PLANNING COMMISSION MEETING

7:00 PM

February 28, 2019

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

5. APPROVAL OF MINUTES

January 24, 2019 Meeting Minutes

6. PUBLIC HEARINGS

A. PARKER POINTE – Minor Development Plat

Applicant:	**Parker and Stroh, LLC**
Location:	**Southeast Corner of Parker Road and Stroh Road**
Department:	**Community Development, Paul Workman**
TRAKiT No.:	**SUB17-058**

B. COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1 - Minor Development Plat

Applicant:	**Dave Klebba, Etkin Johnson**
Location:	**South of Compark Boulevard and west of Chambers Road**
Department:	**Community Development, Stacey Nerger**
TRAKiT No.:	**SUB18-047**

C. ORDINANCE NO. 3.25.1

A Bill for an Ordinance Amending Ordinance No. 3.25 by the Deletion of Certain Property from the Planned Development Zoned Area Known as the Country Meadows Planned Development

Location: **Northwest corner of Parker Road and Hess Road**
Department: **Community Development, Stacey Nerger**

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

9. ADJOURNMENT

PLANNING COMMISSION MINUTES
JANUARY 24, 2019

CALL TO ORDER
Chair Gary Poole called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE
The Planning Commission and audience joined in saying the Pledge of Allegiance.

ROLL CALL
Also, present were Commissioners Duane Hopkins, Richard Foerster, Kelly Hickler, Eliana Burke and Erik Frandsen. Alternate Tracie Manske was present and seated for the vacant position. Alternates Ruth Ann Nelson and Kimberly Rodell were present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
November 8, 2018 Meeting Minutes

Commissioner Richard Foerster moved to approve the November 8, 2018 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 5:0:2 with Commissioners Duane Hopkins and Erik Frandsen abstaining due to being absent from the November 8, 2018 meeting.

CONSENT AGENDA
None

PUBLIC HEARING: OPENED: 7:03 P.M.
Carolyn Parkinson, Planner presented the staff report for the Mainstreet Center Amendment 1 Lot 1A - Site Plan Amendment, The Schoolhouse Plaza and Parking Lot. Ms. Parkinson concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the site plan amendment request.

Commissioners discussed with staff:

- plans for the vacant lot to the west of The Schoolhouse; (*Staff said the Town does not currently have an active development application; the infrastructure improvements for future development will occur with completion of the proposed parking lot improvements.*)

APPLICANT PRESENTATION
None; staff presentation only.

PUBLIC COMMENT OPENED

Ruth Ann Nelson, 19834 Summerset Lane, Parker, CO asked staff to address the number of parking spaces and landscape requirements.

PUBLIC COMMENT CLOSED

Ms. Parkinson said there are 119 existing parking spaces; in order to meet new required parking lot landscape island requirements, there will be 115 parking spaces. She said due to existing physical conditions, the new landscape is more compliant than the existing conditions but the requirements can't be 100 percent met.

PUBLIC HEARING: CLOSED: 7:12 P.M.

PLANNING COMMISSION DISCUSSION

Commissioner Erik Frandsen said this is a straight-forward request; it is a long, overdue, good plan to start improving spaces between public spots. He supported recommending approval to Town Council.

Commissioner Eliana Burke supported recommending approval; she said it's nice to see the proposed improvements to the parking area.

Commissioner Tracie Manske agreed; it is a straight-forward request that sticks to the guidelines set forth in the Mainstreet Master Plan that will benefit the Town.

Commissioner Duane Hopkins supported recommending approval; he said he liked the restricted access off Mainstreet and the improvements to the parking lot and walkway.

Commissioner Kelly Hickler agreed; she said this is a great addition to Mainstreet.

Commissioner Richard Foerster liked the idea of the parking lot improvements.

Chair Gary Poole concurred.

Commissioner Richard Foerster moved that the Planning Commission recommend the Town Council approve the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board. Commissioner Duane Hopkins seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole reminded the Planning Commission that the next meeting will be February 7, 2019.

STAFF ITEMS

None

DRAFT

ADJOURNMENT
The meeting was adjourned at 7:16 p.m.

Rosemary Sietsema	Gary Poole
Recording Secretary	Chair

DRAFT

Planning Commission Staff Report

Planning Commission Date:	**2/28/2019**
Town Council Date:	**3/18/2019**
Hearing Type:	**Public Hearing** **Parker Pointe Filing No. 1 – Minor Development Plat** **TRAKiT No(s): SUB17-058**
Location:	**Southeast corner of Parker Road and Stroh Road**
Project Planner:	**Paul Workman, Senior Planner**
Applicant:	**Parker & Stroh, LLC**
Executive Summary:	**The applicant is requesting the approval of a Minor Development Plat to create 15 lots for future commercial development and two tracts that would be dedicated to the Town as open space.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Minor Development Plat, subject to the following conditions:
-List conditions"

"I move the Planning Commission recommend Town Council deny the Minor Development Plat as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Minor Development Plat to a future date."

I. BACKGROUND/DISCUSSION

This is a request for a Minor Development Plat to create 15 lots for future commercial development and two tracts that will be dedicated to the Town. The two tracts that will be dedicated to the Town will be preserved as open space and are encumbered by 100-year floodplain and the Preble's Meadow Jumping Mouse habitat. The structures shown in the aerial below have been removed and the applicant has provided an historic analysis of the structures in accordance with Town regulations.

Vicinity Map

II. PRIOR ACTIONS

Date	Action
8/20/18	Town Council approved the annexation of the subject property.
8/20/18	Town Council approved a Modified Commercial zoning for the subject property.

III. CURRENT SITE DATA

Existing Zoning	Modified Commercial
Overlay District	N/A
PD & Plan Area	N/A
Master Plan Area	Community Center
Site Acreage	14.66 +/- acres
Subdivision	Parker Pointe Minor Development Plat Filing No. 1 (proposed)
Existing Use	Vacant single-family home and accessory structures

Surrounding Uses

	Master Plan Land Use	Zoning	Existing Use
North	Community Center	PD - Planned Development	Undeveloped commercial pad sites
South	Douglas County	Douglas County Zoning	Kinney Creek and Colorado Golf Club
East	Douglas County	Douglas County Zoning	Colorado Golf Club
West	Community Center	PD - Planned Development	Parker Road and commercial pad sites

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Community Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Larger than Neighborhood Centers, Community Centers have a greater market area, serving multiple neighborhoods. Typical uses include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Community Center should range from a combined 250,000 to 500,000 square feet.
Consistent Goals/Strategies	Land Use 1.D Jobs and Economic Vitality 2 Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.E Transportation 2.C

	Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 1.C Natural Resource Protection 1.D Natural Resource Protection 2.A Natural Resource Protection 2.D Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.I Natural Resource Protection 6.B Open Space and Recreation 2.A
Inconsistent Goals/Strategies	None
Staff Analysis	Staff has reviewed the requested Minor Development Plat against the Town's Master Plan and has determined that the request is consistent with the goals identified above. The proposed plat would create lots for future commercial development as identified in the Master Land Use Plan and which are allowed by the zoning.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	Front – 40' Side – 0' when adjacent to commercial or 25' when adjacent to residential Rear – 25' Maximum Building Setback from Parker Road – 65' Maximum Building Setback from Stroh Road – 80'	Setbacks will be reviewed with each individual Site Plan.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A. The site is zoned for commercial uses.	N/A. The site is zoned for commercial uses.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum Building Height – 35'	Building heights will be reviewed with each individual Site Plan.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	Minimum Lot Width – 75'	96' is the smallest lot width proposed.	☒ Consistent ☐ Inconsistent ☐ N/A

Lot Coverage	None	Lot coverage will be reviewed with each individual Site Plan	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	As a part of the Minor Development Plat, the applicant is showing streetscape for the perimeter of the property as required by 13.06.070.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Off-street parking will be reviewed with each individual Site Plan.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The request is for the approval of a Minor Development Plat to create 15 lots for commercial development and two tracts that will be dedicated to the Town. Therefore, the development standards for the minimum lot size and the required landscaping are the only applicable standards at this time. The other development standards will be reviewed during the future site plan submittals. The applicant has demonstrated compliance with the minimum lot size and the landscaping requirements. Therefore, the proposed Minor Development Plat is in conformance with the approved zoning.		

VI. DESIGN REVIEW

The request is for a Minor Development Plat. Therefore, design review is not a part of this request.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The applicant has submitted a traffic study that has been reviewed and approved by both the Town of Parker Public Works/Engineering Department and the Colorado Department of Transportation (CDOT). The study identifies that the subject property will have one right-in and right-out access from Parker Road near the center of the subject property. Additionally, the site will be served by one right-in and right-out access off Stroh Road and a full-movement access from the east of the subject property. Access from the full movement intersection will be via an access easement that was negotiated between the applicant and the property owner to the east (Reata South Metropolitan District). Internal to the site, the applicant will be dedicating an access easement that will serve all future lots within the development. As a part of the development of the property, the applicant will be making improvements to both Parker Road and Stroh Road to ensure access meets CDOT and the Town of Parker's requirements. Included in these improvements will be an eight-foot wide sidewalk along Parker Road and a five-foot wide sidewalk along Stroh Road.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Town of Parker Engineering	Advisory Comments
Fire and Life Safety	Advisory Comments
Parker Water and Sanitation District	Advisory Comments
Douglas County	Advisory Comments
Urban Drainage	Advisory Comments
Xcel	Advisory Comments
IREA	Approved
US Department of the Interior – Fish and Wildlife Service	Advisory Comments

IX. CONCLUSION

The applicant is requesting the approval of a Minor Development Plat in order to create 15 lots for commercial development and two tracts that will be dedicated to the Town as open space. The zoning of the property allows for commercial uses and the applicant has demonstrated compliance with the minimum lot standards set forth in the zoning and the Land Development Ordinance for Minor Development Plats, including required landscaping. Therefore, staff is recommending that Planning Commission recommend approval for the Parker Pointe Minor Development Plat Filing No. 1.

