



PLANNING COMMISSION MEETING

7:00 PM

April 11, 2019

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
March 28, 2019 Meeting Minutes
6. **PUBLIC HEARINGS**
 - A. **UNPLATTED - SUNMARKE – Rezoning**
Applicant: Jerry Richmond III, RainTree Investment Corporation
Location: Generally located at the Northwest Corner of Motsenbocker Road and French Creek Avenue
Department: Community Development, Paul Workman
TRAKiT No.: Z18-018
 - B. **UNPLATTED - SUNMARKE – Sketch and Preliminary Plans**
Applicant: Jerry Richmond III, RainTree Investment Corporation
Location: Generally located at the Northwest Corner of Motsenbocker Road and French Creek Avenue
Department: Community Development, Paul Workman
TRAKiT Nos.: SUB18-030 and SUB18-034
7. **PUBLIC MEETINGS**
DRAFT ORDINANCE
A Bill for an Ordinance to Amend Sections 13.07.080, 13.07.090, 13.07.100 and 13.10.230 of the Parker Municipal Code Concerning Mylar Copies
Applicant: Town of Parker
Location: Townwide
Department: Community Development, Paul Workman
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

March 28, 2019

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

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

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the March 14, 2019 meeting minutes. Commissioner Tracie Manske seconded; a vote was taken and passed 4:0.

Commissioner Richard Foerster moved the Planning Commission continue the Parker Plaza Shopping Center rezoning public hearing to April 25, 2019. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 4:0.

PUBLIC HEARING: UNPLATTED TRACT PARKER PLAZA SHOPPING CENTER – Rezoning (Continued to 4.25.19)

PUBLIC HEARING: OPENED: 7:04 P.M. PARKER PREMISE WAREHOUSE - Rezoning

Applicant: Todd Drake, Premises Parker Warehouse Condominium Association
Location: South of Longs Way between Dransfeldt and Twenty Mile Roads
Department: Community Development, Stacey Nerger
TRAKiT No.: Z18-003

Stacey Nerger, Planner presented the staff report for the Parker Premise Warehouse – Rezoning. Ms. Nerger concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the rezoning request.

Commissioners discussed with staff:

- that this request will not zone anyone out of their business; (*Staff said that is correct; this rezoning will allow other uses than storage; uses other than storage are currently not allowed.*)

- confirmation that current uses other than storage are out of compliance; (*Staff said that is correct; it is known that there are certain existing uses that will not be allowed and they will have to leave.*)
- an explanation why they will have to leave; (*Staff said the original building construction was for storage use; not for personnel or customers. Staff said based on building and fire code, egress and ingress access locations are required for personnel and customers.*)
- confirmation that the uses are owned as condominiums and that some owners may be displaced with approval of the rezoning request; (*Staff said one use is known to have to be displaced.*)
- parking requirements for the new uses; (*Staff said parking requirements will be addressed with a site plan amendment that will include the addition of approximately 72 parking spaces and Americans with Disabilities Act (ADA) spaces.*)

APPLICANT PRESENTATION

Wendy Curtis, 290 N Ogden Street, Denver, CO 80218 representing Premises Parker Warehouse Condominium Association presented:

- purchased a condominium unit in 2015
- joined the condominium association board in 2018
- helped with lawsuits and financial issues; which are now fixed
- work has begun on site plan changes
- believed they are on the right path

Commissioners discussed with the applicant:

- if any of the units are vacant; (*Ms. Curtis said all of the units are owned.*)
- that all required site plan changes will be accommodated; (*Ms. Curtis said yes; the project will be fully-funded in May; all items may be completed by mid-summer even though they have until December 31, 2019.*)

PUBLIC COMMENT OPENED

The following citizen spoke against recommending approval to Town Council:

- Kevin Behrends, 18448 and 18436 Longs Way, Parker, CO 80134

The following citizen spoke as undecided:

- Vickie Zwart, 18648 Longs Way, Parker CO

The citizen's concerns regarded:

- insufficient parking
- safety concerns
- abandoned vehicles
- lower property values
- insufficient restroom facilities
- weed and trash problems
- property not being maintained
- a need to see the proposed site plan amendment

PUBLIC COMMENT CLOSED

Ms. Nerger advised:

- the citizen's to contact her to discuss parking within the site plan
- maintenance responsibilities are the property owners; regulated through Town of Parker Community Services
- all required Building Codes will be addressed and permits will be needed

Commissioners discussed with staff:

- if each unit will be required to have a restroom; (*Staff said based on uses and Building Code, restrooms need to be available within a certain distance and able to accommodate ADA and Parker Water and Sanitation requirements; restrooms will be addressed on a case by case basis.*)
- if there is an ordinance that requires a posting on the site of where the restrooms are located and that can be enforced; (*Staff said the property owners may post the sign; staff did not believe the signs are enforceable by the Town of Parker as there is nothing in the Municipal Code regarding the use of restrooms.*)
- the Town limits for on-street parking and if the violating vehicles are towed; (*Staff believed that the streets are Town owned and are governed by Town statutes that require vehicles be moved. Staff said complaints are to be directed to Community Services for enforcement; Officers attempt to notify owners prior to authorizing towing.*)
- if there are condominium covenants with rules and regulations for ownership; (*Staff said yes, there are covenants.*)
- if staff has reviewed the covenants for compliance to Building Codes; (*Staff said no; they are not regulated by the Municipal Code and cannot be enforced by the Town.*)
- if each condo unit will need to submit a building permit for their use or if the permit is needed per building; (*Staff said there will be one site plan for the entire property that covers the exterior of the buildings; i.e. landscaping and parking; changes to the interior of the building to accommodate each use will require individual building permits.*)
- if the request is approved, what is the timeline to get the property and uses into compliance; (*Staff said the development agreement associated with the site plan has specific deadlines that all improvements must be complete by December 31, 2019; building permits will be done on a unit by unit basis; voluntarily, or by the Town knocking on doors.*)
- how non-compliance with the approved zoning will be enforced; (*Staff said the Town can issue a notice of violation of zoning and can issue a stop work order that closes the business down until it complies.*)
- if there will be coordination with the condo association on violations; (*Staff said the Town can work with the condo association.*)
- why the request to rezone the property rather than enforce the deficiencies; (*Staff said the remedy in 2015 was to enforce deficiencies that called for an eviction of the existing flex-office users; that didn't happen. Staff said the rezoning is what the landowners, unit owners and condo association want to improve the property.*)

- if the rezone is denied, will a request for evictions come before the Planning Commission for a hearing and if there are evictions the properties will potentially deteriorate more; *(Staff said evictions would become a legal issue that may or may not come before the Planning Commission and yes, vacancies may contribute to property deterioration.)*

PUBLIC HEARING: CLOSED: 7:36 P.M. PARKER PREMISE WAREHOUSE - Rezoning

PLANNING COMMISSION DISCUSSION

Commissioner Ruth Ann Nelson asked Chair Gary Poole for his thoughts based on his past experience with the property owners and condo association; he said there appears to be a greater level of willingness to cooperate from the condo association with resolving litigation and land lease issues to promote property improvements.

Commissioner Tracie Manske said Commissioner Richard Foerster made a great point that there may be the potential for the buildings to go downhill if the rezone request was denied, causing legal action and evictions. She said because of that and the willingness of the tenants to step-up and improve the site, she supported recommending approval to Town Council.

