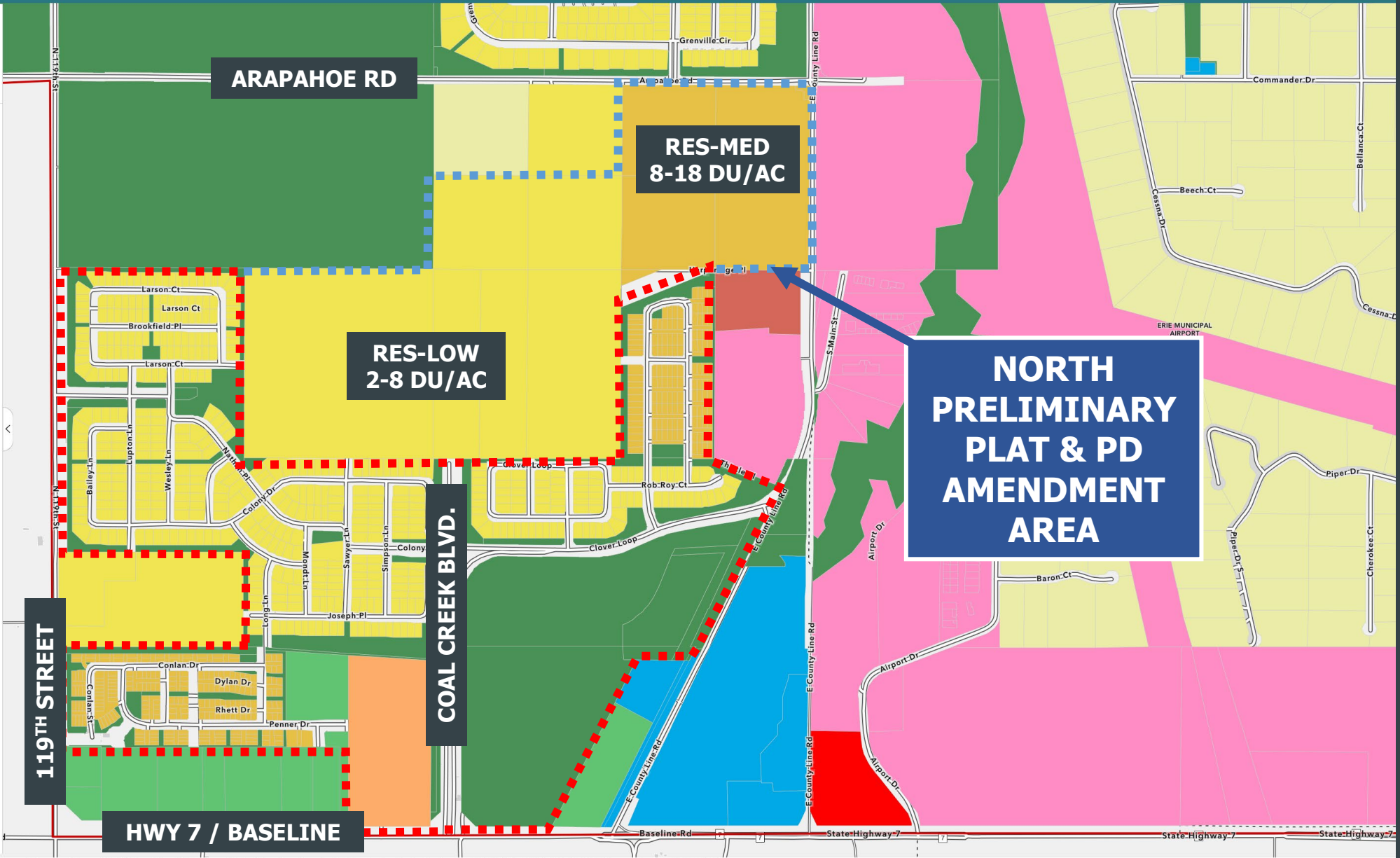
Legend

Proposed Planning Area Boundary

Future Land Use 2024 by Parcel

Future Land Use 2024

- Residential - Rural
- Residential - Low
- Residential - Medium
- Residential - High
- Corridor Commercial
- Neighborhood Commercial
- Mixed Use Neighborhood
- Mixed Use Village
- Employment
- Heavy Industrial
- Public / Quasi-Public
- Parks, Open Space, and Protected Lands
- Agriculture
- RTD Right of Way
- Other



