



**TOWN OF ERIE**

Planning & Development – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
Tel: 303.926.2770 – Website: [www.erieco.gov](http://www.erieco.gov)

**LAND USE APPLICATION**

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Parkdale Addition - North Properties

PROJECT ADDRESS: TBD - generally South of Arapahoe Rd. & East of 119th Ave.

PROJECT DESCRIPTION: Parkdale Addition -The North Property is proposed to be a high quality residential addition to the Town of Erie, this proposal is an addition the current Parkdale Community which includes a significant amount of open space, parks, and a new entry road from Baseline/HWY 7 into the Town of Erie.

**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: N/A

Filing #:                      Lot #:                      Block #:                      Section: 36                      Township: 1 North                      Range: 69 West

**OWNER** (attach separate sheets if multiple)

Name/Company: OEO 2 LLC

Contact Person: Chris Elliot, E5X Management

Address: 7353 South Alton Way,

City/State/Zip: Centennial, CO - 80112

Phone: 303.770.9111                      Fax:

E-mail: mjanke@e5xmanagement.com

Check here if Owner is responsible for Application Billing

**AUTHORIZED REPRESENTATIVE**

Company/Firm: OEO 2 LLC

Contact Person: Matt Janke

Address: 7353 South Alton Way,

City/State/Zip: Centennial, CO - 80112

Phone: 303.770.9111                      Fax:

E-mail: mjanke@e5xmanagement.com

Check here if Authorized Representative is responsible for Application Billing

**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: PD

Proposed Zoning: PD

Gross Acreage: Approximately 142 acres

Gross Site Density (du/ac): 3.7 du/ac

# Lots/Units Proposed: 531

Gross Floor Area: N/A

**SERVICE PROVIDERS**

Electric: Public Service

Metro District: Parkdale

Water (if other than Town):

Gas: Public Service

Fire District: Mountain View Fire

Sewer (if other than Town):

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

**DEVELOPMENT REVIEW FEES**

ANNEXATION/DE-ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (40+ acres)	\$ 2000.00	<input type="checkbox"/> Sketch Plan	\$ 500.00 + 5.00 per lot
<input type="checkbox"/> Minor (20 acres to 40 acres)	\$ 1000.00	<input checked="" type="checkbox"/> Preliminary Plat	\$ 1000.00 + 20.00 per lot
<input type="checkbox"/> Minor (up to 20 acres)	\$500.00	<input type="checkbox"/> Final Plat	\$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$1000.00
<input type="checkbox"/> Major (40+ acres)	\$ 1000.00	<input type="checkbox"/> Annexation Plat	\$ 200.00
<input type="checkbox"/> Minor (Less than 40 acres)	\$ 200.00	<input type="checkbox"/> Minor Amendment	\$200.00
ZONING/REZONING		<input type="checkbox"/> Vacation ROW or Easement	\$200.00
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	VARIANCE	
<input checked="" type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		\$300.00
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	
			Cost to Town - \$10000.00 Deposit
<input type="checkbox"/>		SITE PLAN	
SPECIAL REVIEW USE		<input type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Oil & Gas	\$1200.00	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> All Other Types	\$500.00	<input type="checkbox"/> Non-Resi. (<10,000 sq.ft.)	\$500.00
MISCELLANEOUS		<input type="checkbox"/> Residential Amdt	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Temporary Use Permit	\$50.00	<input type="checkbox"/> Non Res Amdt (major)	\$500.00
<input type="checkbox"/> Architectural Review w/o Subd or Site Plan	\$300/model	<input type="checkbox"/> Non Res Amdt (minor)	\$100.00
OTHER FEES		WIRELESS COMMUNICATION	
<input type="checkbox"/> 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	<input type="checkbox"/> Wireless Facility - Admin	\$250.00
<input type="checkbox"/>		<input type="checkbox"/> Wireless Facility - Planning Commission	\$500.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. **The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.**

Owner: OEO 2, LLC Date: 10/5/23

Owner: By [Signature] Date: \_\_\_\_\_

Applicant: OEO 2, LLC Date: 10/5/23

STATE OF COLORADO )  
County of Arapahoe ) ss.

