



ERIE
COLORADO

Parkdale North PD Amendment & Preliminary Plat No. 4

Town Council

Harry Brennan, Senior Planner

February 11th, 2025



Request

Approval of PD Amendment

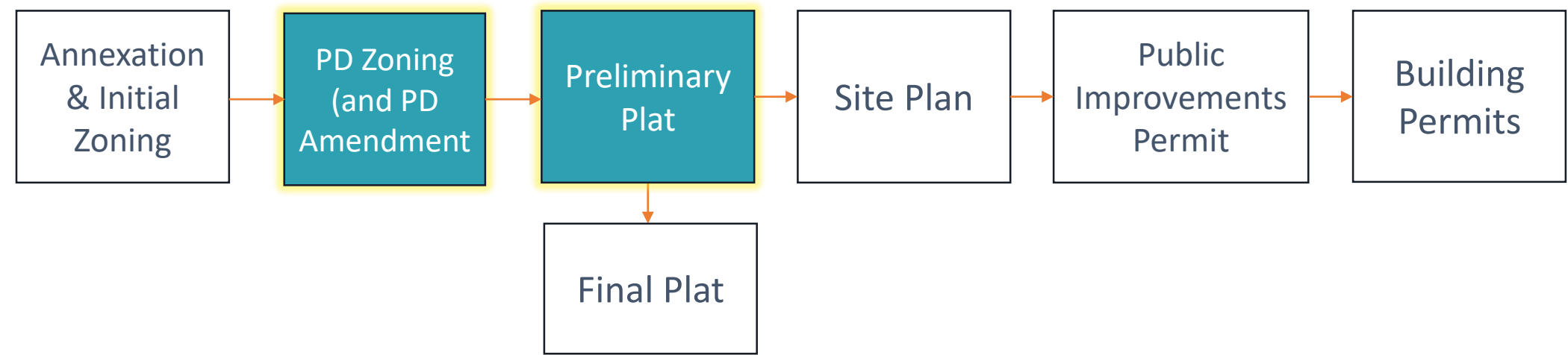
Amend the minimum lot sizes for Single Family Detached and Townhome uses.

Approval of Preliminary Plat

- Project Size: 141 Acres
- Lots/Tracts: 534 Lots/37 Tracts
- Gross Density: 3.8 DU/AC
- Existing Zoning: PD
- Existing Use: Undeveloped/Ag



