



P A R K D A L E

PUD AMENDMENT No. 2

PROJECT TEAM



Applicant

OEO, LLC

Traffic Consultants

**LSC Transportation Consultants,
Inc**

Forester

Forest Tree, LLC

Land Planning & Landscape Architecture

PCS Group, Inc.

Geotechnical

CTL Thompson, Inc.

Deere & Ault, Inc

Cesare, Inc

Environmental

CTL Thompson, Inc.

Western Environmental, Inc.

Civil Engineering

KT Engineering

Wetland Specialist

Ecological Resource Consultants

PROJECT HISTORY

We are requesting an Amendment to the Parkdale PUD to allow for alley served Single Family & Paired Homes, and to clean up language at staffs request.

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 the Fall of 2018 we Amended the Comprehensive Plan to align with the zoning that had been approved, and current thinking for the adjacent area.

Since receiving approval on the Preliminary Plat and PUD we have been working on the Final Construction drawings, a preliminary plat for this area, Access and Offsite Agreements, etc., in anticipation of construction efforts.

Which, brings us to tonight. As part of the design efforts for this area of alley served Single Family and Paired Homes in Parkdale we have prepared an Amendment to the current approved Parkdale PUD.

COMPASS

ARAPAHOE RD

COUNTY LINE

PARKDALE

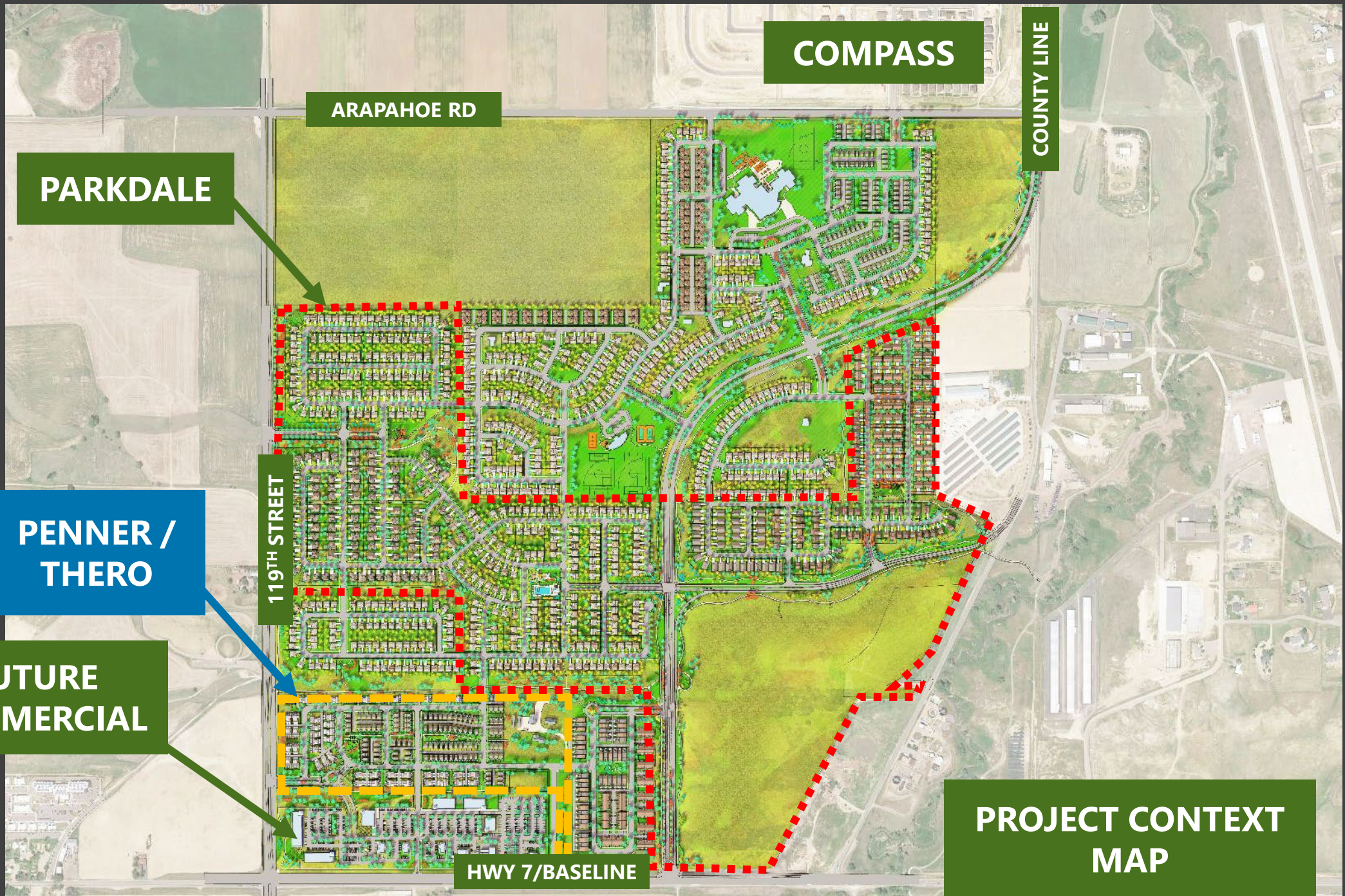
PENNER /
THERO

FUTURE
COMMERCIAL

119TH STREET

HWY 7/BASELINE

PROJECT CONTEXT
MAP





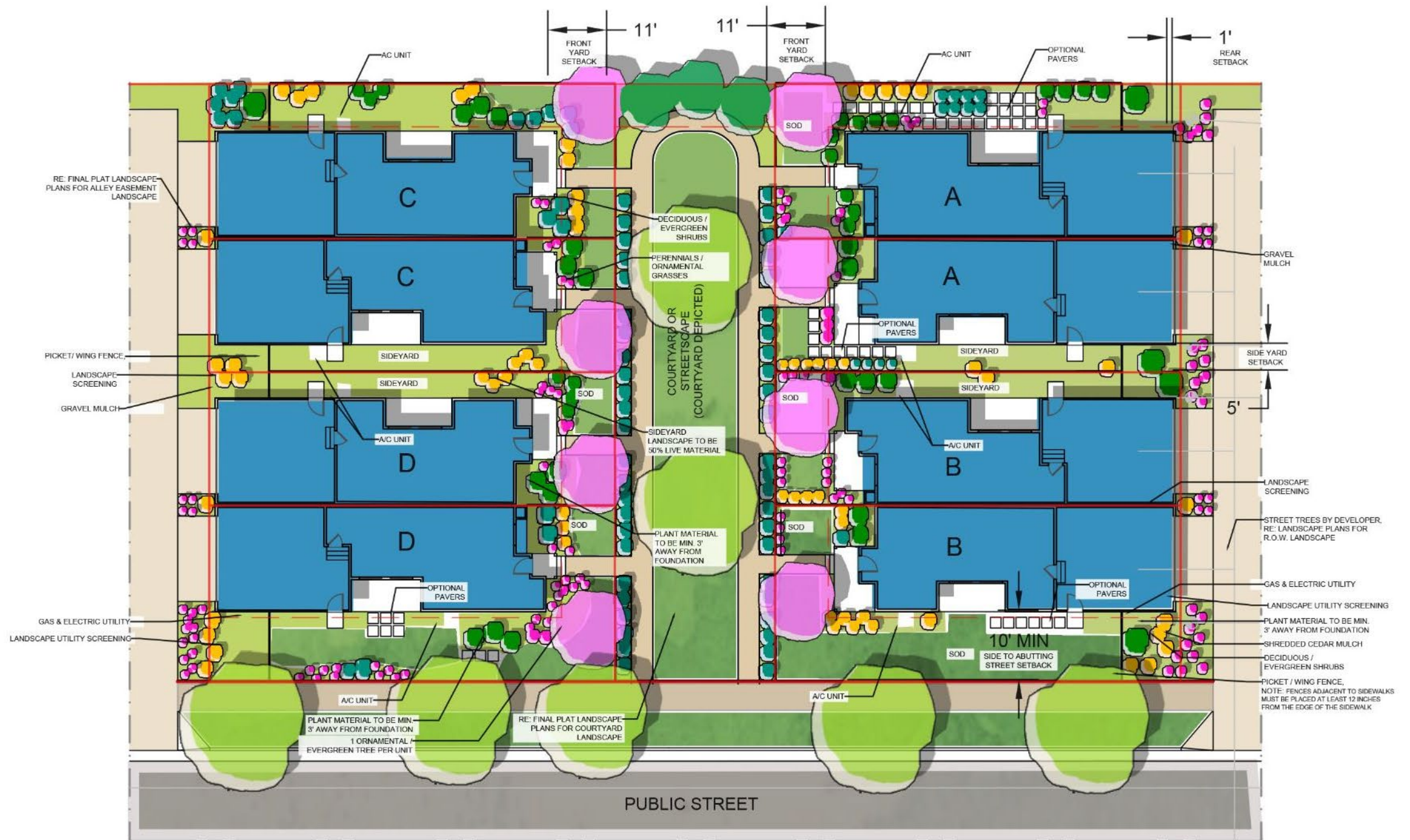
PUD Amendment

- Sets the dimensional standards for the Homes in Village 8.
- Requires enhanced Architecture for homes that face streets, parks, trail corridors, and open space.
- Creates a pocket park planning area.
- All homes in this area have rear loaded garages, which is the primary reason for the change in dimensional standards.

PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART								
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) ^(2,3,4,5,6)					
DISTRICT	WIDTH (FT.)	AREA (S.F.)	FRONT ^(2,3,6,7)	SIDE ^(2,3,7) <small>(TO ABUTTING STREET)</small>	SIDE ^(1,2,3) <small>(TO INTERIOR LOT)</small>	REAR ^(2,3,4,6)	HT.	
LR (SFD) (VILLAGE 1-4)	50'	5,000	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. - 25'	
	55' CORNER LOTS		ACC. - 30'			ACC. - 5'		
LR (SFD) (VILLAGE 5)	45'	4,725	PRIN. - 20'	10'	5'	PRIN. - 20'		
	50' CORNER LOTS		ACC. - 30'			ACC. - 5'		
LR (SFA) ⁽⁷⁾ (VILLAGE 6)	35'	2,500	PRIN. - 11'	10'	5'	PRIN. - 12'		
LR (POOLHOUSE) (VILLAGE 7)	50'	5,000	PRIN. - 8'	10'	5'	PRIN. - 20'		