The foregoing instrument was acknowledged before me this 5th day of October, 2023,

by Chris Elliott

My commission expires: 11/03/2020

Witness my hand and official seal,  
LAND USE APPLICATION FORM - JANUARY 2022



[Signature]  
Notary Public





# PARKDALE

PRELIMINARY PLAT NARRATIVE-MAY- 2024  
NORTH PROPERTIES



# PROJECT TEAM

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## applicant:

### OEO 2, LLC

7353 South Alton Way, Centennial, Colorado 80112  
tel. 303.770.9111 - contact: Matt Janke

## planning consultant:

### PCS Group, Inc.

1001 16th Street - #3-B-180, Denver, Colorado 80265  
tel. 720.249.8246 - contact: John Prestwich

## engineering & surveyor consultant:

### KT Engineering

12500 W.58th Ave #230, Arvada, Colorado 80002  
tel. 720.638.5190 - contact: Ken Toland

## geologic & geotechnical consultant:

### CTL Thompson, Inc.

1971 West 12th Avenue, Denver, Colorado 80204  
tel. 303.825.0777 - contact: Dave Glater

## mine subsidence:

### Western Environment and Ecology, Inc.

2217 West Powers Avenue, Littleton, Colorado 80120  
tel. 303.730.3452 - contact: Greg Sherman

## traffic

### LSC Transportation Consultants, Inc.

1889 York Street, Denver, Colorado 80206  
tel. 303.333.1105 - contact: Christopher McGranahan





# CONTENTS

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## **section a:**

General project concept and purpose of the request;

## **section b:**

The total land area to be subdivided;

## **section c:**

The total number of lots, and if residential the proposed density;

## **section d:**

The total land area to be preserved as open space;

## **section e:**

Phasing of the project;

## **section f:**

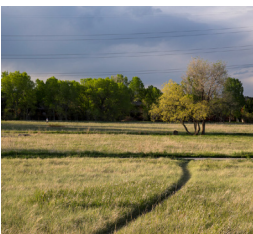
Availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/ service, and utility providers;