X. RECOMMENDED CONDITIONS

N/A

XI. ATTACHMENTS

1. Referral Agency Comments
2. Minor Development Plat

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Referral Agency Comments

PARKER COLORADO

Your kind of place.

Memorandum

To: Paul Workman, Senior Planner
Carolyn Parkinson, Associate Planner

Date: December 18, 2018

From: Alex Mestdagh, P.E. Engineering Services Manager
Jacob James, P.E. Stormwater Manager
Tyler Sandt, Development Review Engineer

Cc: Tom Williams, P.E. Director of Public Works and Engineering

Subject: Parker Pointe Minor Development Plat – Engineering 6th Review

The Engineering Department has reviewed the documents submitted for the Parker Pointe Minor Development Plat. The submittal consisted of the following documents:

Document	Date Received
Construction Plans	December 2, 2018

The site is located at the southeast corner of the intersection of Parker Road and Stroh Road. Based on our review we have the following comments:

1. The submittal is in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*. No further referrals are required. **However, no approvals will be granted until U.S. Fish and Wildlife Service and Urban Drainage and Flood Control District sign off on the project.**

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments, please do not hesitate to contact the Engineering Department at (303) 840-9546.

REVIEWS

Randy Capra

FIRE
LIFE
SAFETY
10

The utility drawings do not show the required fire hydrant at the furthest east (off of Stroh Road) full movement entry to the subarea; address this issue prior to sign off of mylars for this site. Note – the fire hydrant distribution has been reviewed for the overall site; as individual sites are developed, additional fire hydrants likely will be required.

12/17/2018 7:46:04 AM

Thanks for sending over those full plans, I have no further comments on the plans at this time. We are still waiting on one easement, an irrigation address (needed to invoice for tap fees), and the Letter of Credit. When we get these items, we can move forward with signing plans and scheduling a pre-construction meeting. I have attached instructions on how to go about obtaining an irrigation address from Douglas County, let me know if you have questions.

Abby Hildebrandt
Engineering Technician
720.842.4290
ahildebrandt@pwsd.org
18100 E. Woodman Dr. Parker Co 80134|www.pwsd.org

REVIEWS

Brooks Kaufman

IREA
10

The Association will request any necessary utility easements during the Association's electrical design phase.

9/12/2018 8:14:22 AM

REVIEWS

Donna George

Public Service Company of Colorado 10

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses and that the gas design is in process for the above captioned project, and has no further concerns at this time.

9/18/2018 6:34:18 AM

From: Al Peterson [mailto:APeterso@douglas.co.us]
Subject: FW: Kinney Creek at Parker Pointe - Bank Stabilization Cost Est

This cost estimate is for the bank stabilization that will need to occur within Kinney Creek with the site development of Parker Pointe. The channel improvements themselves are something that gets worked with UDFCD at a later date.

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

December 26, 2018

UDFCD Maintenance Eligibility Program
Referral Review Comments

Project: **Parker Pointe**
Stream: **Kinney Creek**
UDFCD MEP Phase: **Design**
UD MEP ID: **106995**

Dear **Mr. Paul Workman**,

This letter is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

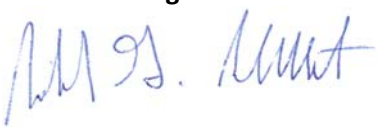
- Kinney Creek

We have the following comments to offer:

1. A High Functioning Low Maintenance Stream approach that utilizes fluvial geomorphology and natural stream design may be the most sustainable and best approach for this project.
2. This project is ideal candidate for fee-in-lieu of improvements and adaptive management, since there is no critical need of improvements with development.
3. The velocities of the stream exceed 7 fps during the 100-year event. These velocities exceed the threshold for natural grasses. Additional design is needed to prevent future stream degradation.
4. The active/low-flow channel should be pulled from the inside bank at check structures.
5. The development includes work in the floodplain. A local floodplain development permit is needed for this work.
6. My last day at UDFCD is 1/4/19. The project and background has been transitioned to Laura Kroeger.

Please feel free to contact me with any questions or concerns.

Sincerely,
Urban Drainage and Flood Control District



Richard G. Borchardt
Stream Services Program

Cc: Jacob James, Stormwater Manager – Town of Parker
Al Peterson, Douglas County
Chris Castelli, Kiowa Engineering
Laura Kroeger, UDFCD

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Colorado Ecological Services

IN REPLY REFER TO:
FWS/R6/ES CO

Front Range:
Post Office Box 25486
Mail Stop 65412
Denver, Colorado 80225-0486

Western Slope:
445 W. Gunnison Avenue
Suite 240
Grand Junction, Colorado 81501-5711

TAILS: 06E24000-2019-TA-0272

December 21, 2018

Ron Beane
ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218

Dear Mr. Beane:

On December 16, 2018, the U.S. Fish and Wildlife Service (Service) received your letter requesting our acknowledgement that Parker & Stroh LLC, is working with us to complete consultation with us in accordance with the Endangered Species Act of 1973 (ESA), as amended (16 U.S.C. 1531 *et seq*.). Parker & Stroh LLC is proposing to construct the Parker Pointe commercial development located southeast of the intersection of State Highway 83 and Stroh Road in Douglas County, Colorado. The proposed project may result in impacts to potential habitat for the threatened Preble's meadow jumping mouse (*Zapus hudsonius preblei*).

On October 31, 2018, the Service and the U.S. Army Corps of Engineers met with ERO Resources Corp. to discuss the project, its potential impacts, and the likely permitting scenario. We anticipate participating in additional conversations with ERO and Parker & Stroh as the project design is refined and measures to avoid and minimize impacts to the Preble's mouse are developed.

If the Service can be of further assistance, please contact Alison Deans Michael of my staff at alison_michael@fws.gov or (303) 236-4758.

Sincerely,

Drue L. DeBerry
Colorado and Nebraska Field Offices

Ref:Alison\H:\H:\My Documents\Other Consultations\Parker_Pointe\Parker_Pointe_concurrent_process_agree.docx

PARKER POINTE SUBDIVISION FILING NO. 1

A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
15 LOTS
14.6674 ACRES

SHEET 1 OF 3

LEGAL DESCRIPTION:

A PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M., TOWN OF PARKER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 3;
THENCE S00°16'55"W ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROH ROAD AND THE POINT OF BEGINNING;
THENCE S00°16'55"W ALONG SAID EAST LINE, A DISTANCE OF 1414.00 FEET;
THENCE N78°38'39"W A DISTANCE OF 490.67 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD (STATE HIGHWAY 83);
THENCE N01°30'59"E ALONG SAID EASTERLY R.O.W., A DISTANCE OF 1317.76 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SOUTH PARKER ROAD AND THE SOUTH R.O.W. LINE OF STROH ROAD;
THENCE N89°59'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 453.15 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (638,911 SQUARE FEET) 14.6674 ACRES

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PARKER POINTE SUBDIVISION FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN, THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER:

PARKER & STROH, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____ _____
DANIEL YACOVETTA DATE

NOTARY:

STATE OF _____)
) SS
COUNTY OF _____)

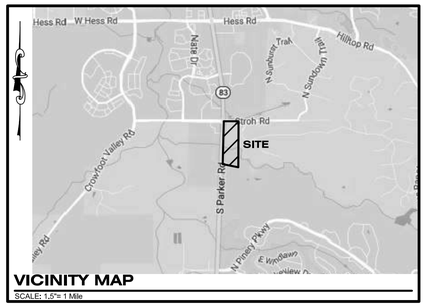
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____,

20_____ BY,_____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES



VICINITY MAP
SCALE: 1.5"= 1 Mile

GENERAL NOTES:

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 598-F0536881-153-MH PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 8, 2015 AT 7:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE "A" AREA SFHA – AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0182F EFFECTIVE DATE OF SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR S89°59'29"W AND BOUNDED BY A 3-1/4" ALUMINUM CAP, L.S. NO. 22561 FOUND IN A RANGE BOX AT THE NE CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP, L.S. NO. 29761 FOUND IN A RANGE BOX AT THE N1/4 CORNER OF SAID SECTION 3.
4. ALL UNITS ARE U.S. SURVEY FEET.
5. ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
6. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
7. NO CERTIFICATE(S) OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBATIONALLY ACCEPTED IN WRITING BY THE TOWN.
8. NO CERTIFICATE(S) OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
9. PRIVATE ACCESS DRIVE/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, FOR ANY DEVELOPMENT ON PROPERTY DESCRIBED HEREIN.
10. THIS PLAT IS SUBJECT TO A PERPETUAL, NONEXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
11. A MULTI-USE UTILITY EASEMENTS IS HEREBY DEDICATED AS SHOWN FOR THE USE OF ALL UTILITIES. THE TOWN OF PARKER IS GRANTED ACCESS OVER AND ACROSS THE EASEMENT FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
12. AN ACCESS AGREEMENT TO THE BENEFIT OF THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. _____. THIS AGREEMENT CODIFIES THE OFFSITE ACCESS ROAD ON THE ADJACENT PROPERTY SERVING THIS DEVELOPMENT.
13. A DRAINAGE CULVERT AND DETENTION POND EASEMENT AFFECTING THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. _____. THIS AGREEMENT OBLIGATES THE PROPERTY OWNER, AND SUCCESSORS, TO OPERATE AND MAINTAIN THE OFFSITE DETENTION POND AND ASSOCIATED APPURTENANCES THAT SERVE THIS PROPERTY. THE TOWN OF PARKER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITHIN THIS EASEMENT SHOULD THE PROPERTY OWNER FAIL TO DO SO, IN ACCORDANCE WITH THIS EASEMENT.
14. TRACT A IS HEREBY DEDICATED TO THE TOWN OF PARKER AS OPEN SPACE.
15. TRACT B IS HEREBY DEDICATED TO THE TOWN OF PARKER AS OPEN SPACE.
16. AN EXCLUSIVE 25 FOOT BY 55 FOOT SIGN EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER VIA THIS PLAT AS SHOWN ON SHEET 3 OF THIS PLAT.

