Parkdale North PD Amendment & Preliminary Plat No. 4

Town Council

Harry Brennan, Senior Planner

May 27, 2025

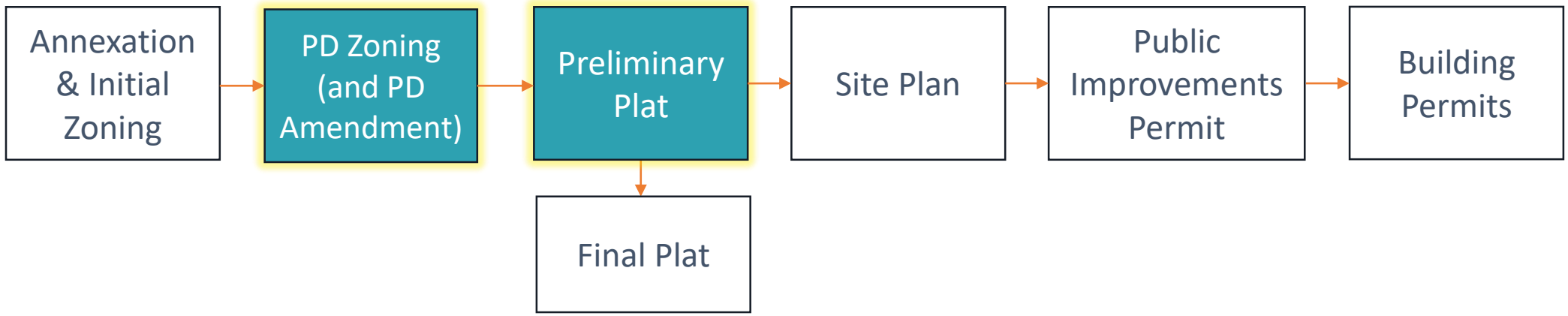
Request

Approval of PD Amendment

Amend the minimum lot sizes for Single Family Detached and Townhome uses.

Approval of Preliminary Plat

- Project Size: 141 Acres
- Lots/Tracts: 534 Lots/37 Tracts
- Gross Density: 3.8 DU/AC
- Existing Zoning: PD



Updates

Town Council hearing occurred on Feb. 11, 2025

Questions that were discussed included:

- Location of School Site
- Coal Creek Boulevard & Regional Traffic Flow
- Parks & Open Space
- Oil & Gas Facilities