						ACC. - 5'		
POCKET PARKS	50'	10,890	PRIN. - 8'	10'	5'	PRIN. - 20'		
						ACC. - 5'		
LR (SFD-SFA) (VILLAGE 8)	25'	1,800	PRIN. - 11'	10'	5'	PRIN. - 1' (ALLEY)		
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. ABOVE GRADE EAVES, ROOF OVERHANGS, ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS.								
3. BELOW GRADE WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS.								
4. UNENCLOSED COVERED PATIOS AND DECKS ARE PERMITTED TO ENCROACH UP TO 6 FEET INTO THE REAR SETBACK.								
5. REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE DOOR IS PERPENDICULAR TO THE STREET ROW/LOT FRONTAGE.								
6. PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT.								
7. SFA PORCHES AND STEPS MAY EXTEND 6' INTO THE FRONT SETBACK, AND 5' INTO THE SIDE ABUTTING STREET SETBACK.								

PUD Amendment

- Set dimensional standards for Village 8, the standards are based on rear/alley loaded garages.
- Pocket Park area created.
- Clean up language as requested.















SUMMARY

- Adds Standards for Homes in Village 8.
- Adds a pocket park planning area.
- Staff is recommending approval based on the review of approval criteria, is in compliance with both the Zoning and Town of Erie Comprehensive Master Plan.