LAND USE SUMMARY:

LOTS 1-15	*13.5210 AC.*
TRACTS A & B	*1.0381 AC.*
ROW	*0.1083 AC.*
TOTAL AREA OF SUBDIVISION	*14.6674 AC.*

TRACT	SIZE (AC.)	OWNERSHIP	MAINTENANCE
TRACT A	*0.5060*	*TOWN OF PARKER*	*TOWN OF PARKER*
TRACT B	*0.5321*	*TOWN OF PARKER*	*TOWN OF PARKER*

SURVEYOR CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PARKER POINTE SUBDIVISION FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 10TH DAY OF FEBRUARY, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20_____.

_____
CHARLES N. BECKSTROM, P.L.S.
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

COLORADO REGISTERED CHARLES N. BECKSTROM 33202 PROFESSIONAL LAND SURVEYOR

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

TITLE VERIFICATION:

WE FIDELITY NATIONAL TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

_____

_____

_____ _____
FIDELITY NATIONAL TITLE INSURANCE COMPANY DATE

NOTARY:

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____,

20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

TOWN COUNCIL:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20_____FOR FILING. SUBJECT TO THE CONDITIONS SET FORTH BY THE TOWN COUNCIL. THE DEDICATIONS ARE HEREBY ACCEPTED.

THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE RESPONSIBILITY FOR MAINTAINING PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

_____
MAYOR, TOWN OF PARKER

ATTEST:_____
TOWN CLERK

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____DAY

OF _____, 20_____ A.D., AT _____A.M./P.M., AND

WAS RECORDED AT RECEPTION NUMBER_____

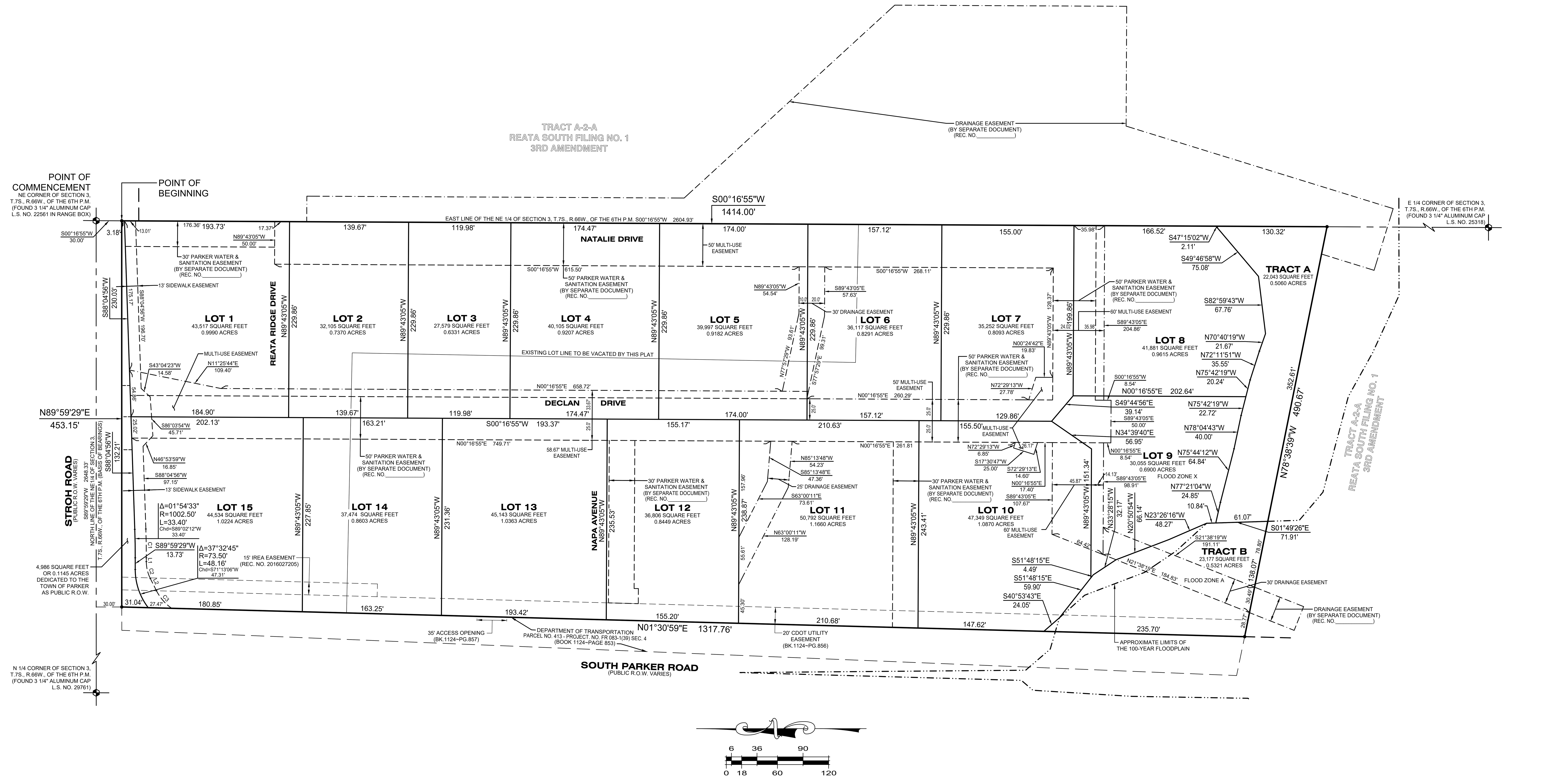
_____
COUNTY CLERK AND RECORDER

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No.:	Project No.:	Date:	Revised:
16025-P	144.070	11/10/2017	11/27/2018

PARKER POINTE SUBDIVISION FILING NO. 1

A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
15 LOTS
14.6674 ACRES



Scale: 1" = 60'

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	01°54'33"	1016.50'	33.90'	S89°02'12"W	33.87'
C2	26°37'53"	44.00'	20.50'	S76°40'32"W	20.27'
C3	28°23'25"	55.50'	27.50'	S49°09'53"W	27.22'

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	S89°59'29"W	4.50'
L2	S63°21'36"W	16.11'

LEGEND

———	PLAT BOUNDARY LINE
— — —	ADJACENT LOT/PARCEL LINES
— - —	SECTION LINE
———	NEW LOT LINE
- - - -	EXISTING EASEMENT LINE
— — —	NEW GENERAL EASEMENT LINE
— · —	NEW DRAINAGE EASEMENT LINE
— · · —	NEW XCEL EASEMENT LINE
— · · —	THE 100-YEAR FLOODPLAIN
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
⬢	SECTION CORNER
•	SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE FOUND

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHARLES N. BECKSTROM
33202

EASEMENT DIMENSION NOTES:

1. ALL EASEMENT DIMENSIONS ARE CENTERLINE DIMENSIONS UNLESS SHOWN OTHERWISE.
2. REFER TO SHEET 3 FOR ADDITIONAL EASEMENT DEDICATIONS AND DIMENSIONS.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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Survey No.:	Project No.:	Date:	Revised:
16025-P	144.070	11/10/2017	11/27/2018

PARKER POINTE SUBDIVISION FILING NO. 1

A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
15 LOTS
14.6674 ACRES

ADDITIONAL EASEMENT DEDICATIONS
SHEET 3 OF 3

TRACT A-3-A
REATA SOUTH FILING NO. 1
3RD AMENDMENT

POINT OF COMMENCEMENT
NE CORNER OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 22561 IN RANGE BOX)

POINT OF BEGINNING

SEE DETAIL "B" THIS SHEET

ACCESS EASEMENT (BY SEPARATE DOCUMENT) (REC. NO._____)

S00°16'55"W 30.00'

N89°59'29"E 453.15'

EAST LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. S00°16'55"W 2604.93'

S00°16'55"W 1414.00'

N00°16'55"E 886.46'

E 1/4 CORNER OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 25318)

NATALIE DRIVE

REATA RIDGE DRIVE

DECLAN DRIVE

NAPA AVENUE

STROH ROAD
(PUBLIC R.O.W. VARIES)
NORTH LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (BASIS OF BEARINGS)

SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15

TRACT A

TRACT B

TRACT A-4-A
REATA SOUTH FILING NO. 1
3RD AMENDMENT

FLOOD ZONE X

FLOOD ZONE A

APPROXIMATE LIMITS OF THE 100-YEAR FLOODPLAIN

6' XCEL EASEMENT SEE DETAIL BELOW

EXISTING LOT LINE TO BE VACATED BY THIS PLAT

15' IREA EASEMENT

24' ACCESS EASEMENT

26' ACCESS EASEMENT

40' ACCESS EASEMENT

30' ACCESS EASEMENT

10' IREA EASEMENT

15' IREA EASEMENT (REC. NO. 2016027205)