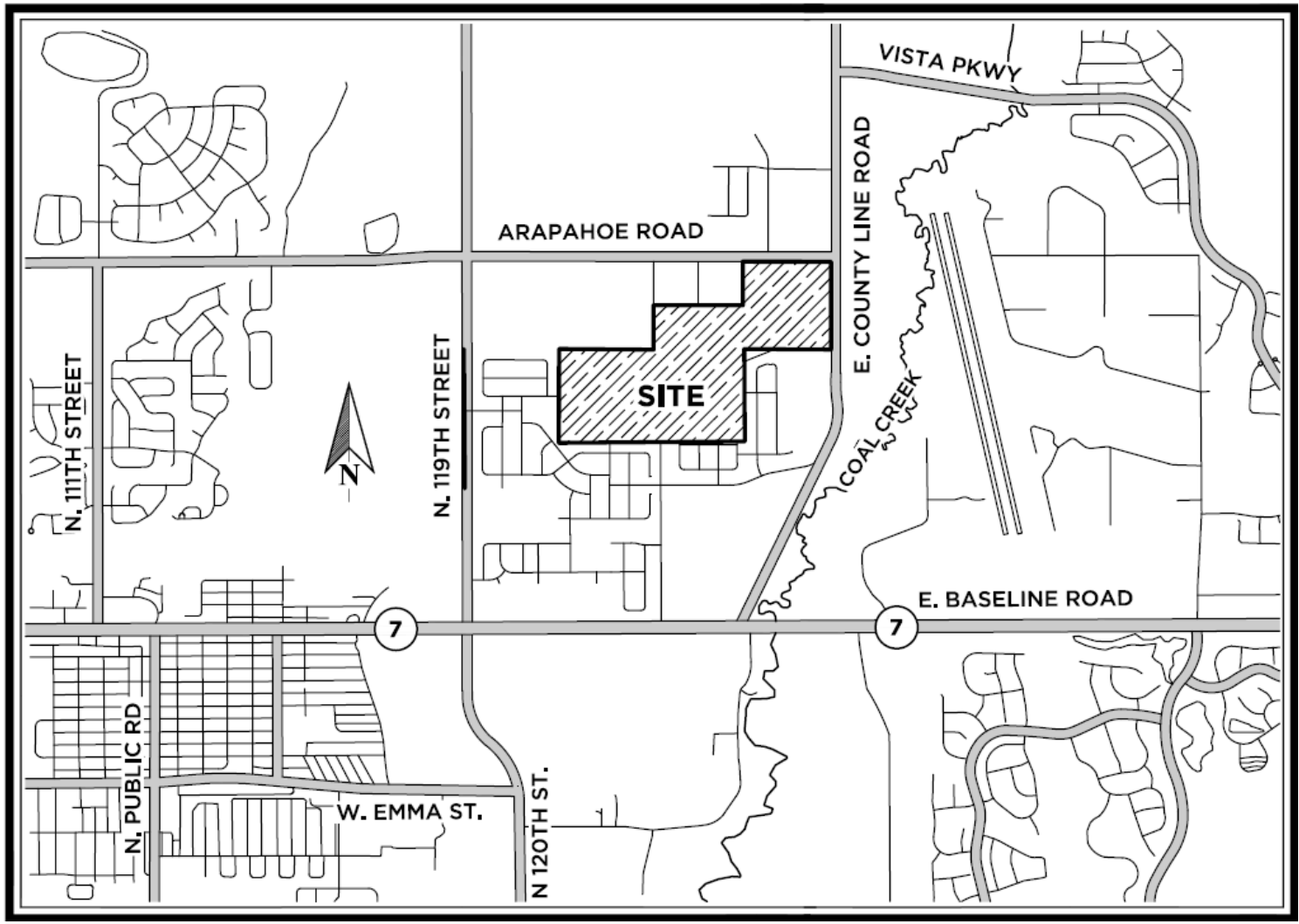
Case was continued to May 27, 2025

Overview

- **Background**
- Proposal
- Review & Evaluation
- Decision

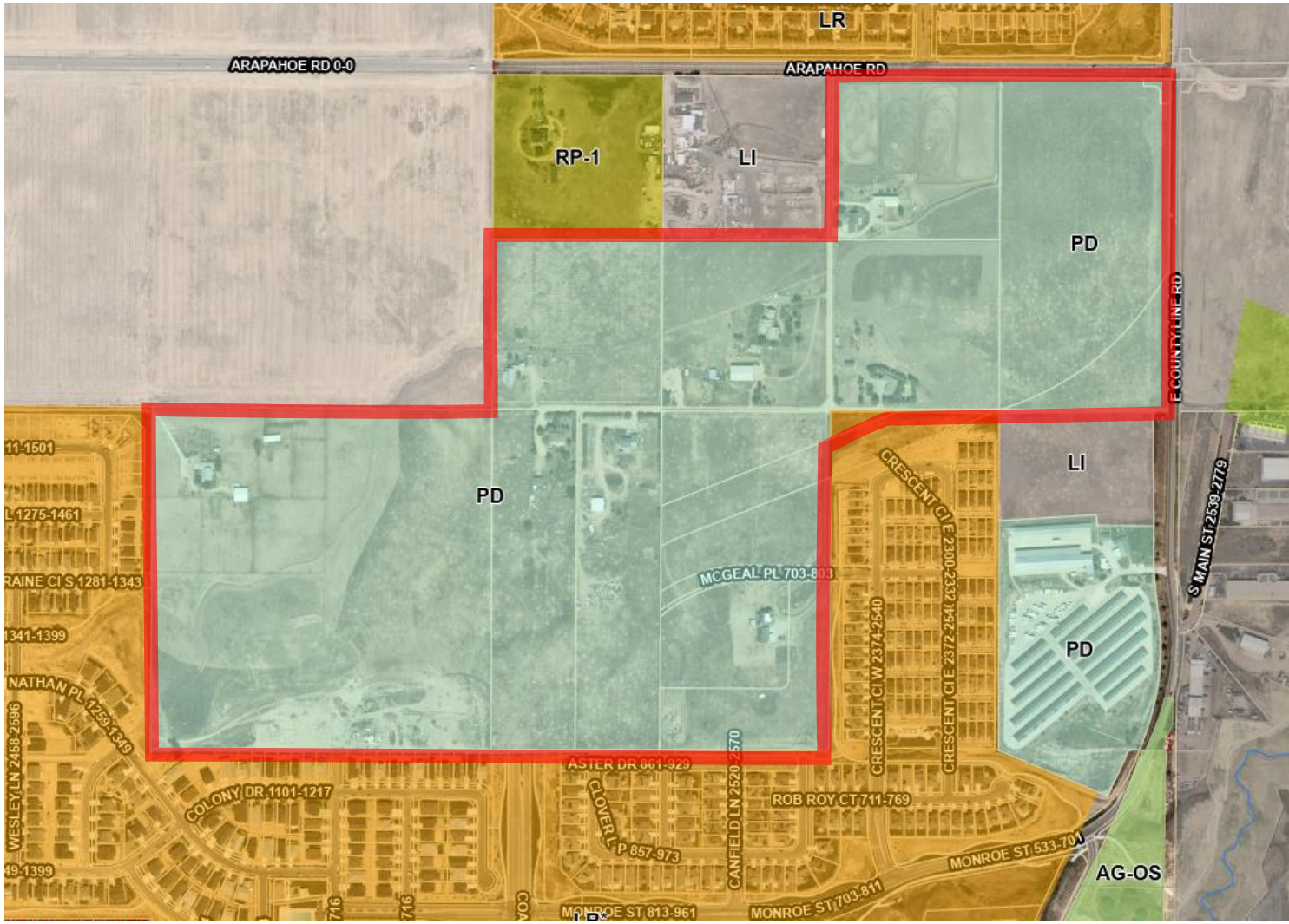
Location

Extending from the southwest corner of Arapahoe & County Line Road



Zoning

- Parkdale North PD



Comprehensive Plan

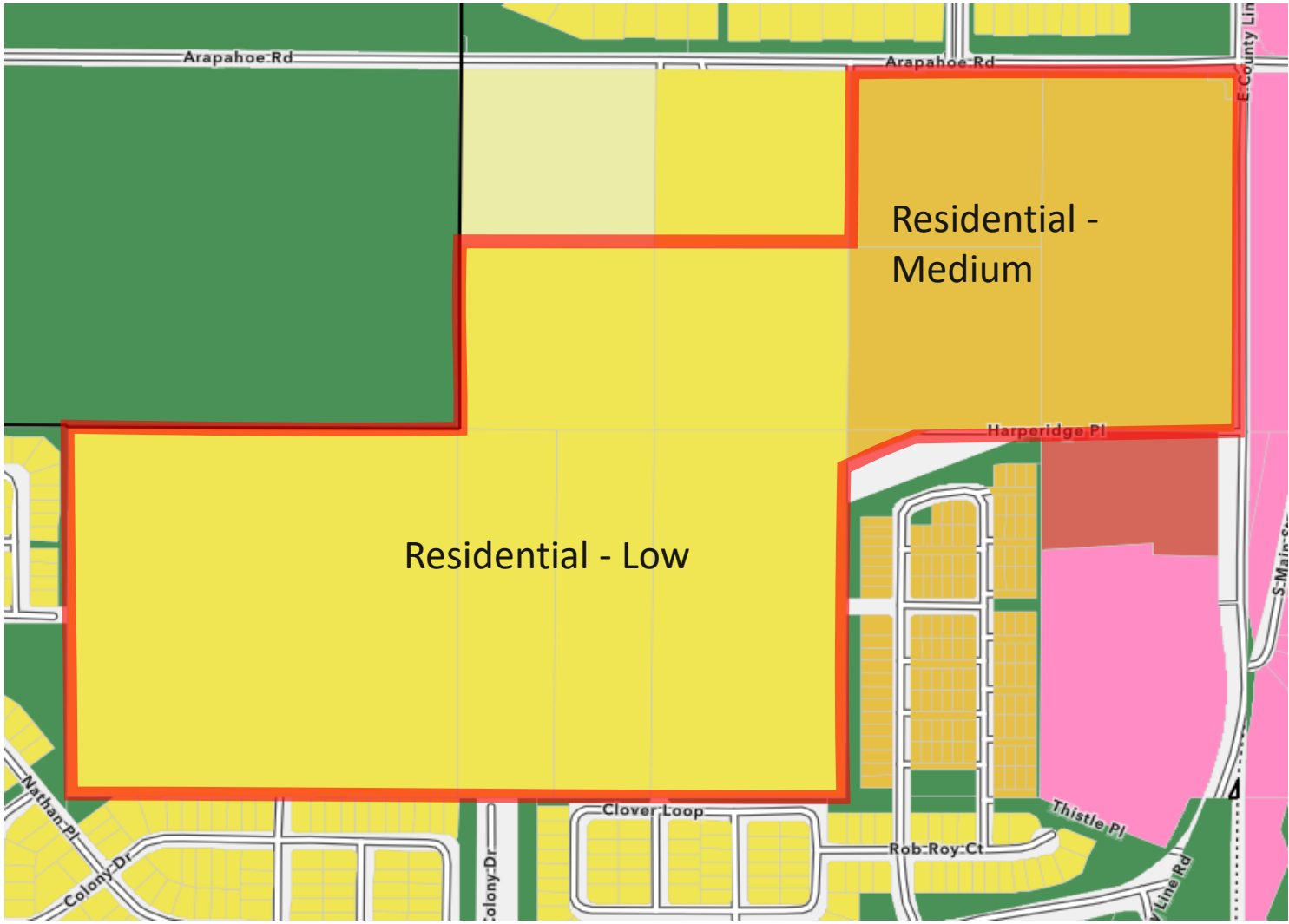
New Comp Plan Designations

- Residential – Low

  2 to 8 du/acre

- Residential – Medium

  8 to 18 du/acre



Comprehensive Plan Policies

C.1.1 Encourage a variety of housing types in neighborhoods to provide a more diverse selection of lifestyles and housing pricing for Erie residents.

