



## TOWN OF ERIE

Planning & Development – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
Tel: 303.926.2770 – Website: [www.erieco.gov](http://www.erieco.gov)

### LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

#### STAFF USE ONLY

FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Parkdale Addition - Masters Property

PROJECT ADDRESS: TBD - generally west of County Line Road and north of Baseline Road/HWY 7

PROJECT DESCRIPTION: Parkdale Addition - Masters Property is proposed to be a high quality residential addition to the Town of Erie, this proposal is an addition the current Parkdale Community which includes a significant amount of open space, parks, and a new entry road from Baseline/HWY 7 into the Town of Erie.

#### LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: N/A

Filing #: Lot #: Block #: Section: 36 Township: 1 North Range: 69 West

#### OWNER (attach separate sheets if multiple)

Name/Company: OEO 2 LLC

Contact Person: Chris Elliot, E5X Management

Address: 7353 South Alton Way,

City/State/Zip: Centennial, CO - 80112

Phone: 303.770.9111

Fax:

E-mail: mjanke@e5xmanagement.com

#### AUTHORIZED REPRESENTATIVE

Company/Firm: OEO 2 LLC

Contact Person: Matt Janke

Address: 7353 South Alton Way,

City/State/Zip: Centennial, CO - 80112

Phone: 303.770.9111

Fax:

E-mail: mjanke@e5xmanagement.com

☒ Check here if Owner is responsible for Application Billing

☐ Check here if Authorized Representative is responsible for Application Billing

#### MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

#### MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

#### LAND-USE & SUMMARY INFORMATION

Present Zoning: PD

Proposed Zoning: PD

Gross Acreage: Approximately 15.7 acres

Gross Site Density (du/ac): 6.0 du/ac

# Lots/Units Proposed: 95

Gross Floor Area: N/A

#### SERVICE PROVIDERS

Electric: Public Service

Metro District: Parkdale

Water (if other than Town):

Gas: Public Service

Fire District: Mountain View Fire

Sewer (if other than Town):

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

DEVELOPMENT REVIEW FEES			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Minor Plat Amendment	\$400.00
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (constructed)	\$1000.00
<input type="checkbox"/> Initial Zoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Road Vacation (paper)	\$100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre		
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<input checked="" type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<b>SPECIAL REVIEW USE</b>		<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (major)	\$1100.00
<input type="checkbox"/> Minor	\$ 400.00	<input type="checkbox"/> Amendment (minor)	\$350.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>VARIANCE</b>	
<b>MISCELLANEOUS</b>		<b>METRO DIST SERVICE PLAN</b>	
<input type="checkbox"/> Outdoor Café Permit	\$50.00	\$10,000.00	
<input type="checkbox"/>			

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

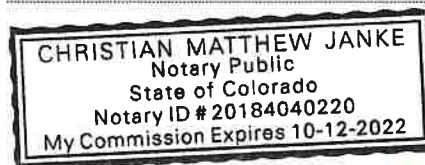
The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. **The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie.** Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.

Owner: OE02, LLC  
 Owner: By [Signature] Manager  
 Applicant: \_\_\_\_\_

Date: \_\_\_\_\_  
 Date: January 10, 2022  
 Date: \_\_\_\_\_

STATE OF COLORADO )  
 County of Arapahoe ) ss.

The foregoing instrument was acknowledged before  
 me this 10th day of January, 2022,  
 by Chris Elliott  
 My commission expires: 10/12/2022  
 Witness my hand and official seal.



[Signature]  
 Notary Public

February, 2022

Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

RE: PD Amendment Masters Property – Parkdale Addition

To Whom It May Concern:

OEO2 LLC ("Applicant") is pleased to submit the enclosed **PDA** application for the property generally located west of County Line Road and north of Baseline Road/HWY 7. This project consists of a parcel of land with an area of approximately 17 acres, the property is designated as MDR on the Town of Erie Comprehensive Plan.

General Project Concept including the following Open Space and Parks

The design of the Concept Plan emphasizes a walkable neighborhood with a direct connection to the adjacent future Community Commercial center. The Concept Plan also anticipates a centrally located Pocket Park (to be owned and maintained by the Parkdale HOA/District) to act as a gathering area for this neighborhood, as well as a direct trail connection to the Spine Trail located within Filing 1 of the Parkdale community. The Concept anticipates a mix of detached alley served homes consistent with the existing PD zoning. This PD Amendment is a request to add tract AS from Filing 3, and tract AK from Filing 1 to this PD so that the Development Standards are consistent for this proposal. Both tracts are within the Parkdale PUD and are identified as future development.

Zoning Category  
PD

Area  
approximately 17 Acres

Proposed Development Timeline

The project is likely to be constructed in one phase. In general, the project will likely be developed from north to south. We are hopeful that we will complete this PD Amendment and Preliminary Plat in early to mid-2022. Following those processes, we will move towards the Final Plat will be and hope to start actual land development in late 2022.

Existing & 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 Filing 3 within Parkdale and will tie to Filing 1 in Parkdale to the east.

Adjacent Land Uses

The property requested for this PD Amendment is currently undeveloped. The adjacent parcels to the west are currently being used for agriculture/large lot residential uses, but are designated as Future Community Commercial. To the east is a new Arterial Road Connection to the Town of Erie, and then the Open Space dedication area from the Parkdale community. To the south is Baseline/Hwy 7,

and to the north is the Spine Trail and the Parkdale community. The Town of Erie Comprehensive Plan –2015 Update depicts this property as Medium-Density Residential (MDR) which is consistent with this PD Amendment request. 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.

#### Approval Criteria

1. The PDA will promote the public health, safety, and general welfare;

The proposal is consistent with the Town of Erie UDC, which has as its stated purpose the promotion of the health, safety, and general welfare of the Town of Erie. The Concept plan depicts appropriate buffers to adjacent roadways, includes a central Pocket Park as a gathering place, and provides access to a community Spine Trail.

2. The PDA is consistent with the Town's Comprehensive Plan and the purposes of the Municipal Code;

The proposal is consistent with the Town's Comprehensive Plan and the purposes of the Municipal Code. This request is for a minor amendment to the existing PD in order to add two additional adjacent tracts so that the standards are consistent.

3. Adequate facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

This addition has been included in the Master studies for the Parkdale community to ensure that adequate facilities have been planned for with this proposal.

4. The PDA is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

The property is currently in an agricultural use, and the future Environmental studies required as part of the next steps in the entitlement efforts are anticipated to confirm that there will not be any adverse impacts to the natural environment.

5. The PDA is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property; and

The proposal is not likely to result in impacts to other properties in the vicinity. The only undeveloped property will be to the west, and that property is identified as future Community Commercial. In the detailed site planning efforts we will work with the adjacent property owner to provide appropriate buffer/landscape treatments. The adjacent home appears to be about 80' to the west of the property line.

6. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property. The Parkdale community is to the north of the subject property, the major Spine Trail corridor provides a buffer between the two land uses – the width of the corridor in this area varies from approximately 120' – 150' in width. To the east and south are arterial roadways and the Concept Plan depicts buffers that are in compliance with the Town Municipal Code. The future Community Commercial uses will benefit from the residents

that live in the Master's addition to the Parkdale Community.

#### Mineral Rights

A surface agreement exists with the existing mineral owner and has been provided with this submittal. There are no wells on this property.

Thank you for your consideration of the project and we look forward to reviewing the plans with the Town of Erie.