

PARKDALE PRELIMINARY PLAT NO. 2

- PRELIMINARY PLAT

Board of Trustees – June 22, 2021

Request

Review of a Preliminary Plat:

- ~34 acres, which includes 204 single-family detached and duplex lots.
- Second Preliminary Plat application for the Parkdale community.

Planning Commission

On June 2, 2021, the Planning Commission recommended the Board of Trustees approve Parkdale Preliminary Plat No. 2 with conditions. The Board of Trustees is the decision making body for this application.

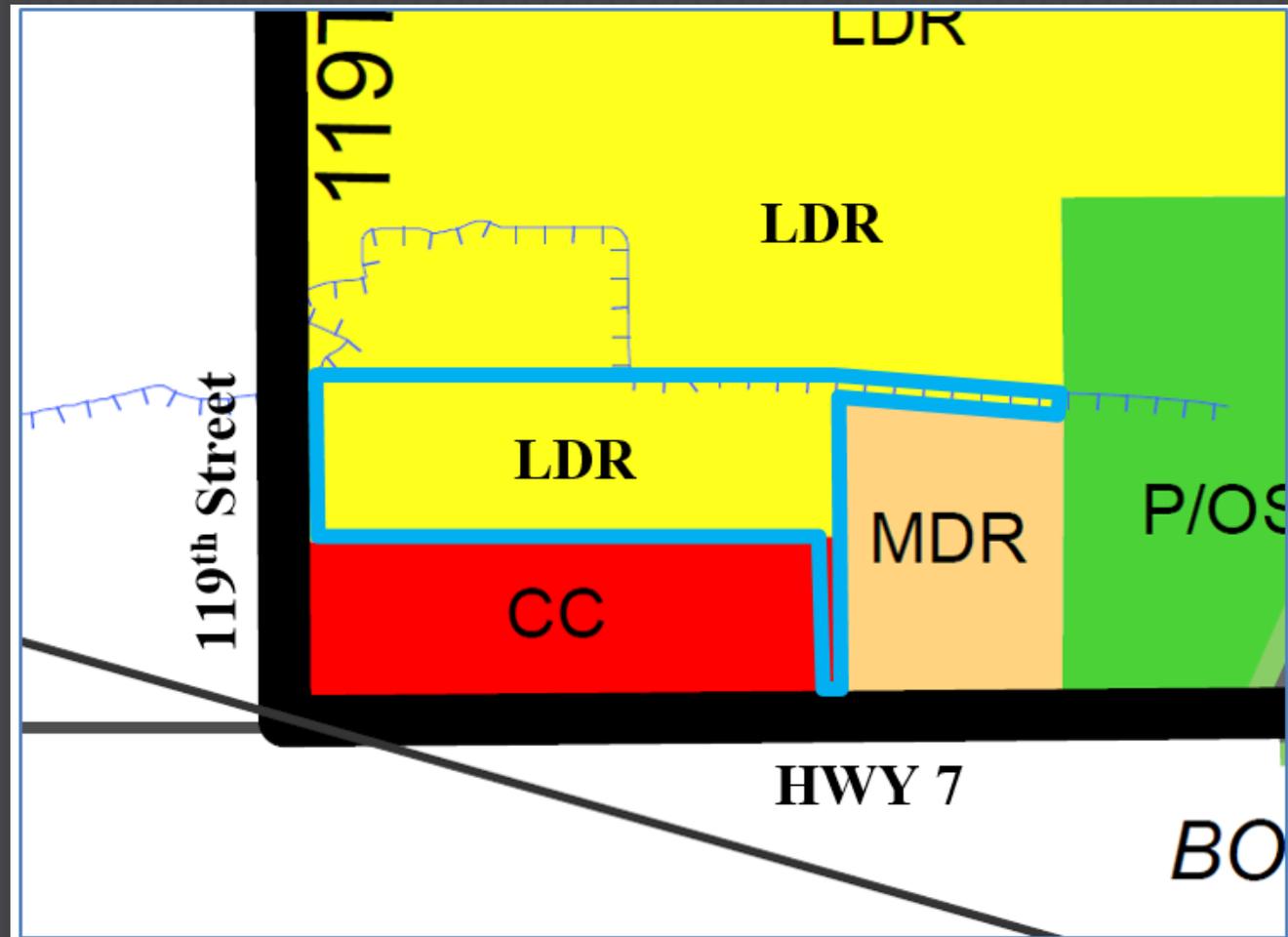
Location

- The property is generally located north of HWY 7 and east of 119th Street.
- Located south and west Parkdale Filing No. 1.
- Existing uses – single-family detached homes, accessory structures and undeveloped land.
- Surrounded by:
 - Single-family
 - Ag related uses
 - Church



