PARKDALE MASTERS PROPERTY
PLANNED DEVELOPMENT - DEVELOPMENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 17.7772 ACRES
PDA-001719-2024

LEGAL DESCRIPTION:

AN UNPLATTED PARCEL OF LAND RECORDED AT RECEPTION NO. 3891646 ALONG WITH TRACT 'AK', PARKDALE FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NO. 03816093 AND TRACT 'AS', PARKDALE FILING NO. 3, A SUBDIVISION RECORDED AT RECEPTION NO. 03945416, ALL LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°36'44" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF SECTION 36, BEING A FOUND 2.25" ALUMINUM CAP IN RANGE BOX, PLS 28656 PER MON REC DATED 12-2-93.

-SOUTH 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, AS A 75' W.C. RLS 4846 PER MON REC DATED 9-10-08.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36;

THENCE N 00°20'01" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 75.00' FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (BASELINE ROAD) AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S 89°36'44" W 576.06 FEET
2. N 00°11'08" W A DISTANCE OF 10.00 FEET;
3. S 89°36'44" W A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'AS', PARKDALE FILING NO. 3;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY SAID TRACT 'AS' THE FOLLOWING FIVE (5) COURSES:

1. N 00°11'08" W A DISTANCE OF 543.00 FEET;
2. S 89°36'44" W A DISTANCE OF 102.21 FEET;
3. N 00°23'16" W A DISTANCE OF 99.76 FEET;
4. ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 44°36'31" E 21.21 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET, AND A DELTA OF 89°59'33";
5. N 89°36'44" E A DISTANCE OF 147.62 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARKDALE FILING NO. 3;

THENCE ALONG SAID EASTERLY BOUNDARY OF PARKDALE FILING NO. 3 THE FOLLOWING TWO (2) COURSES:

1. N 00°11'08" W A DISTANCE OF 541.68 FEET;
2. S 87°03'19" E A DISTANCE OF 573.88 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARKDALE FILING NO. 1;

THENCE S 00°20'01" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 127.34 FEET TO THE NORTHWEST CORNER OF SAID TRACT 'AK', PARKDALE FILING NO. 1;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT 'AK' THE FOLLOWING THREE (3) COURSES:

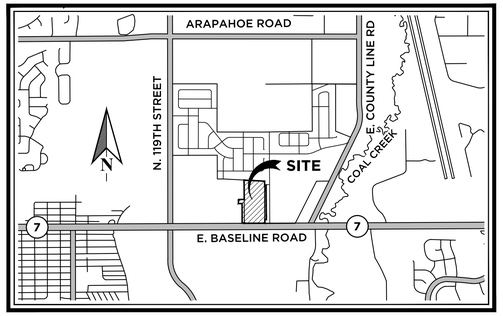
1. N 89°39'59" E A DISTANCE OF 40.00 FEET;
2. S 00°20'01" E A DISTANCE OF 948.68 FEET;
3. S 89°36'29" W A DISTANCE OF 40.00 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF PARKDALE FILING NO. 1;

THENCE S 00°20'01" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 774,376 SQUARE FEET OR 17.7772 ACRES MORE OR LESS.

NOTES:

1. THIS PD ZONING MAP CREATES STANDARDS THAT SUPERSEDE STANDARDS FOUND IN MUNICIPAL CODE TITLE 10. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE. ANY DEVELOPMENT STANDARDS NOT ADDRESSED IN THIS PD WILL COMPLY WITH THE MR ZONE DISTRICT.
2. THE EXISTING LAND USES LISTED AS TEMPORARY USES IN THE USE STANDARDS CHART ON SHEET 2 OF THIS DOCUMENT SHALL EXPIRE AND NO LONGER BE PERMITTED IN THIS PD AT THE TIME OF THE FIRST DEVELOPMENT WITHIN THE PD UNDER THE PERMITTED USES FOR PLANNING AREA 1
3. OIL & GAS SETBACKS SHALL BE AS FOLLOWS - 350' SETBACK FROM AN ACTIVE WELL SITE, 25' FOR PLUGGED AND ABANDONED WELLS SITES. NO ROW IS PERMITTED WITHIN 150' OF AN ACTIVE WELL SITE.



VICINITY MAP
1" = 2000'

SHEET INDEX:

1. COVER SHEET
2. PD STANDARDS
3. ZONING BOUNDARY MAP

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING TRULY AND CORRECTLY REPRESENTS THE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PD OVERLAY ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS _____DAY OF _____,20__.