35' ACCESS OPENING (BK.1124~PG.857)

DEPARTMENT OF TRANSPORTATION PARCEL NO. 413 - PROJECT. NO. FR 083-1(39) SEC. 4 (BOOK 1124~PAGE 853)

20' CDOT UTILITY EASEMENT (BK.1124~PG.856)

TOWN OF PARKER SIGN EASEMENT

SIGHT TRIANGLE EASEMENT

SIGHT DISTANCE LINE

R.O.W. DEDICATION SEE SHEET 2

N 1/4 CORNER OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 29761)

N01°30'59"E 1317.76'

N78°38'39"W 490.67'

Δ=12°26'08" R=188.00' L=40.80' Chd=N84°03'50"E 40.72'

Δ=77°43'29" R=30.00' L=40.70' Chd=S39°08'39"W 37.65'

Δ=81°43'28" R=30.00' L=42.80' Chd=N40°34'49"W 39.25'

Δ=01°50'11" R=1002.50' L=32.10' Chd=S89°05'01"W 32.13'

Δ=86°40'38" R=38.48' L=58.21'

Δ=90°17'33" R=38.00' L=59.88'

Δ=25°50'31" R=15.00' L=6.8' Chd=N13°21'01"E 6.71'

XCEL EASEMENT DETAIL

SCALE: 1"=60'

STROH ROAD

R.O.W. DEDICATION

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15

6' XCEL EASEMENT

12' XCEL EASEMENT

S00°16'55"W 917.25'

S00°16'55"W 1079.21'

S88°04'56"W 6.00'

N89°43'05"W 154.86'

N89°43'05"W 152.58'

S00°16'55"W 27.02'

N89°43'05"W 0.50'

N89°43'05"W 28.00'

DETAIL "A"

NOT TO SCALE

N21°38'19"E 12.10'

MULTI-USE EASEMENT

S21°38'19"W 4.65'

LOT 9

LOT 10

N34°06'58"W 29.33'

S38°11'45"W 20.54'

10' IREA EASEMENT

S51°48'15"E 48.43'

TOWN OF PARKER SIGN EASEMENT

N51°48'15"W 21.90'

N88°28'03"W 49.12'

S88°28'03"E 6.54'

TRACT B

N51°48'15"W 29.41'

N38°11'45"E 16.14'

N01°31'57"E 6.18'

DETAIL "B"

NOT TO SCALE

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- NEW LOT LINE
- EXISTING EASEMENT LINE
- NEW GENERAL EASEMENT LINE
- NEW DRAINAGE EASEMENT LINE
- NEW XCEL EASEMENT LINE
- THE 100-YEAR FLOODPLAIN
- R.O.W. — RIGHT-OF-WAY
- L.S. NO. — LAND SURVEYOR NUMBER
- BK. PG. — BOOK AND PAGE
- SECTION CORNER
- SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE FOUND

6 36 90
0 18 60 120
Scale: 1" = 60'

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C4	01°54'33"	1017.50'	33.90'	S89°02'12"W	33.90'
C5	09°38'45"	58.50'	9.80'	S85°10'06"W	9.84'

LINE DATA TABLE

COURSE	BEARING	LENGTH
L3	S89°59'29"W	13.73'

COLORADO REGISTERED
JAMES N. BECKHAM
33202
PROFESSIONAL LAND SURVEYOR

EASEMENT DIMENSION NOTES:

1. ALL EASEMENT DIMENSIONS ARE CENTERLINE DIMENSIONS UNLESS SHOWN OTHERWISE.
2. REFER TO SHEET 2 FOR ADDITIONAL EASEMENT DEDICATIONS AND LOT DIMENSIONS WITH LOT AREAS.

NOTICE:

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Survey No.	Project No.	Date:	Revised:
16025-P	144.070	11/10/2017	11/27/2018

Planning Commission Staff Report

Planning Commission Date:	**2/28/2019**
Town Council Date:	**3/18/2019**
Hearing Type:	**Public Hearing** **Compark Village Filing No. 4 Amendment No. 1 – Minor Development Plat** **TRAKiT No. SUB18-047**
Location:	**Generally located south of Compark Blvd., north of E-470, west of Chambers Road and east of Prairie Trail Drive**
Project Planner:	**Stacey Nerger, Planner**
Applicant:	**Dave Klebba, Etkin Johnson**
Executive Summary:	**The applicant is proposing to subdivide Compark Village F4 Tracts B, C & D from four unbuildable tracts into two buildable lots and two tracts. The lots are located on the south side of Compark Boulevard, west of Chambers Road.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Compark Village Filing No. 4 Amendment No. 1 Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Compark Village Filing No. 4 Amendment No. 1 Minor Development Plat subject to the following conditions:"
-List proposed conditions

"I move the Planning Commission recommend Town Council deny the Compark Village Filing No. 4 Amendment No. 1 Minor Development Plat as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the <insert request> to a future date."

I. BACKGROUND/DISCUSSION

This request is to subdivide four unbuildable tracts into two buildable lots, a detention pond tract and an unbuildable tract for future development. The proposed Minor Development Plat will plat the property into lots and tracts only. The buildable lots would allow for the development of commercial and industrial uses on the property per the Compark Village Planned Development. The property is approximately 29.4 acres in size and is located south of Compark Boulevard, north of E-470 and west of Chambers Road. All improvements necessary for the construction on the property will be submitted and reviewed as part of a site plan application(s).

Per Section 6.3 of the Town of Parker Home Rule Charter, all plats for the subdivision of land shall be submitted to the Planning Commission for recommendation and presented to Council for approval and final decision.

II. PRIOR ACTIONS

Date	Action
February 5, 2007	The property was annexed and zoned part of the Compark Village Planned Development.
2007	The Compark Village and Cottonwood Highlands (adjacent development) traded several parcels without subdivision those parcels, as required by the Parker Land Development Ordinance.
September 19, 2011	As a result of the illegal trades, Town Council approved several ordinances to clean up the legal descriptions and create legal lots of record.
September 19, 2011	Compark Village Filing No. 4 Exemption Plat was approved as part of the cleanup process.
February 2019	An administrative Site Plan application was submitted to the Town to construct approximately 159,219 square feet of office/warehouse on Lots 1 and 2 of this Minor Development Plat.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Title 32 Overlay District		
PD & Plan Area	Compark Village Planned Development		
Master Plan Area	E-470 Employment		
Site Acreage	29.443 acres		
Subdivision	Compark Village Filing No. 4		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	E-470 Employment	PD - Planned Development	Vacant and Parker Performing Arts School
South	E-470 Mixed Use	PD - Planned Development	Vacant – Compark Village South
East	E-470 Employment	PD - Planned Development	Vacant and IREA Substation
West	E-470 Employment	Douglas County Zoning	Commercial/Distribution-American Furniture Warehouse

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website]

MASTER PLAN CONSISTENCY	
Master Plan Designation	E-470 ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	**E-470 Employment:** Attract primary uses including; professional, medical and corporate offices, light

	industrial uses, flex office, research and development facilities and higher educational campuses. The primary uses in this district should attract business and personal services, convenience retail, child care and restaurants. Light industrial uses are not intended to include primary warehousing, outdoor storage or mini storage uses.
Consistent Goals/Strategies	Land Use 1.C Jobs and Economic Vitality 2.B
Staff Analysis	The subject properties are located within the E-470 Employment Character Area. This area is intended to provide a variety of land uses to attract employment. The proposed subdivision of land to create buildable lots to construct commercial and industrial uses is consistent with the Town's Master Plan.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	Front – 20' Side – 0' Rear – 0' Corner – 20'	The proposed Minor Development Plat does not propose any structures on the property. This will be determined with a future site plan submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	60 feet	The proposed Minor Development Plat does not propose any structures on the property. This will be determined with a future site plan submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	None	Average lot size will be 6.22 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	The proposed Minor Development Plat does not propose any structures on the property. This will be determined with a future site plan submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The proposed Minor Development Plat does not propose any structures on the property. This will be	☐ Consistent ☐ Inconsistent ☒ N/A

		determined with a future site plan submittal.	
Off-Street Parking	Title 13.06.050	The proposed Minor Development Plat does not propose any structures on the property. This will be determined with a future site plan submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The proposed Minor Development Plat will create two buildable lots which meet the minimum acreage needed to construct a viable commercial/industrial development. Additional development standards are in place within the Compark Village Planned Development and will be required to be satisfied at the time of Site Plan application.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Access to each lot will be accommodated off of Compark Boulevard to meet the applicants proposed commercial/industrial use. Access points, spacing and internal circulation will be reviewed with each Site Plan application for development. Pedestrian sidewalks have been constructed along Compark Boulevard and connections to this sidewalk will be required at the time of Site Plan.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Fire Life Safety	No comments on the subdivision application.
Parker Comprehensive Planning	The property is located within the E-470 Employment Character Area and the proposed subdivision aligns with the land uses recommended.
Parker Building	No issues with the subdivision application.
Parker Economic Development	Approved
Stonegate Metro District	The project will be required to meet all Stonegate water and sanitary sewer rules and regulations during design and construction.
Cherry Creek Basin Water Quality Authority	No comment
Urban Drainage	The west pond outfall into Green Acres Tributary will need to be designed to meet UDFCD requirements.
Xcel	No conflict as a utility easement was dedicated at the time of the original plat for the property.
IREA	The Association may require any necessary utility easements during the electrical design phase. In addition, the overhead electrical easements will be vacated once undergrounded.
CenturyLink	No objections as submitted
Comcast	No comment

