



P A R K D A L E

PRELIMINARY PLAT



## **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 approval of a Preliminary Plat for this area of alley served Single Family and Paired Homes.

**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., and construction efforts have begun.**

**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 amended the PUD to include these uses and tonight we are requesting approval of the Preliminary Plat for this area.**

COMPASS

ARAPAHOE RD

COUNTY LINE

PARKDALE

SCHOOL

PENNER /  
THERO

119TH STREET

FUTURE LR

FUTURE  
COMMERCIAL

HWY 7/BASELINE

PROJECT CONTEXT  
MAP





119TH STREET

SPINE TRAIL

SINGLE FAMILY

PASEO/GREENCOURT

FUTURE ACCESS

FUTURE ACCESS

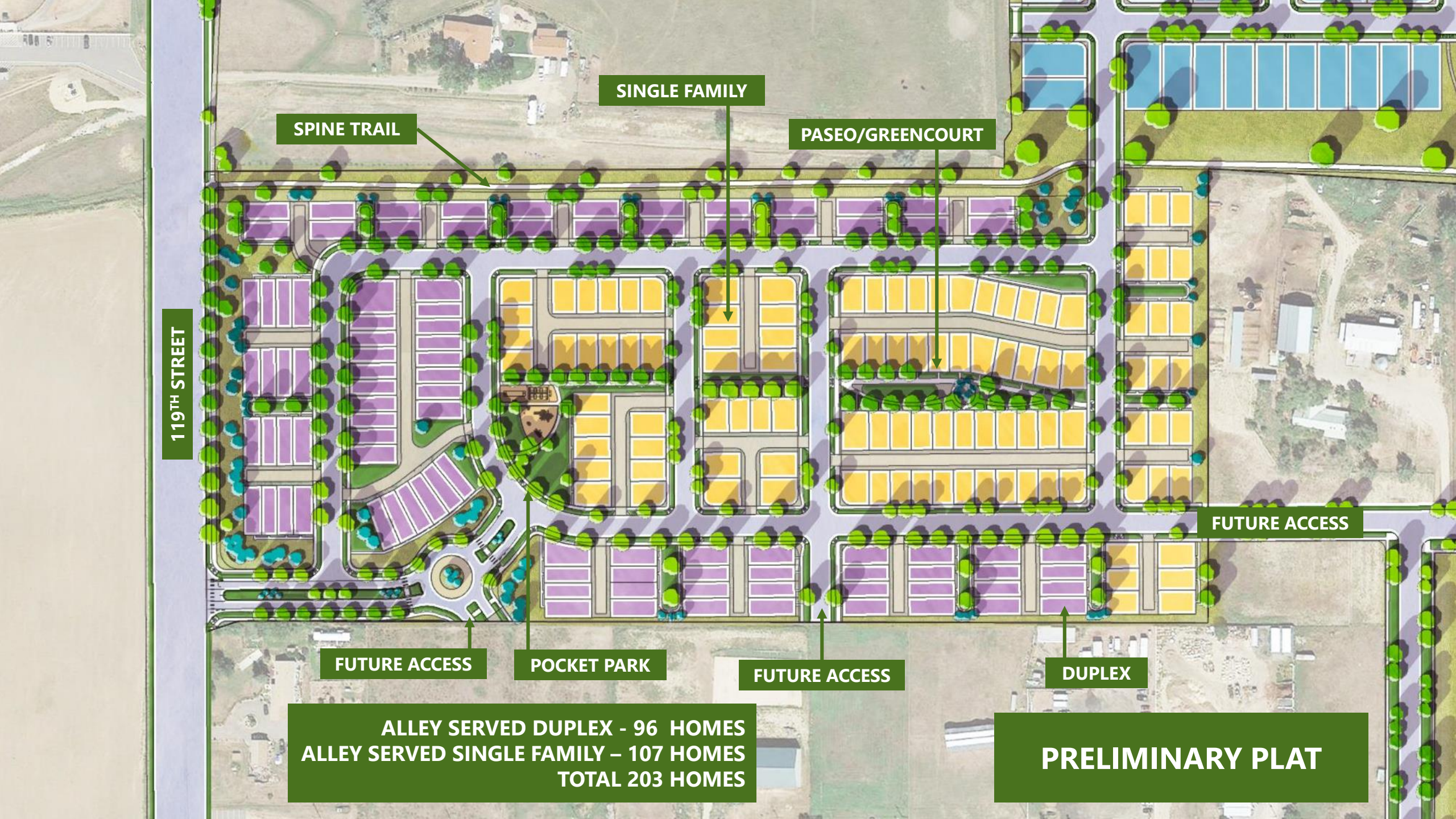
POCKET PARK

FUTURE ACCESS

DUPLEX

ALLEY SERVED DUPLEX - 96 HOMES  
ALLEY SERVED SINGLE FAMILY - 107 HOMES  
TOTAL 203 HOMES

PRELIMINARY PLAT







- This area requires enhanced Architecture for homes that face streets, parks, trail corridors, and open space.
- Includes a pocket park as well as internal green courts and paseo.
- Includes an extension of the Spine Trail.
- Provides access to the future Commercial area.
- All homes in this area have rear loaded garages.







































# SUMMARY

- The PUD Amendment was unanimously approved in anticipation of this Preliminary Plat.
- 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.
- Planning Commission has also recommended approval.