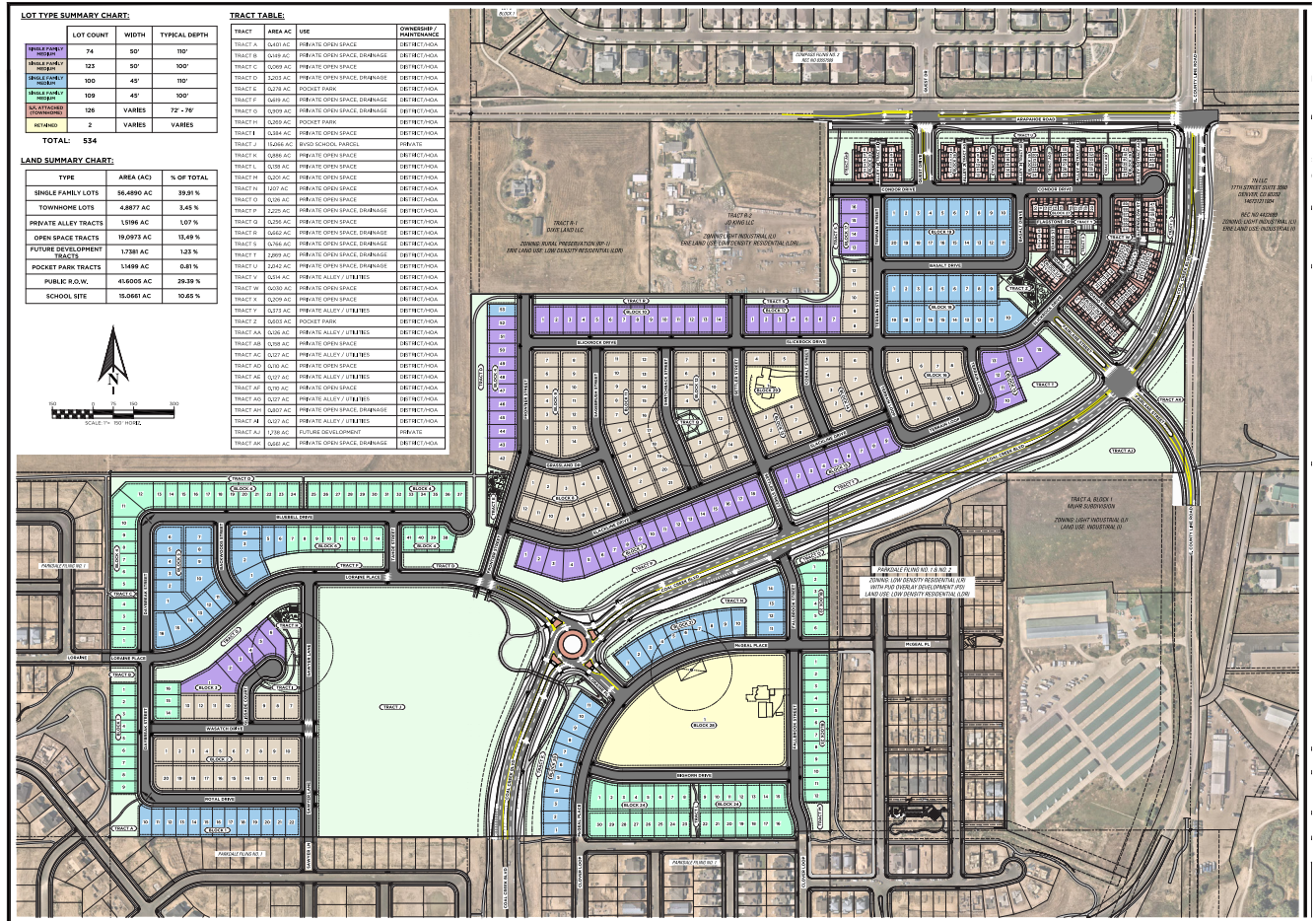
## **section g:**

Location, function and ownership/maintenance of public and private open space, parks, trails, and common areas;

## **section h:**

Existing or proposed covenants, special conditions, grants of easements, or other restrictions;





# PRELIMINARY PLAT NARRATIVE

## GENERAL PROJECT CONCEPT AND PURPOSE OF THE REQUEST

OEO 2, LLC, (the 'Applicant') is pleased to present this document requesting a Preliminary Plat approval as part of the recent annexation and rezone of a tract of land located in section 36, township 1 north, range 69 west of the sixth principal meridian, county of Boulder, State of Colorado, being presented as an addition to the Parkdale property. The North property is located south of Arapahoe Rd. and on both sides of the proposed Coal Creek Parkway. In this document we will discuss the property background, the proposed uses and quality of the community.

### The Vision.

The North addition to the Parkdale community creates a unique opportunity to provide more variety of home choices for the overall community. The creative vision for Parkdale still draws its inspiration from the Town of Erie's enduring innovative spirit, its commitment to sustainable design, and its small town charm. The Vision is based in the Town of Erie's Comprehensive Plan, "on the premise that the health of the Town and the quality of life of its residents are not dependent on any one factor. The underlying premise is an understanding that the Town





must seek a balance between environmental, economic and community/social considerations. Each of these components is interrelated and essential to the continued health and sustainability of the community.” (Town of Erie Comprehensive Plan)

The North property is designed as a part of the overall Parkdale community, and the new housing choice will provide additional single family detached homes as well as alley served Town-home choices. The alley served Town-home offers a 2 story product from a 3-plex to a 6-plex building. Housing choices throughout Parkdale are diverse in order to appeal to a wide range of ages and lifestyles while the proximity to the Town’s commercial and recreation areas provides the community’s basic retail, social, entertainment and service needs. Residences are situated within easy walking or bicycling distance of parks, green spaces, and trail uses. The streets, trails, and bike paths that interconnect the Parkdale neighborhoods with the Pocket Parks, and other community gathering spaces are orchestrated to entice residents and visitors to enter into the social life of the community.

### Setting the Stage.

The vision for Parkdale North is a moderate neighborhood addition to the overall Parkdale community, the design focuses around a 15 acre School Site and both sides of the proposed Coal Creek Boulevard, providing a welcoming entry in to the Town of Erie. All the single family detached homes will be front loaded ranging from 45’ wide to 50’ wide. The town-homes will front to shared green court areas, as well as fronting to streets. All the town-homes will have garages located in the rear of the house. This will allow a much greater architectural presence for the front of the homes.

## Inspiration & Guiding Principles

The inspiration for the development of the North Property has been developed based on the following key principles, A Coordinated and Efficient Pattern of Growth, Quality Design and Development, Stewardship of the Natural Environment, Trails, Parks and Recreation Opportunities, and a Cohesive Neighborhood that will offer another new housing option for the Parkdale community. The surrounding area and the natural features of the site also help shape the plan: the gently rolling terrain is conducive for residential development, the reality of existing drainage patterns, the presence of existing trail corridors on the west and south edges of the property, the native grasses and trees that dot the landscape, the complex ecologies and a “spirit of the land” that constantly shifts with movement of the sun and seasons.

Incorporating the area’s spirit and preserving and enhancing its natural beauty will distinguish this community in the marketplace, maximizing value in the development process for the Town, the community, and its future residents.