Aztec Consultants	Approved
Douglas County Assessors	No comment

VIII. CONCLUSION

The applicant submitted this Minor Development Plat to create buildable lots for the future construction of commercial/industrial uses on the property as currently allowed by the Compark Village Planned Development. The proposed plat is consistent with the goals of the Parker 2035 Master Plan by creating opportunities for the expansion of the Town's economic base. Based on this information staff is recommending Planning Commission recommend Town Council approval of the Minor Development Plat.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

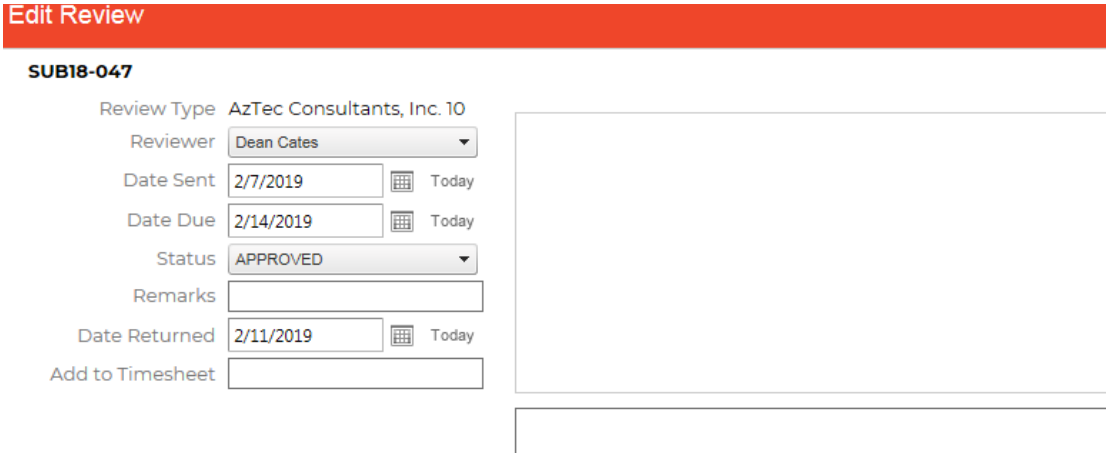
1. Referral Agency Comments
2. Compark Village Filing No. 4 Amendment No. 1 Minor Development Plat

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

REFERRAL AGENCY COMMENTS

AZTEC CONSULTATNTS



TOWN OF PARKER BUILDING

REVIEWS

Randy Sale — Building 20

There are no building issues with the SUB application. Please see Site Plan, SP18-107, for other comments.

12/3/2018 2:13:37 PM

CENTURYLINK

See comment memo (attached)

CenturyLink
5025 N. Black Canyon Hwy
Phoenix, AZ 85015

December 4, 2018

Town of Parker Colorado
Community Development Department
20120 Mainstreet
Parker, CO 80138

CenturyLink File No. P810590

Re: Case No. SUB18-047 Compark Village Filing 4 Amendment 1 (Replat)
Located N of E-470 & W of Chambers Rd., Parker, CO

This is in response to the request from the Town of Parker, Colorado for the subdivision replat review of Case No. SUB18-047 Compark Village Filing 4 Amendment 1, Located N. Of E-470 & W. of Chambers Rd., Parker, CO. CenturyLink has reviewed the amended replat and has determined that CenturyLink has no objections to the site plans as submitted.

NOTE: Please be aware that there are CenturyLink Facilities located in the immediate area to the west of proposed project. Please Blue Steak before digging or grading to avoid damaging CenturyLink facilities.

Respectfully,

Karen Caime

Karen Caime
Network Real Estate
Karen.Caime@centurylink.com
P810590

COMCAST

No comments submitted

CHERRY CREEK BASIN WATER QUALTITY AUTHORITY

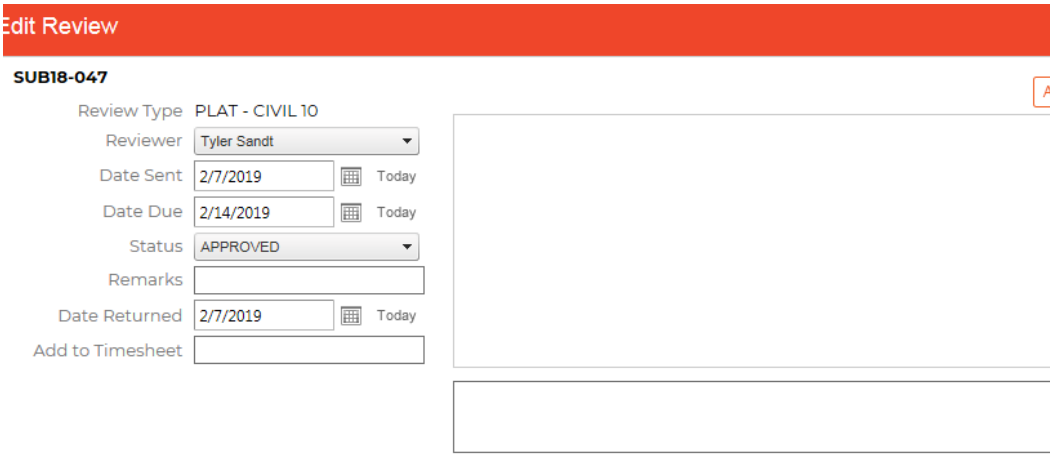
No comments submitted

TOWN OF PAKER COMPREHENSIVE PLANNING

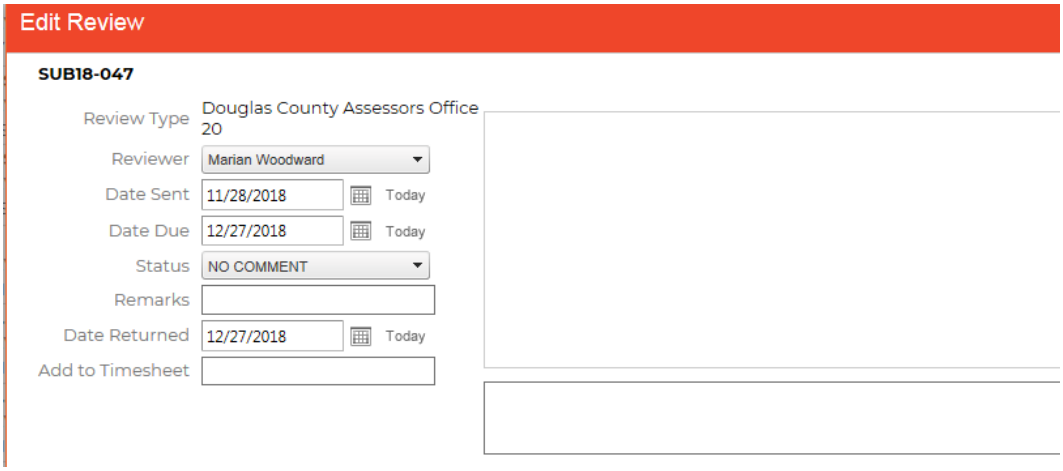
REVIEWS

Bryce Matthews This property is located in the E-470 Employment Character Area. The proposed subdivision aligns with the land uses that are recommended in the Parker 2035 Master Plan. 1/2/2019 11:24:33 AM	Comprehensive Planning 20

TOWN OF PARKER ENGINEERING



DOUGLAS COUNTY ASSESSORS OFFICE



TOWN OF PARKER ECONOMIC DEVELOPMENT

FIRE LIFE SAFETY

REVIEWS

Randy Capra	FIRE LIFE SAFETY 20
Limited information; Fire Life Safety has no issue with the concept. Comments will be made upon review of the SP. 11/29/2018 8:21:07 AM	

IREA

REVIEWS

Brooks Kaufman

IREA
20

The Association will require any necessary utility easements during the Association’s electrical design phase. The Association existing overhead electrical easements will be vacated upon the burying of the existing overhead electric facilities per the Town of Parker ordinance on overhead power lines.

12/7/2018 8:03:52 AM

PUBLIC SERVICE COMPANY

See attached letter

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 21, 2018

Town of Parker Community Development Department
20120 E. Mainstreet
Parker, CO 80138

Attn: Stacey Nerger

Re: Compark Village F4 A1, Case # SUB18-047

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the **Compark Village F4 A1** minor development plat and has a conflict – PSCo requests that the 15-foot wide utility easement along Compark Boulevard that was dedicated on Compark Village Filing No. 4 is placed back onto this plat.

The property owner/developer/contractor must complete the **application process** for any new natural gas service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 for utility locates prior to construction.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right-of-Way and Permits
Public Service Company of Colorado

STONEGATE VILLAGE METRO DISTRICT

REVIEWS

Scott Barnett

Stonegate Village Metro District 15

This project will be served with water and sanitary sewer service by Stonegate Village Metropolitan District by agreement with CBCMD. The project will be required to comply with all Stonegate Rules and Regulations related to water and sanitary sewer design and construction including setting up a review account with the District Management office prior to commencing review. Please contact them directly at 303-858-9909 for details. Drawings will be reviewed independently through the District Engineering office. I can be emailed directly at scott@mulhernmre.com with questions

1/18/2019 12:32:51 PM

URBAN DRAINAGE AND FLOOD CONTROL

See attached letter

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

December 27, 2018

UDFCD Maintenance Eligibility Program
Referral Review Comments

Project: **Compark Village Filing 4 Amendment 1 (SUB18-047 and SP18-107)**
Stream: **Green Acres Tributary**
UDFCD MEP Phase: **Design**
UD MEP ID: **107490**

Dear **Stacey**,

This letter is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

- West Pond Outfall to Green Acres Tributary

We have the following comments to offer:

1. Please design West Pond Outfall to meet UDFCD criteria. Include appropriate calculations in drainage report and details in construction plans, so that outfall can be reviewed.