Commissioner Richard Foerster agreed and said that with the support of the condo association for the property improvements, he hoped the property will be properly maintained.

Commissioner Ruth Ann said she understood the frustration of the other business owners' concerns to not approve the rezoning but she believed the rezoning will be a better shot at improving the surroundings by addressing their concerns through Community Services enforcement. She said staff's solution, with working with the condo association may provide another avenue for enforcement. She agreed with the involvement and increased interest in making this work as the best shot and supported recommending approval to Town Council.

Chair Gary Poole agreed.

Commissioner Richard Foerster moved that the Planning Commission recommend Town Council approve the Rezoning and remove the property from the Clarke Planned Development. Commissioner Ruth Ann seconded; a vote was taken and passed 4:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:42 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair

DRAFT



Planning Commission Staff Report

Planning Commission Date: 4/11/2019

Town Council Date: 5/6/2019

Hearing Type: Public Hearing
UNPLATTED – SUNMARKE Rezoning
TRAKiT No: Z18-018

Location: Northwest corner of Motsenbocker Road and French Creek Avenue

Project Planner: Paul Workman, Senior Planner

Applicant: Jerry Richmond, RainTree Investment Corp.

Executive Summary: The applicant is requesting to rezone certain single-family residential bulk standards and lot size requirements in the SunMarke Development Guide based on current market trends.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the requested Development Guide rezoning.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the requested Development Guide rezoning, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the requested Development Guide rezoning 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 requested Development Guide rezoning to a future date.”

I. BACKGROUND/DISCUSSION

The subject property is generally located at the northwest corner of Motsenbocker Road and French Creek Avenue. The site is currently undeveloped and surrounded by other undeveloped sites, single-family homes and a landscape contractor use to the east of Motsenbocker Road.

The applicant, RainTree Investment Corp., is requesting to rezone certain bulk standards and lot size requirements in the existing and approved SunMarke Planned Development (PD) Guide in order to accommodate future homes that meet the current market demand. Specifically, the applicant is requesting the following amendments to Section E of the Development Guide:

Single-Family Detached Unit		
	Current	Proposed
Front Setback (minimum)	10' – Principle Building 12' – Perpendicular Garage 8' – Parallel Garage	10' – Porch or Living Space 18' – To Garage Face or 20' from the right-of-way for side loaded garage
Side Setback (minimum)	10' – Corner Lots 0' – From Other Property Lines	10' – From right-of-way 5' – From Other Property Lines
Rear Setback (minimum)	4' – From Alley 0' – From Other Property Lines	4' – From Alley 10' – From Other Property Lines
Height Maximum	40' except as by Use by Special Review	35' except as by Use by Special Review

Duplex Dwelling Unit		
	Current	Proposed
Front Setback (minimum)	10' – Principle Building 12' – Perpendicular Garage 8' – Parallel Garage	10' – Porch or Living Space 18' – To Garage Face or 20' from the right-of-way for side loaded garage
Side Setback (minimum)	10' – Corner Lots 0' – From Other Property Lines	10' – From right-of-way 0' – For Common Wall 5' – From Other Property Lines
Rear Setback (minimum)	4' – From Alley 0' – From Other Property Lines	4' – From Alley 10' – From Other Property Lines
Height Maximum	40' except as by Use by Special Review	35' except as by Use by Special Review

II. PRIOR ACTIONS

Date	Action
1984	The subject property was voluntarily annexed by the Town of Parker and zoned for residential uses.
2003	The applicable Development Plan and Guide that allows for residential uses on the subject property were approved by Town Council.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	SunMarke PD Planning Area 11 THd, allows for a variety of residential uses.		
Master Plan Area	Medium Density Residential		
Site Acreage	60.49		
Subdivision	SunMarke Filing No. 1 (proposed via SUB18-030 and SUB18-034)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development – Mixed Use	Undeveloped
South	Medium Density Residential	PD - Planned Development – Residential Uses	Row homes, a church and a school
East	Medium Density Residential	PD - Planned Development – Residential and Commercial Uses	Motsenbocker Road, single-family detached residential and landscape contractor yard
West	Medium Density Residential	PD - Planned Development – Residential Uses	Undeveloped

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Medium Density Residential: Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Land Use 1.B</u>

	Land Use 1.D Land Use 1.E Land Use 1.I Community Appearance and Design 1.B Community Appearance and Design 1.C Housing and Neighborhoods 1 Housing and Neighborhoods 1.A Housing and Neighborhoods 5 Housing and Neighborhoods 5.A Transportation 2.B Transportation 2.C Transportation 2.D Transportation 3.C Transportation 5.B Natural Resource Protection 1.A Natural Resource Protection 2.A Natural Resource Protection 4.E Natural Resource Protection 4.I Open Space and Recreation 1 Open Space and Recreation 1.A Open Space and Recreation 2 Open Space and Recreation 2.A Open Space and Recreation 3 Open Space and Recreation 3.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for medium density residential uses per the General Land Use Plan. The proposed amendments to the Development Guide will facilitate the development of single-family attached and detached homes in accordance with the medium density residential designation.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	Current	Proposed	Analysis
Setbacks	See Section I of this report.	See Section I of this report.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	See Section I of this report.	See Section I of this report.	☒ Consistent ☐ Inconsistent ☐ N/A
Units Per Acre	A maximum of 285 units are allowed per the zoning.	No Change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A

Allowed Uses	Single Family Detached Units. Zero Lot Line Units. Manor Home Units. Duplex Units. Townhome Units. Clustered Single Family Units. Public and private schools. Private recreational and park uses, country clubs, golf courses, recreational facilities. Public parks, playgrounds and other recreational areas.	No Change.	☐ Consistent ☐ Inconsistent ☒ No Change
Height/Stories	See Section I of this report.	See Section I of this report.	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	The request to amend certain bulk standards and lot size requirements in the SunMarke PD is consistent with the uses that are allowed in the Development Guide. The requested amendments simply allow for the construction of home types that are permitted by the zoning and currently in demand in the market place.		

VI. DESIGN REVIEW

N/A. There is no design review associated with a rezoning application.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Primary access for the development is proposed from three points off collector roadways. Two of the access points will be off the existing French Creek Avenue located to the south of the development and one access will be located on the future Great Plains Way along the southwest edge of the development. The portion of Great Plains Way adjacent to the property will be constructed with the development and extended to connect with Chambers Road when future development occurs on the adjacent property to the west.

As a part of the development of the property, the applicant will be required to construct the portion of the Oak Gulch Regional Trail that is adjacent to their development.

The intersection of French Creek Avenue and Motsenbocker Road will be signalized in the future. The developer will be required to pay to the Town the Property's share of the cost to design and construct this future signal.

VIII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response:

The proposal to provide paired homes was based on adjacent land use patterns and a desire to incorporate a range of housing options to meet the needs of their growing community as identified in the Parker 2035 Master Plan. To move forward with the paired home product a change in the minimum lot size is necessary. This type of development with smaller lots and common green spaces offers owner-occupied, affordable, workforce housing choices. Limited housing for this demographic was noted in the Housing and Neighborhoods Vision Chapter of the Master Plan. These choices suit many segments of the population, from older adults, young professionals, and small families.

