



**TOWN OF ERIE**  
 Community Development Department – Planning Division  
 645 Holbrook Street – PO Box 750 – Erie, CO 80516  
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: [www.erieco.gov](http://www.erieco.gov)

**LAND USE APPLICATION**

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

**PROJECT/BUSINESS NAME:** Parkdale II  
**PROJECT ADDRESS:** TBD - Part of the Parkdale Community  
**PROJECT DESCRIPTION:** Proposal for a PUD Amendment for Alley loaded Single Family detached & Paired Homes.

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

Subdivision Name: \_\_\_\_\_

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

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

Name/Company: OEO LLC  
 Contact Person: Chris Elliott, Matt Janke  
 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: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**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: LR Gross Site Density (du/ac): Approx. 3.0 du as part of Parkdale  
 Proposed Zoning: LR/PUD # Lots/Units Proposed: 203  
 Gross Acreage: 34 Gross Floor Area: NA

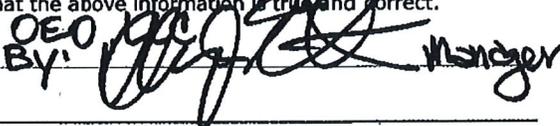
**SERVICE PROVIDERS**

Electric: Public Service Gas: Public Service  
 Metro District: N/A at this time Fire District: Mountain View Fire  
 Water (if other than Town): \_\_\_\_\_ 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
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input checked="" type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<b>SPECIAL REVIEW USE</b>		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	<b>VARIANCE</b>	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b>	\$ 10,000.00
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 Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, 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. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: BY:  Manager Date: 12/19/18

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF COLORADO )  
 County of Denver ) ss.  
 The foregoing instrument was acknowledged before me this 19 day of December, 2018,  
 by Christopher Elliott.  
 My commission expires: 12/20/2021.  
 Witness my hand and official seal.

BRENDA L VAZQUEZ ACOSTA  
 Notary Public  
 State of Colorado  
 Notary ID # 20174051872  
 My Commission Expires 12-20-2021

  
 Notary Public

OEO, LLC  
7353 Alton Way  
Centennial, CO 80112  
Phone: 303-770-9111

March, 2019

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

RE: PUD Amendment-Parkdale

To Whom It May Concern:

OEO, LLC, (the 'Applicant') is pleased to submit this document requesting an Amendment to the existing Parkdale PUD. The location for Parkdale generally west of County Line Road and north of Baseline Road/HWY 7. This project consists of an area of approximately 218 acres that is located in the Town of Erie and has a land use designation of Low Density Residential.

#### **General Project Concept & Purpose of the Request**

The General project concept is for the design of a walkable neighborhood with a mix of motor court loaded public street loaded and paired homes. The design focuses in Village 6 of the Parkdale community. There is a pocket park at the entry into this area, with a trail that loops around the south, west and north of this Village. The majority of homes will front to highly detailed motor courts with patterned pavers or patterned concrete. This design provides a diverse product offering for the Town of Erie and the Parkdale community.

The purpose of this specific PUD Amendment request is to incorporate dimensional standards that allow for the construction of these Paired Homes homes.

#### **PROPOSED VARIATIONS FROM THE LR ZONE DISTRICT**

The proposed variations in this PUD Amendment request relate specifically to dimensional and architectural standard requirements. The motor court homes do not require the same setbacks and lot sizes as traditional front-loaded homes that are more typical in this zoning district. Additionally, we have proposed modifications to the Architectural Standards that will require Enhanced Elevations for home that front to park or open space areas, will require extended/wrap around porches for homes that side to a street, and require patterned pavers or patterned concrete for the private motor courts.

#### **PUBLIC BENEFITS**

The Public Benefits of the proposed PUD Amendment will benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under straight zoning. Creative site planning, new housing types, efficient and economical land utilization, new architecture and landscaping are all examples of what these benefits will be. We will be adding a new quality housing style to the Parkdale neighborhood, and will be providing open space throughout the community.

The trail system, designed with connected systems of open space, bikeways, trails, and streets with sidewalks that provide internal links as well as clear pedestrian connections to other neighborhoods and to neighborhood centers.

### **INTENSITY AND DENSITY OF USES PROPOSED**

The anticipated development pattern will be compact in nature, and is already part of the approved Preliminary Plat for the Parkdale community. The total property is approximately 13.2 acres, and we are requesting 114 paired homes, which equates to approximately 8 dwelling units per acre directly on the property. However, the gross density would not exceed 5 dwelling units per acre for the entire Parkdale property that was already zoned to the LR designation. This PUD Amendment is consistent with the approved Preliminary Plat for the Parkdale community, and this application is being processed concurrently with a Site Improvement Plan. All homes have 2 car attached garages, and the Erie standard street section will allow for ample guest parking.

### **PROPOSED DEVELOPMENT TIME-LINE**

Land development is a complex process. As we are all aware, the current home building market has strengthened significantly from the previous recession. Erie is a strong market, with families desiring to live in this growing and thriving community.

The development team assembled for this project has been active in the metropolitan market for over 30 years, bringing to this project a significant amount of expertise to ensure that what we are proposing is flexible enough to be attractive to a number of high quality home builders. In addition, the proposal has been thoroughly thought through so that it complies with the Town of Erie's Comprehensive Plan, and is positioned for success as soon as the project can get to the market.

