



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 6/22/2021**

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**File #:** 21-240, **Version:** 1

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**SUBJECT: General Business**

**PUBLIC HEARING:** A Resolution of the Board of Trustees of the Town of Erie Approving the Parkdale Preliminary Plat No. 2 with Conditions

**DEPARTMENT:** Planning and Development

**PRESENTER:** Audem Gonzales, Senior Planner

**TIME ESTIMATE:** 30 minutes

**STAFF RECOMMENDATION:**

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

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

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 119<sup>th</sup> Street. The preliminary plat proposes 204 residential lots 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 119<sup>th</sup> street and connects into Parkdale Filing No. 1. Several other access points to future adjacent development are designed with this application.

On June 2, 2021, the Planning Commission recommended the Board of Trustees approve Parkdale Preliminary Plat No. 2 with conditions. The Board of Trustees is the decision making body for this application.

**Board Priority(s) Addressed:**

- ✓ Attractive Community Amenities
- ✓ Prosperous Economy

- ✓ Well-Maintained Transportation Infrastructure
- ✓ Safe and Healthy Community

**ATTACHMENTS:**

1. BOT Resolution No. 21-088
2. PC Resolution No. P21-08
3. Proposed Parkdale Preliminary Plat No. 2
4. Staff Report
5. Application and Narrative
6. Other Applicant Materials 1
7. Other Applicant Materials 2
8. Referral Comments
9. Public Comment
10. Neighborhood Meeting Summary
11. Notifications
12. Staff Presentation
13. Applicant Presentation