Please feel free to contact me with any questions or concerns.

Sincerely,
Urban Drainage and Flood Control District

Richard G. Borchardt PE, CFM
Stream Services Program

Cc: Jacob James, Parker

COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1

A REPLAT OF TRACTS A, B, C AND D, COMPARK VILLAGE FILING NO. 4,
A PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
29.443 ACRES – 2 LOTS & 2 TRACTS
SHEET 1 OF 3

COVER SHEET

LEGAL DESCRIPTION

TRACTS A, B, C AND D, COMPARK VILLAGE FILING NO. 4, RECEPTION NUMBER 2002093908, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING AN AREA OF 29.443 ACRES, (1,282,522 SQUARE FEET), MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1,** ALTHOUGH BLOCKS AND STREETS ARE NOT PART OF THIS PLAT, THIS SPECIFIC LANGUAGE IS REQUIRED BY THE TOWN CODE. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FRO ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

EDGE 470 LAND LLC

_____
BY:

_____
TITLE

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019,

BY _____, AS _____, OF **EDGE 470 LAND LLC**

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

DEED OF TRUST HOLDER

EDGE 470 LAND LLC

BY: _____
BRUCE H. ETKIN

AS MANAGER OF **EDGE 470 LAND LLC**

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 2019, BY BRUCE H. ETKIN AS MANAGER OF **EDGE 470 LAND LLC**

WITNESS MY HAND AND OFFICIAL SEAL:

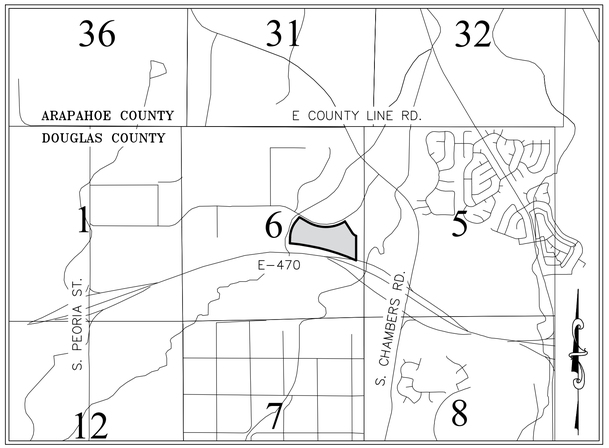
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LAND USE SUMMARY TABLE

TRACT	AREA (SF)	AREA (AC)	LAND USAGE	OWNERSHIP/MAINTENANCE
LOT 1	315,718	7.248	FUTURE DEVELOPMENT	COMPARK LAND COMPANY
LOT 2	226,111	5.191	FUTURE DEVELOPMENT	COMPARK LAND COMPANY
TRACT A	56,673	1.301	DETENTION POND (UTILITY, DRAINAGE)	COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
TRACT B	684,019	15.703	FUTURE DEVELOPMENT	COMPARK LAND COMPANY
TOTALS	1,282,522	29.443		

NOTE: AFTER RECORDING OF THIS PLAT, OWNERSHIP OF TRACT A SHALL BE CONVEYED SEPARATELY BY WARRANTY DEED.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1) FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0019606-020-LM1, AMENDMENT NO. 1 WITH AN EFFECTIVE DATE OF OCTOBER 29, 2018 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

2) BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992), REFERENCED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "MANHARD CONSULTING PLS 38445 2015" AND AT THE EAST QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "JR ENG PLS 10377 1993", TAKEN TO BEAR NORTH 87°36'30" EAST.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, PANEL 62 OF 495, MAP NUMBER 08035C0062G, EFFECTIVE MARCH 16, 2016, AND PANEL 66 OF 495, MAP NUMBER 08035C0066G, EFFECTIVE MARCH 16, 2016, THIS PARCEL IS LOCATED WITHIN THE FOLLOWING AREAS: "OTHER FLOOD AREAS, ZONE X, DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOODPLAIN.

4) DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 CRS.

6) **NOTICE:** ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

7) **NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

8) TRACT B IS HEREBY ESTABLISHED AS A PARCEL TO BE REPLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THESE TRACTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACT B SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF PUBLIC IMPROVEMENTS, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE PROPERTY IS REPLATTED AND/OR SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS PROVIDED FOR IN THE APPROVED COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1 SUBDIVISION CONSTRUCTION PLANS.

9) THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS A, B, C AND D, COMPARK VILLAGE FILING NO. 4 RECORDED ON DECEMBER 6, 2011 AT RECEPTION NO. 2011076813, INTO 2 LOTS AND 2 TRACTS.

10) ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.

11) WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

12) A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT A FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

13) NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.

14) NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.

15) PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.

16) NO PORTIONS OF LOTS 1 AND 2 SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO, STAKING, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS ALLOWED FOR IN THE EDGE GRADING AND EROSION CONTROL PLANS. AT SUCH TIME AS A SITE PLAN IS APPROVED FOR THESE LOTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT WITH EACH SITE PLAN APPLICATION.

LAST REVISED: 02/7/2019

TITLE VERIFICATION

I/WE, FIDELITY NATIONAL TITLE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO. 100-N0019606-020-LM1, AMENDMENT NO. 1 WITH AN EFFECTIVE DATE OF OCTOBER 29, 2018.

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY _____, AS _____ _____, OF **FIDELITY NATIONAL TITLE COMPANY**

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

TOWN COUNCIL CERTIFICATE

TRACTS A, B, C, AND D **COMPARK VILLAGE FILING NO. 4,** IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION # 2011076813.

THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____
MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____

_____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, **DANIEL E. DAVIS,** A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 26TH DAY OF NOVEMBER, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAY ACCURATELY AND PROPERLY SHOWS SAID DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS____DAY OF_____ 20_____.

DANIEL E. DAVIS, PLS
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122

FOR REVIEW

_____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2019, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____.

_____
DOUGLAS COUNTY CLERK AND RECORDER

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 23418-39 Drawn By: BAM

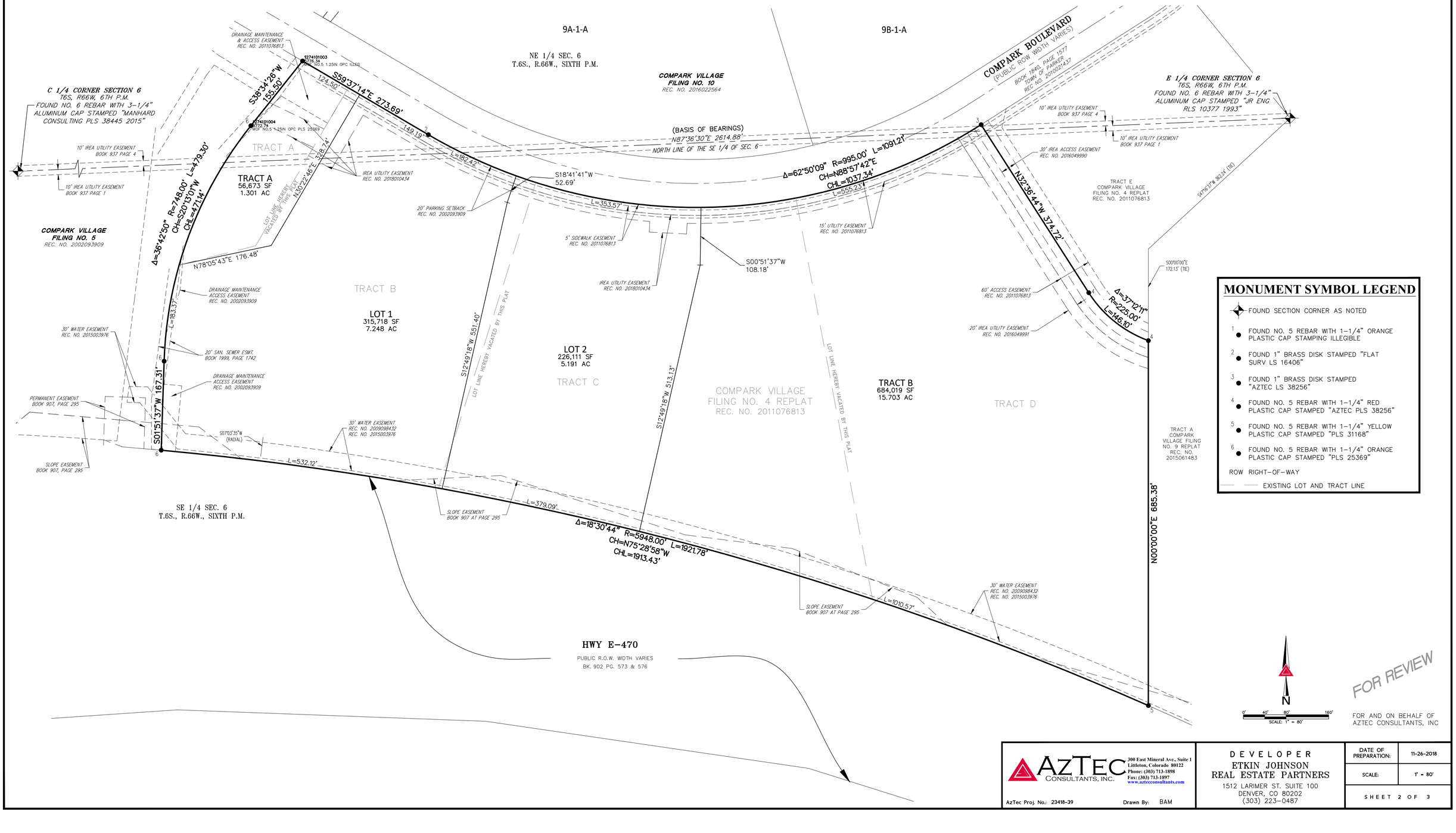
DEVELOPER
ETKIN JOHNSON
REAL ESTATE PARTNERS
1512 LARIMER ST. SUITE 100
DENVER, CO 80202
(303) 223-0487

