



P A R K D A L E

MASTERS ANNEXATION / INITIAL ZONING



## **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 an Annexation and Initial Zoning Approval for a property with an approved Pre-Annexation Agreement.

**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. We are requesting approval of an Annexation and Initial Zoning for an area as an extension of the Parkdale community that is part of an Approved Pre-Annexation agreement.**





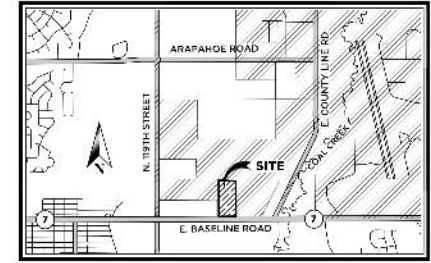


## ERIE GATEWAY SOUTH ANNEXATION NO. 8 TO THE TOWN OF ERIE

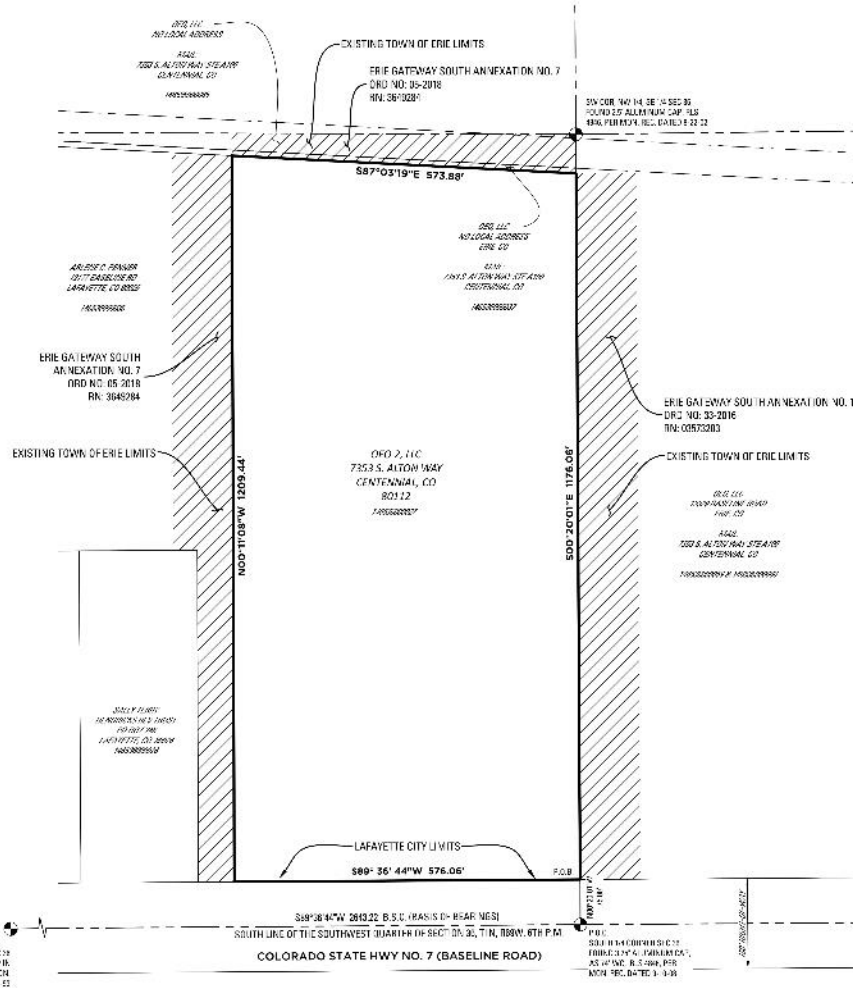
LOCATED IN THE SW QUARTER OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
COUNTY OF BOULDER, STATE OF COLORADO  
15.7314 ACRES  
AN-001140-2020

### LEGEND:

- ANNEXATION PROPERTY BOUNDARY
- ANNEXATION BOUNDARY CONTIGUOUS WITH THE TOWN OF ERIE
- PROPERTY BOUNDARY
- SECTION LINE
- ABANDONED RAILROAD R.O.W. ACQUIRED BY OEO, LLC
- SECTION CORNER