_____
CHRISTOPHER H. McELVAIN
COLORADO P.L.S. 36561
FOR ON ON BEHALF OF KT ENGINEERING, LLC.

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PD ZONING MAP IS TO BE KNOWN AS THE "PARKDALE MASTERS PROPERTY, PLANNED DEVELOPMENT - DEVELOPMENT PLAN" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON_____DAY OF _____20____

_____
MAYOR

ATTEST _____
TOWN CLERK

CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO)
)SS.
COUNTY OF _____)

I HEREBY CERTIFY THAT THIS PD ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___ A.D AND WAS RECORDED AT RECEPTION NUMBER _____.

_____
(SIGNATURE)

_____ COUNTY CLERK AND RECORDER

DATE SUBMITTED: 03/06/2024	
REVISION NO.	DATE
1	05/28/2024
2	
3	
PREPARED FOR: OEO 2, LLC, 7353 SOUTH ALTON WAY, CENTENNIAL, CO 80112, 303.770.9111	
SCALE: 1" = 100' / JOB NO: 0043-1532 / BY: BSS	
SHEET 1 OF 3	

people creating spaces
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www.pcsgroupco.com
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ARVADA, CO 80002
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J:\0043\1913\SURVEY\ZONING\PD Amendment\1913-PD-AMEND-1.dwg

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PLANNED DEVELOPMENT - DEVELOPMENT PLAN

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PD-001390-2022

WRITTEN NARRATIVE:

1.0 INTRODUCTION

This Planned Development-Development Plan (PD-DP) rezoning submittal is proposed to be a high quality residential addition to the Town of Erie, this proposal is an addition to the current Parkdale community which includes a significant amount of open space and parks. This proposed amendment is to permit Duplex homes within the currently approved Final Plat and Construction Documents. The intent is to not change the currently approved Final Plat or Construction Documents.

2.0 PROJECT BACKGROUND

The project site is located off of Hwy-7/Baseline road. It is bounded by currently unincorporated property to the west, Hwy-7/Baseline road to the south, and other Parkdale filings to the northwest, north, and east. The existing zoning is low density residential, low density residential with PUD overlay, and initial zoning - planned development.

3.0 PROPOSED IMPROVEMENTS

The PD-DP concept plan emphasizes a walkable neighborhood with a direct connection to the adjacent future community commercial center. The concept also anticipates a centrally located pocket park (to be owned an maintained by the Parkdale HOA/District) to act as a gathering area for this neighborhood, as well as a direct trail connection to the spine trail located within Filing 1 of the Parkdale community. The concept anticipates a mix of detached alley loaded single-family homes consistent with the proposed PD-DP Zoning. This request will unify three separate zone districts under one set of development standards.

4.0 PROJECT NARRATIVE

A. General project concept and purpose of the request:

The project anticipates single-family development, in an alley-loaded format. This land use would be consistent with the surrounding Parkdale neighborhood. Development would occur in conformance with the architectural design standards contained herein in this PD-DP, and the development standards contained in the UDC.

B. A detailed description of proposed variation(s) of the underlying zone district standards and requirements and the district specific standards noted above and the justification for such variations:

The site is currently zoned low density residential, low density residential with PUD overlay, and initial zoning planned development. In order to contribute to a greater mix of housing types in the Parkdale neighborhood and to simplify future development, this PD-DP will standardize the minimum lot sizes to 2,800 sf, which is consistent with the low density residential zoning classification in the UDC, and is consistent with the density ranges indicated for this area in the comprehensive plan. In addition, this PD-DP requires garages to be alley loaded.

C. Statement specifying the public benefit(s) to be contained in or associated with the PD-DP:

The PD-DP will contribute to the mix of housing types and lot sizes available in the Parkdale community. Future uses on the subject property will be compatible in scale with uses on the other properties in the vicinity of the subject property. The Parkdale community is to the north of the subject property, the major spine trail corridor provides a greenspace through the community, and an open space/drainage area will buffer this project from Hwy-7. Future community commercial will benefit from the residents that live within this PD-DP.

D. Intensity and density of uses proposed:

The overall density is proposed at approximately 6 dwelling units per acre. The proposed intensity and density of uses will meet the requirements set forth in the comprehensive plan and is consistent with the low density residential zoning in the UDC.

E. Proposed development timeline:

The project is estimated to move to final plat and hopes to start land development in mid/late 2024.

F. Existing and proposed utilities and public services:

The project is a logical extension of the Parkdale community, all the required utilities and public services are being brought to the property through the currently approved Filing 3 within Parkdale and will tie to Filing 1 Parkdale to the east.