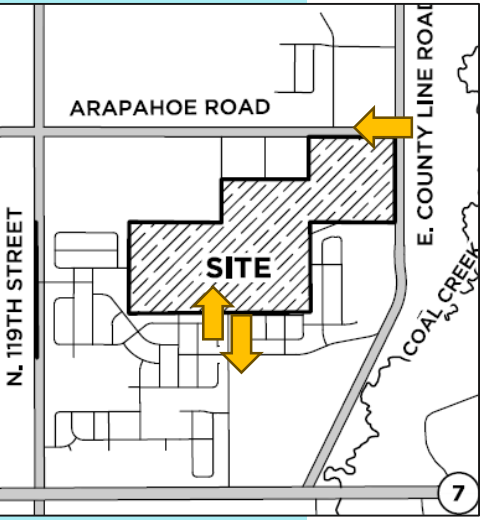
C.5.1 Ensure new development meets Comprehensive Plan vision, priorities, and resource management.

L.1.2 Connect the community through a network of public and private parks, open space, greenways, and trails.

L.3.1 Promote the adaptability of neighborhoods to meet the needs of the changing community.

H.1.2 Increase housing options.

Surrounding Context



Overview

- ✓ Background
- **Proposal**
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PD Amendment

- Amend the minimum lot sizes and associated dimensional standards for Single Family Detached and Townhome uses.
- **Makes lot standards consistent with UDC**.
- No other changes proposed.

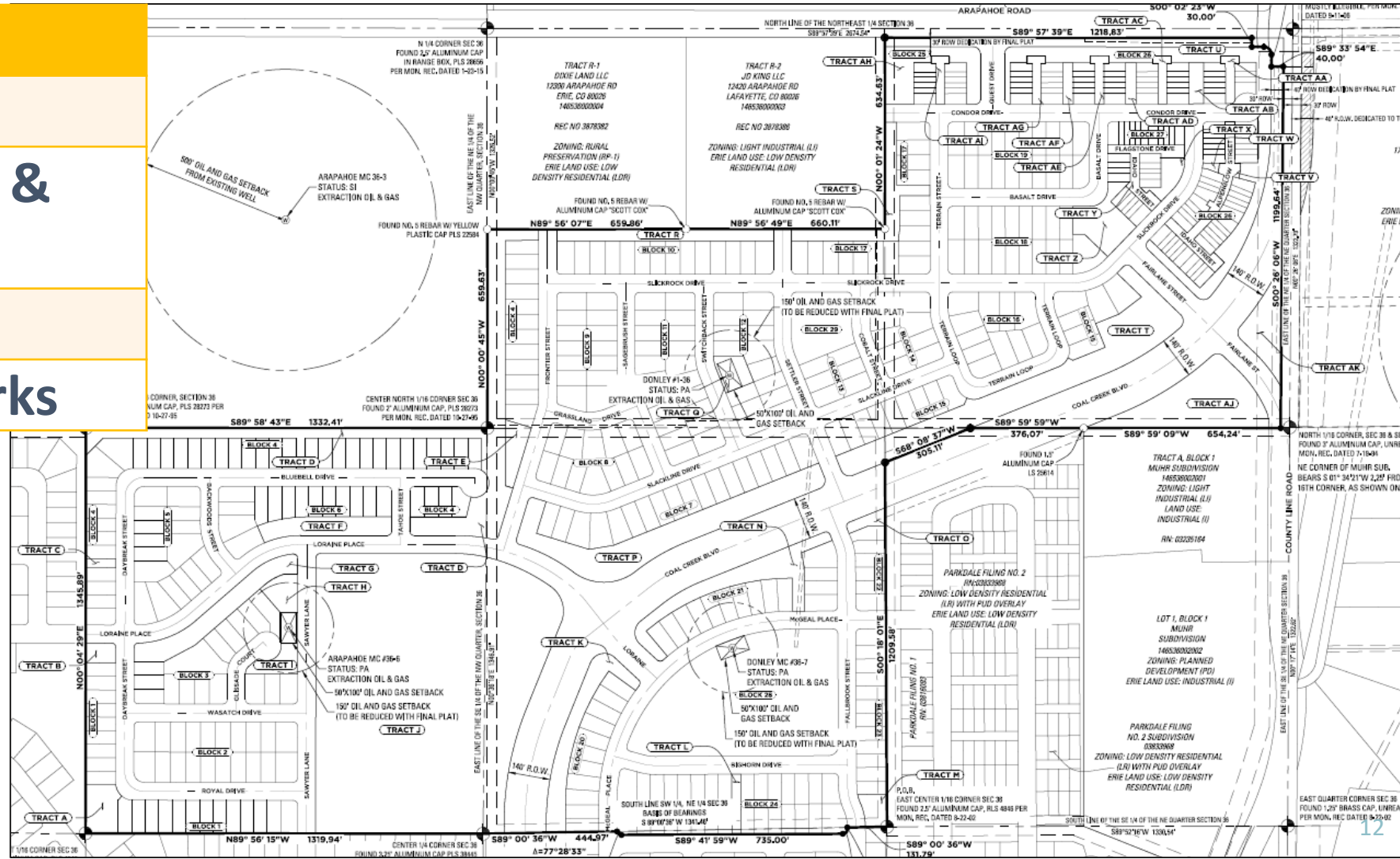
Lot Type	**EXISTING** Parkdale North PD Minimum Lot Size	**PROPOSED** Parkdale North PD Amendment Minimum Lot Size	**UDC STANDARD** For same lot type
Single Family Detached	4,950 SF	2,500-4,999 SF	2,500-4,999 SF **(LR Zoning)**
Single Family Attached (Townhome)	1,120 SF	1,000-2,499 SF	1,000-2,499 SF **(MR Zoning)**

TOWN OF ERIE
1874

Preliminary Plat

QUICK FACTS

- 534 Lots, 37 Tracts
- Single Family Detached & Townhomes
- 15 Acre School Site
- New ROW & Pocket Parks



