



PARKDALE NORTH
PD AMENDMENT AND PRELIMINARY PLAT

DECEMBER - 2024



PROJECT TEAM

Applicant

OEO 2, LLC

Traffic Consultants

LSC Transportation Consultants, Inc

Forester

Forest Tree, LLC

Land Planning & Landscape Architecture

PCS Group, Inc.

Geotechnical

CTL Thompson, Inc.

Deere & Ault, Inc

Environmental

CTL Thompson, Inc.

Western Environmental, Inc.

Civil Engineering

KT Engineering

Wetland Specialist

Ecological Resource Consultants

PROJECT HISTORY

We are requesting approval for a PD Amendment and a Preliminary Plat for the north portion of the Parkdale Community.

The Parkdale properties were Annexed and Zoned in the Town of Erie in the Fall of 2016 and Spring of 2017, following that we presented Sketch Plans and worked on the Initial PUD and Preliminary Plat. Since 2017 we have worked through Construction Documents and have completed land development for the first several phases of the Community – Parkdale is currently the fastest selling community in the Denver Metropolitan area.

In August of 2022 the Parkdale North properties were annexed and Initially Zoned, since that time we have worked with Town Staff, Boulder County School District, and our builder partners to prepare this Preliminary Plat and PD Amendment.

Which, brings us to tonight, we are requesting approval of a minor PD Amendment that simply mirrors the Town’s Unified Development Code Dimensional Standards, as well as approval of a Preliminary Plat for the North addition to the Parkdale Community.

WHAT ARE WE AMENDING?

- This is really a very simple proposal; we are requesting to modify the Dimensional Standards to mirror the standards that have been adopted in the Town's UDC Title 10 Chapter 4 – Dimensional Standards.
- We are not requesting any changes to any planning area boundaries or permitted uses.
- We are not proposing any changes to any standards that are already approved.



PLANNING AREA 1
105,5133 AC.
Single Family Detached, Parks,
Open Space

PLANNING AREA 2
16,4945 AC.
Single Family Attached, Parks, Open Space

PLANNING AREA 3
2,9609 AC.
Uses permitted in the NMU
zone district

PLANNING AREA 4
16,5794 AC.
School



APPROVED PD LAND USES

DIMENSIONAL STANDARDS SUMMARY CHART

ORIGINAL APPROVED PD

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY DETACHED	45'	4,950	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
PLANNING AREA 1 TEMPORARY USES	300'	125,000	PRIN. - 65'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300'		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
SINGLE FAMILY ATTACHED	20'	1,120	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. 25'
	30' CORNER LOTS		ACC. - NA	ACC. - NA			ACC. - NA	
PLANNING AREA 2 TEMPORARY USES	300'	125,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
PLANNING AREA 3 NMU	DEFER TO TOWN OF ERIE UDC, CC (COMMUNITY COMMERCIAL) ZONE DISTRICT FOR NON-RESIDENTIAL USES, AND HR (HIGH-DENSITY RESIDENTIAL) ZONE DISTRICT FOR RESIDENTIAL USES.							

PROPOSED PD AMENDMENT

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY DETACHED	45'	Med. 2,500-4,999	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
PLANNING AREA 1 TEMPORARY USES	300'	125,000	PRIN. - 65'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300'		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
SINGLE FAMILY ATTACHED	Atch: none	Small 1,000-2,499	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. 25'
	30' CORNER LOTS		ACC. - NA	ACC. - NA			ACC. - NA	
PLANNING AREA 2 TEMPORARY USES	300'	125,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
PLANNING AREA 3 NMU	DEFER TO TOWN OF ERIE UDC, CC (COMMUNITY COMMERCIAL) ZONE DISTRICT FOR NON-RESIDENTIAL USES, AND HR (HIGH-DENSITY RESIDENTIAL) ZONE DISTRICT FOR RESIDENTIAL USES.							