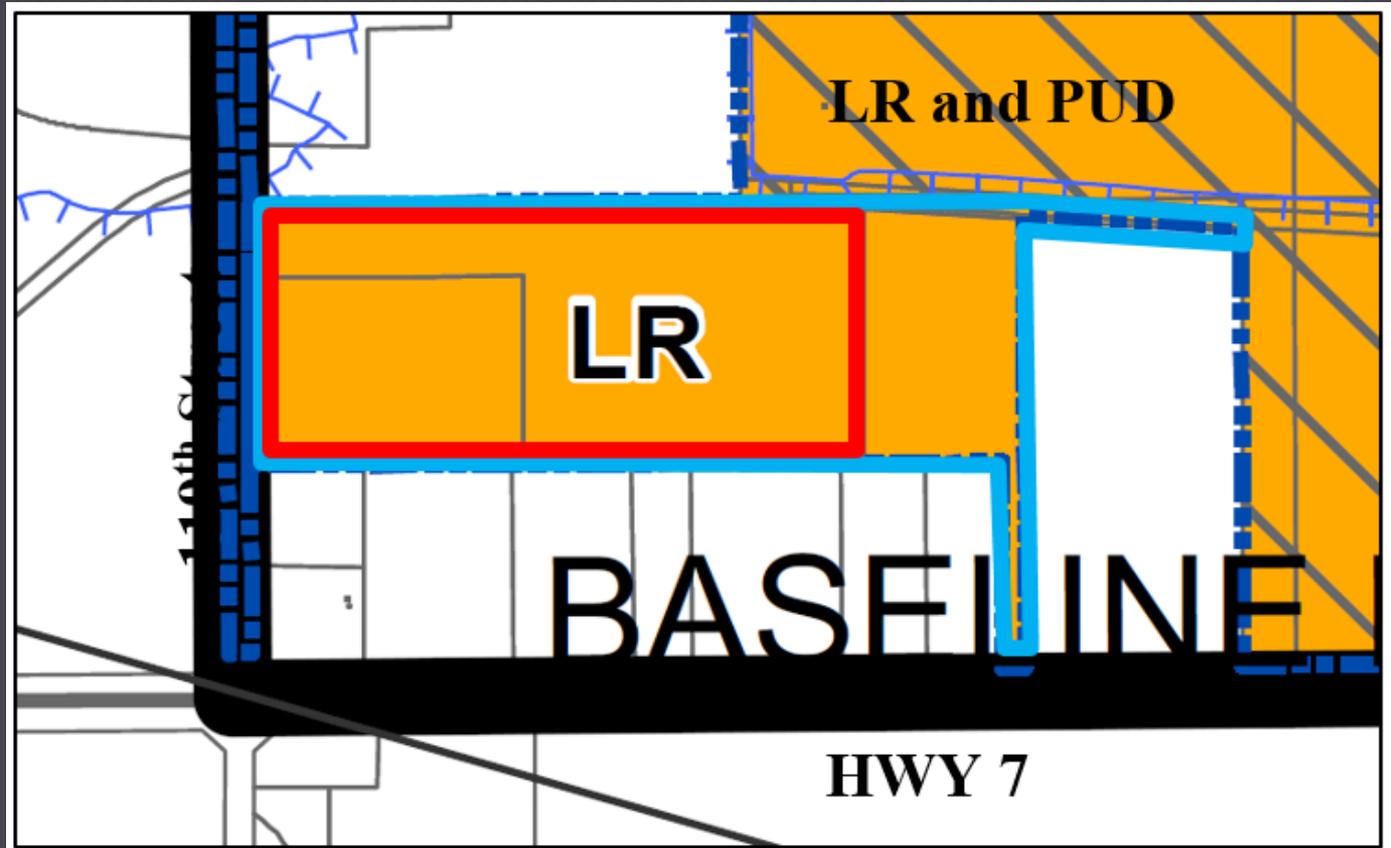
Comprehensive Plan

- LDR – Low Density Residential
 - (2 - 6 du/ac)
- CC – Community Commercial
 - (along HWY 7)
- Preliminary Plat
 - Proposed 6 du/ac



Zoning

- Parkdale PUD Amendment No. 2 (red)
- LR – Low Density
 - 5 du/ac
- Preliminary Plat (blue)
 - 204 units
 - 6 du/ac
- Parkdale Community
 - 3 filings including this one
 - 3.2 du/ac



Housing Diversity

UDC requirement for Parkdale community:

- 4 housing types or
- 3 housing types and 1 variation

Applicant provided:

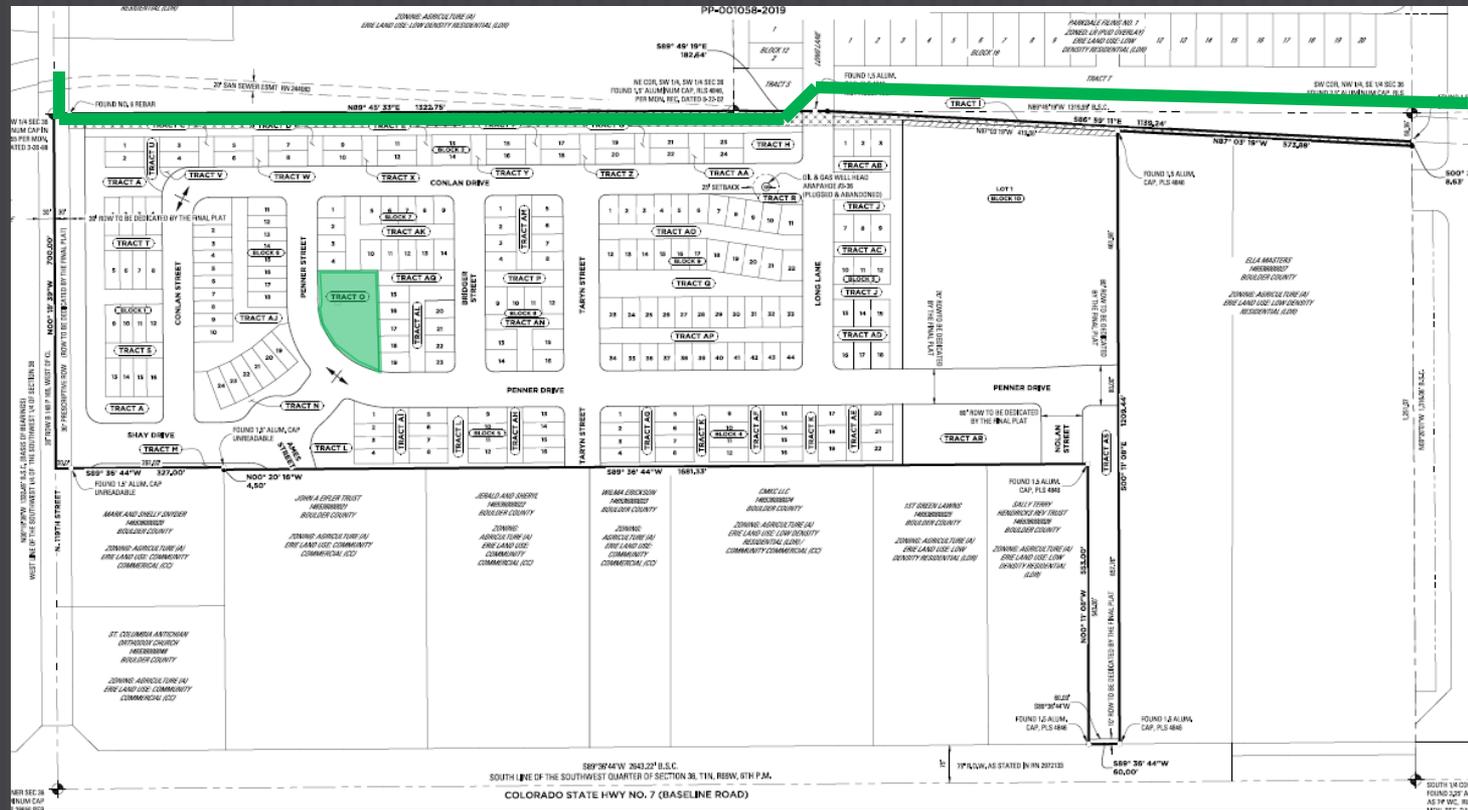
- 2 housing types (single-family detached and duplex) and 3 variations

Future filings are required to provide:

- Additional housing types (apartments, townhomes, etc.)

