



July 11, 2022

Town of Erie

**Re: Parkdale PUD Amendment #3, PD Amendment #1, Preliminary Plat #4  
Neighborhood Meeting**

On July 5th, 2022 the development team for the Parkdale property hosted a Neighborhood Meeting to discuss the proposal for Parkdale PUD Amendment #3, PD Amendment #1, and Preliminary Plat #4. The meeting was held via Zoom, the applicant gave a powerpoint presentation the slides of which are attached to this document. Additionally the meeting is recorded.

Development Team members in the meeting;

PCS - John Prestwich  
OEO - Chris Elliott  
OEO - Matt Janke  
OEO - Sarah Hunsche  
OEO - Corey Elliott  
KT Engineering - Brian Swain  
KT Engineering - Ken Toland

Neighborhood members in the meeting;

Randy and Tracy Parks  
Maria Zaebel  
Erik

John Prestwich gave a project overview and presented the slides that are attached at the end of this document.

Tracy Parks requested more information related to the red arrows that show connections that would go on to her property. We explained that the arrows depict potential future connections and we would not be putting a road into any of the properties to the south of our property. We explained that the Town's comprehensive plan depicts the properties north of Hwy 7 and south of our property as future Regional Commercial, and the Unified Development Ordinance requires developers to provide stub roads that would provide the potential for future connections between properties. We reiterated that we would not be doing any construction on the adjacent properties. Tracy stated she has a Lafayette address and wanted to know if this meant she would now have an Erie address, we explained that in our understanding only if her property was annexed and developed would her address change to an Erie address. Tracy Parks asked who the builders are for Parkdale, we told the group that currently Lennar, Century, and Richmond are the builders.

Maria Zaebel described the operations that occur at Foxhole airport and asked if we had prepared disclosures for future homeowners, Chris Elliott explained that as promised disclosures have been provided and will be given to any future home buyer in a form that they will need to sign acknowledging the disclosure. Maria asked about the Penner property and if it is intended to be developed, Chris told her that the Penner family still owns that property and to our knowledge there is no intent to redevelop it. As an homage to the family the road that runs to the south of the property and connects to 119th this road is called Penner Drive.



There was general discussion about construction timing and when the various areas of Parkdale might actually start seeing some actual homes. There was discussion and questions related to the over excavation operations and we explained that the soil is excavated deeper and then reconditioned and put back to mitigate swelling soils. We explained that traffic from Penner Drive can only go north when it exits the property, and that when Penner Drive heads east it will get to a full movement intersection at Coal Creek Boulevard through the Preliminary Plat 4 area.

Erik wanted clarification that the PUD Amendment #3 is just the area depicted in blue on the exhibits, we stated that is correct. He also wanted verification that the homes adjacent to the property line run east west, we stated that is also correct. No back yards would back to the existing homes.