VICINITY MAP  
1" = 2000'



### LEGAL DESCRIPTION:

A PART OF LAND LOCATED IN THE SOUTH-WEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SACCS OF BEARING AND DISTANCES ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°36'44\"

SOUTHWEST CORNER OF SECTION 36, BEING A FOUND 2.25\"

SOUTH 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25\"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36,

THENCE S 00°20'01\"

THENCE S 89°36'44\"

THENCE A 256.00\"

1. N 00°10'08\"

THENCE S 00°20'01\"

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 15.7314 ACRES, MORE OR LESS.

### CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE TOWN OF ERIE AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-2-04(1) AND THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 2,638.44'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 589.24'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 2,596.38'

THE TOTAL CONTIGUOUS PERIMETER IS 93.76% WHICH EXCEEDS THE 75% (18.67%) AREA REQUIREMENT.

### GENERAL NOTES:

THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET. ALL BEARINGS IS TOWNSHIP MEASURED AND IN DEGREES MINUTES SECONDS.

ACCORDING TO COLORADO LAW, YOU MUST COMMERCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. NO COURT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36 BEING N 89°36'44\"

THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED TO THE TOWN OF ERIE AND WAS CREATED WITHOUT THE BENEFIT OF A TITLE POLICY.

### SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A duly Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Annexation Map shown hereon truly and correctly represents the above described parcels of land and that all legal line work shown on the plat is the legal boundary of said parcels of land to the present boundary of the Town of Erie.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHRISTOPHER H. McELVAIN  
COLORADO P.L.S. #3838  
FOR OR ON BEHALF OF KT ENGINEERING, LLC

### BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS ANNEXATION MAP IS TO BE KNOWN AS THE "ERIE GATEWAY SOUTH ANNEXATION NO. 8 TO THE TOWN OF ERIE" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED AT THE REGULAR SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE CITY OF ERIE, COLORADO, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_  
TOWN CLERK

### CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

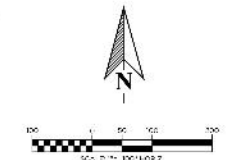
\_\_\_\_\_  
(S SIGNATURE)

COUNTY CLERK AND RECORDER

DATE SUBMITTED	02.26.2020
REVISION NO.	DATE
1	05.27.2020
2	05.14.2021
3	
4	
5	
REPORTS TO:	
OEO 2, LLC	
7353 SOUTH ALTON WAY	
CENTENNIAL, CO 80113	
303.470.8911	
SHEET 1 OF 1	

**KT ENGINEERING & SURVEYORS**

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.635.5190



1. AN-001140-2020 PARKDALE ANNEXATION MAP TO THE TOWN OF ERIE



# PARKDALE - PD ZONING MAP

15.7314 ACRES  
[Z-0014]-2020

A PART OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASE OF BEAKINGS: 1-4 INSS ARE BASED ON THE SOUTH LINE OF HE SCOUT HWY-511/4  
OF SECTION 35. LONGS 89°36'42" W AND 90°24'51" N. THE DATA FOLLOWS:

SOUTHWEST CORNER OF SECTION 36, BEING A FOUND 2.25" ALUMINIUM CAP IN RANGE BOX. P.S. 25636 PER MON REC DATED: 2-2-93.

SOUTH 7/4 CORNER OF SECTION 36, BEING A FOUND 3 25" ALUMINUM CAP AS A 75" W.C.  
815 4245 FEE MON. REC DATED 9-10-05.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36

"THENCE N 00°20'01" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (LHS LINE) ROAD SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE 64' EASY SOUTH ALN. VARIATION NO. 1, OF NO. 33-2016, SECTION NO. 075/332, L.A.M. THE POINT OF BEGINNING.