The proposed paired homes provide a housing choice on a lot with a minimum width of 25 feet and a minimum depth of 80 feet. This type of housing is intended to provide smaller lots which require less maintenance but will be significantly landscaped in a consistent manner throughout the development. Furthermore, there is a substantial amount of common open space that will be landscaped to create an aesthetically pleasing pedestrian environment. The lot dimensions chosen for this site reflect a growing trend in the market within the Denver Metro area and within Parker. This trend being smaller lots with overall less yard maintenance and associated costs. The project team worked a comparable project in Parker (the Olde Town at Parker Filing 1B, approved in 2017) that had paired home products on smaller lots with common, landscaped open space. These lots are an appropriate size for this site as they provide a transition from the larger lots of the proposed neighborhood and the existing 875 square foot paired home lots to the south of the site, across French Creek Avenue.

Staff Analysis:

The request to amend the SunMarke PD and Guide will accommodate a home product in the southeast corner of the subject property that is similar to the home products on the south side of French Creek Avenue. By providing a similar home product on this location of the subject property, there will be a transition from the smaller home products to the larger home products. This will help to create a sense of community and similarity between the two separate developments and provide more housing options for current and future Parker residents. In short, the urban design of the French Creek Avenue corridor in this area will present as a cohesive corridor as opposed to a contrast of housing types. Absent of this zoning amendment, this could not be achieved. Therefore, there is a need for the requested rezoning.

Based on this analysis, the proposal meets this criterion.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant's Response:

Yes, the proposed development provides for a total of 209 single family detached and attached housing units. The SunMarke Development Plan allows for up to 285 dwelling units within this Planning Area (PA11). The attached housing units are appropriate for the eastern portion of the development as they will serve as a transitional land use between the single-family detached homes and the established townhomes to the south of French Creek Avenue.

Staff Analysis:

As detailed in Sections IV and V of this staff report, the subject property is designated for medium-density residential uses and the subject property is zoned for a variety of residential building types. The requested rezoning will not change the allowable number of residential units allowed on the property. The applicant is proposing single-family detached and attached residential development, which is consistent with the Master Plan and the zoning. Additionally, the change in bulk standards and lot size will facilitate a continuation and transition from the existing single-family attached residential units on the south side of French Creek Avenue. In order to provide the transition from existing development to proposed development and because the request is consistent with the Master Plan and the zoning for the property, this is the correct site for the proposed development.

Based on this analysis, the proposal meets this criterion.

3. There has been an error in the original zoning; or

Applicant's Response:

There has been no error in the established zoning. The proposed uses of single family detached and attached are allowed in the PD Plan.

Staff Analysis:

There has been no error in the original zoning. Therefore, this criterion has been met.

4. There have been significant changes in the area to warrant a zone change.

Applicant's Response:

The development of townhomes to the south has created the need for a transitional land use between the townhomes and proposed single family detached units. This transition can be best served through a paired home product which are an appropriate means for addressing aesthetics and land use interaction between different land uses. The vision for the housing stock expressed in the Parker 2035 Master Plan indicates the need for a healthy mix of housing types to meet market demands thereby keeping home ownership rates high, vacancy rates low, and expanding affordable options. The paired home product supports these goals and was determined as the best option for an attached housing product as it would provide an owner-occupied housing product on individual lots. The concept for the alley loaded paired home product is to provide smaller lots (2,000sf) but provide significant common open space that provides a landscaped pedestrian network that will serve these future homeowners.

Furthermore, the landscaped tracts and pedestrian connections adjacent to French Creek Avenue will provide for an enhanced pedestrian experience for the public as well.

Staff Analysis:

The existing zoning for the subject property was approved in 2003. Since that time there has been development to the south of the subject property and the zoning amendment is a response to that development in order to provide a continuation and transition from that development. Additionally, in 2003 the subject property was included in a much larger PD that included over 2,700 acres. Over the course of 16 years the larger PD has been rezoned into smaller PDs (Anthology North PD and Hess Ranch PD) and this Planning Area has remained unchanged and does not reflect the development patterns that have occurred.

Based on this analysis, this criterion has been met.

5. Adequate circulation exists and traffic movement would not be impeded by development.

Applicant's Response:

Yes, the proposed plan provides for the appropriate ROW and private drives. The internal alleys for the paired homes will be privately maintained by the HOA. Project team members have designed the private drives and public streets to meet the specifications required by the Town of Parker and the relevant utility providers. Furthermore, the project team is coordinating with Town staff on the requirements for additional ROW dedication for Motsenbocker Road. The revised Preliminary/Sketch Plan includes the additional ROW requested by staff.

Staff Analysis:

The Town of Parker Public Works/Engineering Department has reviewed and approved the traffic analysis that was provided by the applicant. The applicant has agreed to dedicate all right-of-way that has been requested by the Town. Additional information related to this analysis can be found in Section VII of this staff report. Based on this analysis, this criterion has been met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

Applicant's Response:

No, additional municipal service costs to the Town are not anticipated.

Staff Analysis:

There are no municipal service costs that the Town is not prepared to meet. Therefore, this criterion has been met.

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant's Response:

There are no known environmental impacts associated with the development of the property.

Staff Analysis:

There are no known additional environmental impacts associated with the requested rezoning and no referral agencies have indicated any additional environmental impacts. Therefore, this criterion has been met.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

Applicant's Response:

Yes, the proposed development is consistent with the overall goals of the Town of Parker and proposed land uses are consistent the SunMarke PD Development Guide. The density of the proposed development is in line with the Parker 2035 Master Plan's designation of a neighborhood character area described as Medium Density Residential. The Master Plan designates Medium Density Residential as being 3.5 dwelling units per acre. The proposed density is in line with this at 3.48 dwelling units per acre. This is significantly below the density of 10 dwelling units per acre outlined in the SunMarke PD Development Guide. With this in mind, the proposed density demonstrates the development team's understanding of the importance of the desired density outlined in the Master Plan and how it relates to the Town of Parker's goal of maintaining residential neighborhood character.

Staff Analysis:

As detailed in Section IV of this staff report, the proposed zoning amendment is consistent with the Town's Master.

Based on this analysis, this criterion has been met.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant's Response:

Yes, the proposed development provides the necessary open space and park dedication as specified by the Town of Parker. "Will Serve" letters have been provided by the relevant utility providers indicating they are able to provide utility services. It is also recognized that a per lot contribution to Douglas County School District is required at the time of building permit.

Staff Analysis:

The Parker Water and Sanitation District has indicated an ability to serve the subject property, the applicant will be required to satisfy the school dedication requirements from the Land Development Ordinance as a part of the final platting process and as a part of the sketch plan and preliminary plan applications (SUB18-030 and SUB18-034) the applicant has demonstrated compliance with the open space and park dedication requirements.

Based on this analysis, this criterion has been met.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Anthology West Master Association	No comments
Brownstone Row Owner's Association	No comments
Douglas County Schools	Advisory comments
Fire Life Safety	Approved
Horseshoe Ridge HOA	No comments
IREA	Approved
Parker Engineering	No comments
Parker Police	No comments
Parker Water and Sanitation	Approved
Stroh Ranch Homeowner's Association.	No comments
SunMarke Station Community Association	No comments

X. CONCLUSION

The applicant, RainTree Investment Corp., is requesting to amend certain bulk standards and lot size requirements in the SunMarke PD and Guide in order to align the bulk standards and lot size requirements with the permitted residential types and to accommodate future homes that meet the current market demand.