DATE OF PREPARATION:	11-26-2018
SCALE:	N/A
SHEET 1 OF 3	

COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1

A REPLAT OF TRACTS A, B, C AND D, COMPARK VILLAGE FILING NO. 4,
A PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
29.443 ACRES – 2 LOTS & 2 TRACTS
SHEET 2 OF 3

EXISTING LOTS AND PROPOSED LOTS



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS NOTED
- 1 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPING ILLEGIBLE
- 2 FOUND 1" BRASS DISK STAMPED "FLAT SURV LS 16406"
- 3 FOUND 1" BRASS DISK STAMPED "AZTEC LS 38256"
- 4 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 5 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 31168"
- 6 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25369"

ROW RIGHT-OF-WAY

EXISTING LOT AND TRACT LINE

N

0' 40' 80' 160'
SCALE: 1" = 80'

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 23418-39 Drawn By: BAM

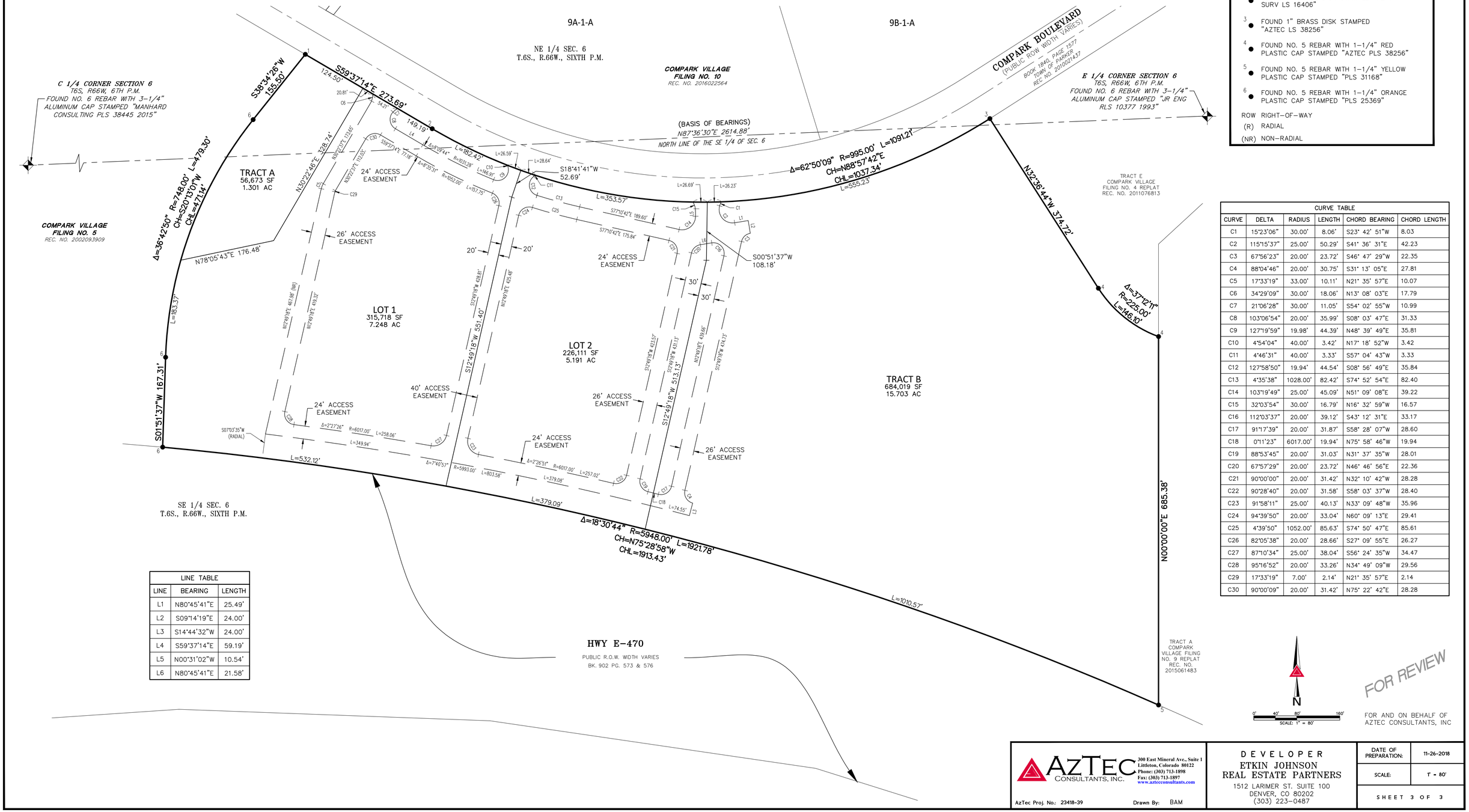
DEVELOPER
ETKIN JOHNSON
REAL ESTATE PARTNERS
1512 LARIMER ST. SUITE 100
DENVER, CO 80202
(303) 223-0487

DATE OF PREPARATION:	11-26-2018
SCALE:	1" = 80'
SHEET 2 OF 3	

COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1

A REPLAT OF TRACTS A, B, C AND D, COMPARK VILLAGE FILING NO. 4,
A PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
29.443 ACRES – 2 LOTS & 2 TRACTS
SHEET 3 OF 3

PROPOSED ACCESS EASEMENT



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS NOTED
- 1 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPING ILLEGIBLE
- 2 FOUND 1" BRASS DISK STAMPED "FLAT SURV LS 16406"
- 3 FOUND 1" BRASS DISK STAMPED "AZTEC LS 38256"
- 4 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 5 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 31168"
- 6 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25369"

ROW RIGHT-OF-WAY
(R) RADIAL
(NR) NON-RADIAL

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°23'06"	30.00'	8.06'	S23° 42' 51"W	8.03
C2	115°15'37"	25.00'	50.29'	S41° 36' 31"E	42.23
C3	67°56'23"	20.00'	23.72'	S46° 47' 29"W	22.35
C4	88°04'46"	20.00'	30.75'	S31° 13' 05"E	27.81
C5	17°33'19"	33.00'	10.11'	N21° 35' 57"E	10.07
C6	34°29'09"	30.00'	18.06'	N13° 08' 03"E	17.79
C7	21°06'28"	30.00'	11.05'	S54° 02' 55"W	10.99
C8	103°06'54"	20.00'	35.99'	S08° 03' 47"E	31.33
C9	127°19'59"	19.98'	44.39'	N48° 39' 49"E	35.81
C10	4°54'04"	40.00'	3.42'	N17° 18' 52"W	3.42
C11	4°46'31"	40.00'	3.33'	S57° 04' 43"W	3.33
C12	127°58'50"	19.94'	44.54'	S08° 56' 49"E	35.84
C13	4°35'38"	1028.00'	82.42'	S74° 52' 54"E	82.40
C14	103°19'49"	25.00'	45.09'	N51° 09' 08"E	39.22
C15	32°03'54"	30.00'	16.79'	N16° 32' 59"W	16.57
C16	112°03'37"	20.00'	39.12'	S43° 12' 31"E	33.17
C17	91°17'39"	20.00'	31.87'	S58° 28' 07"W	28.60
C18	0°11'23"	6017.00'	19.94'	N75° 58' 46"W	19.94
C19	88°53'45"	20.00'	31.03'	N31° 37' 35"W	28.01
C20	67°57'29"	20.00'	23.72'	N46° 46' 56"E	22.36
C21	90°00'00"	20.00'	31.42'	N32° 10' 42"W	28.28
C22	90°28'40"	20.00'	31.58'	S58° 03' 37"W	28.40
C23	91°58'11"	25.00'	40.13'	N33° 09' 48"W	35.96
C24	94°39'50"	20.00'	33.04'	N60° 09' 13"E	29.41
C25	4°39'50"	1052.00'	85.63'	S74° 50' 47"E	85.61
C26	82°05'38"	20.00'	28.66'	S27° 09' 55"E	26.27
C27	87°10'34"	25.00'	38.04'	S56° 24' 35"W	34.47
C28	95°16'52"	20.00'	33.26'	N34° 49' 09"W	29.56
C29	17°33'19"	7.00'	2.14'	N21° 35' 57"E	2.14
C30	90°00'09"	20.00'	31.42'	N75° 22' 42"E	28.28

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°45'41"E	25.49'
L2	S09°14'19"E	24.00'
L3	S14°44'32"W	24.00'
L4	S59°37'14"E	59.19'
L5	N00°31'02"W	10.54'
L6	N80°45'41"E	21.58'

