



**Harry Brennan** | Senior Planner  
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RE: Parkdale North PD Amendment & Preliminary Plat

### Neighborhood Meeting

Per Erie's Review & Approval Procedures, a neighborhood meeting for the PDA-001720-2024 & PDA-001719-2024: Parkdale North PD Amendment & Preliminary Plat application was held on June 10th, 2024 from 6:30 pm to 7:15 pm, the meeting was held virtually via Zoom.

Prior to the meeting, mailing notices were sent to adjacent property owners within 500' of the property per UDC requirements and signs were posted along Arapahoe Road and County Line Road.

At the meeting, a powerpoint presentation was presented, the presentation is included with these meeting notes. In attendance were John Prestwich, Matt Janke, Chris Elliot.

The meeting had four attendees. The attendees thanked us for the presentation. There were questions related to the potential timing of the school site - the applicant team answered that they have no control over the timing but have worked with the School District on the location for the school site as well as the grade separated pedestrian connection. There was a question about if this portion of the community would have Multi-Family homes, the applicant pointed out that there are Townhomes proposed - which are required to meet the housing diversity for the overall community, but no Multi-Family is proposed. The remainder of the discussion related to ongoing landscape maintenance and construction debris clean up in the existing Parkdale community.

Sincerely,

John Prestwich, President, RLA, PCS Group, Inc.