Development Review Process



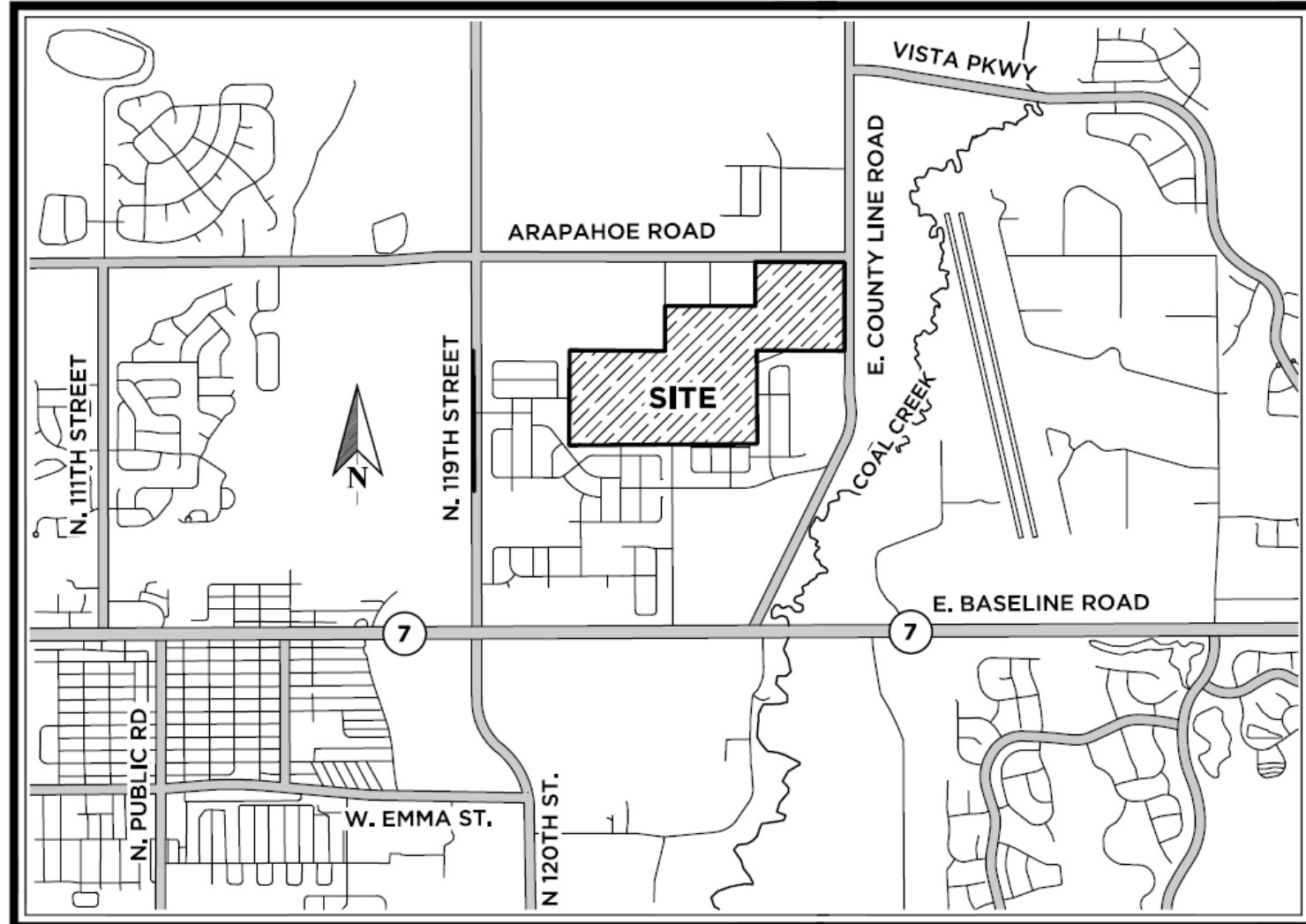


Overview

- **Background**
- Proposal
- Review & Evaluation
- Decision

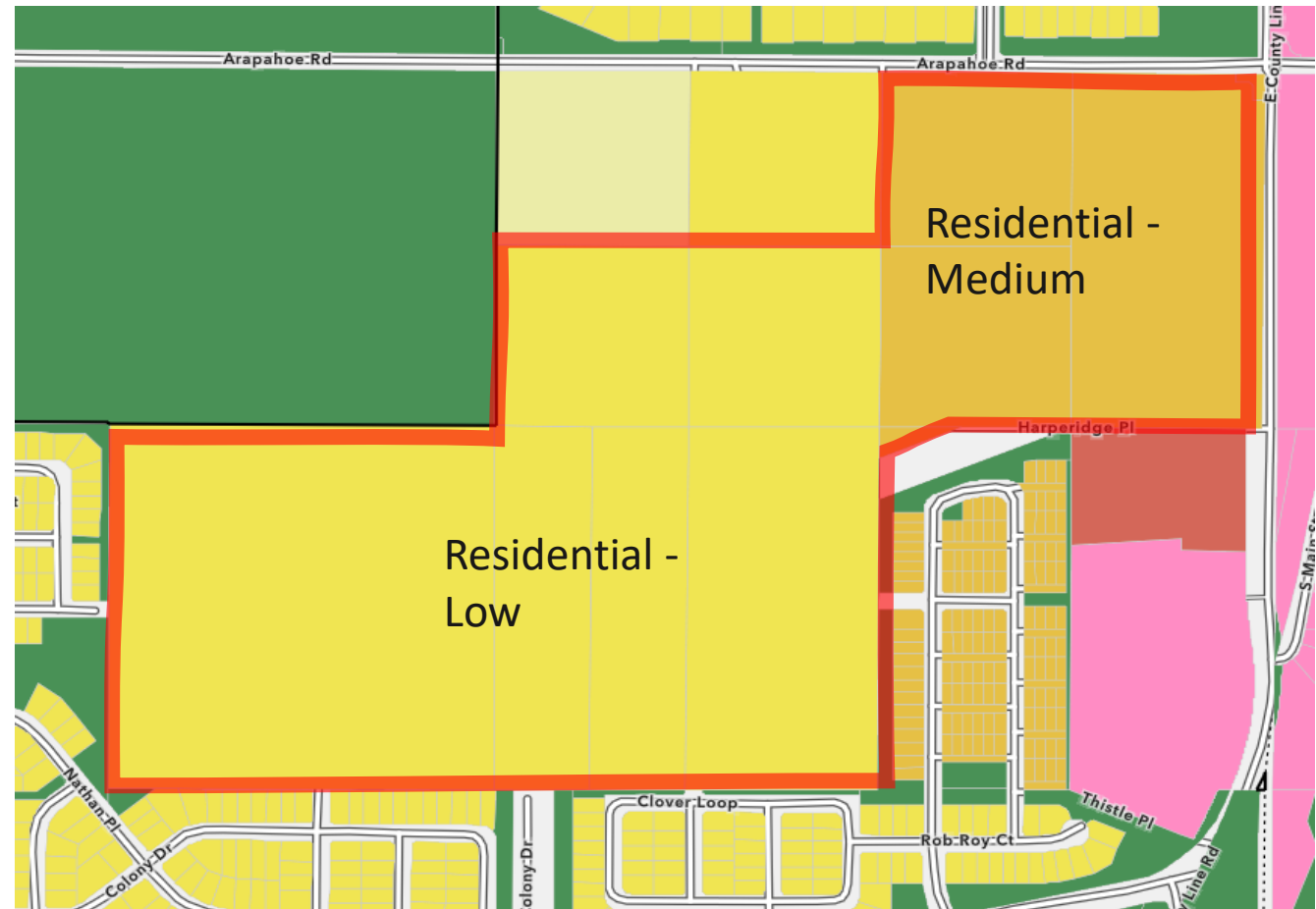
Location

Extending from the southwest corner of Arapahoe & County Line Road



Comprehensive Plan

- Residential –
Low
2 to 8 du/acre
- Residential –
Medium
8 to 18 du/acre





Comprehensive Plan Policies

