



P A R K D A L E

ANNEXATION NO.9 & INITIAL PD ZONING

PROJECT TEAM



Applicant

OEO-2, LLC

Land Planning & Landscape Architecture

PCS Group, Inc.

Civil Engineering

KT Engineering

Traffic Consultants

**LSC Transportation Consultants,
Inc**

Geotechnical

**CTL Thompson, Inc.
Deere & Ault, Inc**

Forester

Forest Tree, LLC

Environmental

**CTL Thompson, Inc.
Western Environmental, Inc.**

Wetland Specialist

Ecological Resource Consultants

PROJECT HISTORY

We are requesting approval of an Annexation and Initial PD Zoning for property adjacent to the existing 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.

In May of 2018 the PUD and Preliminary Plat for Parkdale Filing One was approved by the Board of Trustees following a unanimous recommendation for approval from the Planning Commission.

In 2020 the PUD Amendment #2 area was added to the Parkdale community, and then throughout 2020 and 2021 the Preliminary Plat, Final Plat and construction drawings were approved for this area.

In the spring of 2021 the development team and the Town of Erie entered into a Pre-Annexation agreement for the Northern Properties. This Pre-Annexation agreement was reviewed by the Board of Trustees.

Which, brings us to tonight. We are requesting approval of an additional Annexation for the Parkdale community, as well as an initial PD Zoning for the same property.