The existing zoning for the subject property was approved in 2003. Since that time there has been development to the south of the subject property and the zoning amendment is a response to that development in order to provide a continuation and transition from that development. Additionally, in 2003 the subject property was included in a much larger PD that included over 2,700 acres. Over the course of 16 years the larger PD has been rezoned into smaller Planned Developments and this Planning Area has remained unchanged and does not reflect the development patterns that have occurred.

XI. RECOMMENDED CONDITIONS

None

XII. ATTACHMENTS

1. Project Narrative
2. Rezoning Criteria Analysis
3. Referral Agency Comments
4. Ordinance 3.209.4

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Updated and resubmitted on April 4, 2019

Mr. Paul Workman
Senior Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Re: Project Letter of Introduction – SunMarke Filing 01 Narrative

Dear Mr. Workman,

We are pleased to submit this letter and associated documents on behalf of our client, Raintree Investment Corporation, for a formal request to consider approval of a Sketch and Preliminary Plan and an amendment to the existing Planned Development Guide for the proposed SunMarke Filing NO. 01 project. This letter provides an overview of the project application, proposed process, and specific project components.

The following team members have been assembled to complete this application:

Civil Engineer

Harris Kocher Smith
1120 Lincoln ST., Suite 1000
Denver, CO 80203
303-623-6300
Contact: John Stafford

Planner/Landscape Architect

Norris Design
1101 Bannock Street
Denver, CO 80203
303-892-1166
Contact: Bill Mahar

Submittal Documents and Processes

The following enclosed documents have been compiled to meet the application requirements as well as provide further background on the project:

- Land Use and Development Application with Exhibits A-E
 - Exhibit A – Legal Description of Project Area
 - Exhibit B – Title Report
 - Exhibit C – Letter of Authorization
 - Exhibit D – Disclosure Letter
 - Exhibit E – Vicinity Map
- Letter of Introduction (this letter)
- Sketch/Preliminary Plan
 - CS - Cover Sheet
 - C-1 - Existing Conditions Map
 - C-2 - Overall Site Plan
 - C-3 - Site Plan SW
 - C-4 - Site Plan NW
 - C-5 - Site Plan NE
 - C-6 - Site Plan SE
 - C-7 - Line and Curve Tables
- Drainage Report

- Construction Documents Anthology Filing NO. 1
- Parker Water and Sanitation District (PWSD) Construction Documents Anthology Filing NO. 1
- Lot Fit Exhibit
- Auto-Turn Exhibit
- IREA Will Serve Letter
- PWSD Will Serve Letter
- Traffic Letter
- Geo Tech Report
- Landscape Plan
- Irrigation Plan
- Revised Anthology North First Amendment PD Guide

The aforementioned documents have been uploaded to e-trakit.

On the previous filing of Stroh Ranch 18B, Town staff directed us to not include the grading and utility plans that are typically part of the Sketch/Preliminary Plan sheet set. Due to that direction we have included the utility plan with the Water and Sanitary Plan set and the grading plan is within the Town of Parker Construction Document set.

Mineral Rights

A mineral rights claim is entitled to this property. The appropriate notice will be provided to the mineral rights holder as required by Colorado State Statute.

Neighborhood Association

This project was presented at the local HOA on Monday, December 3, 2018. About 50 community members attended the meeting. Neighbors were presented with project details and discussed with the development team questions and concerns regarding the project. Additionally, the Town of Parker project planner was in attendance to observe the dialogue between neighbors and the development team.

Below is a list of questions received and the team's responses:

- Q: *When will the remaining portion of French Creek be widened (in front of the proposed Filing No. 1 parcel)?*
A: *French Creek will be widened with the construction of the development improvements associated with Filing No. 1. This will complete all the remaining portions of French Creek that still need to be widened.*
- Q: *Will the intersection at Motsenbocker & Hess Road be further improved?*
A: *Yes, we (Developer) are dedicating R.O.W. for the additional future turn lanes with the Filing No. 1 Plat. The Town of Parker has plans to make these future intersection improvements in their transportation plans.*
- Q: *Will there ever be a traffic signal installed at French Creek & Motsenbocker?*
A: *We understand a signal is planned for this location when signal warrants are met.*
- Q: *Will there be additional parks, recreation amenities, open space included with Filing No. 1?*
A: *Yes, there are programmed parks with active recreation and playground amenities, passive spaces, natural open spaces and landscape buffering along corridors planned for Filing No. 1. All of these parks, open spaces, amenities planned for Filing No. 1 meet the Town of Parker's requirements.*
- Q: *Will there be a new clubhouse / pool built with Filing No. 1, since adding new residents to the existing clubhouse / pool facility will make it more crowded?*

- A: *The current clubhouse / pool facility was originally designed to accommodate full planned build-out of the Anthology West/Stroh neighborhood. Additionally, there will be less homes actually constructed in the Anthology West neighborhood than originally planned. For example, Filing No. 1 was originally planned for 225 homes, however the actual Filing No. 1 plan will have only 209 homes. Also, in 2018, the developer voluntarily significantly expanded the pool deck area, provided an additional shade structure / gathering area in the grassy area. Additionally, patio / deck furniture is scheduled to be purchased for the 2019 season, providing more seating opportunities.*
- Q: *Will there be other roadways in and out of the Anthology West neighborhood, other than French Creek, in the future?*
- A: *Yes, there are collector road stub-outs being constructed with Filing No. 1 (and with previous Anthology Filings 17 and 18) that will connect to future developments located adjacent to the western boundary of Filing No. 1. When that future community develops there will be road connections through it that will provide additional alternate roadway connectivity, including connection direction to Hess Road.*
- Q: *Will Filing No. 1 be part of the current Anthology Master HOA?*
- A: *Yes, this has been planned since the beginning of the project. All Filing No. 1 lots have been identified in the Master HOA documents and are annexable lots. The paired units may have their own separate sub-association that will include more maintenance of the buildings and landscape areas within the paired lot area. Such a separate sub-association, with additional maintenance responsibilities, will be paid for only by the residents of the paired units.*
- Q: *The lifeguards at the Anthology pool have to spend a lot of time monitoring the chlorine and chemical levels of the pool rather than lifeguarding. Can this change?*
- A: *Yes, an automatic chemical monitoring and balancing system is being installed in the pool for the 2019 summer that will relieve the lifeguards of having to perform a majority of these duties. It was noted this was primarily an HOA / property management issue instead of a developer issue, however.*

Project Background and Pre-Application Meetings

The proposed subdivision of SunMarke Filing NO. 01 is currently a 60 acre unplatted parcel of land that is located within the corporate limits of the Town of Parker. The site is bounded on the east by Motsenbocker Road and on the south by French Creek Avenue.

The proposed project is designed to be a walkable, single family neighborhood. The park and open spaces are designed with significant landscaped areas, sidewalks, and activated parks that provide amenities from active play structures and natural play areas to walking paths and seating areas. This will ensure the spaces and amenities provide uses for a wide range of ages and abilities.

This project is the final piece of the SunMarke Development Plan. To the south of the proposed site is the Stroh Ranch Planned Development, which is largely built out, including the SunMarke Townhomes and an LDS church directly south of the site, across French Creek Avenue.

At the initial pre-application meeting on November 27, 2017, the conceptual plan for single family detached homes was presented. During the meeting, staff recommended to revise the plan to include attached housing products within the area along French Creek Avenue. Staff stated they would like to see a diversity of housing types and also provide an attached housing product that is compatible with the existing attached townhomes that are adjacent and located on the south side of French Creek Avenue.