This part of the Parkdale neighborhood is anticipated to develop in one phase with connections to the road network in the larger Parkdale community. It is our hope begin construction in 2019. We believe that our estimate of the proposed development time-line is accurate based on the best market data that is available; however, ultimately the overall home builder market will determine when the project is developed.

### **EXISTING AND PROPOSED UTILITIES AND PUBLIC SERVICES**

#### **1. EXISTING UTILITIES**

##### **Dry Utilities**

All necessary dry utilities are available within the existing street rights-of-ways adjacent to the Parkdale site. Meetings with the various providers have confirmed that the existing infrastructure is of sufficient size to serve the proposed Parkdale development. No offsite improvements for dry utilities are anticipated. Below is a list of the available providers.

Gas: Xcel Energy 1-800-481-4700

Electric: United Power 303-659-0551

Phone: Century Link 1-877-744-4416

Cable TV: Comcast 1-800-934-6489

##### **Potable Water**

Potable water will be provided by the Town of Erie. This site plan has been incorporated into the overall Parkdale utility plan.

#### Sanitary Sewer

Sanitary service will be provided by the Town of Erie. This site plan has been incorporated into the overall Parkdale utility plan.

## 2. PROPOSED UTILITIES

#### Dry Utilities

Dry utilities will be brought in from the existing lines located within the adjacent streets and run throughout site to individual lots via easements located along rights-of-ways and at the rear of the lots.

#### Potable Water

Potable water will be provided by the Town of Erie. This site plan has been incorporated into the overall Parkdale utility plan.

#### Sanitary Sewer

Sanitary service will be provided by the Town of Erie. This site plan has been incorporated into the overall Parkdale utility plan.

## **RELATIONSHIP TO EXISTING LAND USE AND ADJACENT PROPERTIES**

Village 6 is part of the Parkdale community. The southern adjacent uses are residential in the Parkdale community, to the west is also part residential in the Parkdale community as well as a trail corridor, to the north is the Future extension of Parkdale Parkway, and to the east is the existing Self-Storage use. The proposed site design puts the sides of the Paired Homes adjacent to the Self-Storage uses to minimize any visual impact to the adjacent property. In addition, we have proposed a landscape buffer between the residential uses and the Self-Storage use.

## **TOWN'S COMPREHENSIVE PLAN AND ZONING APPROVAL CRITERIA**

This PUD Amendment is part of a comprehensive submittal for Village 6 that includes this PUD Amendment, a Site Plan and Final Plat application. Since this proposal is consistent with the approved Preliminary Plat we believe that it is consistent with the Town Comprehensive Plan.

1. The PUD Rezoning is consistent with the purpose of the PUD Overlay district in Section 2.7.D.2 of Municipal Code, Title 10, Unified Development Code;

The purpose of this proposed PUD Amendment is to allow for the development of the proposed walkable, compact, motor court Paired Homes that would be precluded from inclusion within the overall Parkdale community without the requested amendment.

2. Ensure orderly and thorough planning and review procedures that will result in high-quality urban design;

This PUD Amendment is part of a comprehensive application that includes the full scope of the application all the way through to the Final Plat, this ensures the orderly and thorough planning and review of this application that will ultimately result in high quality urban design.

3. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space and amenity.

This PUD Amendment will absolutely encourage variety within the Parkdale community by allowing a unique Paired Home style that is organized around a unique motor court garage configuration, with many homes fronting directly on to green space and open space amenities.

4. Provide a mechanism for considering mixes of uses that can be made compatible by application of careful imaginative treatment of interrelationships of activity.

The proposal is intended to allow for a unique residential addition to the overall Parkdale community, the residential uses are compatible with the other residential uses within the community, but allow a greater level of choice for residents within the overall community.

5. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who directly benefit from it.

This PUD Amendment depicts areas of open space for the benefit of the surrounding neighborhood, as well as the future residents of Village 6. As part of a comprehensive application we have made it clear that the smaller open space areas that primarily benefit the residents directly surrounding these areas will maintain those open space areas.

6. To convert land so poorly developed as to be a public liability.

The current condition of the land is vacant and provides no community open space or public benefit.

7. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.

This is not applicable to this application.

8. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the determinant of surrounding neighborhoods.

The overall Parkdale community is an assembly of properties so that they can be developed into a cohesive Master Planned community with open space and park amenities for the overall community.

9. To simplify processing of development proposals for developers and the Planning Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.

This PUD Amendment is part of a concurrent review including a full Site Plan with the associated construction documents and reports, as well as a full Final Plat.

**A description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings.**

This PUD Amendment is related specifically to Village 6 of the Parkdale community. In general, the public Open Space dedication has been accomplished in the larger Parkdale community. This specific

proposal includes a large Pocket Park, as well as a green court and trail corridor through the neighborhood.

**MINERAL RIGHTS AND PROJECT RESTRICTIONS**

Mineral Rights on the Parkdale property are owned and operated by 8 North, LLC (Extraction, LLC). This part of the Parkdale community includes an executed SUA. A new consolidated oil and gas area has been negotiated with 8 North, LLC (Extraction, LLC) and is approximately 1/3 of a mile to the south of the property. The SUA that has been negotiated with 8 North, LLC (Extraction, LLC) anticipates that 8 North, LLC (Extraction, LLC) will drill any future wells before homes are occupied in the Parkdale community.

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

Sincerely,

OEO, LLC