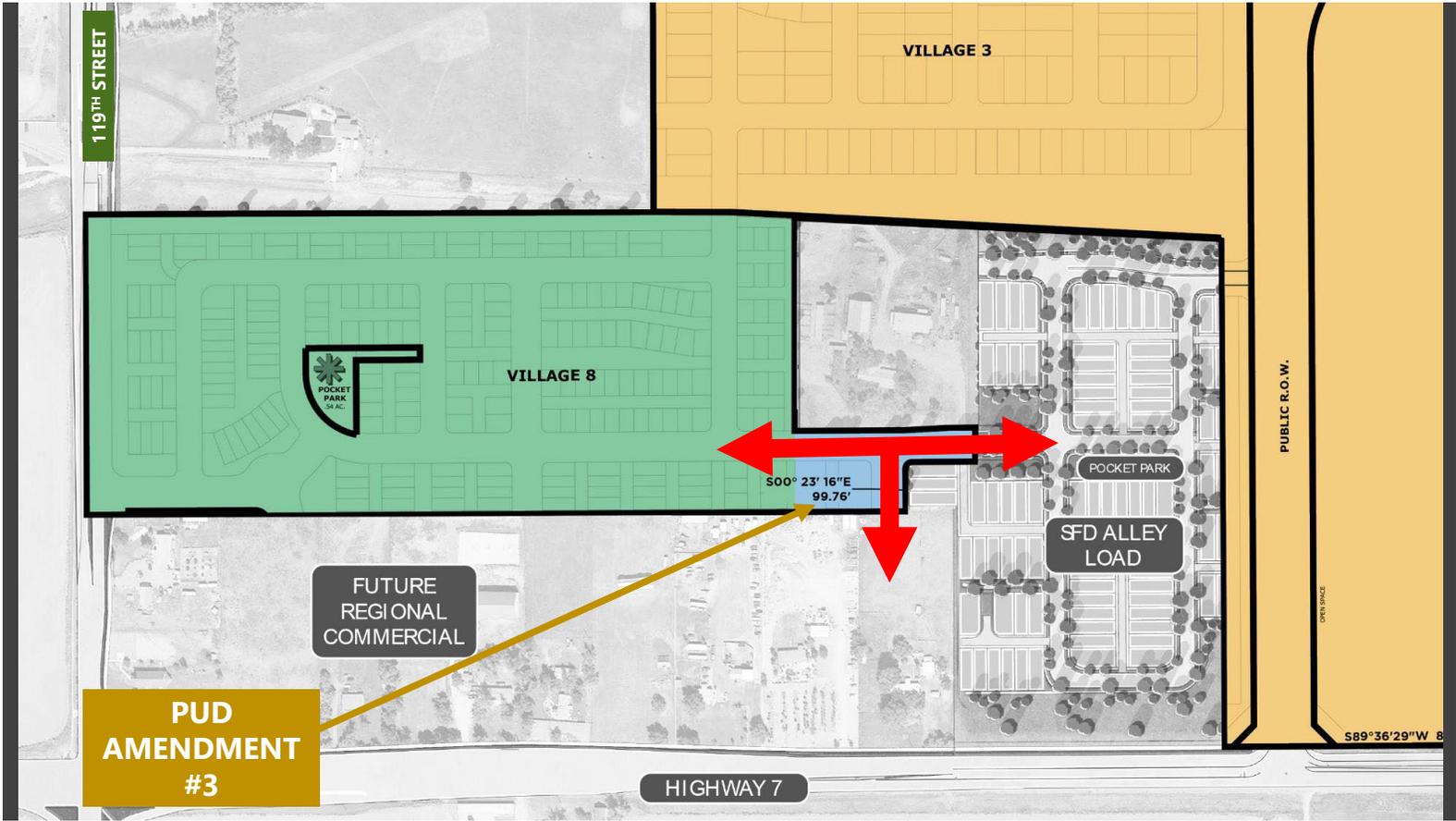
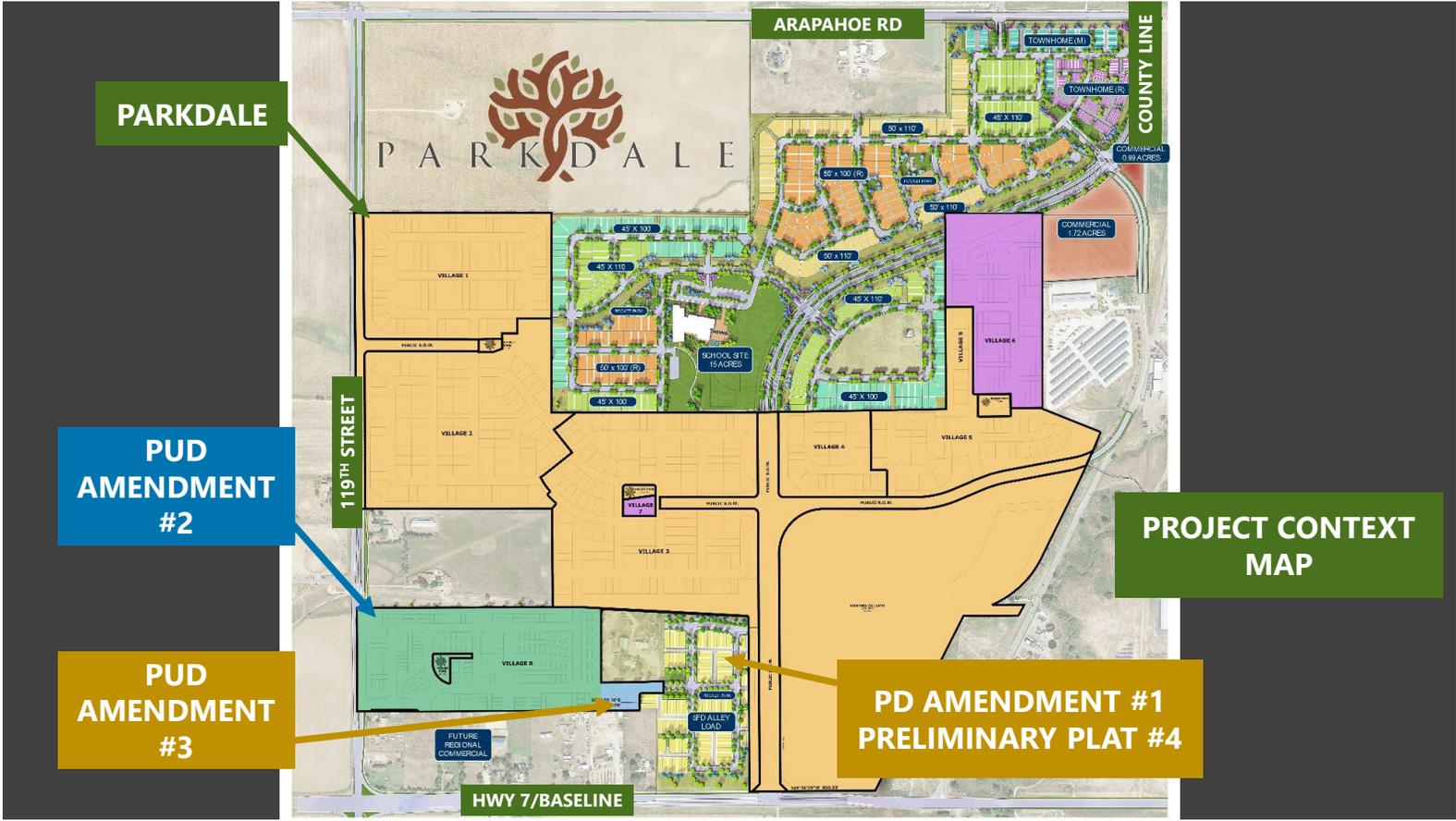
The meeting lasted approximately an 40 minutes.