Overview

- ✓ Background
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- **Review & Evaluation**
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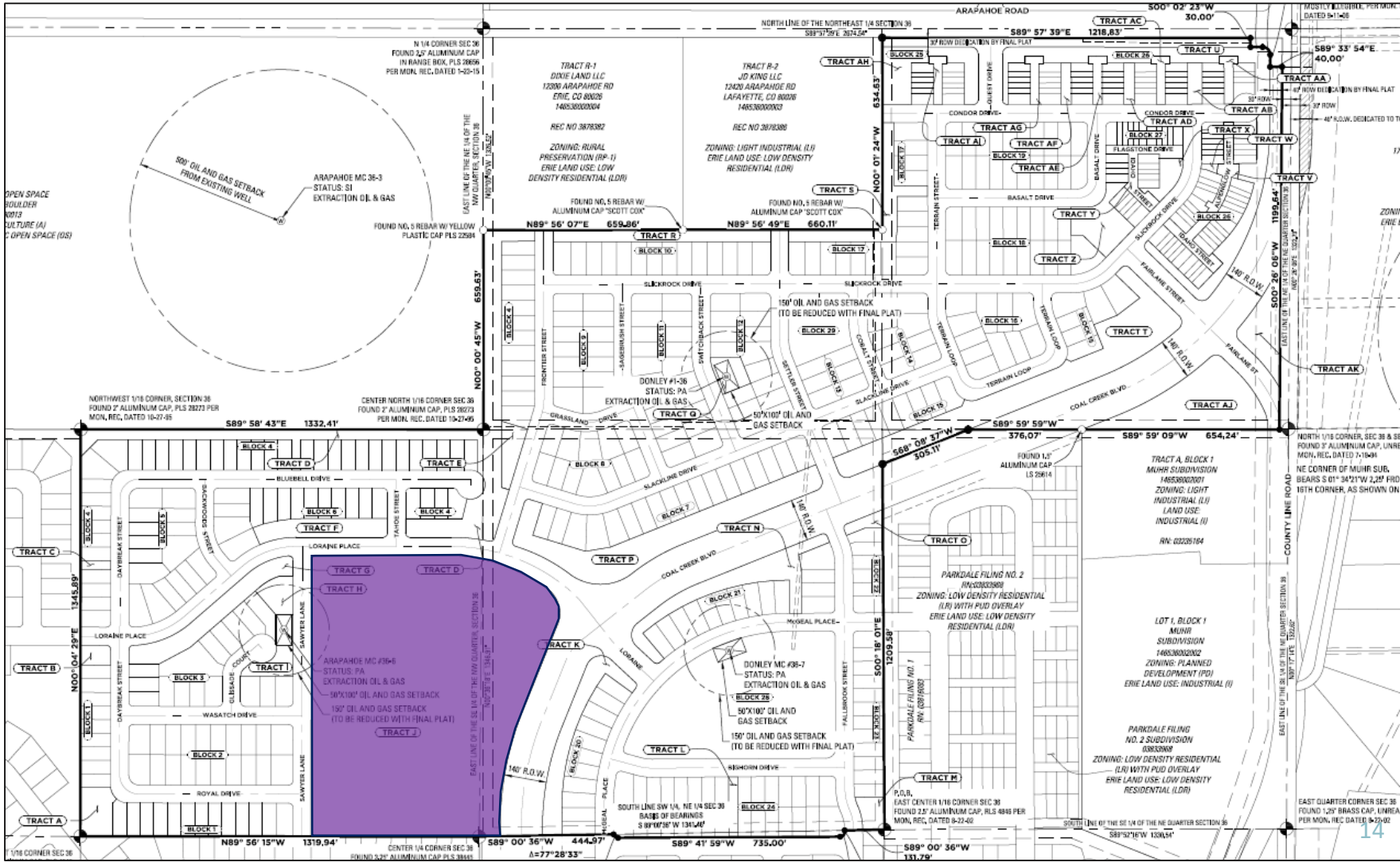
Review & Evaluation – School Site

This Preliminary Plat establishes a 15-acre school site dedication for BVSD to construct a new elementary school.



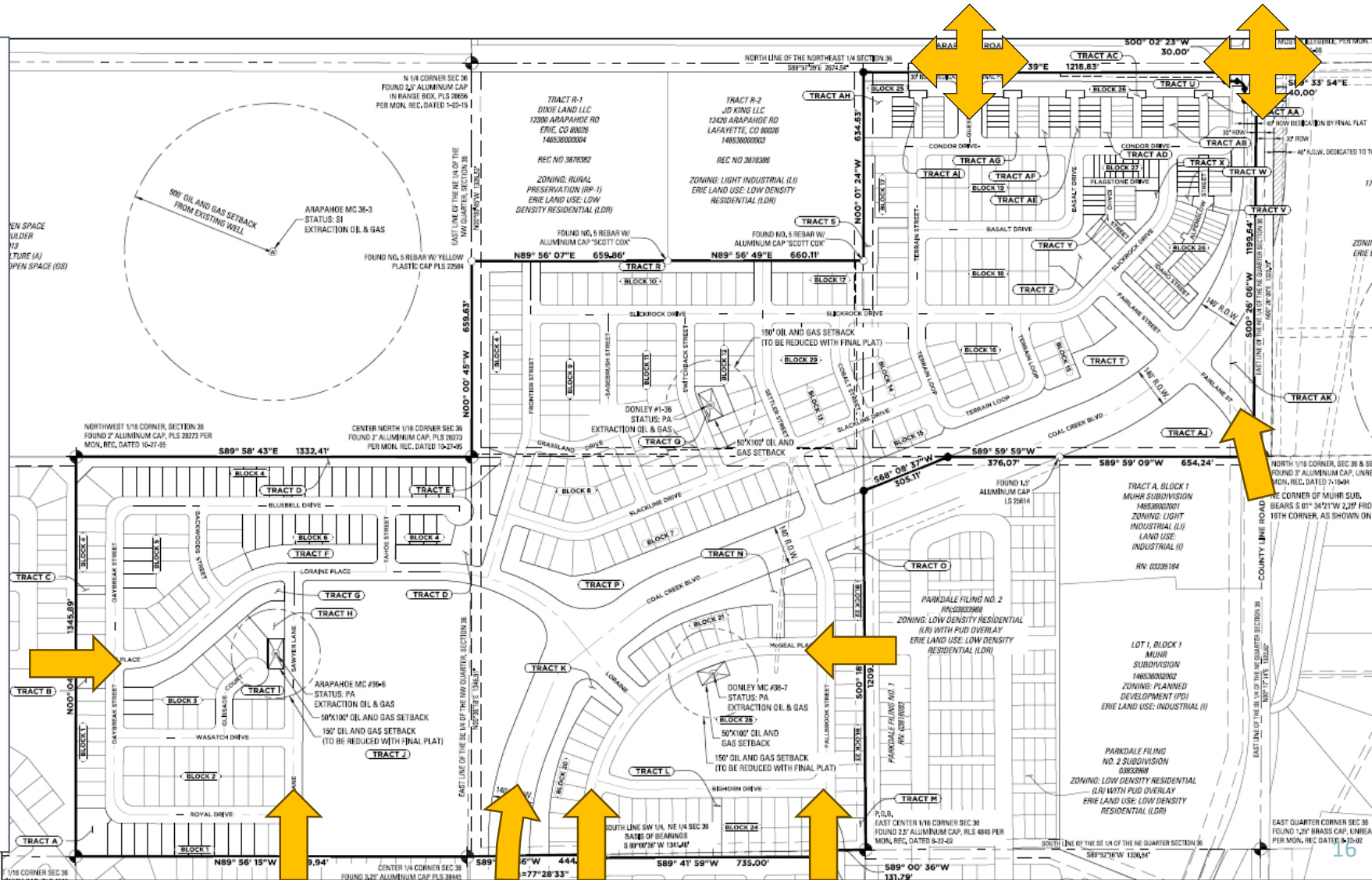
Review & Evaluation – School Site

BVSD submitted a letter to the Town on Feb 19, 2025, reiterating continued desire for this school site, and summarizing efforts to plan the school layout and access.

