



Town Council

Board Meeting Date: 2/23/2021

File #: 21-069, **Version:** 1

SUBJECT: General Business

A Resolution of the Board of Trustees of the Town of Erie Approving a Pre-Annexation Agreement for the Parkdale Development

DEPARTMENT: Planning and Development

PRESENTER: Audem Gonzales, Senior Planner

TIME ESTIMATE: 20 minutes

STAFF RECOMMENDATION:

Adopt resolution approving the Parkdale Pre-Annexation Agreement.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Parkdale community is located north of Colorado Highway 7 and south of Arapahoe Road, between 119th Street and County Line Road. Parkdale represents a series of annexations, initial zonings, preliminary and final plats, site plans, and an overarching PUD-Planned Unit Development. Parkdale has the potential to become a master planned community of ~500 acres.

History

Several properties were annexed and initially zoned in 2016/2017. Parkdale Preliminary Plat No. 1 was approved in 2018. Parkdale Final Plats 1 and 2 were approved in 2020, totaling 592 residential lots. Approximately 234 acres have been final platted to date.

Future Filings

Future development within Parkdale requires additional annexation, initial zoning and preliminary plat applications. The pre-annexation agreement includes 9 additional properties to be annexed into Parkdale. Parkdale Preliminary Plat No. 2 is currently being reviewed by Town staff. This filing proposes 204 residential lots with both single-family and duplex products.

Pre-Annexation Agreement

Parkdale is a large-scale, phased community that requires a larger approach to development. The Pre-Annexation Agreement creates a path forward for future annexations. A major component of the agreement is highlighting the importance of the Coal Creek Boulevard build out. This North-South

arterial will be a main entrance into Erie as well as into the Parkdale community. Half of the arterial was platted with Parkdale Filing No. 1 and will be built with that filing. Future annexations north of Filing No. 1 rely on the Coal Creek Boulevard build out between Filing No. 1 and County Line Road. The pre-annexation agreement requires the complete build out of Coal Creek Boulevard Phase 1 before building permits can be issued for the Phase 1 properties, see Exhibits B & C. It also requires the complete build out of Coal Creek Boulevard Phase 2 before building permits can be issued for the Phase 2 properties. This agreement/phasing approach ensures each property will have sufficient access to Coal Creek Boulevard.

The pre-annexation agreement also addresses development timing in regards to existing structures connecting to Town services, the construction of a community-wide detention pond, installation of a water main and additional dedications of right-of-way.

Action Item

The Board of Trustees is the approval authority for the Pre-Annexation Agreement.

Board Priority(s) Addressed:

- ✓ Attractive Community Amenities
- ✓ Well-Maintained Transportation Infrastructure
- ✓ Effective Governance

ATTACHMENTS:

1. Resolution 21-023
2. Parkdale Pre-Annexation Agreement
3. Staff Presentation