COMPREHENSIVE PLAN



ARAPAHOE RD

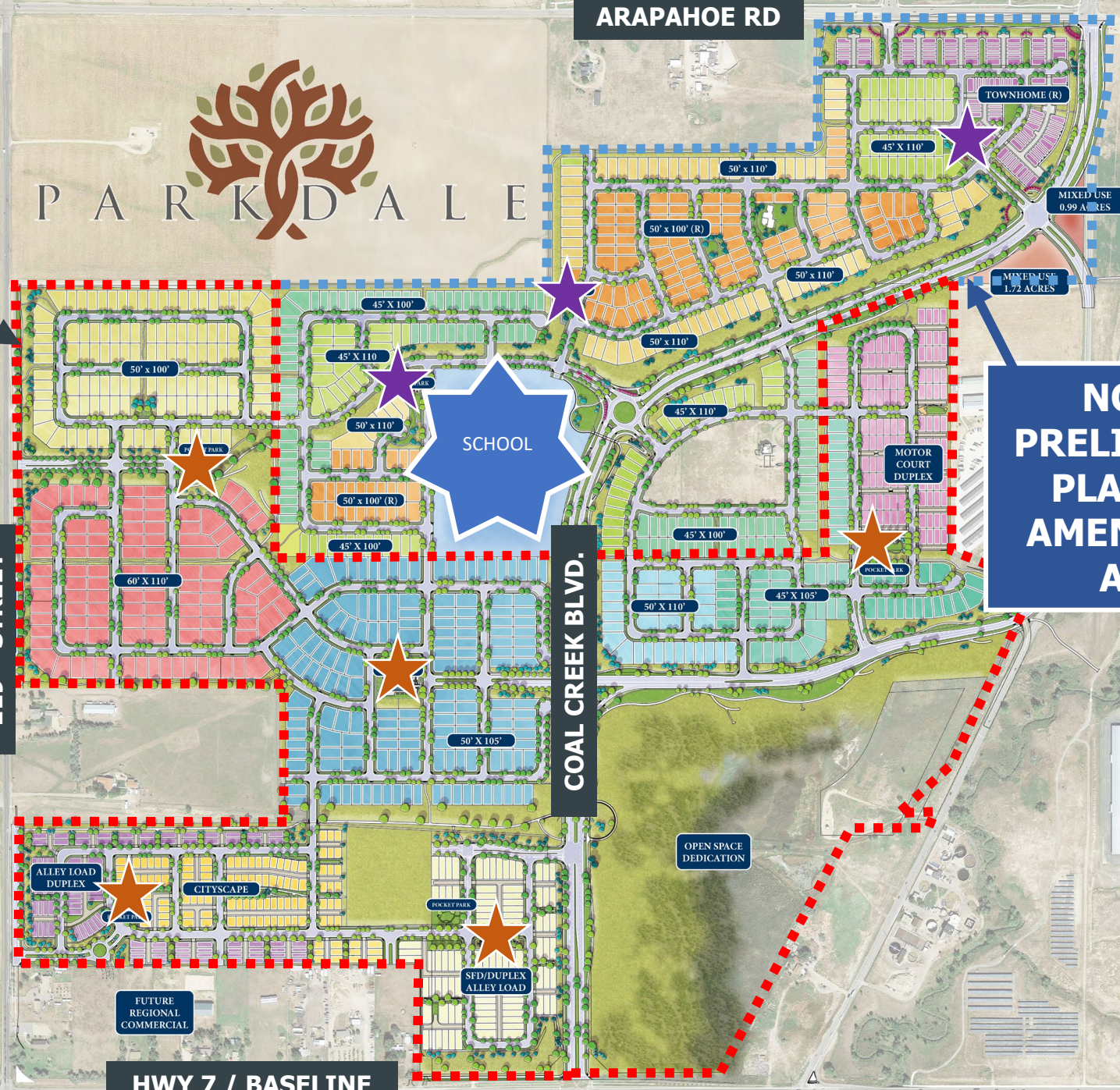
EXISTING PARKDALE

NORTH PRELIMINARY PLAT & PD AMENDMENT AREA

119TH STREET

COAL CREEK BLVD.