Review & Evaluation

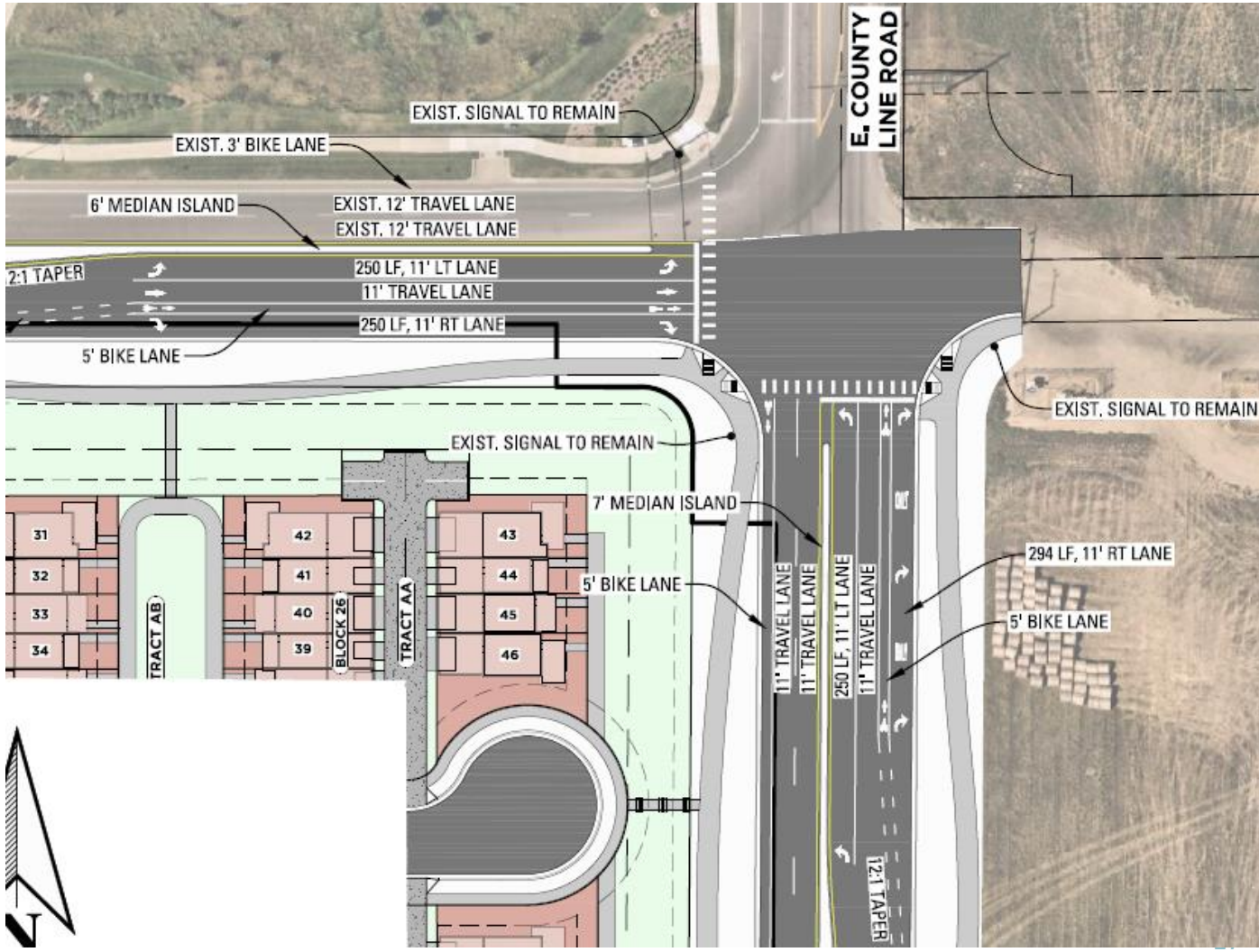
New site access with a full movement intersection is proposed at Quest Dr. & Arapahoe and Coal Creek Blvd & Arapahoe.

The site will connect to the existing Parkdale street grid with access to Coal Creek Boulevard, McGeal Place, Fallbrook Street, Sawyer Lane, Loraine Place, and more.



Review & Evaluation – Coal Creek Blvd & Regional Traffic, and Safety

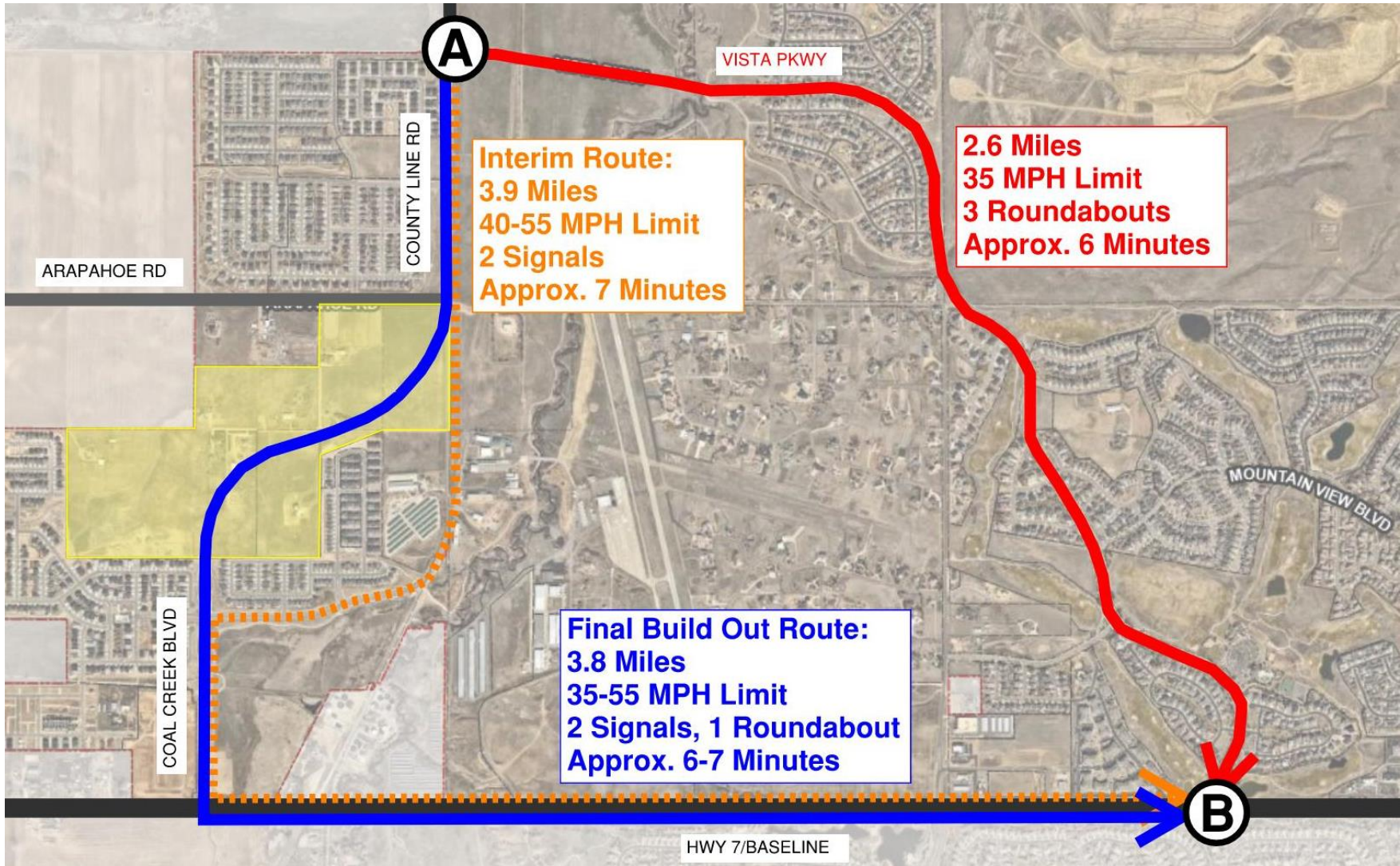
- **Arapahoe Rd. & County Line Rd./Coal Creek Blvd.** – Proposed realignment of County Line Rd./Coal Creek Blvd. Intersection improvements to include new eastbound and southbound left turn lanes