PRELIMINARY PLAT

- The Preliminary Plat is approximately 141.5 Acres, and is designated as a combination of Residential Low, and Residential Medium in the Comprehensive Plan – this permits a maximum of 8 dwelling units per acre in Residential Low, and a maximum of 18 dwelling units per acre in Residential Medium. The proposal is for 534 units, or about 3.7 dwelling units per acre.
- The proposal includes Single Family Detached Homes, and alley served Townhomes which provide for home diversity for the overall community as required by UDC section 10-6-7.
- The Preliminary Plat includes a 15-acre future School Site, with a grade separated trail crossing for the School Site.
- This Preliminary Plat provides the land necessary for the extension of Coal Creek Boulevard which is an important element of the Towns Transportation network.



Town of Erie 2024 Comprehensive Plan – Future Land Use Map

Legend

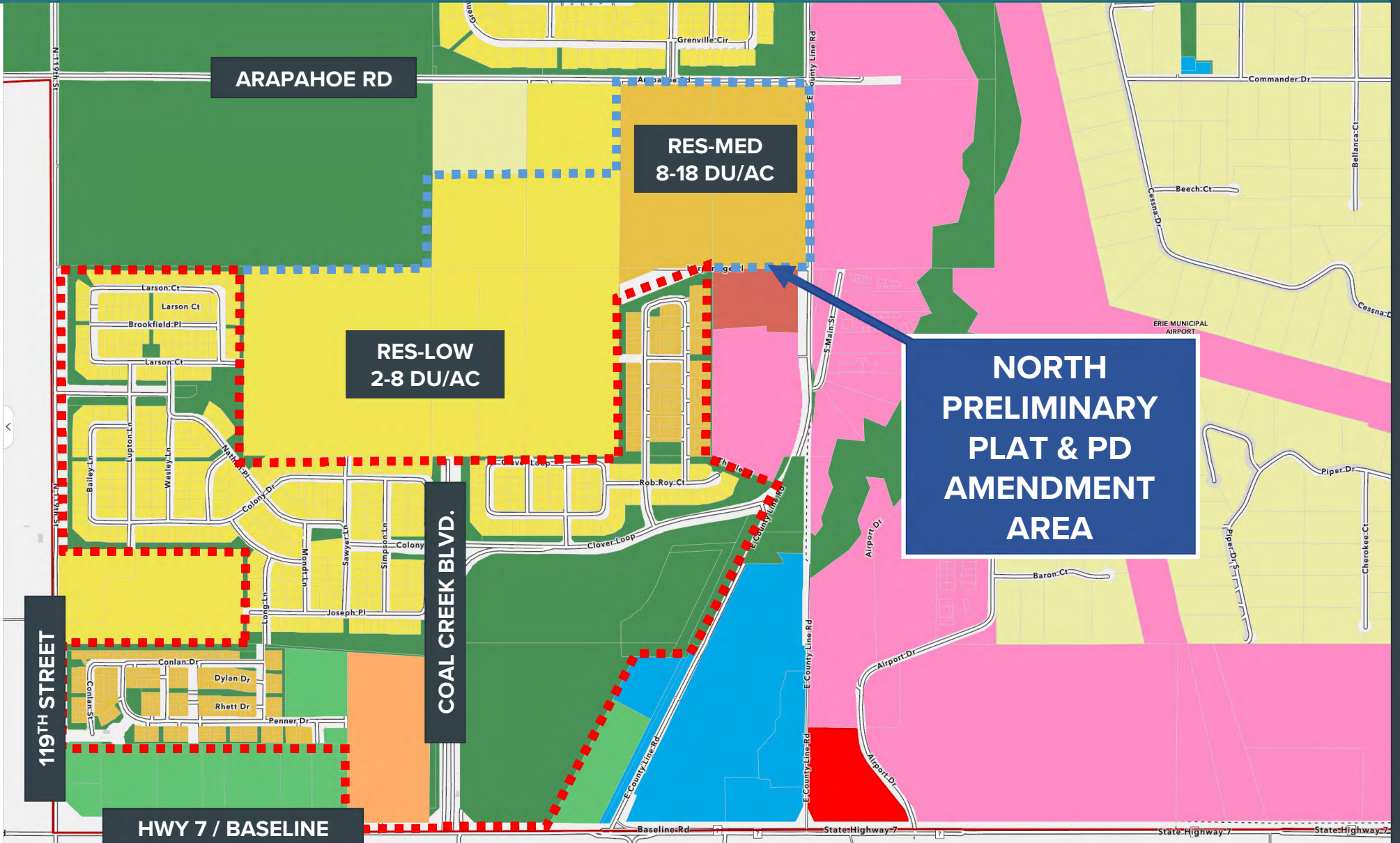
Proposed Planning Area Boundary