C.1.1 Encourage a variety of housing types in neighborhoods to provide a more diverse selection of lifestyles and housing pricing for Erie residents.

C.5.1 Ensure new development meets Comprehensive Plan vision, priorities, and resource management.

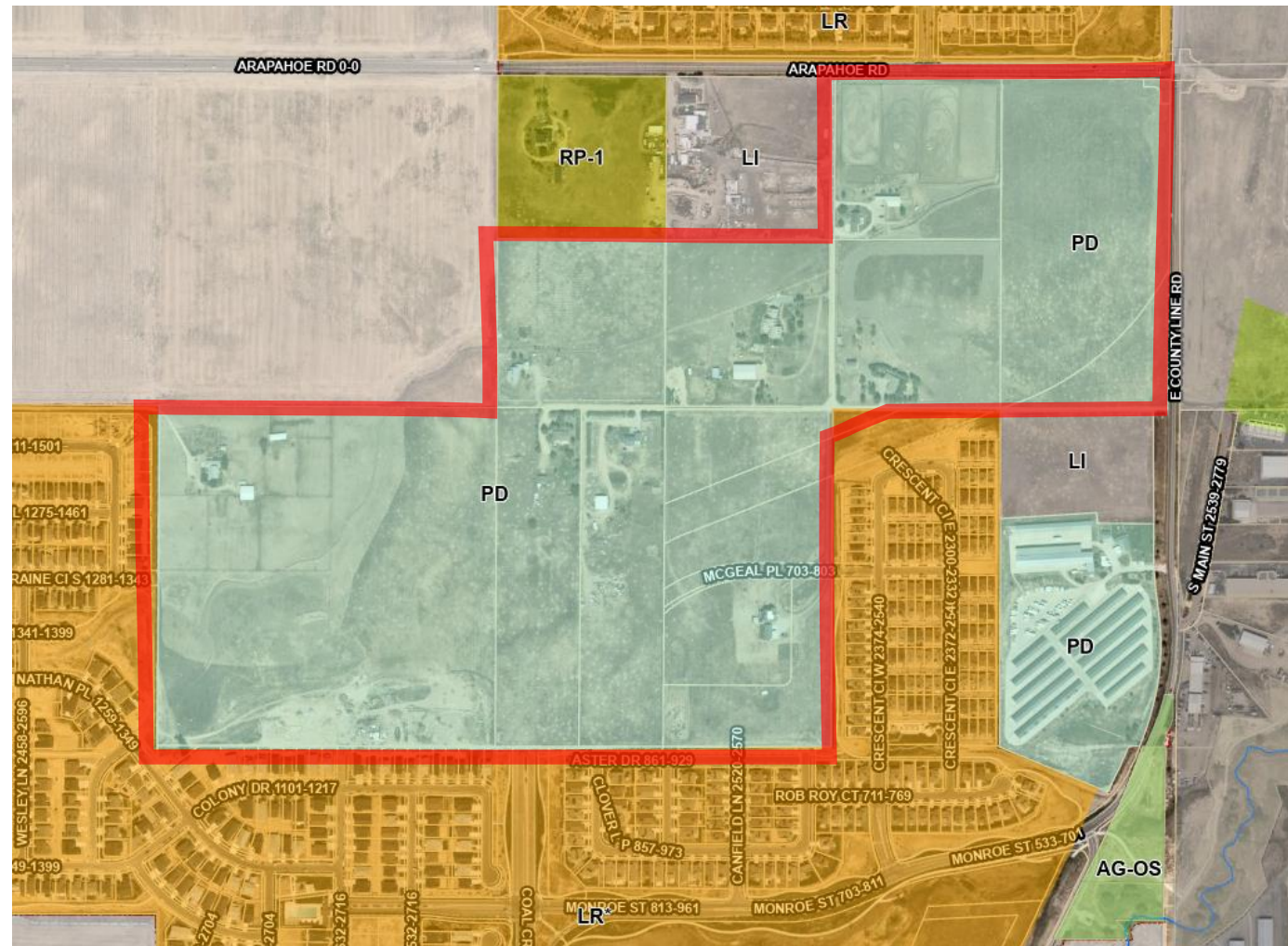
L.1.2 Connect the community through a network of public and private parks, open space, greenways, and trails.