The initial park layout was also discussed, and staff recommended to incorporate two park areas and provide for pedestrian connections and view corridors throughout the subdivision.

A second pre-application meeting was held on March 27, 2018 to review the revised site plan. The paired home layout was presented. At that meeting it was discussed that a revision to the PD Guide would be needed for the minimum lot size for the attached product. The conceptual park plan was reviewed as well. We discussed the nature play components of the park areas and how each park will provide different amenities and activities.

Residential Land Use

The proposed subdivision contains 209 residential lots of single family detached homes and paired homes. The residential lots account for 25 acres or 41.34% of the overall site.

Single Family Detached

- 125 lots
- Smallest proposed SFD lot is 5,500 sf. The submitted PD Guide was revised to provide for a minimum lot size of 4,500 sf for SFD.
- Access is by public streets

Single Family Attached (Paired Homes)

- 84 lots
- Smallest proposed SFA lot is 2,000 sf. The submitted PD Guide was revised to provide for a minimum lot size of 2,000 sf for attached housing products.
- The vehicular access to the paired homes will be from the rear.
- Each of the 84 Single Family Attached homes will feature two car garages for a total of 168 garage spaces. Additionally, there are 48 visitor parking spaces proposed.
- This brings the total number of proposed parking spaces to 216.
- Private drives and guest parking will be incorporated into tracts. Maintenance of the private drives and parking lots will be by Home Owners Association.
- The landscape serving the paired homes that is not on individual lots will be maintained by the Home Owners Association.

Park and Open Space Areas

The proposed park and open space for this project account for 38.44% of the site or 23.22 acres. This is a significant amount of park and open space area and consistent with the park and open space acreages that have been provided throughout the Anthology/Stroh Ranch neighborhoods.

For this proposed neighborhood, the park space requirement is 4.99 acres per the LDO requirement of 209 lots x 0.0239 = 4.99. Based on this calculation we have identified 5 acres of dedicated park area on the attached Park and Open Space Exhibit.

Additionally, many of the open space areas will be extensively landscaped to foster the pedestrian experience throughout the neighborhood. The open space along French Creek Avenue has been designed to follow the landscape design concept that has been established along Keyser Creek and the portion of French Creek outside of

this project area. The project's civil engineer has been working with the drainage authority on drainage improvements within the Oak Gulch area. The trail location has been identified and conversations regarding construction of the trail are forthcoming. This will be finalized at the time of the final plat.

The proposed SunMarke Filing NO. 1 application strives to meet Town land use needs while responding to neighborhood context and market conditions. We believe this proposal will facilitate the continued development of high-quality neighborhoods within the Town of Parker. We look forward to working with the Town during the review and approval process for this application.

Please contact me if you have any questions or if you need additional information.

Sincerely,
Norris Design



Bill Mahar, AICP
Senior Associate

October 16, 2018

(Resubmitted on April 4, 2019)

Mr. Paul Workman
Senior Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Re: Rezoning Criteria Letter – SunMarke Filing 01

Dear Mr. Workman:

This letter provides an introduction of the proposed paired housing product within the SunMarke Filing 01 Sketch/Preliminary Plan. We have also addressed the rezoning criteria of Section 13.04.240 (f) of the Land Development Ordinance.

The proposed development of SunMarke Filing 01 was initially planned for single family detached homes. During meetings with Town staff in early 2018, they recommended to reconfigure the proposed plan to allow for attached housing. Their recommendation was based on the fact that townhomes have been developed on the south side of French Creek Avenue and the inclusion of an adjacent attached housing product would serve as transitional land use between the proposed single family detached homes and the existing townhomes.

Furthermore, Town staff stated that the inclusion of more diverse housing products within this area of Parker as well as the larger community is consistent with the market trends within the Denver Metropolitan Area. They generally stated they would like to encourage the development of a wider range of housing choices that would appeal to a large segment of the population that is often looking for smaller lot housing options such as, younger professionals and families to the older population.

Based on the direction offered by staff, the project team revised the proposed plan to provide for paired homes (duplexes). The minimum lot size is 2,000sf and the minimum lot dimensions area 25' wide by 85' in depth. They are alley loaded that provide access to two car garages. Guest parking stalls have been included in various locations throughout the paired home area.

The front of the paired homes will have small yards with porches and sidewalk connections to common open space or public tree lawns and sidewalks. The common open space tracts will be maintained by the Home Owners Association and likely the landscape within the residential lots as well. The open space has been thoughtfully designed to foster a pedestrian environment. The landscape design concept follows the patterns and plant materials that have been utilized within the established Stroh Ranch and Anthology neighborhoods.

At the second pre-application meeting on March 27, 2018 staff indicated support for the paired home layout and indicated a PD amendment would be necessary for the project due to the smaller lot size of 2,000sf. The current SunMarke Planned Development Guide allows for paired homes (duplexes), but the minimum lot size is 3,500 sf. Below, we have addressed the zoning change criteria of the Land Development Ordinance (LDO) Section 13.04.240 (f).

Town LDO Section 13.04.240 (f) Rezoning/PD Amendment Criteria

The application meeting the applicable review criteria as defined in the Town's LDO ordinance.

1. A need exists for the proposal;

The proposal to provide paired homes was based on adjacent land use patterns and a desire to incorporate a range of housing options to meet the needs of their growing community as identified in the Parker 2035 Master Plan. To move forward with the paired home product a change in the minimum lot size is necessary. This type of development with smaller lots and common green spaces offers owner-occupied, affordable, workforce housing choices. Limited housing for this demographic was noted in the Housing and Neighborhoods Vision Chapter of the Master Plan. These choices suit many segments of the population, from older adults, young professionals, and small families.

The proposed paired homes provide a housing choice on a lot with a minimum width of 25 feet and a minimum depth of 80 feet. This type of housing is intended to provide smaller lots which require less maintenance but will be significantly landscaped in a consistent manner throughout the development. Furthermore, there is a substantial amount of common open space that will be landscaped to create an aesthetically pleasing pedestrian environment. The lot dimensions chosen for this site reflect a growing trend in the market within the Denver Metro area and within Parker. This trend being smaller lots with overall less yard maintenance and associated costs. These lots are an appropriate size for this site as they provide a transition from the larger lots of the proposed neighborhood and the existing 875sf paired home lots to the south of the site, across French Creek Avenue.

2. The particular parcel of ground is indeed the correct site for the proposed development;

Yes, the proposed development provides for a total of 209 single family detached and attached housing units. The SunMarke Development Plan allows for up to 285 dwelling units within this Planning Area (PA-11). The attached housing units are appropriate for the eastern portion of the development as they will serve as a transitional land use between the single-family detached homes and the established townhomes to the south of French Creek Avenue.

3. There has been an error in the original zoning; or

There has been no error in the established zoning. The proposed uses of single family detached and attached are allowed in the PD Plan.

4. There have been significant changes in the area to warrant a zone change;

The development of townhomes to the south has created the need for a transitional land use between the townhomes and proposed single family detached units. This transition can be best served through a paired home product which are an appropriate means for addressing aesthetics and land use interaction between different land uses. The vision for the housing stock expressed in the Parker 2035 Master Plan indicates the need for a healthy mix of housing types to meet market demands thereby keeping home ownership rates high, vacancy rates low, and expanding affordable options. The paired home product supports these goals and was determined as the best option for an attached housing product as it would provide an owner-occupied housing product on individual lots. The concept for the alley loaded paired home product is to provide smaller lots (2,000sf) but provide significant common open space that provides a landscaped pedestrian network that will serve these future homeowners. Furthermore, the landscaped tracts and

pedestrian connections adjacent to French Creek Avenue will provide for an enhanced pedestrian experience for the public as well.