HENCE 59 36 44" W. A LONG SAIL NOR HEBY HIGH OF WAY IN A DISTANCE OF 7.5 NM FROM THE SOUTH EAST CORNER OF THE GAT-WAY SOUTH ANCHORAGE ON NO. ONE, NO. 26 30 8, RECEIVED NO. 56 9283.

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID ERE GATEWAY SOUTH ANNEXATION NO. 7 THE FOLLOWING TWO (2) COURSES:

2. S 67°03'17" E A DISTANCE OF 573.55 FEET TO A POINT ON THE WESTERY BOUNDARY OF SAID FIRE GATEWAY SOUTH ANNEXATION NO. 1, ORD. NO. 33-20'6, EXCEPTION NO. 03572283.

HENCE SOD 90° C/F + ARC MG/ML + W/ST RIV + C/JUDARY A. DISTANCE - 0 - 172.05 - 11  
O F F POINT OF BEGINNING






HE ABOVE DESCRIBED PARCE CONTAINS AN AREA OF 680,260 SQUARE FEET OR 15.714 ACRES MOORE 21153

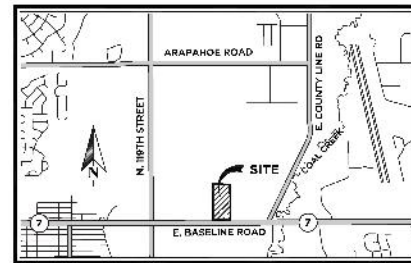
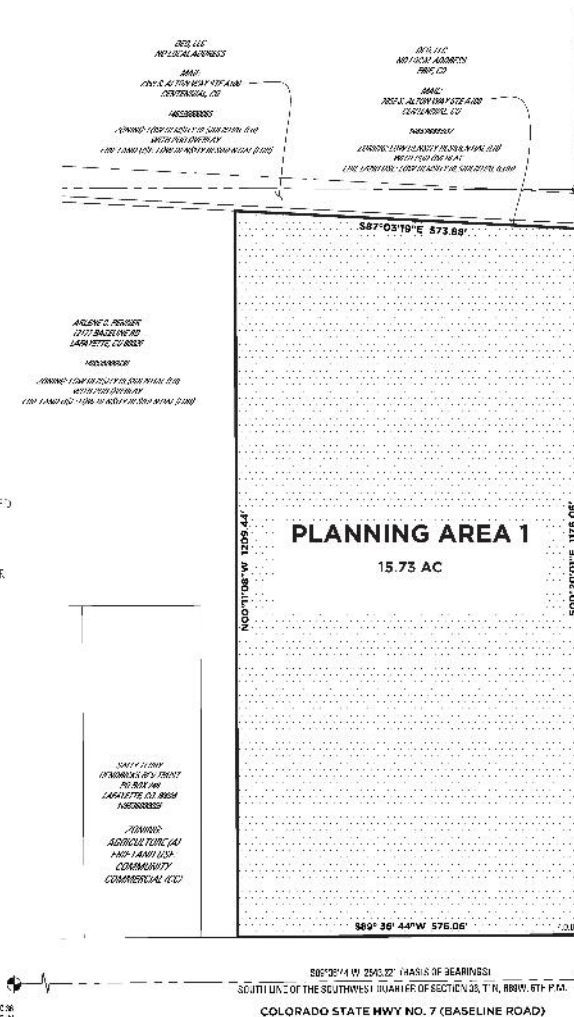
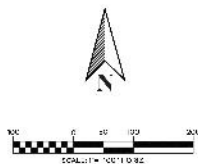
1. IS-IPD ZONING MAPS ARE SINGLE STANDARD IS-IPD SURVEY STANDARDS FOUND IN ALL MUNICIPAL CODES OF THE FIELD. IN THE PAST, AT-AT FEELS A DISAGREEMENT BETWEEN THE MUNICIPAL CODE AND THIS IS, THE PD IS NOT CONTROL AND MONITORING ARE NOT SPECIFICALLY ADDRESSING THE IS-IPD ZONING MAPS SHALL COMPLY WITH THE MUNICIPAL CODE AND THE DEVELOPER WILL BE RESPONSIBLE FOR ADDRESSING THE PD WITH THE MUNICIPAL CODE AND THE DEVELOPER.