To achieve a strong sense of innovation and environmental stewardship, neighborhoods shall be designed as an extension of the existing natural features. The drainage areas will be showcased as defining elements of the community. A number of guiding principles have been identified to integrate the aesthetic and historic aspects of the property and the surrounding area into the physical setting, lifestyle, and experiences of future residents. The key guiding principles include:

- Environmental Stewardship
- Time-Honored Neighborhood Development
- Healthy Lifestyles



- Sense of Place
- Perpetuation of Town of Erie Heritage
- Gateway Entry
- Multi-Generational Community

**Design:**

The overall community design shall promote walking by providing and locating pocket parks within walking distance of all homes. Streets are designed to incorporate the planting of shade trees to shade streets and sidewalks, creating an attractive and comfortable pedestrian atmosphere. Circulation patterns limit block lengths, include few cul-de-sacs, and provide multiple connections to distribute traffic more efficiently, provide multiple routes, and allow pedestrians to move more freely through the community.

The North property is a logical addition to the Parkdale

community. We will utilize the design characteristics from the Parkdale community as a cue for the style and flavor for the neighborhood streetscape elements and park features. Furthermore, the North addition will add to the diversity of the overall Parkdale community.

**Total Number of Lots and Proposed Density**

The anticipated development pattern will be traditional in nature, and is a logical extension of the Parkdale community. There are 2 existing homes on the property that will be preserved as part of the design. The total property is approximately 142 acres, and at the preliminary plan level we are requesting 406 front loaded single family detached homes, and 126 town-homes which equates to approximately 3.8 dwelling units per acre directly on the property.

**LOT TYPE SUMMARY CHART:**

	LOT COUNT	WIDTH	TYPICAL DEPTH
SINGLE FAMILY MEDIUM	74	50'	110'
SINGLE FAMILY MEDIUM	123	50'	100'
SINGLE FAMILY MEDIUM	100	45'	110'
SINGLE FAMILY MEDIUM	109	45'	100'
S.F. ATTACHED (TOWNHOME)	126	VARIES	72' - 76'
RETAINED	2	VARIES	VARIES

**TOTAL: 534**

**LAND SUMMARY CHART:**

TYPE	AREA (AC)	% OF TOTAL
SINGLE FAMILY LOTS	56.4890 AC	39.91 %
TOWNHOME LOTS	4.8877 AC	3.45 %
PRIVATE ALLEY TRACTS	1.5196 AC	1.07 %
OPEN SPACE TRACTS	19.0973 AC	13.49 %
FUTURE DEVELOPMENT TRACTS	1.7381 AC	1.23 %
POCKET PARK TRACTS	1.1499 AC	0.81 %
PUBLIC R.O.W.	41.6005 AC	29.39 %
SCHOOL SITE	15.0661 AC	10.65 %





## The Request

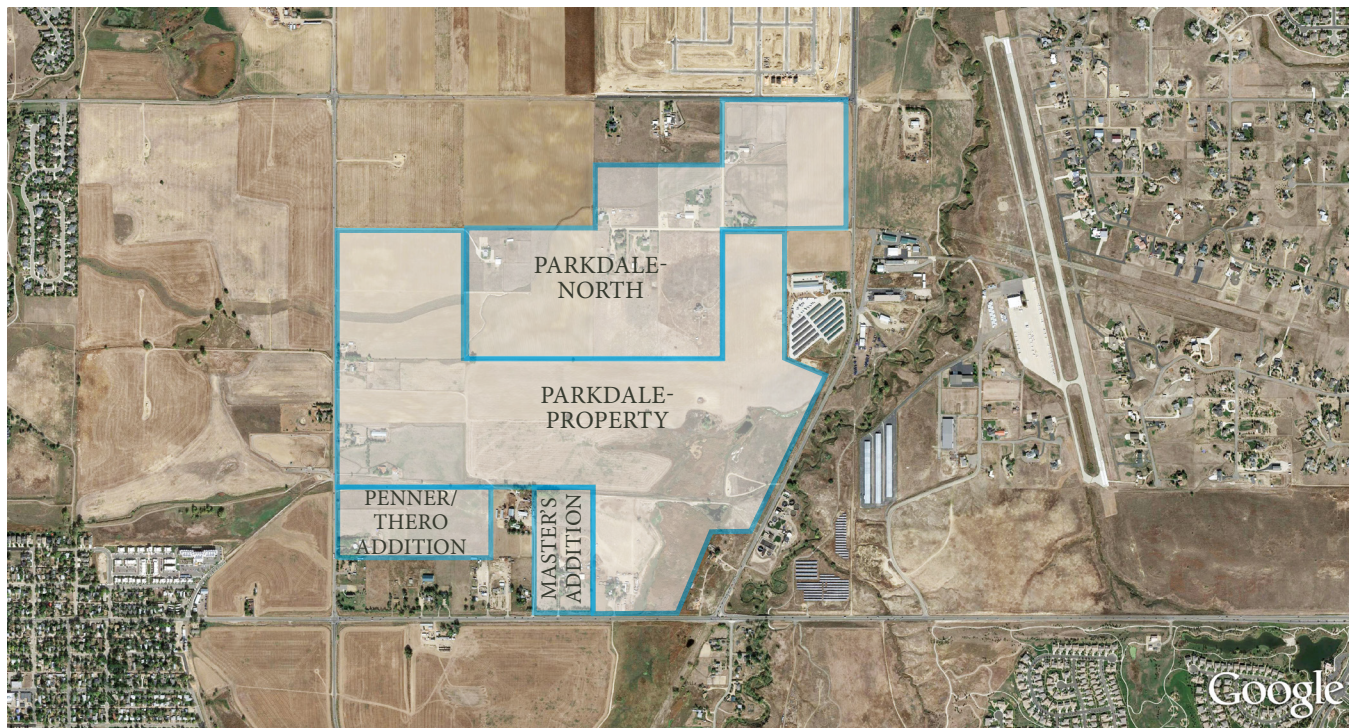
Our goal is to complete the Preliminary Plat process in the middle part of 2024 so that as the market continues to strengthen we have positioned this property for a home builder to move forward with the platting entitlement process, which would then be followed with the construction document processes. It is our hope that the platting and construction document process could be completed in late 2024, and that actual development would start thereafter.