L.3.1 Promote the adaptability of neighborhoods to meet the needs of the changing community.

H.1.2 Increase housing options.

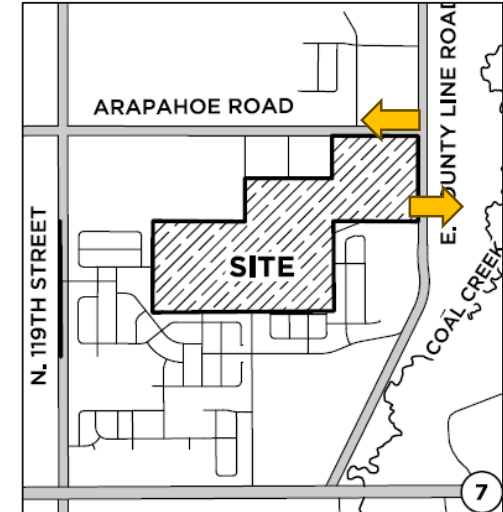
Zoning

- Parkdale North PD



Surrounding Context

WEST: Looking west along Arapahoe Road. Compass Neighborhood to the North

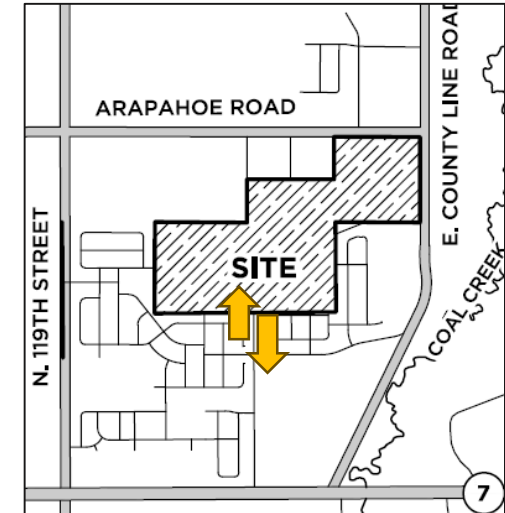


EAST: Undeveloped, Light Industrial Zoning



Surrounding Context

NORTH: Looking into the Parkdale North area



SOUTH: Looking towards existing Parkdale neighborhood





Overview

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PD Amendment

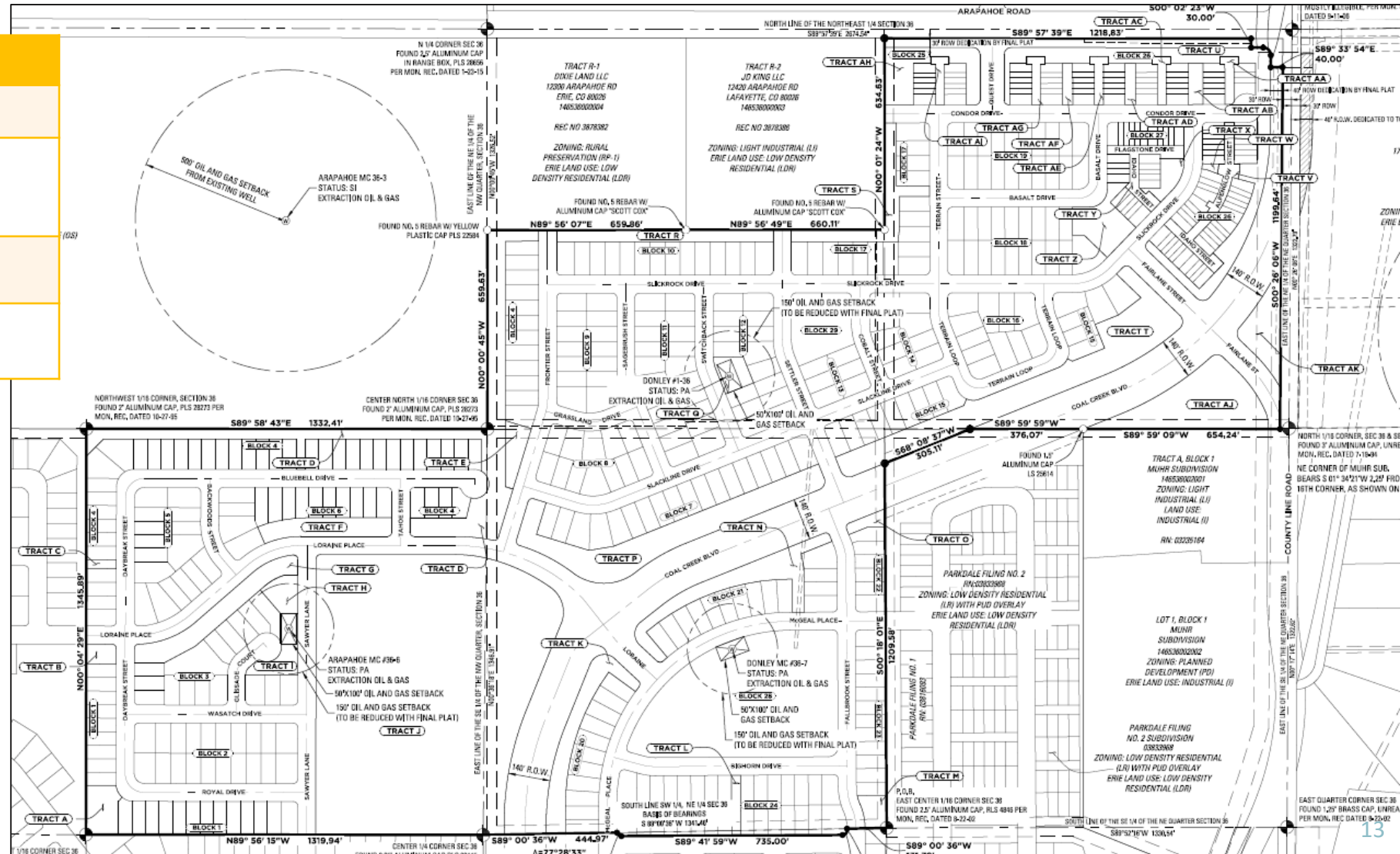
- Amend the minimum lot sizes and associated dimensional standards for Single Family Detached and Townhome uses.
- No other changes proposed.

Lot Type	EXISTING PARKDALE NORTH PD ZONING MINIMUM LOT SIZE	PROPOSED PARKDALE NORTH PD AMENDMENT MINIMUM LOT SIZE
Single Family Detached	4,950 SF	2,500-4,999 SF
Single Family Attached (Townhome)	1,120 SF	1,000-2,499 SF
Neighborhood Mixed Use Area (Planning Area 3)	Defer to UDC	Defer to UDC



Preliminary Plat

PROPOSED
534 Lots, 37 Tracts
Single Family Detached and Townhomes
15 Acre School Site
New ROW and Parks