2. THE TEMPORARY USES SHALL EXPIRE AND NO LONGER BE PERMITTED IN THE PD WHEN THE PROPERTY DEVELOPER WITH THE MUNICIPAL USES USED IN PLANNING IN THE PD.

3. ONLY GAS STATION SHALL BE ALLOWED TO BE SETBACK FROM AN ACTIVE WELL SITE, 25 FEET FROM THE EXISTING AND ABANDONED WELL SITES. NO NEW SETBACK WITH IN 150' OF AN ACTIVE WELL SITE.

**LEGEND:**

 ZONING BOUNDARY  
 PROPERTY BOUNDARY  
 SECTION LINE  
 ABANDONED RAILROAD  
 SECTION CORNER

VICINITY MAP  
 1" = 2000'

I, \_\_\_\_\_, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FOLLOWING MAP IS A VALID CORRECTION TO THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH AND OVERLAPPING DISTRICT.

LATEST THE ABOVE ON THIS DAY OF 20

THE REGIONAL MAP IS TO BE KNOWN AS "THE  
REGIONAL MAP AND IS APPROVED AND ADOPTED BY OR BY AND BE  
ADOPTED AT THE REGULAR SPECIAL MEETING OF THE BOARD OF  
TRUSTEES OF THE COLORADO STATE COLLEGE

UNIVERSITY

ATTEST

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) ss. \_\_\_\_\_

RECEIVED BY AIR MAIL - 11:50 PM. U.S. MAIL WAS RECEIVED BY TELETYPE ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

COUNTY CLERK AND RECORDER

DIMENSIONAL STANDARDS SUMMARY CHART								
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS {F.T.}					
LOT TYPE	WIDTH (F.T.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO GARDENING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY ALLEY LOAD	50'	5,275	74'-1" C	74'-1" C	10' C	5'	111'-0"	12' MAX. 2ND FLOOR
	17'-0" MIN. SIDE		74'-1" C	74'-1" C	10' C	5'	111'-0"	
PLANNING AREA 1 TEMPORARY USES	50'	5,275	74'-1" C	74'-1" C	10' C	5'	111'-0"	12' MAX. 2ND FLOOR
	50'-0" MIN. SIDE		74'-1" C	74'-1" C	10' C	5'	111'-0"	

1.....COVER - PD PLANNING AREA  
2.....PD STANDARDS

PREPARED FOR  
ISK MANAGEMENT  
7953 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

LAND PLANNING



**pcs group**  
700 KALAMATH STREET  
DENVER, CO 80223  
303.531.4905  
[www.pcsgrouppcs.com](http://www.pcsgrouppcs.com)

