

**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

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

Proposed Zoning: LR/PUD

Gross Acreage: 34

Gross Site Density (du/ac): Approx. 3.0 du as part of Parkdale

Lots/Units Proposed: 203

Gross Floor Area: NA

SERVICE PROVIDERS

Electric: Public Service

Metro District: N/A at this time

Water (if other than Town):

Gas: Public Service

Fire District: Mountain View Fire

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<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
COMPREHENSIVE PLAN AMENDMENT		<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
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<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
SPECIAL REVIEW USE		<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	VARIANCE \$ 600.00	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN \$ 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: [Signature] 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

[Signature]
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 of Parkdale lies generally west of County Line Road and north of Baseline Road/HWY 7. This project consists of an area of approximately 260 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 for all of Parkdale is for the design of a walkable neighborhood with a mix of alley loaded single family and paired homes. This addition to Parkdale focuses around a park at the entry into the neighborhood from 119th Street, with a central trail connecting the neighborhood to the park. The majority of homes will front to shared open space areas, and the homes will all have garages located in the rear of the house. This will allow a much greater architectural presence for the front of the homes.

This addition to the Parkdale community will promote walking by providing a pocket park within walking distance of all homes. Streets are designed to incorporate the planting of shade trees along streets, creating an attractive and comfortable pedestrian atmosphere. Circulation patterns limit block lengths, and provide multiple connections to distribute traffic more efficiently, provide multiple routes, and allow pedestrians to move more freely through the community. In addition, the plan has been designed to accommodate an extension of the east-west spine trail.

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

PROPOSED VARIATIONS FROM THE LR ZONE DISTRICT

The proposed variations in this PUD request relate specifically to dimensional requirements. The rear loaded alley homes do not require the same setbacks and lot sizes as traditional front loaded homes that are more typical in this zoning district. The current UDC is not compatible with industry standard rear loaded development at this time.

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 mix of quality housing 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 a logical extension of the Parkdale community. The total property is approximately 34 acres, and we are requesting 203 single family and duplex homes, plus the existing residence, which equates to approximately 5.8 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 rezoned to the LR designation. All residential units being proposed would be alley loaded product, 96 of these units being duplex and 107 being single family detached. In general, where homes do not have street frontage we have provided an extended driveway to allow for additional parking. 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 a connection to the road network in the larger Parkdale community, and another connection to 119th Street. 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

The Penner Thero addition to the Parkdale community is currently bounded by existing residential uses to the north and south, with one exception. There is an existing Greek orthodox church to the southwest. This proposal is consistent with the future Land Uses identified in the Comprehensive Plan. The proposal is buffered from the uses to the north by the spine trail corridor, to the south the homes are oriented towards green courts, additionally extra land has been provided as a buffer, and it is anticipated that the future Community Commercial development will provide an additional buffer.

Directly to the west of 119th is The Great Park Dog Park. Trails lead from this park area to the west and connect to the Lafayette Recreation Center as well as Boulder Valley School Districts Pioneer Elementary School, the trails disperse to the north as well. In addition, directly to the east of the property the proposed spine trail will connect to the trail that runs along Coal Creek, heading south under East Baseline Road/ Highway 7 to the Anthem community, and north connecting to several existing neighborhoods, as well as providing access to the Erie Recreation Center, and continuing north into downtown Erie. Parkdale will be providing a spine trail connection to link the trails from the east to the Coal Creek trail to the west, the Parkdale project will be providing a grade separated crossing of County Line road as well. It is anticipated that the surrounding properties will develop in a similar manner and density as Parkdale.

TOWN'S COMPREHENSIVE PLAN AND ZONING APPROVAL CRITERIA

This PUD Amendment is part of a comprehensive submittal for the Penner Thero property that includes this PUD Amendment, a Site Plan and Preliminary Plat application. Before this submittal was made, and

at the request of Town Staff, the applicant proposed a Comprehensive Plan Amendment for this general area, thereby ensuring that this proposal is consistent with the Town's 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, rear loaded, housing types 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 mix of housing styles that are organized around a rear loaded 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 an extension of an important Spine Trail corridor that benefits the residents of the Town at large. 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, and the Spine Trail that benefits the larger community will ultimately become part of the Town's trail network.

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

The current condition of the land includes two residents that provide 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.

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 the Penner Thero addition to 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 green courts throughout the neighborhood. Additionally, this PUD Amendment includes an extension of the Spine Trail corridor. The only Town Maintained open space in this proposal is anticipated to be the Spine Trail corridor.

MINERAL RIGHTS AND PROJECT RESTRICTIONS

There is one existing well on the Penner Thero portion of the Parkdale property that is owned and operated by 8 North, LLC (Extraction, LLC). This well will be abandoned as part of the Parkdale community SUA. A new consolidated oil and gas area has been negotiated with 8 North, LLC (Extraction, LLC) and is approximately ½ mile east 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