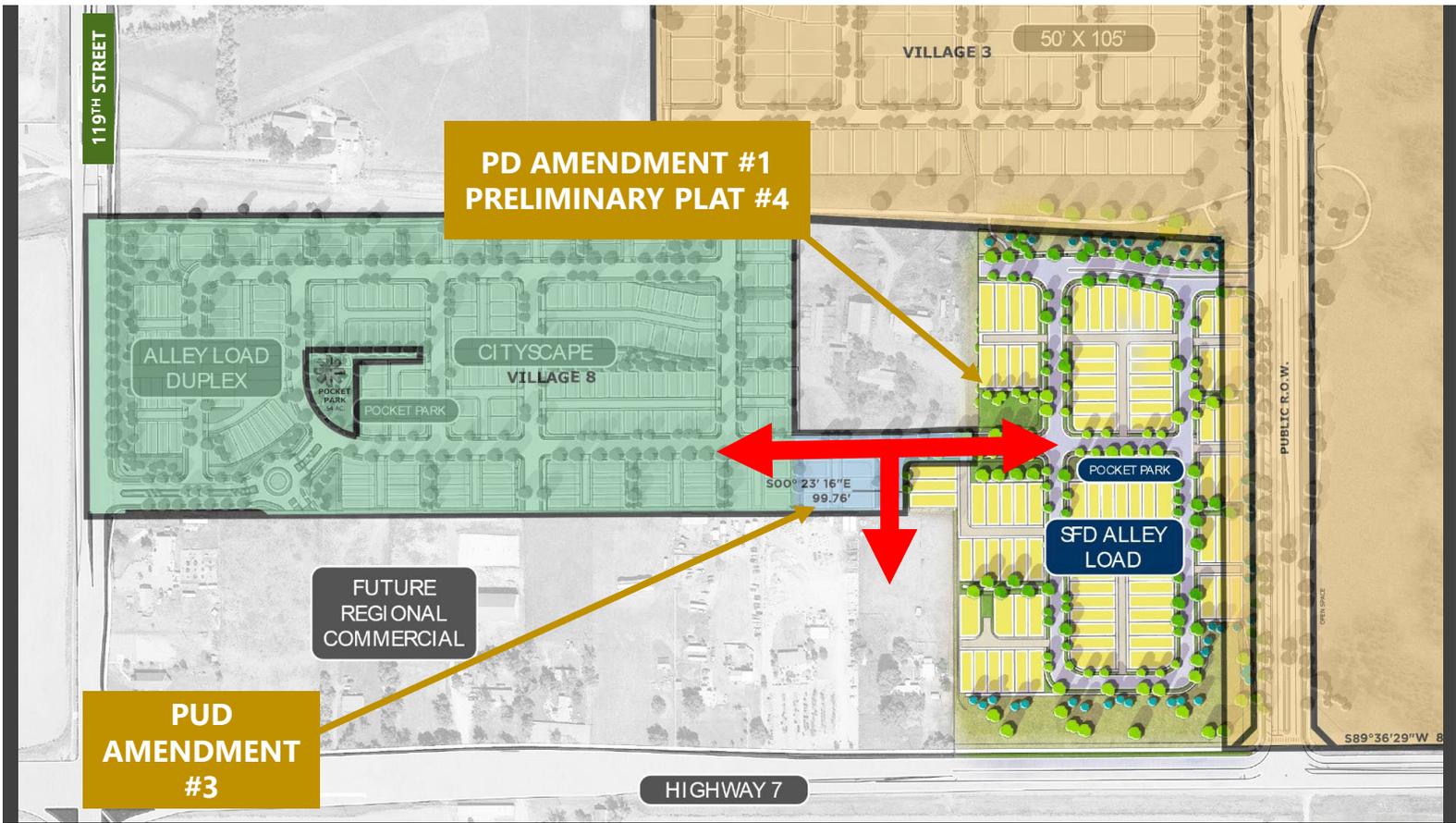
Respectfully submitted,



John Prestwich, RLA - President







**PD AMENDMENT #1  
PRELIMINARY PLAT #4**

**PUD  
AMENDMENT  
#3**

**FUTURE  
REGIONAL  
COMMERCIAL**

**HIGHWAY 7**

**119TH STREET**

**VILLAGE 3 50' X 105'**

**ALLEY LOAD  
DUPLEX**

**CITYSCAPE  
VILLAGE 8**

**POCKET PARK**

**SFD ALLEY  
LOAD**

**S00°23'16"E  
99.76'**

**S89°36'29"W 8'**

**PUBLIC R.O.W.**

**OPEN SPACE**