N
0' 40' 80' 160'
SCALE: 1" = 80'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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DATE OF PREPARATION:	11-26-2018
SCALE:	1" = 80'
SHEET 3 OF 3	

Planning Commission Staff Report

Planning Commission Date:	**2/28/2019**
Town Council Date:	**3/18/2019**
Hearing Type:	**Public Meeting** **ORDINANCE NO. 3.25.1** **A Bill for an Ordinance Amending Ordinance No. 3.25 by the Deletion of Certain Property from the Planned Development Zoned Area Known as the Country Meadows Planned Development** **TRAKiT No.: Z18-002**
Location:	**Northwest corner of Hess Ranch and Parker Road** **Country Meadows Square Lots 1 - 8**
Project Planner:	**Stacey Nerger, Planner**
Applicant:	**Community Development Department**
Executive Summary:	**The Community Development Department is requesting to amend the Country Meadows Planned Development to remove the commercial area from the Planned Development zoning.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve Ordinance No. 3.25.1."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve Ordinance No. 3.25.1, subject to the following conditions:"
-List proposed conditions

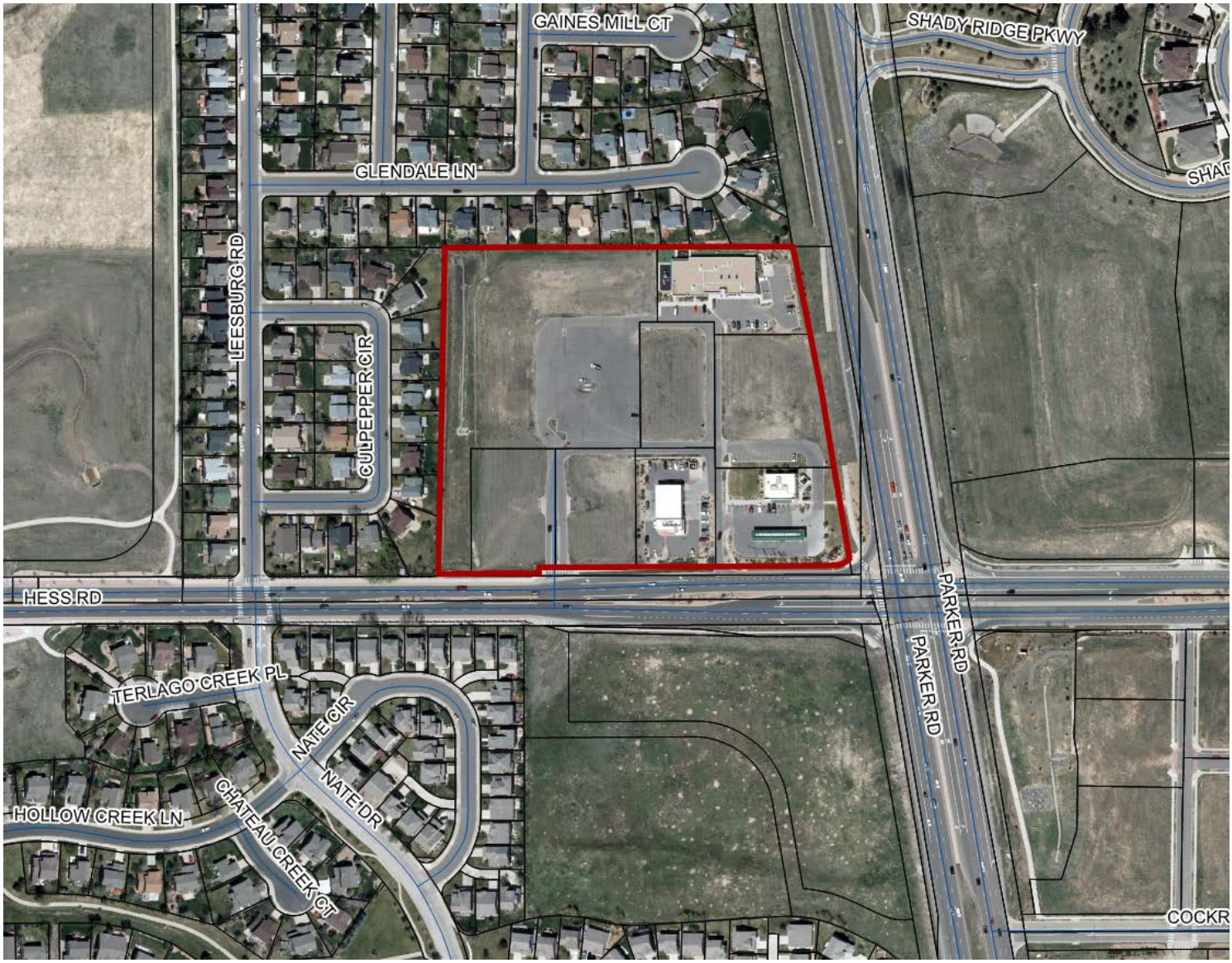
"I move the Planning Commission recommend Town Council deny Ordinance No. 3.25.1 as the request does not meet the following approval criteria:"
-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue Ordinance No. 3.25.1 to a future date."

I. BACKGROUND/DISCUSSION

The intent of this ordinance is to clean up the Country Meadows Planned Development zoning by removing the commercial area from the Planned Development. The commercial lots within the Country Meadows Planned Development were rezoned to C-Commercial in April 2018. The proposed ordinance to remove the commercial lots from the Country Meadows Planned Development is not required, but creates documentation that the Planned Development zoning no longer applies to the commercial properties.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1983	Town Council approved the annexation and zoning of the Country Meadows Property.
1991	Town Council approved the Country Meadows Filing No. 1 plat, which platted the commercial property as an unbuildable tract.
2004	Town Council approved the Country Meadows Square Minor Development Plat which platted the property into eight buildable lots.
2007	Planning Commission approved two site plans on the property, one for an 11,000 square-foot child care center and the second for a 4,488 square-foot Service Street Automotive Repair Shop.
2009	Planning Commission approved a site plan for the 7-Eleven convenience store.
2017	The Community Development Department administratively approved two additional site plans for the property. One for a 6,000 square-foot dental office and the second for 41,000 square-feet of commercial retail space within three multi-tenant buildings.
April 2, 2018	Town Council approved the rezoning of the commercial lots from Country Meadows Planned Development to C-Commercial.

III. CURRENT SITE DATA

Existing Zoning	C - Commercial District		
Overlay District	N/A		
PD & Plan Area	Country Meadows Planned Development		
Master Plan Area	Neighborhood Center		
Site Acreage	10.65 acres		
Subdivision	Country Meadows Square		
Existing Use	Commercial		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Medium Density Residential	PD - Planned Development	Single-family residential
South	Neighborhood Center	PD - Planned Development	Vacant commercial land
East	Neighborhood Center	PD - Planned Development	Parker Road and Commercial buildings under construction
West	Medium Density Residential	PD - Planned Development	Single-family residential

IV. CONCLUSION

This proposed ordinance will provide documentation and clarification of the zoning by removing the commercial properties from the Country Meadows Planned Development. Rezoning the property to C-Commercial was approved in April 2018 and aligned the uses permitted by zoning with the Parker 2035 Master Plan's vision for a Neighborhood Center. Based on this information staff is recommending the Planning Commission recommend Town Council approval of the ordinance.

V. RECOMMENDED CONDITIONS

None

VI. ATTACHMENTS

Ordinance No. 3.25.1

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

ORDINANCE NO. 3.25.1 , Series of 2019

TITLE: A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 3.25 BY THE DELETION OF CERTAIN PROPERTY FROM THE PLANNED DEVELOPMENT ZONED AREA KNOWN AS THE COUNTRY MEADOWS PLANNED DEVELOPMENT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application was made for rezoning certain property described in the attached **Exhibit A**, which is a portion of the property known as the Country Meadows Planned Development, which was zoned Planned Development, pursuant to Town of Parker Ordinance No. 3.25 (the "Property"), to rezone the Property modified commercial district.

a. Public notice was given of such rezoning by publication on the Town of Parker's website, at Country Meadows Planned Development least fifteen (15) days prior to the public hearing of such rezoning.

b. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the property for fifteen (15) consecutive days prior to said hearing.

e. The factors contained in Section 13.04.240(b)(6)(f) of the Parker Land Development Ordinance for rezoning of the property described in Exhibit A to modified commercial district have been satisfied.

Section 2. The Property is hereby deleted from the Planned Development area known as the Country Meadows Planned Development, as described in Town of Parker Ordinance No. 3.25, Series of 2018, and is rezoned as more particularly set forth in Ordinance No. 3.332, approved concurrently herewith.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue pursuant to the provisions of Ordinance No. 3.65.1 of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare.

The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2019.

_____
Mike Waid, Mayor

ATTEST:

_____
Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2019.

_____
Mike Waid, Mayor

ATTEST:

_____
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

_____
James S. Maloney, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION:

Being comprised of Lots 4, 7, and 8 of Country Meadows Square, Recorded at Reception Number 2005036081, Lot 3A of the Country Meadows Square, 1st Amendment, Recorded at Reception Number 2007081575, Lot 1 of the Country Meadows Square, 2nd Amendment, Recorded at Reception Number 2008041235, and Lots 2, 5, and 6 of the Country Meadows Square, 3rd Amendment, Recorded at Reception Number 2017055076 all in the records of the Douglas County Clerk and Recorder. Situated in the Southeast Quarter of Section 27, Township 6 South, Range 66 West of the 6th P.M., Town of Parker, County of Douglas, State of Colorado.