



Legislation Details (With Text)

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Title:	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				
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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				

Date	Ver.	Action By	Action	Result
8/3/2022	1	Planning Commission		

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
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11. Staff Presentation