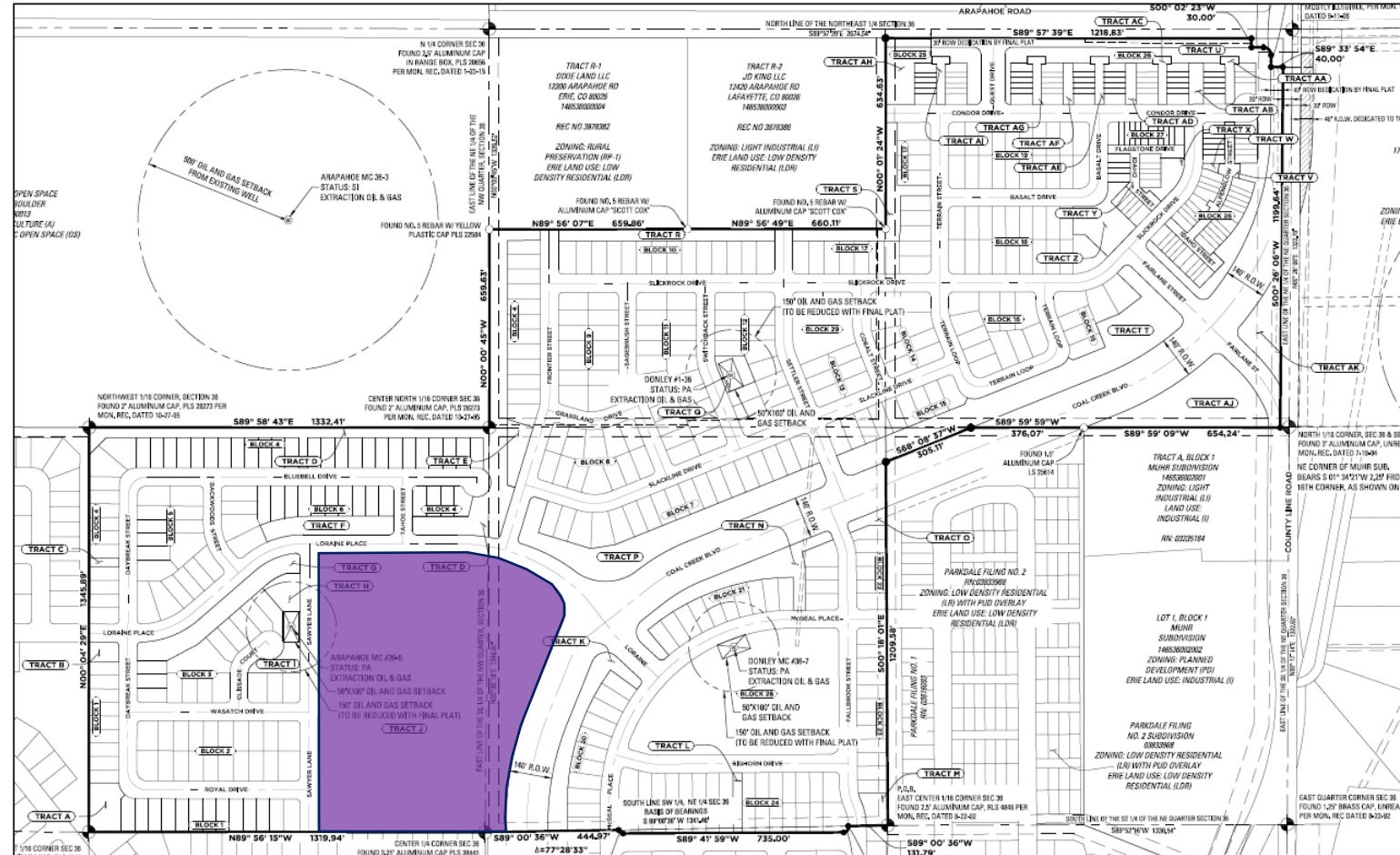
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Review & Evaluation

School Impacts

This Preliminary Plat establishes a 5-acre school site dedication for BVSD to construct a new elementary school