HWY 7 / BASELINE



SCHOOL

TOWNHOME (R)

MIXED USE 0.99 ACRES

MIXED USE 1.72 ACRES

MOTOR COURT DUPLEX

OPEN SPACE DEDICATION

CITYSCAPE

POCKET PARK

SFD/DUPLEX ALLEY LOAD

FUTURE REGIONAL COMMERCIAL

ALLEY LOAD DUPLEX



PARK A



PARK A



PARK B



PARK B



PARK C



PARK C



ARAPAHOE RD

EXTENSION OF COAL CREEK BOULEVARD IN ITS ULTIMATE CONDITION, WITH A GRADE SEPARATED CROSSING TO THE SCHOOL SITE

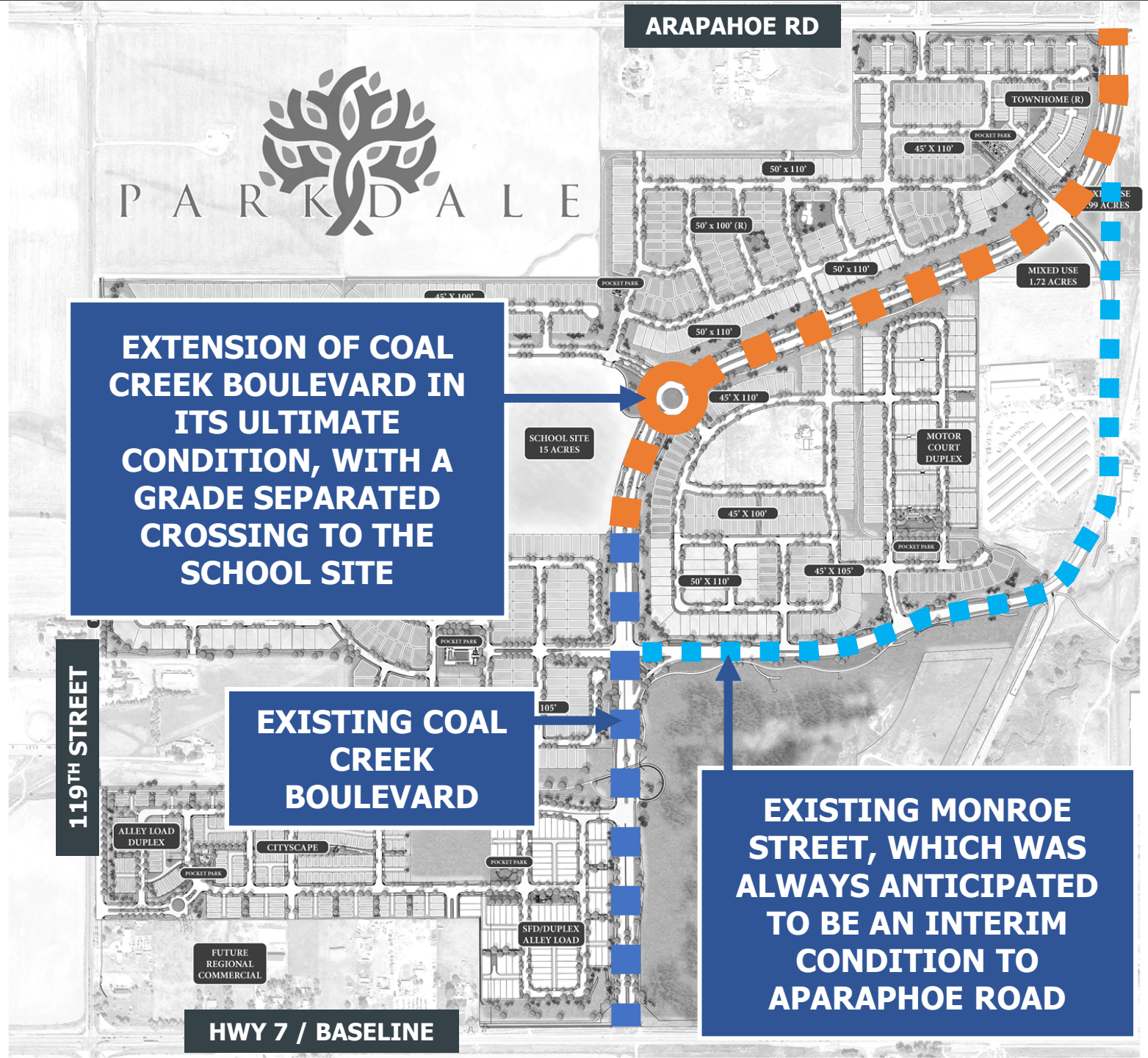
EXISTING COAL CREEK BOULEVARD