G. How the proposal relates to the existing land-use of the subject property and zoning and land-use of adjacent properties, including statements describing areas of compatibility and conflict mitigation measures utilized:

The property requested for this PD-DP is currently undeveloped. The adjacent parcels to the west are currently being used for agriculture/large lot residential uses, but are designated as future Community Commercial. To the east is a new arterial road connection to the Town of Erie, and then the open space dedication area from the Parkdale community. To the south is baseline/hwy 7, and to the north is the spine trail and the Parkdale community. The Town of Erie Comprehensive Plan –2015 update depicts this property as Medium-Density Residential (MDR) which is consistent with this PD-DP request. We do not believe that there are any areas of conflict with adjacent land uses, the concept plan depicts how this project will tie into the adjacent properties.

H. How the proposal complies with the Town's Comprehensive Plan and approval criteria of the Municipal Code, Title 10, Unified Development Code:

The PD-DP is consistent with the Town of Erie's Comprehensive Plan, Transportation Master Plan, Park, Recreation, Open Space, and Trails Master Plans.

I. A description regarding the location, function, and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings:

The concept plan anticipates a centrally located pocket park (to be owned and maintained by the Parkdale HOA/District) to act as a gathering area for this neighborhood, as well as a direct trail connection to the spine trail located within Filing 1 of the Parkdale community. The project will contribute a fee in lieu of public park space.

J. A description regarding the status of mineral rights and the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision:

A surface agreement exists with the existing mineral owner and has been provided with this submittal. There are no wells on this property.

5.0 DEVELOPMENT STANDARDS

This PD-DP modifies the uses set forth in the Town of Erie Unified Development Code (UDC) as provided for in section 10.3.1. The purpose of the PD-DP zoning map is to add use standards to the property and modify the dimensional and architectural standards that apply to this property.

The table of permitted uses in the UDC for the underlying zone district(s) shall govern the property unless otherwise altered or modified by this PD.

In the event that there is any discrepancy between the UDC and this PD-DP, the PD-DP shall control. Any provisions that are not specifically addressed in this shall comply with the UDC. In instances where this PD-DP does not cover specific development provisions, the UDC shall govern utilizing the LR zone district.

USE STANDARDS:

PERMITTED USES BY RIGHT:	
PLANNING AREA 1	DETACHED SINGLE FAMILY, DUPLEX - ALLEY LOAD, PARKS, OPEN SPACE
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE

The following uses shall be permitted in the PD-DP, as defined in the Town of Erie Unified Development Code (UDC).

The Standards presented here are intended to modify the following sections of the Unified Development Code:

A. Architectural Standards – Alley Loaded - Single Family Detached or Duplex Homes

1. Architectural Variety and Character - Section 10.6.7 E1.c

a. Architectural Variety

i. Design Standards

(A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.

(B) No identical model plan elevation shall be repeated within every 4 lots on the same side of any street.

(C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

b. Architectural Character - Section 10.6.7 E1.d

Each single family detached model plan and elevation shall demonstrate the following design attributes:

i. Design Standards

(A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.

(B) Each front elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 50% of rear elevations are required to include more than one wall plane.

(C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.

(D) The main roof should extend beyond the primary facade by a minimum of one foot.

(E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevations.

(1) The addition of one window unit.

(2) A change in wall plane by providing one or more of the following options:

- An additional wall plane change. Minimum six feet in width and one foot projection.
- A projecting or cantilevered living space.
- A bay or boxed window.

(3) A covered porch or deck.

(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.

(5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.

(F) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

c. Materials

(A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long-lasting appearance.

(B) When masonry cladding is used it shall be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

2. Orientation of Dwellings to the Street - Section 10.6.7 E2

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block. An exception shall be made for alley-loaded dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

3. Garages - Section 10.6.7 E3

All garages will be rear loaded.

4. Front Stoop

For model plans with a front stoop; the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width.

5. Front Porches - Section 10.6.7 E4

For model plans with a front porch; the front porch shall be a minimum size of fifty square feet including the stoop and any projections, minimum depth of 5'.

DIMENSIONAL STANDARDS SUMMARY CHART

	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY/DUPLEX ALLEY LOAD	32' 37' CORNER LOTS	2,800	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0' ACC. - NA	PRIN. - 35' ACC. NA
PLANNING AREA 1 TEMPORARY USES	300' 300' CORNER LOTS	625,000	PRIN. - 200' ACC. - 100'	PRIN. - NA ACC. - NA	PRIN. - 50' ACC. - 25'	NA	PRIN. - 500' ACC. - 500'	PRIN. - 35' ACC. 30'

1. ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROAHCMENT IS ALLOWED.
2. WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.
3. DUPLEX HOMES MAY HAVE A 0' SIDE SETBACK ON THE INTERIOR SIDE WHERE THE TWO UNITS ARE ATTACHED. ON THE UNATTACHED SIDE, THE APPLICABLE INTERIOR OR STREET SIDE SETBACK SHALL APPLY.