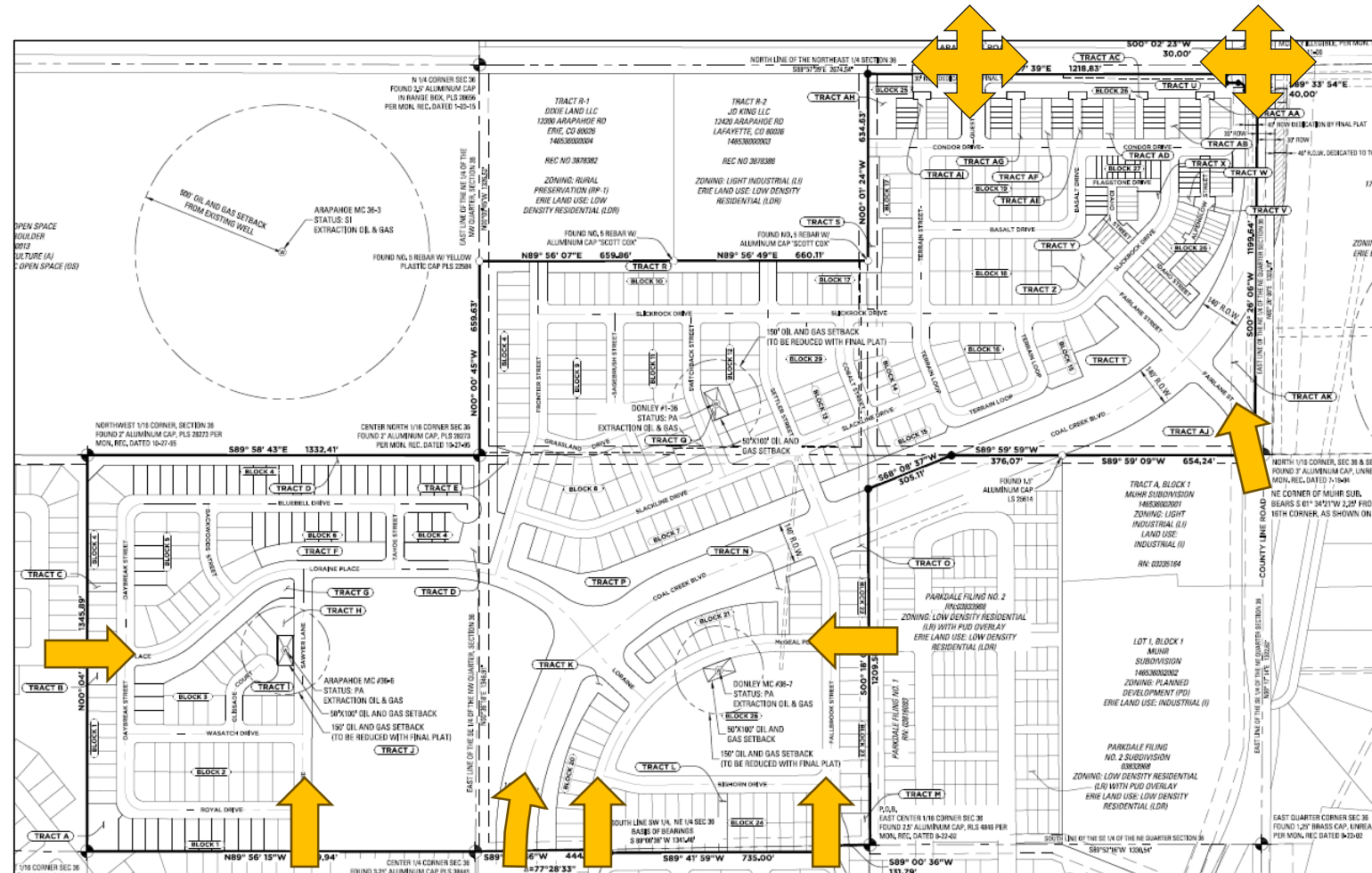


Review & Evaluation

Access & Roadways

New site access with a full movement intersection is proposed at Quest Dr. & Arapahoe and Coal Creek Blvd & Arapahoe

The site will connect to the existing Parkdale street grid with access to Coal Creek Boulevard, McGeal Place, Fallbrook Street, Sawyer Lane, Loraine Place, and more.



Review & Evaluation

Access & Roadways Cont. - Regional Intersection Improvements

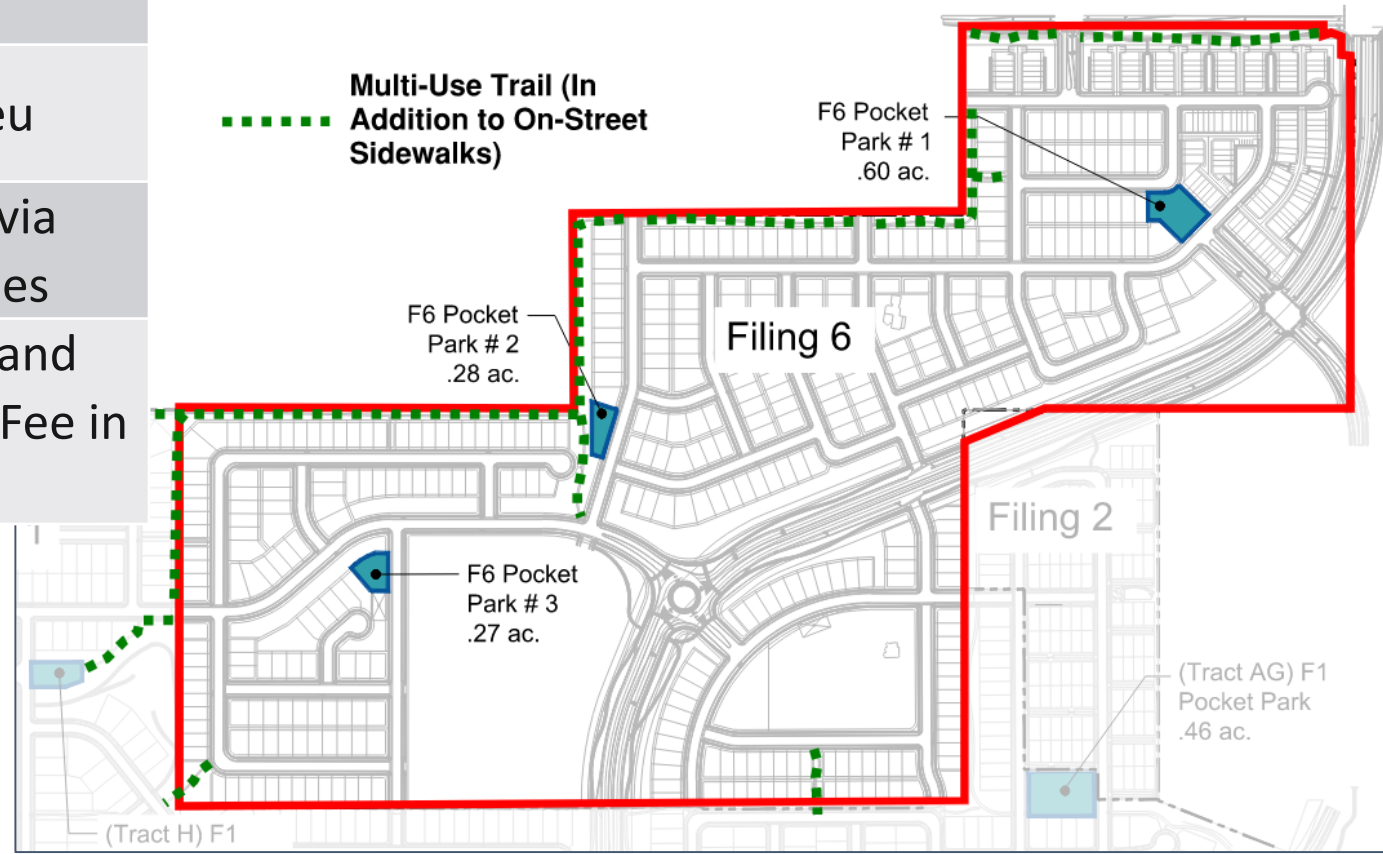
- **Arapahoe Rd. & N. 119th St.** – Proposed new dedicated right turn lanes for north, west, and eastbound traffic.
- **Arapahoe Rd. & County Line Rd./Coal Creek Blvd.** – Proposed realignment of County Line Rd./Coal Creek Blvd. Intersection improvements to include new eastbound and southbound left turn lanes
- **Hwy 7 & 119th St.** – Proposed new dedicated right turn lanes for east and westbound traffic. Proposed new dedicated left turn lanes for north and southbound traffic and additional left turn lanes for east and westbound traffic.
- **Hwy 7 & Coal Creek Blvd.** – Improvements have recently been installed at this intersection to accommodate future growth, including this development.



