



Planning Commission

Board Meeting Date: 8/3/2022

File #: 22-275, Version: 1

SUBJECT: General Business

**PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie
Recommending that the Board of Trustees Approve with Conditions the Parkdale P.U.D.
Overlay Map, Amendment No. 3**

DEPARTMENT: Planning and Development

PRESENTER: Audem Gonzales, Senior Planner

STAFF RECOMMENDATION:

Approval of the Resolution with conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The property is located north of HWY 7 between 119th Street and County Line Road. The property is approximately 247 acres in size and is currently zoned LR - Low Density Residential with a Planned Unit Development (PUD) overlay over most of the property.

Site History and Prior Approvals

1. Annexation
 - The property was annexed by multiple annexations between 2016-2018
2. Zoning
 - Initially zoned LR - Low Density Residential at time of annexation.
 - 2018: Parkdale PUD created 6 planning villages for SFD and duplex homes
 - 2019: Parkdale PUD Amendment No. 1 - Added duplex standards to village 6
 - 2020: Parkdale PUD Amendment No. 2 - Created 2 new planning villages for SFD and duplex development
3. Plats
 - 2020: Parkdale Filing No. 1 - 478 lots
 - 2022: Parkdale Filing No. 1, Amendment No. 1 - 4 lots
 - 2020: Parkdale Filing No. 2 - 114 lots
 - 2022: Parkdale Filing No. 2, Amendment No. 1 - renamed streets
 - 2022: Parkdale Filing No. 3 - 204 lots

Parkdale P.U.D. Overlay Map Amendment No. 3

The land use application request is to amend the existing Parkdale PUD Overlay Map, Amendment

No. 2 to expand the boundary eastward to an area that proposes 6 future SFD homes. The village 8 dimensional standards and architectural standards would apply to the 6 future lots. This amendment includes general cleanup of existing PUD architectural standard language and amending the PUD map to add village acreage and platted lots.

Currently, there is a Minor Subdivision application in review for the 6 future lots that this PUD amendment would preside over. There are several applications in review with the Town for the Parkdale community that are not subject to this PUD; Preliminary Plat No. 2, PD Amendment No. 1, and Erie Gateway South Annexation No. 9.

ATTACHMENTS:

1. Staff Report
2. PC Resolution P22-05
3. Existing Parkdale PUD Overlay Map
4. Proposed PUD Overlay Map Amendment No. 3
5. Application and Narrative
6. Other Applicant Materials
7. Referral Agency Comments
8. Neighborhood Meeting Summary
9. Notifications
10. Applicant Presentation
11. Staff Presentation