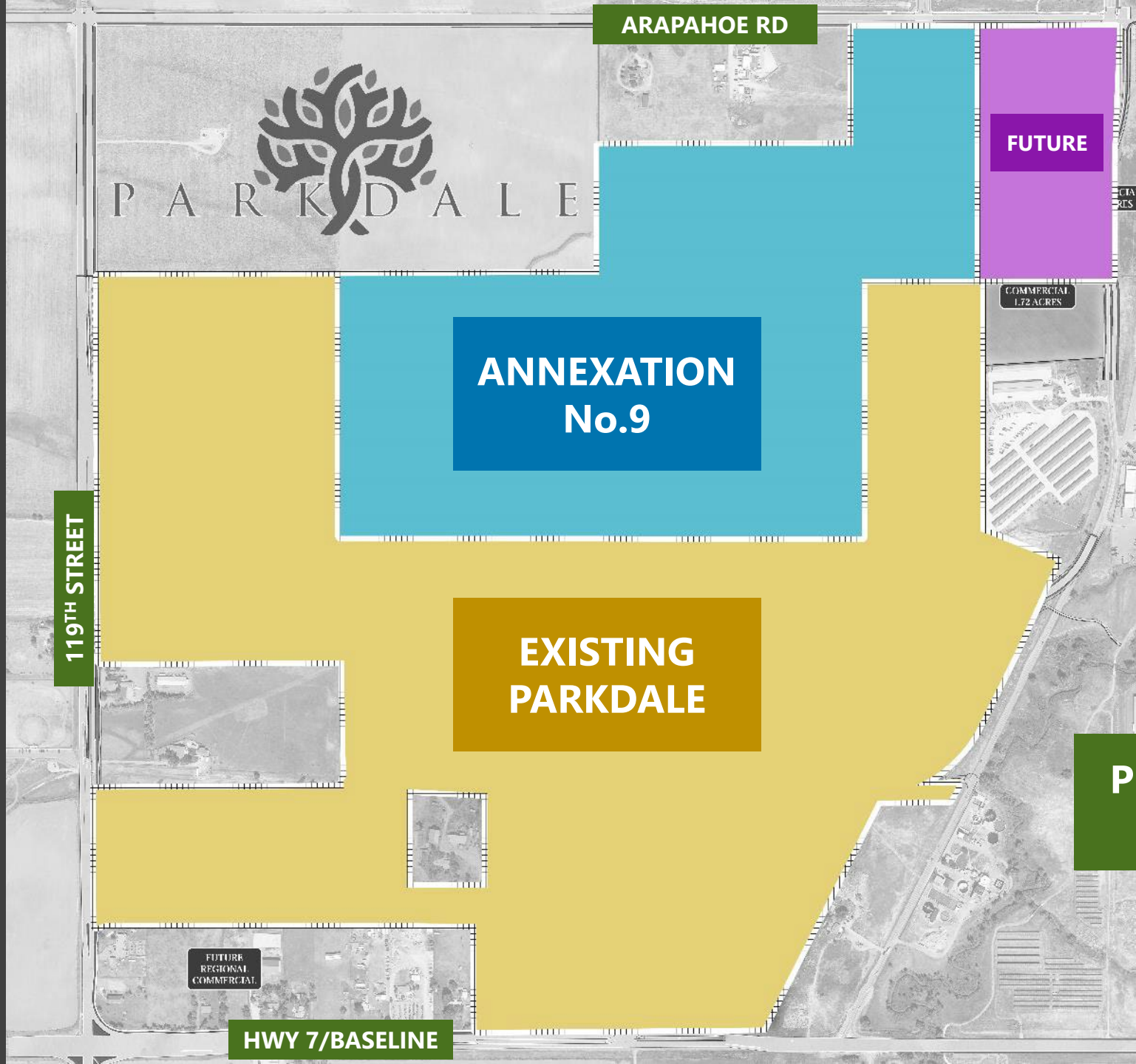
ARAPAHOE RD



119TH STREET

ILLUSTRATIVE PLAN

HWY 7/BASELINE



**PROJECT CONTEXT
MAP**

ARAPAHOE RD

**ANNEXATION
No.9**

FUTURE

COMMERCIAL
0.99 ACRES

COMMERCIAL
1.72 ACRES

MOTOR
COURT
DUPLEX

**EXISTING
PARKDALE**

**PROJECT CONTEXT
MAP**

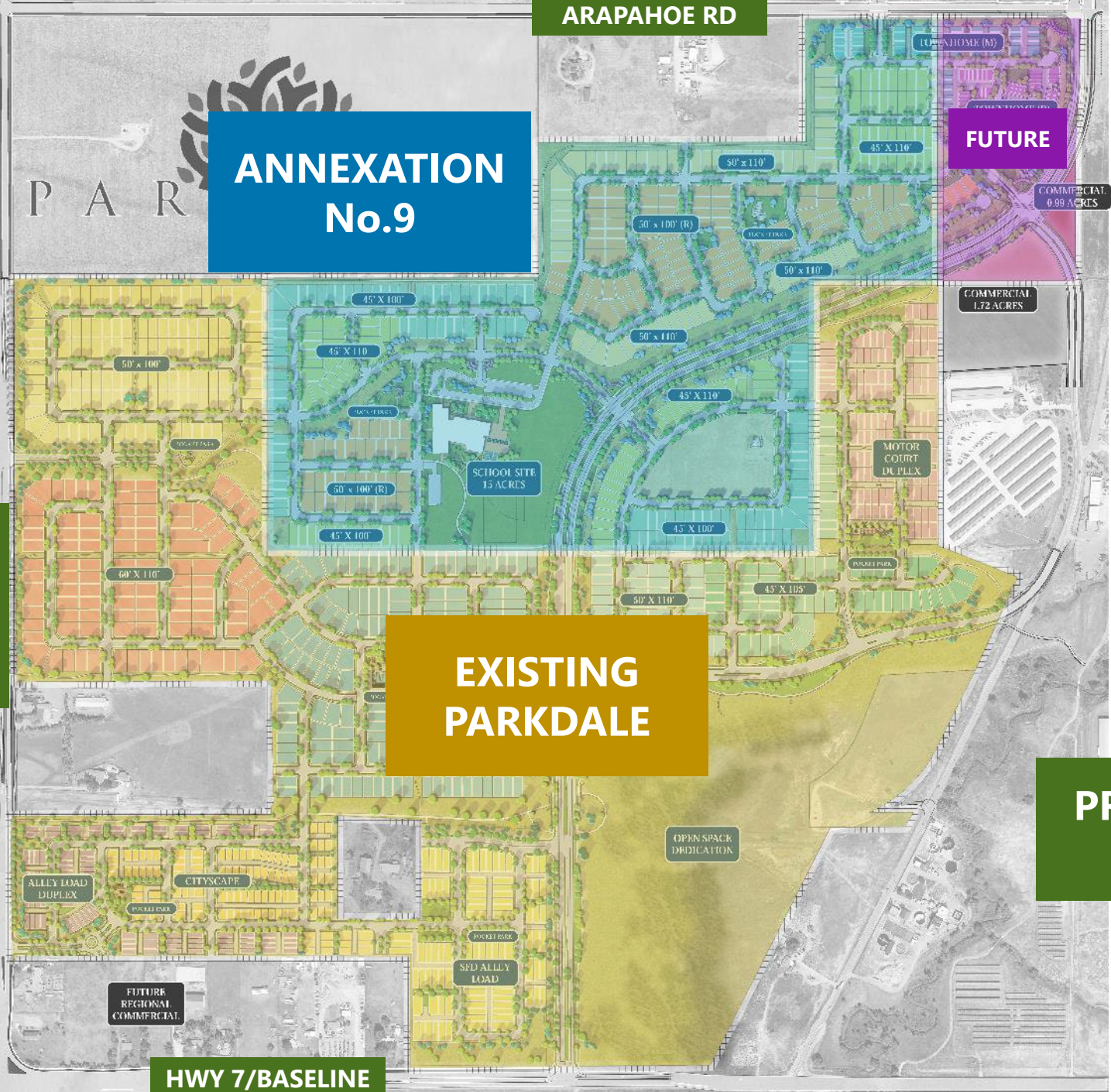
119TH STREET

SCHOOL SITE
15 ACRES

OPEN SPACE
DEDICATION

FUTURE
REGIONAL
COMMERCIAL

HWY 7/BASELINE



ARAPAHOE RD

**ANNEXATION
No.9**

FUTURE

119TH STREET

**EXISTING
PARKDALE**

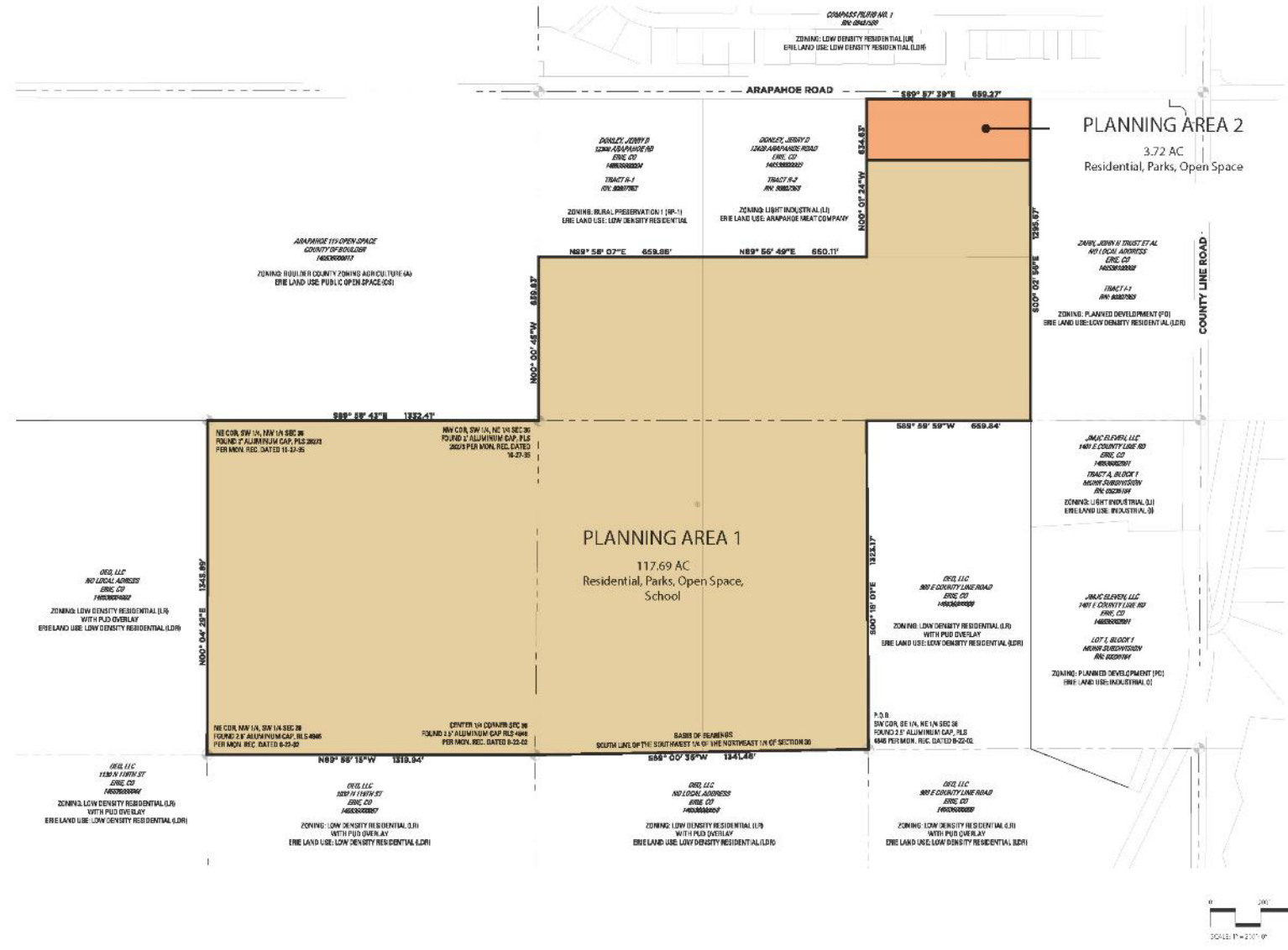
CONCEPT PLAN

HWY 7/BASELINE



ERIE GATEWAY SOUTH ANNEXATION NO. 9 PD ZONING MAP

LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO
121.4108 ACRES - IZ-001280-2021



PREPARED FOR
DEO 2, LLC
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CENTENNIAL, CO 80112
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LAND PLANNING



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ENGINEERING



KT ENGINEERING
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12600 W. 58th AVE. #230
ARVADA, CO 80006
PH: 726.685.590

PD
ERIE, COLORADO

DRAWN BY: **BBM**
CHECKED BY: **JP**