EXISTING USES – DEVELOPMENT STANDARDS

AGH Zone District

Temporary Agricultural uses shall follow the AGH zone district development standards found in the Town of Erie UDC, except the dimensional standards found in Chapter 4.

DATE SUBMITTED:
01.14.2022

REVISION NO.	DATE
1	06.13.2022
2	03.27.2023
3	04.27.2023

PREPARED FOR:
OEO 2, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE:	JOB NO:	BY:
1" = 100'	0043-1532	BM

people creating spaces
pcs group inc.
www.pcsgroupco.com
200 Kalamath Street
Denver, CO 80223
T: 303.531.4905

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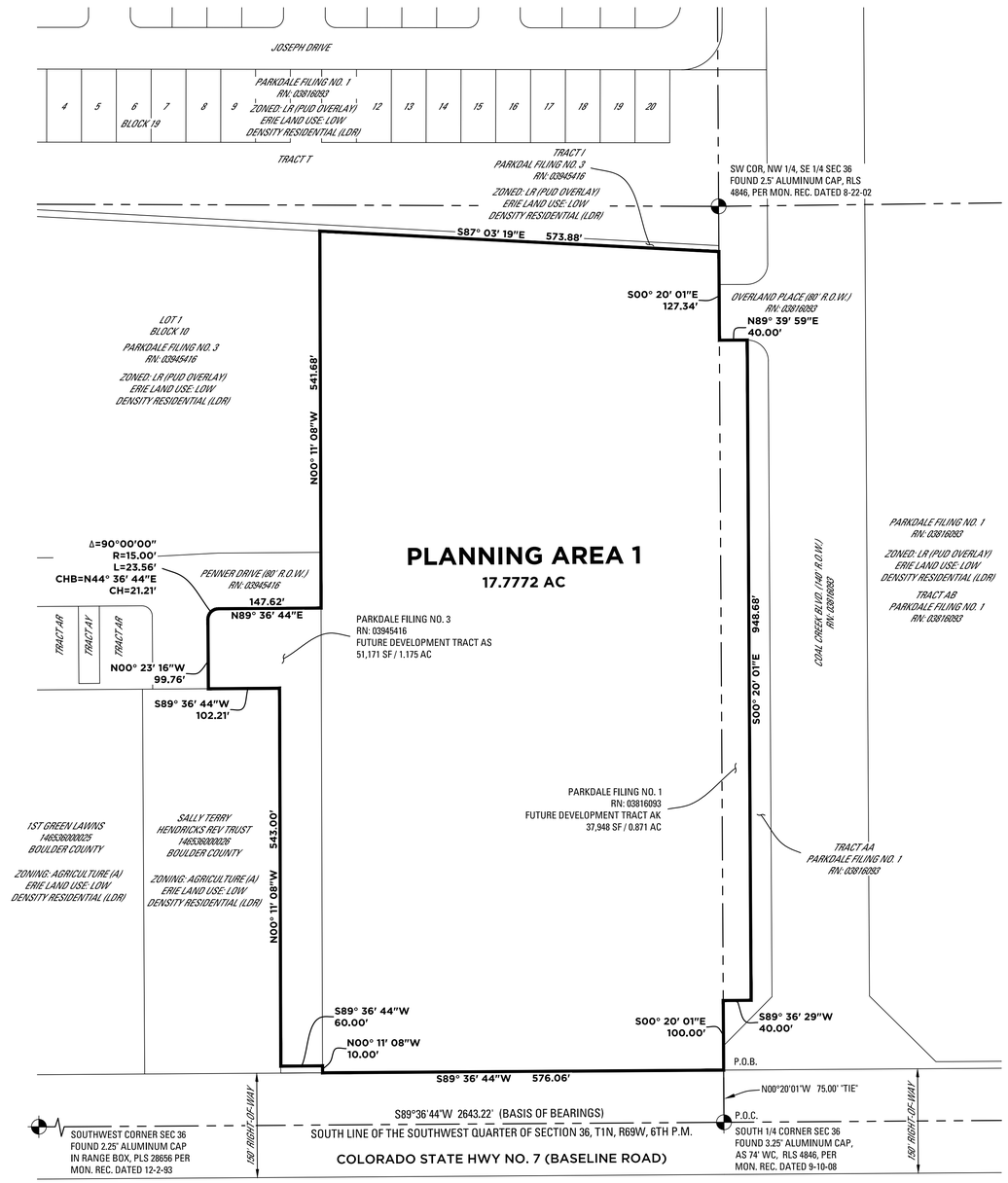

LEGEND:

- ZONING BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- SECTION CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

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SHEET 3 OF 3

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