EXISTING MONROE STREET, WHICH WAS ALWAYS ANTICIPATED TO BE AN INTERIM CONDITION TO APARAPHOE ROAD

119TH STREET

HWY 7 / BASELINE

MAJOR ROADWAY IMPROVEMENTS



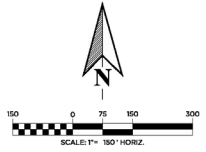
LOT TYPE SUMMARY CHART:

	LOT COUNT	WIDTH	TYPICAL DEPTH
SINGLE FAMILY MEDIUM	74	50'	110'
SINGLE FAMILY MEDIUM	123	50'	100'
SINGLE FAMILY MEDIUM	100	45'	110'
SINGLE FAMILY MEDIUM	109	45'	100'
S.F. ATTACHED (TOWNHOME/PORCH)	126	VARIES	72' - 76'
RETAINED	2	VARIES	VARIES

TOTAL: 534

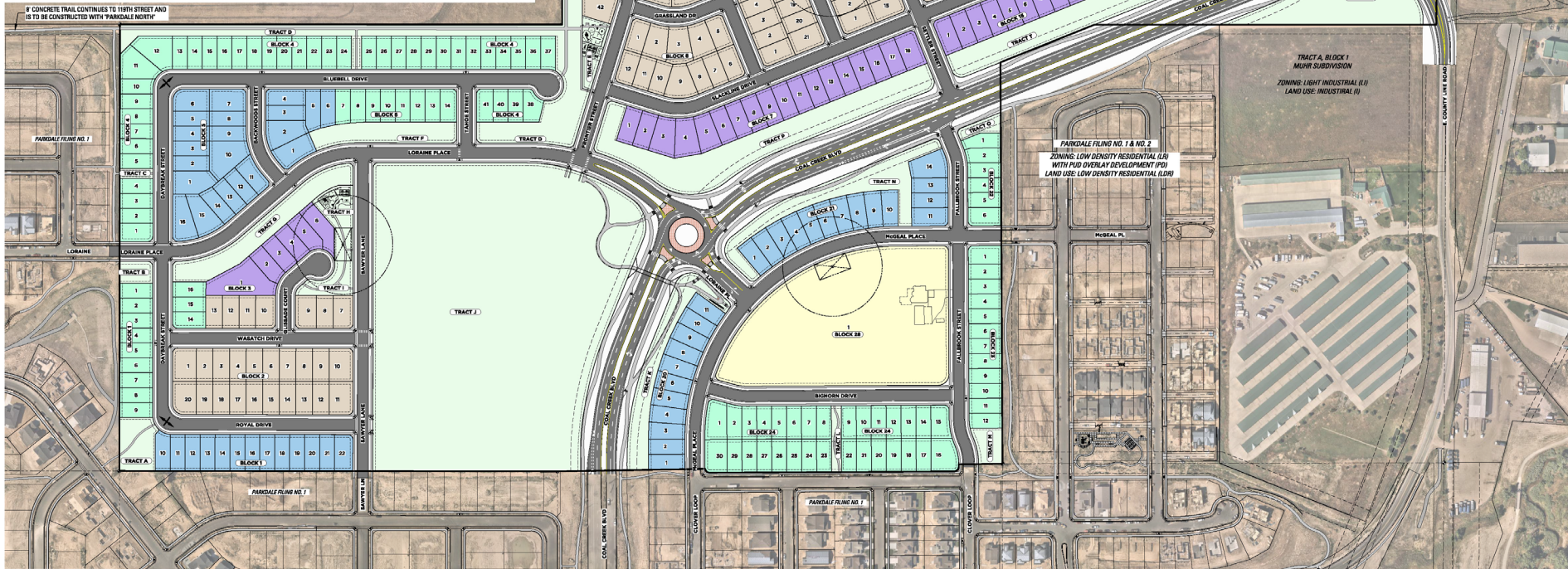
LAND SUMMARY CHART:

TYPE	COUNT (EA)	AREA (AC)	% OF TOTAL
SINGLE FAMILY LOTS	408	56,489.0 AC	39.91 %
TOWNHOME LOTS	126	4,887.7 AC	3.45 %
PRIVATE ALLEY TRACTS	7	1,519.6 AC	1.07 %
OPEN SPACE TRACTS	26	19,097.3 AC	13.49 %
FUTURE DEVELOPMENT TRACTS	1	1,738.1 AC	1.23 %
POCKET PARK TRACTS	3	1,149.9 AC	0.81 %
PUBLIC R.O.W.	NA	41,600.5 AC	29.39 %
SCHOOL SITE	1	15,066.1 AC	10.65 %



TRACT TABLE:

TRACT	AREA AC	USE	OWNERSHIP / MAINTENANCE
TRACT A	0.401 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT B	0.148 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT C	0.069 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT D	3.203 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT E	0.278 AC	POCKET PARK	DISTRICT/HOA
TRACT F	0.619 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT G	0.909 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT H	0.289 AC	POCKET PARK	DISTRICT/HOA
TRACT I	0.384 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT J	15.066 AC	BVSD SCHOOL PARCEL	PRIVATE
TRACT K	0.886 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT L	0.138 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT M	0.201 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT N	1.107 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT O	0.126 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT P	2.225 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT Q	0.256 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT R	0.682 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT S	0.766 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT T	2.869 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT U	2.042 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT V	0.514 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT W	0.030 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT X	0.209 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT Y	0.373 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT Z	0.603 AC	POCKET PARK	DISTRICT/HOA
TRACT AA	0.126 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AB	0.188 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AC	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AD	0.110 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AE	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AF	0.110 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AG	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AH	0.807 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT AI	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AJ	1.738 AC	FUTURE DEVELOPMENT	PRIVATE
TRACT AK	0.661 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA



KT ENGINEERING
 12500 W. 58TH AVE. #230
 ARVADA, CO 80002
 P: 720.638.5190

LAND FINANCING:

 people creating spaces

PREPARED FOR:
OEO, LLC
 7833 SOUTH ALTON WAY
 CENTENNIAL, CO 80112
 303.770.9111

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
1			REVISIONS FOR TOWN COMMENT
2			REVISIONS FOR TOWN COMMENT
3			REVISIONS FOR TOWN COMMENT
4			REVISIONS FOR TOWN COMMENT

DATE: BY: ISS:
 11/20/24 BSS ISS
 11/20/24 BSS ISS
 11/20/24 BSS ISS

NO.	DATE	BY	REVISION DESCRIPTION
1			REVISIONS FOR TOWN COMMENT
2			REVISIONS FOR TOWN COMMENT
3			REVISIONS FOR TOWN COMMENT
4			REVISIONS FOR TOWN COMMENT

SHEET INFO:
PARKDALE NORTH
 PRELIMINARY DEVELOPMENT PLAN NO. 4
 OVERALL LAND USE PLAN

PROJECT NO:
0043-1814

DRAWN BY:
BSS

DESIGNED BY:
BSS

SCALE:
1" = N/A'

SUBMITTED ON:
10.15.2023

C4

PRELIMINARY PLAT

DATE PLOTTED: 11/20/24 10:58 AM PROJECT: 0043-1814-00 OVERALL PLAN



• SUMMARY

- Adds a logical extension to the Parkdale property, as well as providing for the town required future road connectivity.
- This extension of the Parkdale Community has been anticipated for several years.
- The Parkdale Community is providing cash-in-lieu to assist in funding the Neighborhood Park in the adjacent Compass Community.
- Adds a required home style for the Parkdale community.
- Staff has recommended approval based on review of the approval criteria, and Planning Commission unanimously recommended approval as well.