DATE: 10-12-2021
11-18-2021
5-19-2022

SHEET NAME
**PD
PLANNING
AREAS**

SHEET NUMBER
2 OF 3

PD ZONING MAP



ADAPPHASE 115 OPEN SPACE
CITY OF BOULDER
HARBORVIEW
ZONING 1801 SIX COUNTY ZONING AGENCY: THERE WAS
ONE LAND USE PUBLIC OPEN SPACE (S)



PD
ERIE, COLORADO

2 OF 3

PD NOTE:

1. THIS PD ZONING MAP CREATES STANDARDS THAT SUPERSEDE 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 THIS PD WILL COMPLY WITH THE LR ZONE DISTRICT FOR SINGLE FAMILY LOTS, AND MR FOR TOWNHOME LOTS.
2. THE TEMPORARY USES SHALL EXPIRE AND NO LONGER BE PERMITTED IN THIS PD WHEN THE PROPERTY DEVELOPS WITH THE PRINCIPAL USES LISTED IN PLANNING AREA 1 & 2.

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 FRONT LOAD	45'	4,500	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' CORNER LOTS		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
TOWNHOME ALLEY LOAD	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'	
1. ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.								
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 WELLS 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 WELLS ARE REQUIRED TO HAVE A COVER.								
5. ON SINGLE FAMILY FRONT LOADED LOTS, REAR SETBACKS SHALL ALLOW FOR AN ENCROACHMENT INTO THE SETBACK OF UP TO 6 FEET FOR A ROOF TO BE CONSTRUCTED OVER AN AT GRADE PATIO OR OVER A DECK WHICH IS LESS THAN 30 INCHES ABOVE GRADE. GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE STREET ROW, 15 FEET IF SIDE LOADED.								

USE TABLE

	PERMITTED PRINCIPAL USES
PLANNING AREA 1	SINGLE FAMILY FRONT LOAD, PARKS, OPEN SPACE, SCHOOL, HOA FACILITIES, UTILITIES
PLANNING AREA 1 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
PLANNING AREA 2	TOWNHOME ALLEY LOAD ¹ OPEN SPACE, PARKS, HOA FACILITIES, UTILITIES
PLANNING AREA 2 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
1. ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY.	



SUMMARY

- Is a logical extension of the Parkdale community, as well as providing for the future Coal Creek Boulevard road connectivity.
- Utilizes similar dimensional standards as the existing Parkdale community, and allows for a new and required residential product type.
- Provides a new School site location for the community, provides cash-in-lieu for the adjacent Compass NBHD Park.