5. Adequate circulation exists and traffic movement would not be impeded by development; and

Yes, the proposed plan provides for the appropriate ROW and private drives. The internal alleys for the paired homes will be privately maintained by the HOA. Project team members have designed the private drives and public streets to meet the specifications required by the Town of Parker and the relevant utility providers. Furthermore, the project team is coordinating with Town staff on the requirements for additional ROW dedication for Motsenbocker Road. The revised Preliminary/Sketch Plan includes the additional ROW requested by staff.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

No, additional municipal service costs to the Town are not anticipated.

7. There are minimal environmental impacts or impacts can be mitigated.

There are no known environmental impacts associated with the development of the property.

8. The proposal is consistent with the Town Master Plan maps, goals and policies.

Yes, the proposed development is consistent with the overall goals of the Town of Parker and proposed land uses are consistent the SunMarke PD Development Guide. The density of the proposed development is in line with the Parker 2035 Master Plan's designation of a neighborhood character area described as Medium Density Residential. The Master Plan designates Medium Density Residential as being 3.5 dwelling units per acre. The proposed density is in line with this at 3.48 dwelling units per acre. This is significantly below the density of 10 dwelling units per acre outlined in the SunMarke PD Development Guide. With this in mind, the proposed density demonstrates the development team's understanding of the importance of the desired density outlined in the Master Plan and how it relates to the Town of Parker's goal of maintaining residential neighborhood character.

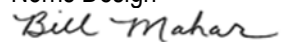
9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses

Yes, the proposed development provides the necessary open space and park dedication as specified by the Town of Parker. Will Serve letters have been provided by the relevant utility providers indicating they are able to provide utility services. It is also recognized that a per lot contribution to Douglas County School District is required at the time of building permit.

Please contact me if you have any questions or if you need additional information.

Sincerely,

Norris Design



Bill Mahar, AICP
Senior Associate



August 9, 2018

Paul Workman
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

**RE: Anthology Rezoning Z18-018, Anthology Filing No. 1 Sketch Plan SUB18-030,
Anthology Filing No. 1 Preliminary Plan SUB18-034**

Dear Mr. Workman;

On behalf of Douglas County School District (DCSD), we have a couple comments regarding these applications that we would like to resolve prior to approval.

The proposed sketch plan and preliminary plan propose 209 residential lots on 36.73- acres are estimated to generate a total of 157 students including 82 elementary students, 25 middle school students and 50 high school students. These students will generate a total school land dedication requirement of 3.72 – acres, of which 1.47-acres is attributed to the elementary school requirement. The sketch/preliminary plan does not include a school site.

This application is a portion of the Hess Ranch Planned Development. DCSD has calculated the amount of school site land requirement for students generated by Hess PD, 1st Amendment and Anthology North PD. The reason for this is that the two developments share school sites. Land dedication for the two planned developments total 49.68-acres for elementary schools and 69.31-acres for secondary schools. The Hess PD 1st Amendment and Anthology North PD together result in the total school land requirements for four 12-acre elementary school sites and one 75-acre joint middle/high school site, of which DCSD requested two 12-acre elementary school sites to be located in the Anthology North PD. However, the approved annexation agreement includes a requirement for dedication of two separate parcels described as Planning Areas 19 and 37 totaling a minimum of 22.02 grows acres for school sites.

The Anthology North PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of this preliminary plan and other future development in the area. In addition, an 18-acre school site within the Arlington PD is being utilized by the Stone Canyon PD, Pinery West, and Arlington PD to meet the collective school site land dedication requirement. A total of 1.48-acres of land associated with that site is available for use by Hess PD.

With a commitment to dedicate 10.753-acres for elementary school land within the Trails at Crowfoot subdivision, and DCSD's request for two 12-acre elementary school sites totaling 24-acres to be located in the Hess PD, DCSD requests cash-in-lieu for the additional 3.247- acres requested beyond the 20-acres to be provided.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "a cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu-fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by a qualified appraiser." DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of final plat.

Additionally, with Anthology North PD, DCSD asked for a voluntary mid-range contribution of \$1952 per residential unit towards the Capital Mitigation component. It is our understanding that the Town of Parker determined that the annexation agreement could not add new exactions. New schools will be needed to serve this area.

We would like to have confirmation of concurrence with these commitments for the application to move forward. Once we receive that confirmation, DCSD supports this application for approval. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

A handwritten signature in black ink, appearing to read "Steve Ormiston", is placed over a light gray rectangular background.

Steve Ormiston
Consultant to DCSD

ORDINANCE NO. 3.209.4, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE SUNMARKE PD DEVELOPMENT GUIDE, PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE, AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Finding of Fact.

a. Application has been made for amending the PD-Planned Development zoning for the “SunMarke PD Development Guide,” approved by the Town Council on August 5, 2003, and recorded in the Office of the Douglas County Clerk and Recorder’s Office on October 3, 2003, at Reception No. 2003146587, pursuant to the Town of Parker Land Development Ordinance.

b. Public notice has been given of such zoning by publication on the Town’s website at least fifteen (15) days prior to the public hearing of such zoning.

c. 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 requirements contained in Section 13.04.240(b) of the Parker Land Development Ordinance for amending the PD-Planned Development zoning the property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the “Property”), have been satisfied.

Section 2. The SunMarke PD Development Guide for the Property is hereby amended as provided in the “First Amendment to the SunMarke PD Development Guide,” which is attached hereto as **Exhibit B** and incorporated by this reference (the “First Amendment”). This text amendment is to address changes to the bulk standards and minimum sizes, as described in Exhibit B.

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, as amended, 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 not be deemed approved until the final plats for Filing Nos. 1 and 9 for the Property are approved by the Town. In the event that these filings are approved by the Town, then, in that event, 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

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, AND A PORTION OF TRACT "D" STROH RANCH FILING 18A AS RECORDED UNDER RECEPTION NO. 2003022326 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 05°00'46" WEST, A DISTANCE OF 596.65 FEET TO A POINT ON THE WESTERLY LINE OF STROH RANCH FILING 11 AS RECORDED AT RECEPTION NO. 99012788 OF SAID COUNTY RECORDS SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°12'46" WEST, A DISTANCE OF 432.92 FEET TO A POINT OF CURVATURE; 2. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°44'43", A RADIUS OF 1,660.00 FEET AND AN ARC LENGTH OF 398.23 FEET, (CHORD BEARS SOUTH 07°05'08" WEST, A DISTANCE OF 397.28 FEET) TO A POINT ON THE NORTH LINE OF STROH RANCH FILING NO. 13 AS RECORDED AT RECEPTION NO. 01059724 OF SAID COUNTY RECORDS.