Future Land Use 2024 by Parcel

Future Land Use 2024

-  Residential - Rural
-  Residential - Low
-  Residential - Medium
-  Residential - High
-  Corridor Commercial
-  Neighborhood Commercial
-  Mixed Use Neighborhood
-  Mixed Use Village
-  Employment
-  Heavy Industrial
-  Public / Quasi-Public
-  Parks, Open Space, and Protected Lands
-  Agriculture
-  RTD Right of Way
-  Other



COMPREHENSIVE PLAN



ARAPAHOE RD

EXISTING
PARKDALE

NORTH
PRELIMINARY
PLAT & PD
AMENDMENT
AREA

119TH STREET

COAL CREEK BLVD.

HWY 7 / BASELINE



SCHOOL

TOWNHOME (R)

MIXED USE
0.99 ACRES

MIXED USE
1.72 ACRES

MOTOR COURT
DUPLEX

OPEN SPACE
DEDICATION

ALLEY LOAD
DUPLEX

CITYSCAPE

PARK AT PARK

S/D DUPLEX
ALLEY LOAD

FUTURE
REGIONAL
COMMERCIAL



PARK A



PARK A



PARK B



PARK B



PARK C



PARK C



ARAPAHOE RD

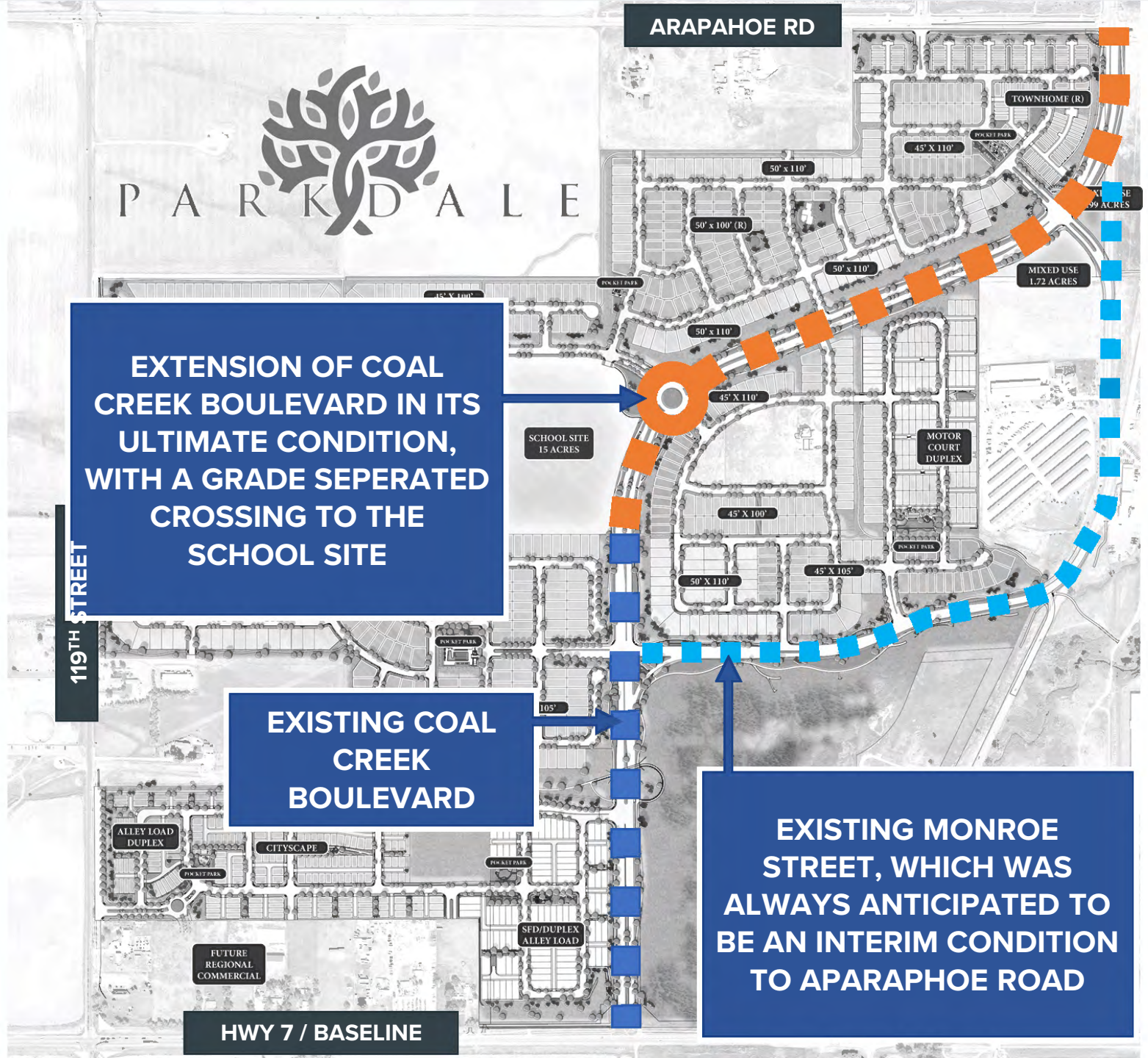
EXTENSION OF COAL CREEK BOULEVARD IN ITS ULTIMATE CONDITION, WITH A GRADE SEPERATED CROSSING TO THE SCHOOL SITE