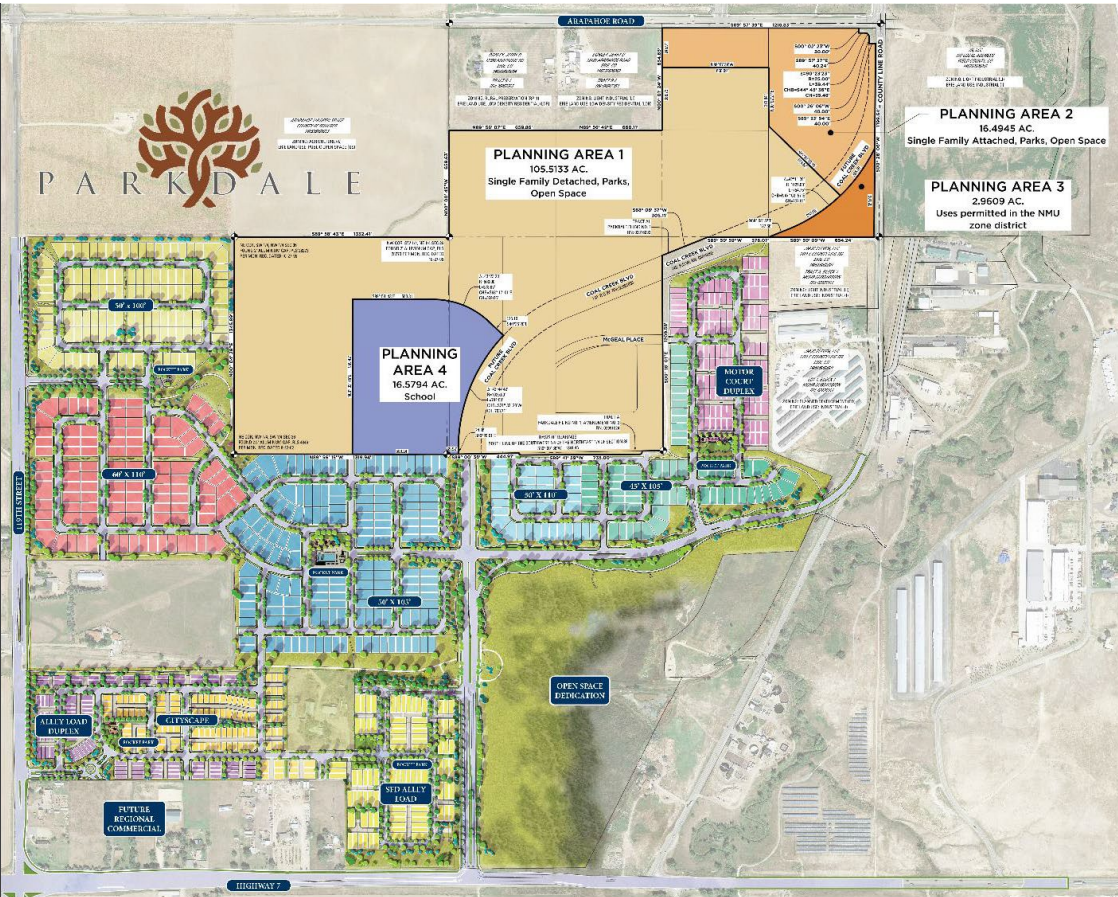


NORTH PARKDALE PD AMENDMENT & PRELIMINARY PLAT  
– NEIGHBORHOOD MEETING

JUNE - 2024

## WHAT ARE WE AMENDING?

- This is really a very simple proposal; we are requesting to modify the Dimensional Standards to mirror the standards that have been adopted in the Town's UDC Title 10 Chapter 4 – Dimensional Standards.
- We are not requesting any changes to any planning area boundaries or permitted uses.
- We are not proposing any changes to any standards that are already approved.



ORIGINAL APPROVED PD

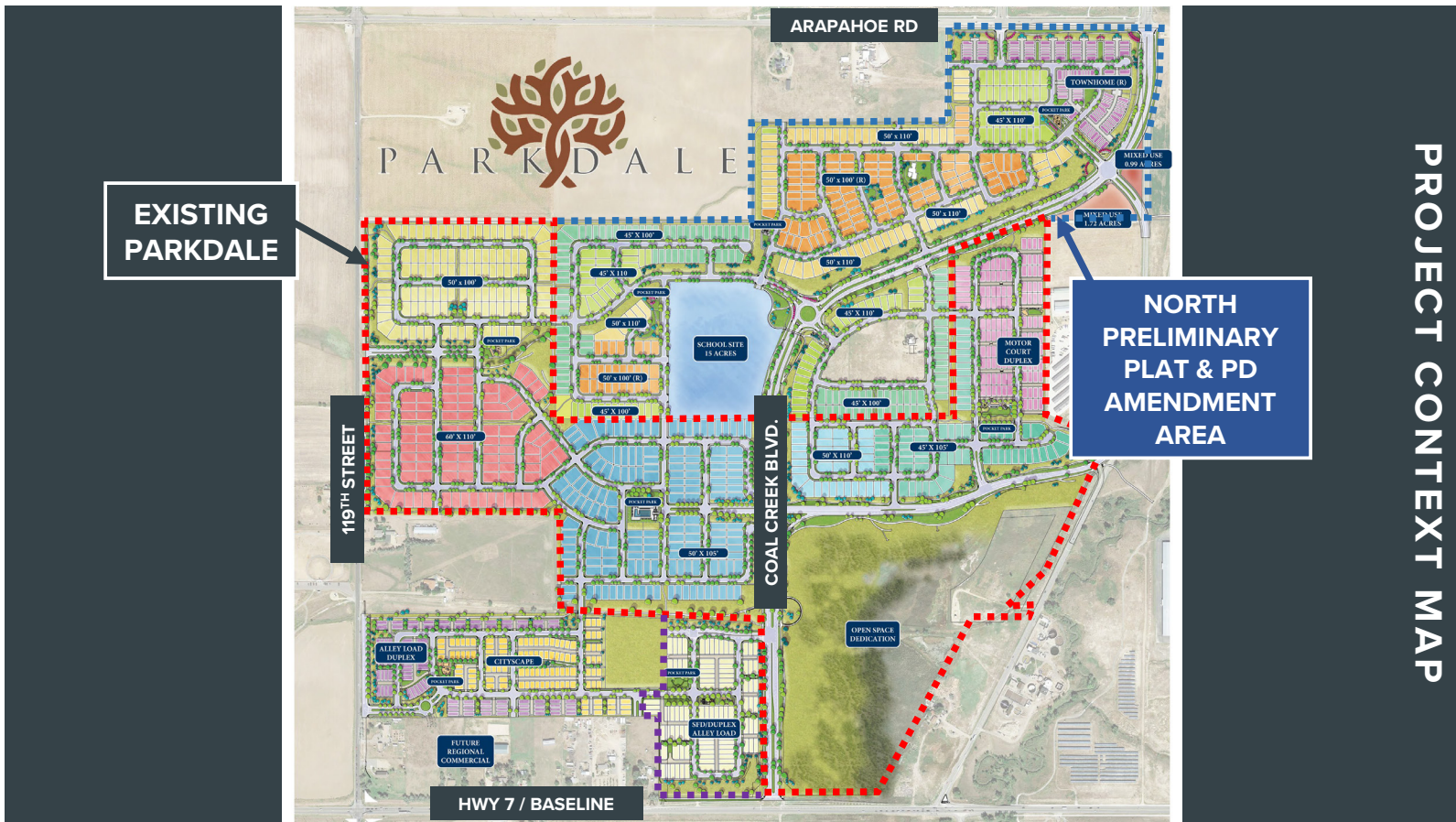
DIMENSIONAL STANDARDS SUMMARY CHART								
LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY DETACHED	45'	4,950	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 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'		ACC. - 65'				ACC. - NA	
SINGLE FAMILY ATTACHED	20'	1,120	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. - 25'
	30' CORNER LOTS		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	
PLANNING AREA 3 NMU	DEFER TO TOWN OF ERIE UDC, CC (COMMUNITY COMMERCIAL) ZONE DISTRICT FOR NON-RESIDENTIAL USES, AND HR (HIGH-DENSITY RESIDENTIAL) ZONE DISTRICT FOR RESIDENTIAL USES.							