The development team assembled for this project has been active in the metropolitan market for over 30 years, bringing to this project a significant amount of expertise to ensure that what we are proposing is flexible enough to be

attractive to a number of high quality home builders. In addition the proposal has been thoroughly thought through so that it complies with the Town of Erie's Comprehensive Plan, and is positioned for success as soon as the project can get to the market.

As part of the Preliminary Plat request, we want to ensure that we are compliance with the subdivision standards and requirements set forth in the municipal code while ensuring quality design. We anticipate we will be submitting a PD amendment following the Preliminary Plat based on new product from the builder.

## Location, Function and Ownership/ Maintenance of Parks, Open Space, Trails, and Common Area.



Approximately 20.2 acres of the property is anticipated to remain as open space or park, which equates to approximately 14% of the property. The North addition to Parkdale will include 3 pocket parks and connections to the overall Parkdale community. The park areas will be easily accessible and will appeal to residents of all ages and abilities. The Preliminary Plat exhibits identifies the location, anticipated function, and anticipated ownership of public and private open space, parks, trails and other common areas.

The larger Parkdale community has provided a significant amount of preservation of the existing wetland area. In addition, several pocket parks of varying size and amenities will be built throughout the larger Parkdale community.

### **Phasing of the Project**

This neighborhood is anticipated to develop from the existing road network in the south in the larger Parkdale community, and work north to Arapahoe Rd.

### **Availability and Adequacy of Existing Infrastructure to Schools, Fire protection, Water/Sewer Service, and Utility Providers.**

The North neighborhood is ideally located adjacent to existing infrastructure with easy road access to services.

The development of this property will provide access from Coal Creek Boulevard & Arapahoe Rd. It will also provide additional street connections to the Parkdale community.

The Town of Erie public works department has confirmed that the existing Town systems have sufficient capacity for the inclusion of the North property as part of the Parkdale development.

An improved access point from Arapahoe Rd., as well as access to Coal Creek Boulevard through the new improved Town of Erie road sections will provide convenient access to community and commercial facilities.

The Town of Erie Community recreation center and Public Library can easily be accessed through the use of an off street trail system. In addition this property is located within close proximity to other neighborhoods in Erie that are currently under construction with utilities services.

As part of this process we will be working with Boulder County School District to determine their needs, as well as fire and police providers.

### **Existing or Proposed Covenants, Special Conditions, Grants of Easements or Other Restrictions**

At this time we are not aware of any special covenants or other restrictions to the proposed development. There are some access easements, drainage easements, and utility easements that have all been factored in the design of the preliminary plat.

Thank you for your time reviewing this step in the process for moving this exciting community forward to reality.







**Melinda Helmer, CMC** | Business Operations Coordinator  
Town of Erie | Planning & Development  
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516  
Phone: 303-926-2770  
[www.erieco.gov](http://www.erieco.gov)

RE: **PARKDALE NORTH** -  
- Town of Erie, Colorado - PD Zoning Narrative

As per previous PD Zoning applications we have provided the required Written Narrative as part of the PD Zoning Document. This Amendment request is very minor, we are simply requesting to update the dimensional standards to mirror the minimum lot size for Single Family Detached and minimum lot width and size for Single Family Attached to match the recently adopted standards in the Town of Erie UDC.

Sincerely,

*John Prestwich*

John Prestwich - President, PCS Group, Inc. - RLA