Review & Evaluation – Coal Creek Blvd & Regional Traffic, and Safety

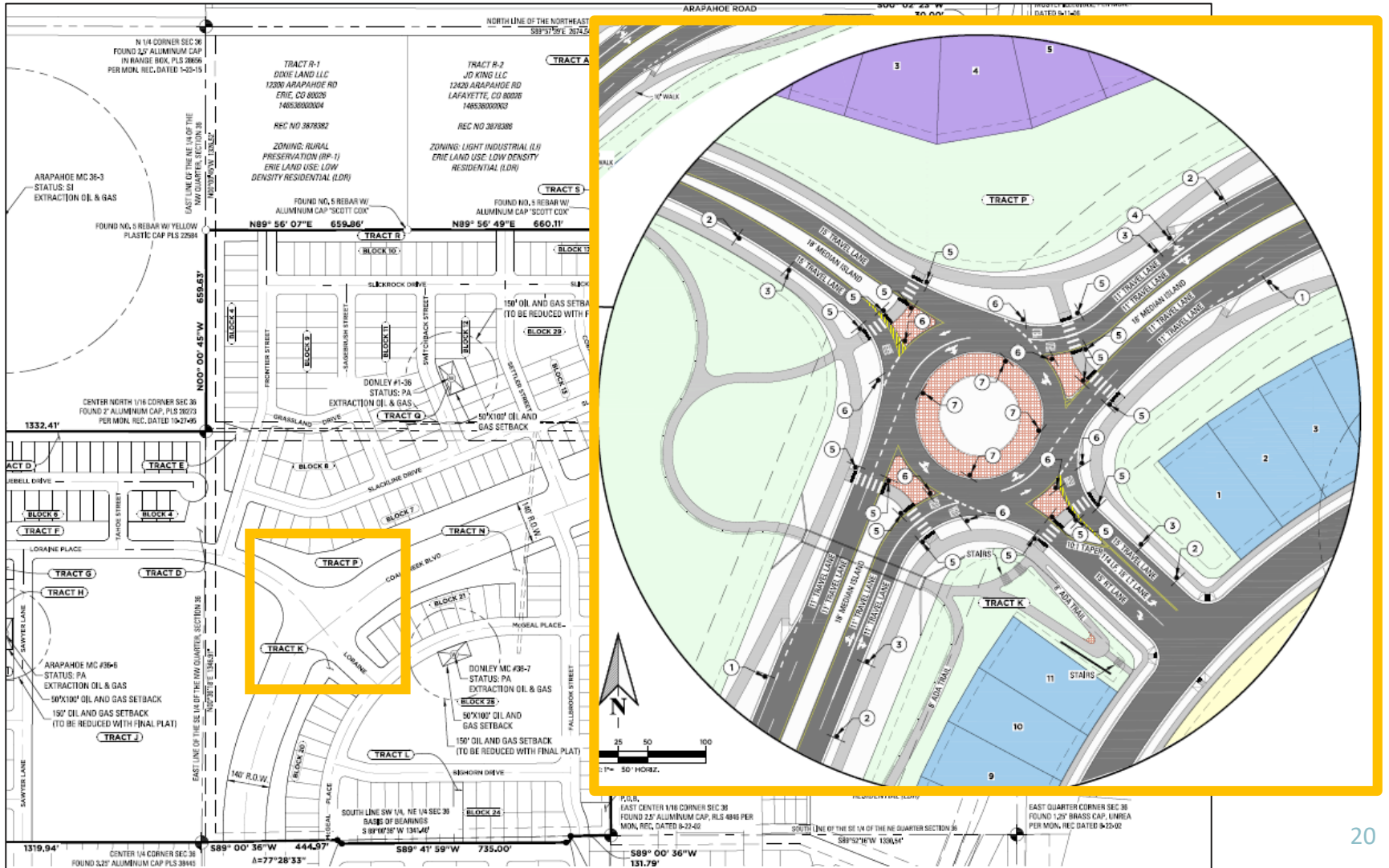
- **Hwy 7 & Coal Creek Blvd.** – Improvements have recently been installed at this intersection to accommodate future growth, including this development.

