



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 8/3/2022**

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**File #: 22-275, Version: 1**

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### **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 119<sup>th</sup> 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