PROPOSED PD AMENDMENT

DIMENSIONAL STANDARDS SUMMARY CHART								
LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY DETACHED	45'	Med. 2,500-4,999	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'		ACC. - 65'				ACC. - NA	
SINGLE FAMILY ATTACHED	Alth: none	Small 1,000-2,499	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. - 25'
	30' CORNER LOTS		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	
PLANNING AREA 3 NMU	DEFER TO TOWN OF ERIE UDC, CC (COMMUNITY COMMERCIAL) ZONE DISTRICT FOR NON-RESIDENTIAL USES, AND HR (HIGH-DENSITY RESIDENTIAL) ZONE DISTRICT FOR RESIDENTIAL USES.							

# PRELIMINARY PLAT

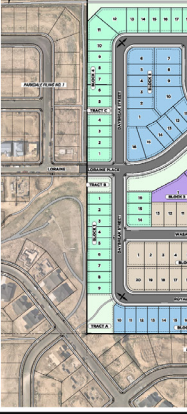
- The Preliminary Plat is approximately 141.5 Acres, and is designated as LDR (Low Density Residential) in the Comprehensive Plan – this permits a maximum of 6 dwelling units per acre, or 849 units. The proposal is for 534 units, or about 3.7 dwelling units per acre.
- The proposal includes Single Family Detached Homes, and alley served Townhomes which provide the required home diversity for the overall community.
- The Preliminary Plat includes a 15 acre future School Site, with a grade separated trail crossing for the School Site.
- This Preliminary Plat provides the land necessary for the extension of Coal Creek Boulevard.