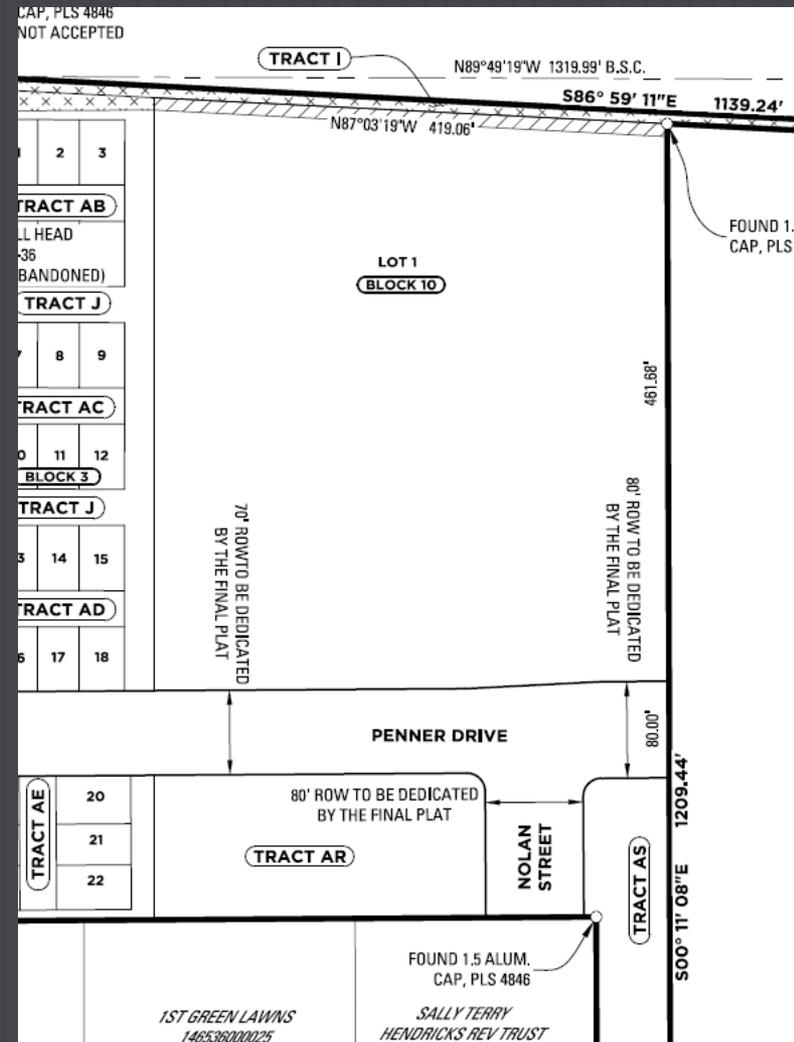
Parks, Open Space, & Trails

- Spine Trail
 - Parallels northern boundary
 - Located in tract
- Pocket Park
 - 0.4 acres
- Neighborhood & Community Parks
 - Fees in lieu
- Open Space
 - 51 acres with Filing No 1
- Internal sidewalk connections to park and overall community



Existing Residence

- 1 existing residence – Lot 1, Block 10
- Currently not connected to Town services
- Proposed to connect to Town water and sewer
- Contains several non-conforming uses and structures
- Access to be determined before Final Plat approval
- Special Review Use required before Final Plat approval



Preliminary Plat: Approval Criteria

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.
- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Preliminary Plat: Approval Criteria

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Public Notice and Comment

As required by the Municipal Code a Neighborhood Meeting was held on November 13, 2019. Notice of the meeting was provided by in compliance with the Municipal Code.

Notice of this Public Hearings for the Preliminary Plat application was provided as follows:

Published in the Colorado Hometown Weekly:	June 2, 2021
Property Posted:	June 4, 2021
Letters to adjacent property owners:	June 4, 2021

Staff Recommendation

Staff finds the Preliminary Plat application for Parkdale Preliminary Plat No. 2 in compliance with the Preliminary Plat approval criteria and recommends the Board of Trustees adopt Resolution No. 21-088 approving the resolution with the following conditions:

- a. A migratory bird nest survey shall be conducted prior to vegetation removal on the property between April 1st and August 31st. This provision shall be placed in the Final Plat Development Agreement.
- b. Off-site easements shown in the Construction Plans along 119th Street shall be established prior to Final Plat submittal.
- c. Lot 1, Block 10 access shall be determined before Final Plat recordation and shall be addressed in the associated Development Agreement if applicable.

Staff Recommendation

- d. Lot 1, Block 10 shall go through the Special Review Use process to permit agricultural uses on the property. The SRU shall be approved prior to Final Plat recordation.
- e. Documentation shall be provided with Final Plat submittal of the removal of all flow lines associated with oil and gas well head Arapahoe #3-36.
- f. Parks and Recreation comments 2.2, 3 and 6.2 of referral comment memo dated April 27, 2021 shall be addressed with the Final Plat submittal.
- g. CTL Thompson, Inc. recommendations listed in the Supplemental Preliminary Geotechnical Investigation report dated 3/18/2019 shall be followed per Colorado Geologic Survey recommendation.

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