119TH STREET

EXISTING COAL CREEK BOULEVARD

EXISTING MONROE STREET, WHICH WAS ALWAYS ANTICIPATED TO BE AN INTERIM CONDITION TO APARAPHOE ROAD

HWY 7 / BASELINE



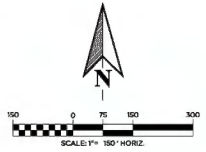
LOT TYPE SUMMARY CHART:

	LOT COUNT	WIDTH	TYPICAL DEPTH
SINGLE FAMILY MEDIUM	74	50'	110'
SINGLE FAMILY MEDIUM	125	50'	100'
SINGLE FAMILY MEDIUM	100	45'	110'
SINGLE FAMILY MEDIUM	109	45'	100'
S.F. ATTACHED (CONCRETE DRIVE)	126	VARIABLES	72' - 76'
RETAINED	2	VARIABLES	VARIABLES

TOTAL: 534

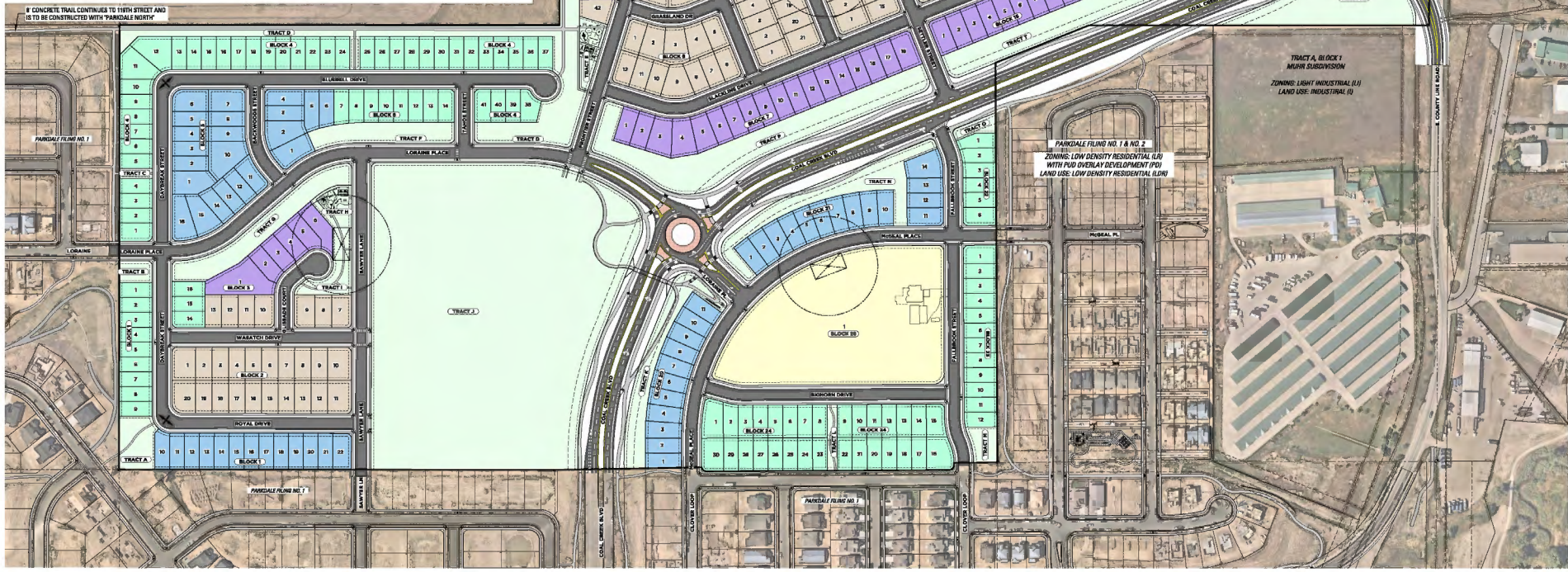
LAND SUMMARY CHART:

TYPE	COUNT (EA)	AREA (AC)	% OF TOTAL
SINGLE FAMILY LOTS	408	56,489.0 AC	39.91 %
TOWNHOME LOTS	126	4,887.7 AC	3.45 %
PRIVATE ALLEY TRACTS	7	1,976 AC	1.07 %
OPEN SPACE TRACTS	26	19,075 AC	13.49 %
FUTURE DEVELOPMENT TRACTS	1	1,739 AC	1.23 %
POCKET PARK TRACTS	3	1,149 AC	0.81 %
PUBLIC R.O.W.	NA	41,800.5 AC	29.39 %
SCHOOL SITE	1	15,069 AC	10.65 %



TRACT TABLE:

TRACT	AREA AC	USE	OWNERSHIP / MAINTENANCE
TRACT A	0.401 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT B	0.148 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT C	0.069 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT D	3.203 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT E	0.276 AC	POCKET PARK	DISTRICT/HOA
TRACT F	0.619 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT G	0.909 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT H	0.269 AC	POCKET PARK	DISTRICT/HOA
TRACT I	0.384 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT J	15.066 AC	BUSD SCHOOL PARCEL	PRIVATE
TRACT K	0.886 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT L	0.138 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT M	0.201 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT N	1.107 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT O	0.126 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT P	2.225 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT Q	0.356 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT R	0.682 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT S	0.766 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT T	2.869 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT U	2.042 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT V	0.514 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT W	0.030 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT X	0.209 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT Y	0.373 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT Z	0.603 AC	POCKET PARK	DISTRICT/HOA
TRACT AA	0.176 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AB	0.158 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AC	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AD	0.110 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AE	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AF	0.110 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AG	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AH	0.807 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT AI	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AJ	1.739 AC	FUTURE DEVELOPMENT	PRIVATE
TRACT AK	0.661 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA



KT ENGINEERING
 12500 W. 56TH AVE. #250
 ARVADA, CO 80002
 P: 720.838.9190

LAND PLANNING:
 people creating spaces

PREPARED FOR:
 OEO, LLC
 7383 SOUTH ALTON WAY
 CENTENNIAL, CO 80112
 303.770.9111

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION

PARKDALE NORTH
 PRELIMINARY DEVELOPMENT PLAN NO. 4
 OVERALL LAND USE PLAN

PROJECT NO:
0043-1814
 DESIGNER:
BSS
 CHECKED BY:
BSS
 SCALE:
1" = N/A'
 SUBMITTED ON:
10.15.2023



PRELIMINARY PLAT



• SUMMARY

- Adds a logical extension to the Parkdale property, as well as providing for the town required future road connectivity.
- This extension of the Parkdale Community has been anticipated for several years.
- The Parkdale Community is providing cash-in-lieu to assist in funding the Neighborhood Park in the adjacent Compass Community.
- Adds a required home style for the Parkdale community.
- Staff has recommended approval based on review of the approval criteria.