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID FILING NO. 13 THE FOLLOWING FIVE (5) COURSES;

1. NORTH 76°02'31" WEST, A DISTANCE OF 12.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°58'32", A RADIUS OF 1,648.00 FEET AND AN ARC LENGTH OF 459.51 FEET, (CHORD BEARS SOUTH 21°56'45" WEST, A DISTANCE OF 458.02 FEET);
3. SOUTH 75°04'05" WEST, A DISTANCE OF 48.66 FEET;
4. NORTH 60°28'50" WEST, A DISTANCE OF 431.19 FEET TO A POINT OF CURVATURE; 5. ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 75°46'00", A RADIUS OF 1,372.00 FEET AND AN ARC LENGTH OF 1,814.30 FEET, (CHORD BEARS SOUTH 81°38'10" WEST, A DISTANCE OF 1,684.97 FEET) TO THE NORTHWEST CORNER OF SAID FILING NO. 13 AND THE NORTHEASTERLY CORNER OF SAID FILING NO. 18A;

THENCE ALONG THE NORTH LINE OF SAID FILING NO. 18A THE FOLLOWING (2) COURSES;

1. CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°35'33", A RADIUS OF 1372.00 FEET AND AN ARC LENGTH OF 86.03 FEET, (CHORD BEARS SOUTH 41°57'24" WEST, A DISTANCE OF 86.01 FEET);
2. SOUTH 40°09'37" WEST, A DISTANCE OF 109.86 FEET, TO THE NORTHEAST CORNER OF SAID TRACT "D";

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FRENCH CREEK AVENUE THE FOLLOWING (2) COURSES;

1. SOUTH 40°09'37" WEST, A DISTANCE OF 97.33 FEET TO A POINT OF CURVATURE;
2. ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°17'45", A RADIUS OF 1370.00 FEET AND AN ARC LENGTH OF 30.98 FEET, (CHORD BEARS SOUTH 39°30'45" WEST, A DISTANCE OF 30.98 FEET) TO A POINT OF CUSP;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 98°55'59", A RADIUS OF 6.50 FEET AND AN ARC LENGTH OF 11.22 FEET, (CHORD BEARS NORTH 10°36'08" WEST A DISTANCE OF 9.88 FEET);

THENCE NORTH 60°04'07" WEST, A DISTANCE OF 52.01 FEET; THENCE NORTH 85°54'58" WEST, A DISTANCE OF 18.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID FILING 18A;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES;

1. NORTH 85°54'58" WEST, A DISTANCE OF 187.60 FEET;
2. NORTH 46°01'59" WEST, A DISTANCE OF 114.82 FEET TO THE NORTHWEST CORNER OF SAID FILING 18A;

THENCE NORTH 46°01'59" WEST, A DISTANCE OF 25.03 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°45'35", A RADIUS OF 335.00 FEET AND AN ARC LENGTH OF 21.98 FEET, (CHORD BEARS NORTH 48°09'36" WEST) A DISTANCE OF 21.98 FEET;

THENCE NORTH 46°16'48" WEST, A DISTANCE OF 125.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°57'39", A RADIUS OF 465.00 FEET AND AN ARC LENGTH OF 170.11 FEET (CHORD BEARS NORTH 56°45'38" WEST, A DISTANCE OF 169.17 FEET);

THENCE NORTH 67°14'27" WEST, A DISTANCE OF 22.61 FEET TO A POINT;

THENCE NORTH 22°45'33" EAST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 34°33'03" EAST, A DISTANCE OF 242.55 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67°55'20", A RADIUS OF 175.00 FEET AND AN ARC LENGTH OF 207.46 FEET, (CHORD BEARS NORTH 73°16'15" EAST A DISTANCE OF 195.52 FEET);

THENCE NORTH 43°43'39" EAST, A DISTANCE OF 865.32 FEET;
 THENCE SOUTH 86°38'38" EAST, A DISTANCE OF 480.66 FEET;
 THENCE NORTH 63°53'55" EAST, A DISTANCE OF 712.05 FEET;
 THENCE SOUTH 59°52'53" EAST, A DISTANCE OF 311.08 FEET;
 THENCE NORTH 65°03'57" EAST, A DISTANCE OF 146.84 FEET;
 THENCE NORTH 67°16'44" EAST, A DISTANCE OF 92.37 FEET;
 THENCE NORTH 79°36'20" EAST, A DISTANCE OF 114.37 FEET;
 THENCE NORTH 86°15'55" EAST, A DISTANCE OF 130.98 FEET;
 THENCE NORTH 77°51'49" EAST, A DISTANCE OF 101.33 FEET;
 THENCE NORTH 65°32'00" EAST, A DISTANCE OF 90.91 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°08'20", A RADIUS OF 175.00 FEET AND AN ARC LENGTH OF 162.30 FEET, (CHORD BEARS SOUTH 63°13'04" EAST A DISTANCE OF 156.55 FEET);
 THENCE SOUTH 89°47'14" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE WEST LINE OF SAID FILING NO. 11 AND THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT PORTION OF SAID TRACT D, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D";
 THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FRENCH CREEK AVENUE THE FOLLOWING (2) COURSES;
 1. SOUTH 40°09'37" WEST, A DISTANCE OF 97.33 FEET TO A POINT OF CURVATURE;
 2. ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°17'45", A RADIUS OF 1370.00 FEET AND AN ARC LENGTH OF 30.98 FEET, (CHORD BEARS SOUTH 39°30'45" WEST, A DISTANCE OF 30.98 FEET) TO A POINT OF CUSP;
 THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 98°55'59", A RADIUS OF 6.50 FEET AND AN ARC LENGTH OF 11.22 FEET, (CHORD BEARS NORTH 10°36'08" WEST, A DISTANCE OF 9.88 FEET);
 THENCE NORTH 60°04'07" WEST, A DISTANCE OF 52.01 FEET;
 THENCE NORTH 85°54'58" WEST, A DISTANCE OF 18.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT D;

THENCE NORTH 67°30'21" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 160.22 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING NORTH 89°34'39" EAST. THE NORTH QUARTER CORNER OF SAID SECTION 33 IS MONUMENTED BY A 2" ALUMINUM CAP, ILLEGIBLE, AND THE NORTHEAST CORNER OF SAID SECTION 33 IS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, ILLEGIBLE.

EXHIBIT B

SunMarke Amendment 1

Town of Parker

PD Development Guide
Original: May 20, 2003
Amendment 1: May of 2019

Owner:
Anthology Recovery Acquisitions, LLC
7200 S. Alton Way
Centennial, CO 80112

Consultant:
Norris Design
1101 Bannock Street
Denver, CO 80204

I. GENERAL PROVISIONS

II. DEFINITIONS

III. LAND USE REGULATIONS

- A. Residential (SFd)
- B. Residential (SFe)
- C. Residential (SFf)
- D. Residential (SFg)
- E. Residential (THd)
- F. Residential (THe)
- G. Mixed Use (MU)
- H. Parks
- I. Open Space (OS)
- J. Golf
- K. Floodplains/Stream Buffer Areas
- L. All Land Use Areas

IV. ENFORCEMENT AND ADMINISTRATION

- A. Incorporation of Planned Development Master Plan
- B. Effect of Recorded Plan

I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the “SUNMARKE DEVELOPMENT PLAN” except as provided herein. The standards outlined in the Development Guide may be divergent from the zoning regulations contained in Chapter 13.04 of the Land Development Code, but not any other Chapter of the Land Development Code. In the event there is a conflict between the standards contained in the Development Guide and the Land Development Code (excluding Chapter 13.04) then the Land Development Code shall control.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variations

In no event shall the total number of 5,566 residential Dwelling Units within all Planning Areas as set forth on the “SUNMARKE DEVELOPMENT PLAN”, be exceeded. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Planned Development Master Plan. Remaining units may be transferred to other parcels in whole or in part, in support of the mixed-use concept. Any residential Planning Area may contain up to an additional ten percent (10%) of the total number of Dwelling Units set forth in the “SUNMARKE DEVELOPMENT PLAN”, for such Planning Area, as determined by the Developer. For parcels zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Du/Ac. An increase in the number of permitted Dwelling Units within any such Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the “SUNMARKE DEVELOPMENT PLAN” and PD Development Guide except as otherwise provided in Section 13.07.160 of the Town of Parker Land Development Code.

