



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 6/2/2021

File #: 21-206, **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 the Parkdale Preliminary Plat No. 2
with Conditions**

DEPARTMENT: Planning and Development

PRESENTER: Audem Gonzales, Senior Planner

STAFF RECOMMENDATION:

Adopt resolution making certain findings of fact regarding the proposed Parkdale Preliminary Plat No. 2.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

History

The Preliminary Plat No. 2 area was annexed into the Town in 2018 as part of Erie Gateway South Annexation No. 7. The property was Initially Zoned to LR-Low Density Residential at that time. A Sketch Plan was presented to the Planning Commission and Board of Trustees in 2018 for this project. The Parkdale PUD-Planned Unit Development overlay map was amended in 2020 to extend to portions of the subject property.

Preliminary Plat

The Parkdale Preliminary Plat No. 2 is generally located north of HWY 7 and east of 119th Street. The preliminary plat proposes 204 residential lot and 45 tracts. All dwelling units' front onto streets or garden courts and are alley loaded. The plat includes a series of internal trails, sidewalks, a spine trail and a pocket park. This preliminary plat is accessed off 119th street and connects into Parkdale Filing No. 1. Several other access points to future adjacent development are designed with this application.

The Planning Commission is the recommending body for this application while the Board of Trustees is the decision making body.

ATTACHMENTS:

1. PC Resolution P21-08
2. Proposed Parkdale Preliminary Plat No. 2
3. Staff Report

4. Application and Narrative
5. Other Applicant Materials 1
6. Other Applicant Materials 2
7. Referral Comments
8. Neighborhood Meeting Summary
9. Notifications