Review & Evaluation – Coal Creek Blvd & Regional Traffic, and Safety



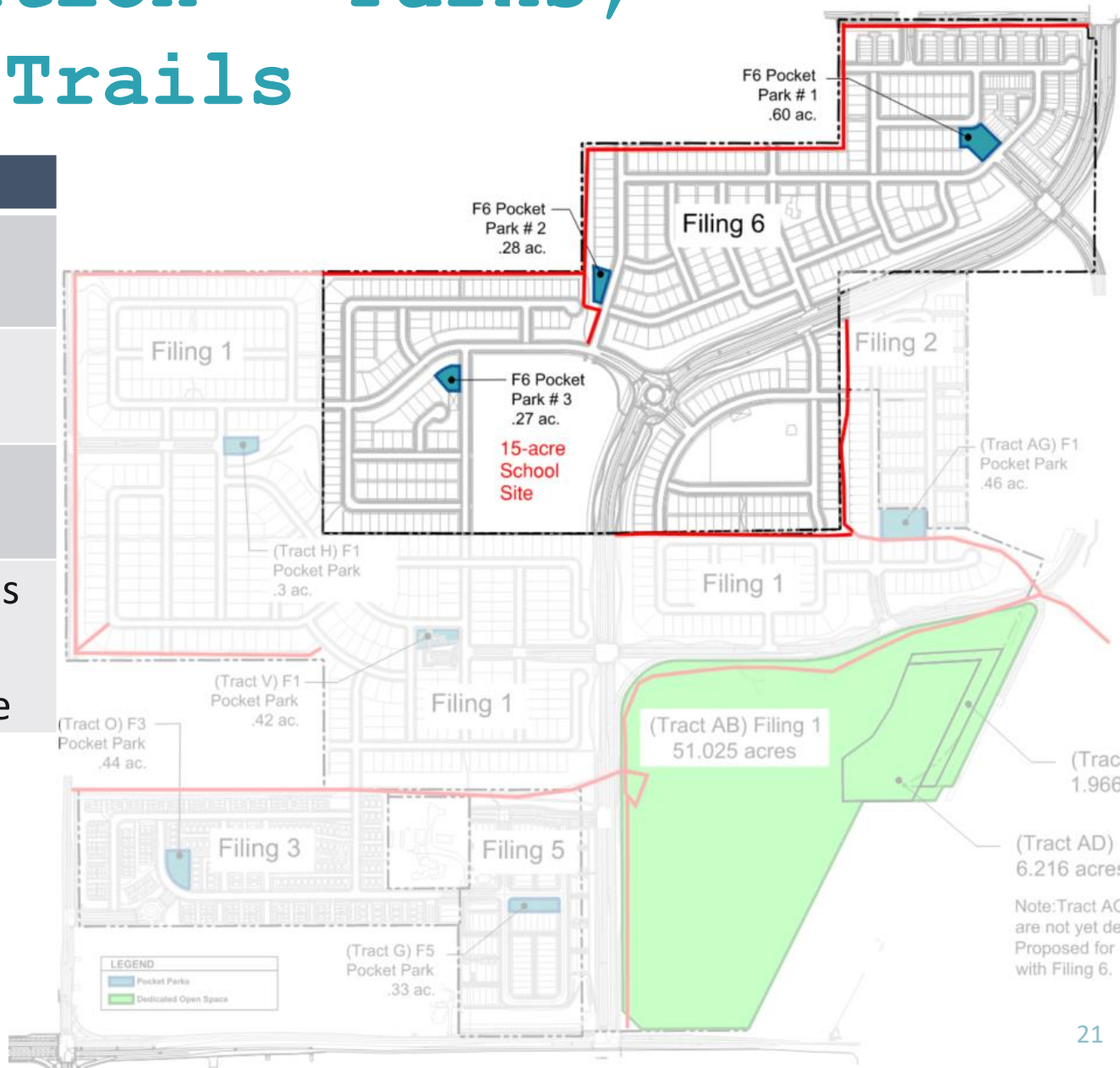
Review & Evaluation – Coal Creek Blvd, Regional Traffic, and Safety

- Roundabout with underpass adjacent to school site
- Helps avoid queuing traffic on Coal Creek Blvd
- Underpass allows free flow of students on foot & bike



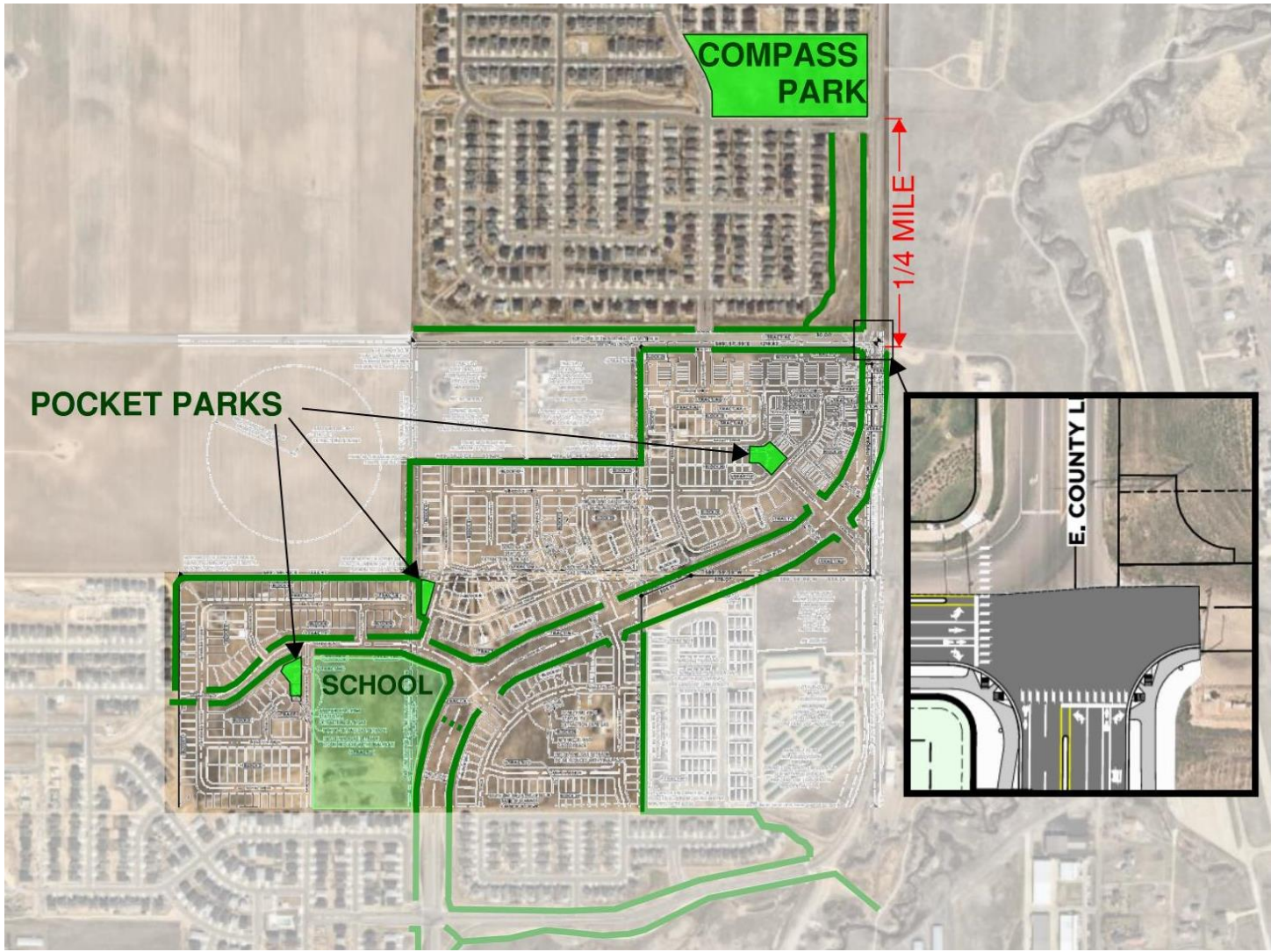
Review & Evaluation – Parks, Open Space and Trails