Review & Evaluation

Parks, Open Space and Trails

TYPE	REQUIRED	PROVIDED
Pocket Parks (.5 ac/1000 residents)	0.74 acres	1.21 acres
Neighborhood Parks (3 ac/1000 residents)	4.43 acres	Fee in Lieu
Community Parks (5 ac/1000 residents)	N/A	Collected via Impact Fees
Open Space (17 ac/1000 residents)	25.1 acres	Combo of land dedication & Fee in Lieu





Review & Evaluation

Infrastructure

- Water and wastewater adequate to serve
- No outstanding concerns with the submitted drainage study
- Utility easements and final drainage plans will be reviewed and approved with the Final Plat(s)



Overview

- ✓ Background
- ✓ Proposal
- ✓ Review & Evaluation
- **Decision**



Approval Criteria

PD Amendment

UDC Section 10.7.20.C.2

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.
- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.
- c. The PD zone district will promote the public health, safety, and general welfare.



Approval Criteria

PD Amendment

- d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.
- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development
- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Approval Criteria

PD Amendment

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering
- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.
- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.



Approval Criteria

PD Amendment

- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.



Approval Criteria

Preliminary Plat

UDC Section 10.7.7.D.2

- 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.

Approval Criteria

Preliminary Plat

- 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.



Approval Criteria

Preliminary Plat

- e. 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



Approval Criteria

Preliminary Plat

- 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

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 1/16/25

Property Posted: 1/24/25

Letters to Adjacent Property Owners: 1/24/25



Neighborhood Meeting

- June 10, 2024
- 4 Attendees
- Questions about the timing of the new school construction, the type of residential proposed by the development, the housing diversity requirement, and other Parkdale-wide questions about construction debris and landscaping maintenance.



Planning Commission Summary

Public Hearing: December 18, 2024

Discussion included: school site location, transportation/traffic, oil and gas, trails and grade separated crossing.

- No public comment
- Passed Resolution P24-17 (PD Amendment) and P24-18 (Preliminary Plat) recommending approval to Council, unanimously



Staff Recommendation

Staff find the PD Amendment and Preliminary Plat comply with the Approval Criteria and recommends the Town Council adopt:

- Ordinance No. 005-2025 Approving the Parkdale North PD Amendment
- Resolution 25-018 Approving Parkdale North Preliminary Plat No. 4



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