ENGINEERING

**KT ENGINEERING**

12500 W. 53th AVE. #250  
ARVADA, CO 80002  
PH: (303) 644-4180

**MASTERS PD**  
ERIE, COLORADO

DRAWN BY: SEM  
CHECKED BY: JP  
DATE: 8-2-2021  
8-30-2021  
8 8 2021

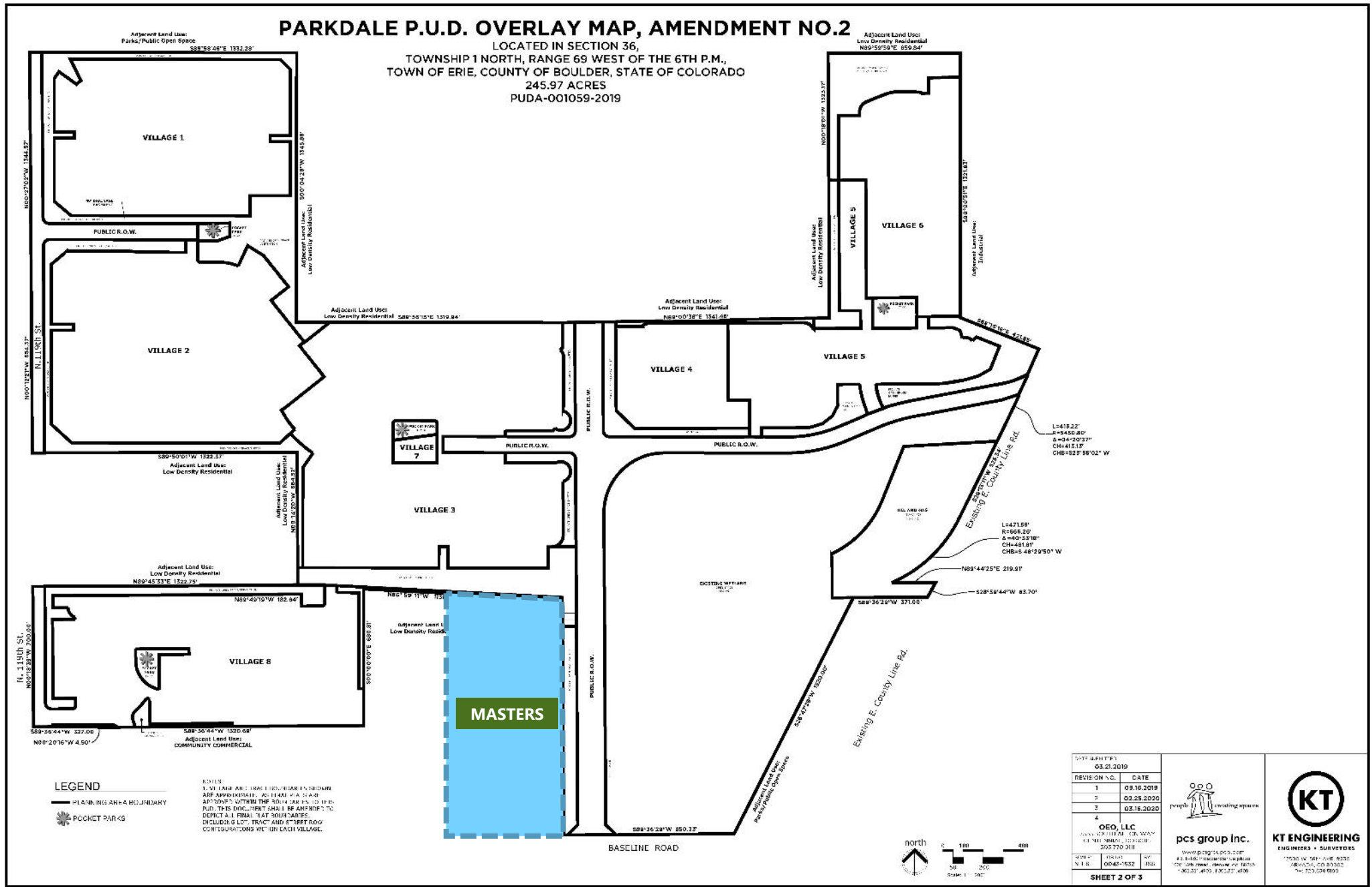
SHEET NAME

COVER SHEET

SHEET NUMBER

1 OF 2







	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) <sup>(2,3,4,5,6)</sup>				
DISTRICT	WIDTH (FT.)	AREA (S.F.)	FRONT <sup>(2,3,6,7)</sup>	SIDE <sup>(2,3,7)</sup> (TO ABUTTING STREET)	SIDE <sup>(1,2,3)</sup> (TO INTERIOR LOT)	REAR <sup>(2,3,4,6)</sup>	HT.
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.



# PARKDALE - CONCEPT PLAN

SPINE TRAIL

SINGLE FAMILY

MASTERS  
PROPERTY

ALLEY LOAD SFD  
(32' X 100'):  
93 UNITS  
5.9 DU/AC

POCKET PARK

POCKET PARK

COAL CREEK PARKWAY

ALLEY SERVED SINGLE FAMILY – 93 HOMES  
TOTAL 93 HOMES

HIGHWAY 7





# SUMMARY

- The proposal is consistent with the Pre-Annexation Agreement.
- 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.