TYPE	REQUIRED	PROVIDED
Pocket Parks (.5 ac/1000 residents)	0.74 acres	1.21 acres
Neighborhood Parks (3 ac/1000 residents)	4.43 acres	Fee in Lieu
Community Parks (5 ac/1000 residents)	N/A	Collected via Impact Fees
Open Space (17 ac/1000 residents)	25.1 acres	Roughly 60 Acres dedicated in Overall Parkdale



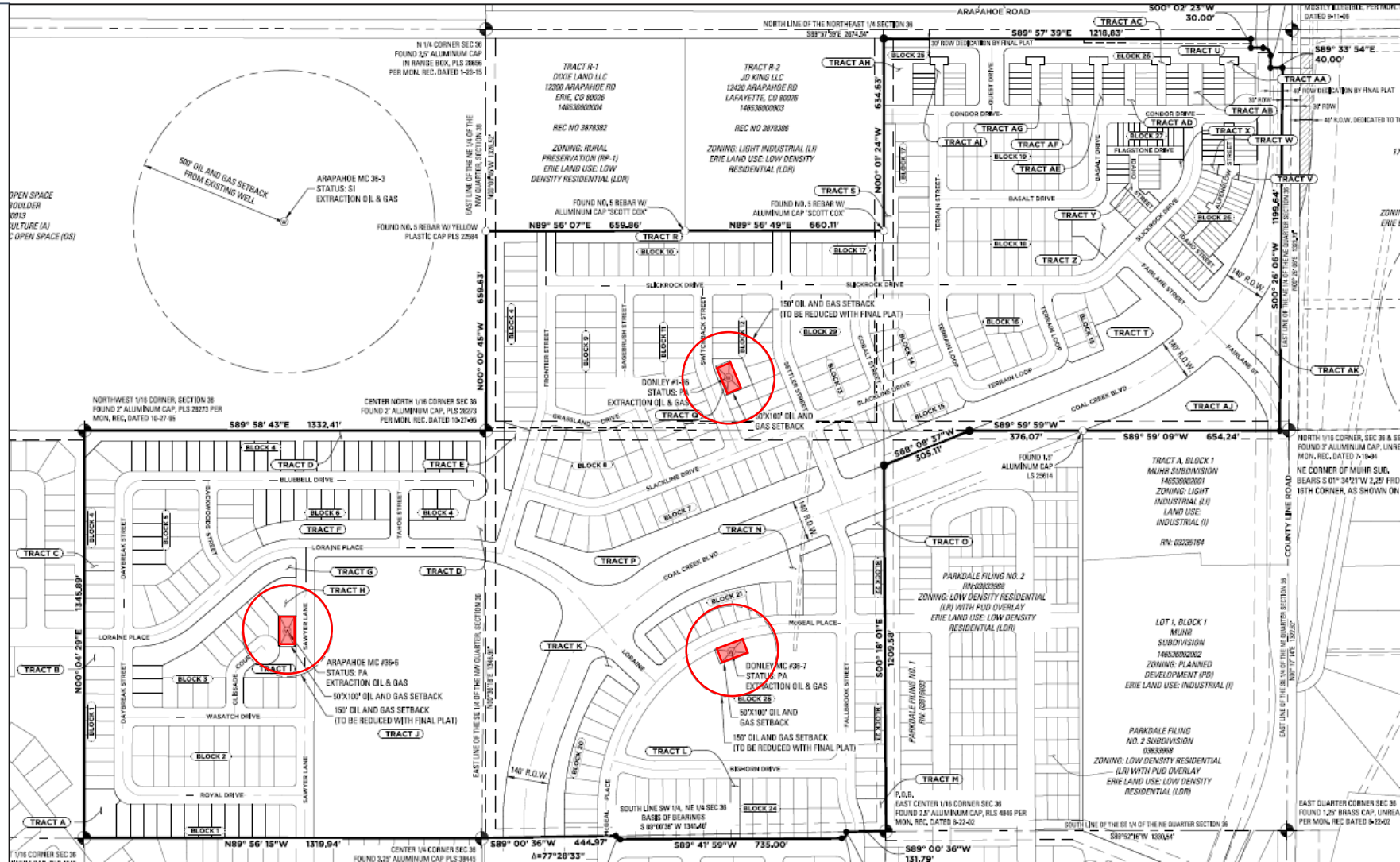
Review & Evaluation – Parks, Open Space and Trails

- Green lines show trails and ‘major’ sidewalk routes
- Coal Creek Boulevard includes bike lanes along entire length
- Compass Park nearby approx. ¼ mile away
- Fee-in-lieu **payment from Parkdale will help fund construction of Compass Park**



Review & Evaluation – Oil & Gas

- Standards require a 150’ setback to residential lots
- May be reduced to a 50’x100’ rectangle if approved by the Town’s Environ. Services Dept.
- BVSD is aware of well proximity, will require verification from ECMC



Review & Evaluation - Infrastructure

- Water and wastewater adequate to serve
- No outstanding concerns with the submitted drainage study
- Utility easements and final drainage plans will be reviewed and approved with the Final Plat(s)

Overview

- ✓ Background
- ✓ Proposal
- ✓ Review & Evaluation
- **Decision**

Public Notice

Public Notice of Council Hearing

Published in the Colorado Hometown Weekly: 1/22/25

Property Posted: 1/24/25

Letters to Adjacent Property Owners: 1/24/25

Neighborhood Meeting

- June 10, 2024
- 4 Attendees
- Questions about the timing of the new school construction, the type of residential proposed by the development, the housing diversity requirement, and other Parkdale-wide questions about construction debris and landscaping maintenance.

Planning Commission Summary

Public Hearing: Dec. 18, 2024

Discussion included: school site location, transportation/traffic, oil and gas, trails and grade separated crossing.

- No public comment
- Passed Resolution P24-17 (PD Amendment) and P24-18 (Preliminary Plat) recommending approval to Council, unanimously

Town Council First Hearing Summary

Public Hearing: Feb. 11, 2025

Discussion included:

- Location of School Site
- Coal Creek Boulevard & Regional Traffic Flow
- Parks & Open Space
- Oil & Gas Facilities

Council continued the case to May 27, 2025

Approval Criteria

PD Amendment

UDC Section 10.7.20.C.2

a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.

b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.

c. The PD zone district will promote the public health, safety, and general welfare.

Approval Criteria

PD Amendment

d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.

e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development

f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Approval Criteria

PD Amendment

g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering

h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Approval Criteria

PD Amendment

k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Approval Criteria

Preliminary Plat

UDC Section 10.7.7.D.2

a. The subdivision is generally consistent with the Town's Comprehensive Plan.

b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Approval Criteria

Preliminary Plat

d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Approval Criteria

Preliminary Plat

e. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated

Approval Criteria

Preliminary Plat

i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff Recommendation

Staff find the PD Amendment and Preliminary Plat comply with the Approval Criteria and recommends the Town Council adopt:

- Ordinance No. 005-2025 Approving the Parkdale North PD Amendment
- Resolution 25-018 Approving Parkdale North Preliminary Plat No. 4

Parkdale North PD Amendment & Preliminary Plat No. 4

Town Council

Harry Brennan, Senior Planner

May 27, 2025