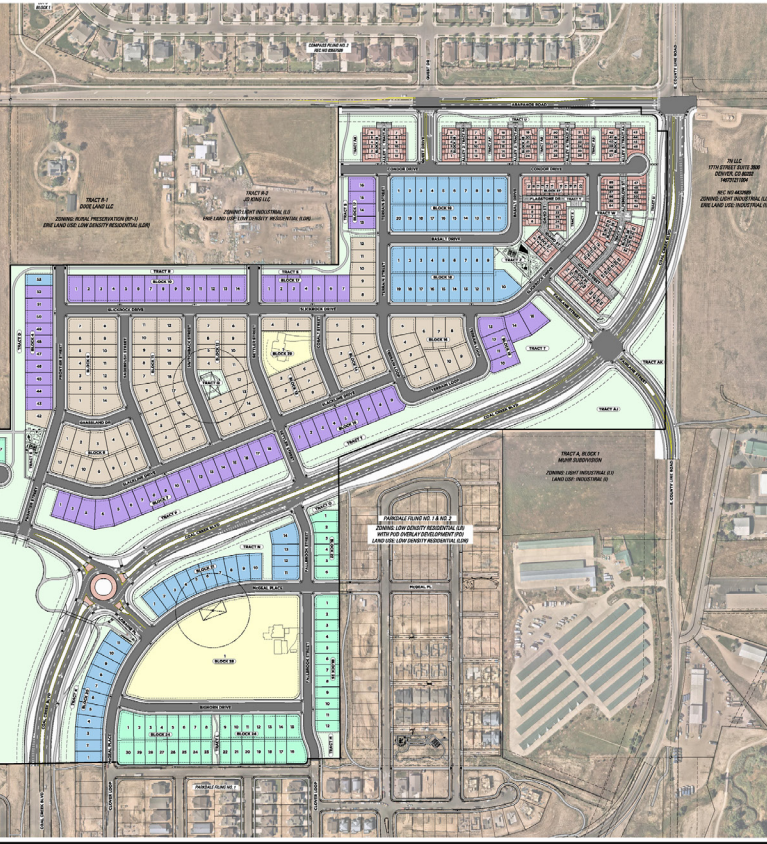
PROJECT CONTEXT MAP

LOT TYPE SUMMARY CHART:			
LOT TYPE	LOT COUNT	WIDTH	TYPICAL DEPTH
MULTI-FAMILY TRACTS	74	80'	100'
SINGLE-FAMILY TRACTS	133	80'	100'
TOWNSHOP TRACTS	100	40'	100'
OPEN SPACE TRACTS	108	VARIES	77'-79'
<b>TOTAL:</b>	<b>334</b>		

LAND SUMMARY CHART:			
TYPE	COUNT	AREA (AC)	% OF TOTAL
SINGLE FAMILY LOTS	408	36,480 AC	39.8 %
TOWNSHOP LOTS	128	4,487 AC	4.8 %
PRIVATE ALLEY TRACTS	2	1,816 AC	1.9 %
OPEN SPACE TRACTS	28	18,093 AC	19.4 %
FUTURE DEVELOPMENT TRACTS	1	1,738 AC	1.8 %
POCKET PARK TRACTS	3	1,569 AC	1.7 %
POCKET PARK TRACTS	1	1,569 AC	1.7 %
SCHOOL SITE	1	15,081 AC	16.3 %



TRACT TABLE:			
TRACT	AREA (AC)	USE	DISTRICT
TRACT A	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT B	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT C	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT D	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT E	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT F	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT G	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT H	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT I	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT J	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT K	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT L	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT M	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT N	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT O	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT P	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT Q	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT R	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT S	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT T	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT U	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT V	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT W	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT X	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT Y	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT Z	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AA	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AB	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AC	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AD	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AE	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AF	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AG	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AH	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AI	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AJ	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AK	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AL	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A
TRACT AM	0.40 AC	PRIVATE OPEN SPACE	DISTRICT A



**KT ENGINEERING**  
1525 W. 12TH AVE. #200  
DENVER, CO 80202  
P: 724.584.8999

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DATE: 10/15/2023  
BY: BSS  
CHECKED BY: BSS  
SCALE: 1" = N/A'

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PROJECT NO: 0043-1814  
SHEET NO: 005  
DATE: 10/15/2023

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C4

PRELIMINARY PLAT