D. Planning -Area Boundaries

Wherever a Planning Area abuts a street as shown on the “SUNMARKE DEVELOPMENT PLAN”, the Planning Area boundary is the centerline of the abutting right-of-way of such street. Wherever a Planning Area does not abut a street, the Planning Area boundary shall be as shown on the “SUNMARKE DEVELOPMENT PLAN”. Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the “SUNMARKE DEVELOPMENT PLAN” provided the changes in the Planning Area does not exceed ten percent (10%).

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Soil Tests

Soil tests for building sites shall be provided at the time of building permit application for the purpose of establishing engineering criteria for building foundation design.

G. Homeowner Associations

Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a). to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Association shall be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association, but shall not be required in residential areas where common land or facilities are not so owned and maintained.

II. DEFINITIONS

- A. **Purposes:** It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.
- B. **Word Usage:** In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.
1. The particular controls the general.
 2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
 3. Words used or defined in one tense or form shall include other tenses and derivative forms.
 4. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
 5. The word “shall” is mandatory.
 6. The word “may” is permissive.
- C. **Definitions:**
1. **Abut.** To have a common border with.
 2. **Accessory Buildings.** Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
 3. **Building, Principal or Main.** A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
 4. **Building Front.** That exterior wall of a Building which faces a Front Lot Line of a Lot.
 5. **Building Ground Coverage.** The amount of land covered or permitted to be covered by a Building.
 6. **Building Height.** The vertical distance from the average finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. A weighted average of the finished grade on the perimeter of the building may be utilized.
 7. **Building Setback.** The distance between the Building and the adjacent street right-of-way, property line, Private Street Easement line, or external parcel boundary.

8. Building Side. That exterior wall of a Building which faces a Side Lot Line of a Lot.
9. Building Rear. The exterior wall of a Building which faces a Rear Lot Line of a Lot.
10. Car Care Center. An establishment providing sales of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not include Paint spraying or body repair.
11. Density, Gross or Average. A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portions thereof; including all land within said Planning Area(s) or portion thereof reserved or dedicated for Open Space, recreation, educational, community, and public use, including Public Street rights-of way and Easements.
12. Density, Net. A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Open Space, recreation, educational, community or public use, including Public Street rights-of-ways.
13. Dwelling Unit, Atrium. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a private yard surrounded by buildings or walls forming an atria. This atria replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
14. Dwelling Unit, Clustered Single Family. A type of Single Family Detached or Attached Dwelling Unit development which combines reduced lot size with compensating amounts of Open Space within the proposed development.
15. Dwelling Unit, Patio. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
16. Dwelling Unit, Single Family. A Dwelling Unit Type which includes both Single Family Detached or Attached Dwelling Units.
17. Dwelling Unit, Single Family Attached. A Building designated for and containing more than one Dwelling Unit and occupied by not more than four (4) families within one Structure each of which is separated from the others by one (1) or more unpierced walls from ground to roof.
18. Dwelling Unit, Single Family Detached. A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall or floor in common with any other Dwelling Unit.

19. Dwelling Unit, Townhome. A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has individual outside access. Although Townhome Dwelling Units have no side yards, front and rear yards can exist.
20. Dwelling Unit, Zero Lot Line. An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
21. Dwelling Unit, Manor Home. A Building designated for and containing more than one Dwelling Unit and occupied by not more than eight (8) families within one Structure each of which is separated from the others by one (1) or more unpierced walls from ground to roof.
22. Dwelling Unit, Live/Work. An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where residential setbacks apply
23. Easement, Private Street. An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker approved fire access shall be provided in all cases.
24. Exterior Storage. Outdoor storage of fuel, raw materials, products and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.
25. Floor Area Ratio. A measurement of Development intensity expressed as a ratio derived by dividing the total Floor Area of a Building by the actual area of the Lot.
26. Garage, Parallel. A garage, attached or detached, which is oriented so that the axis which corresponds math the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
27. Garage, Perpendicular. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access
28. Group Care Facilities. A facility where three or more persons are provided supervision and a planned treatment of counseling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local/judicial/health/welfare agency or serve only referrals from such agencies. Examples of group care facilities are: group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity or senior citizen homes.
29. Land Use Category. A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.

30. Nursery. An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers and insecticides, hanging baskets, rakes and shovels.
31. Open Space / Golf. The area of land, located by convention, within the golf course safety corridor and held within private ownership, but which may be available for private or public use. Generally, this area will provide passive and active recreation opportunities, buffering for environmental and view-shed protection, aesthetic benefits, opportunities to enhance and widen open space corridors, and shape the patterns of urban development.
32. Parking Coverage. The amount of land covered or permitted to be covered by parking. Parking shall include all areas used for the display or parking of any and all types of vehicles, and all land upon which vehicles traverse the property as a function of the Principal Use.
33. Parking, Shared. Shared parking is a concept intended to alleviate parking spaces through coordination of land uses with parking requirements that have different demand patterns or times of peak usage. It is most effective when the associated land uses include some combination of peak parking characteristics that vary by time of day, day of the week, and/or season of the year. Areas of mixed-use zoning are often appropriate for the utilization of shared parking, due to the complimentary land uses involved. Land banking of parking requirements is another form of limiting the paved surface of the ground. Areas designed for future parking facilities are "land banked" and landscaped and/or hardscaped until the future need arises for the additional parking.
34. Planning Area. Parcels of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as illustrated on the PD Master Plan.
35. Planning Commission. The Planning Commission of the Town of Parker.
36. Principal Use. The specific primary purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.
37. Recreational Vehicle. A vehicle or a unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, motor homes, boats, snowmobiles and other similar recreation equipment.
38. Restaurant, Conventional. An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
39. Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a "ready to consume" state: (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry out orders and whose principal

method of operation includes the following characteristics' food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.

40. Ridgeline: Major. Any substantial ridgeline on site, that when viewed from the site's periphery forms the horizon against the sky or is not backed by land of higher elevation within the property.
41. Setback. The distance between the Building Line and the adjacent street right-of-way line or Lot Boundary.
42. Structure. Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
43. Town Council. The Town Council for the Town of Parker.
44. Traditional Neighborhood Design (TND). Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.
45. Transit Oriented Design (TOD). Transit Oriented Design neighborhoods contain a broad mix of uses including: Single Family and Multi-Family residential combined with commercial and retail opportunities in land use patterns that help to create a pedestrian friendly environment, with convenient access to public transit.

III. LAND USE REGULATIONS

A. Residential (SFd)

1. Intent
Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.
2. Uses Permitted by Right
 - a. Single Family Detached Dwelling Units.
 - b. Zero Lot Line Dwelling Units.
 - c. Manor Home Dwelling Units.
 - d. Duplex Dwelling Units.
 - e. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
 - f. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two Family Dwelling Units and Atrium Dwelling Units.
 - g. Attached or detached private garages (3 cars maximum).
 - h. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units, storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker Zoning Ordinance.
 - i. Private and/or public Open Space.
 - j. Public and private schools and related administrative facilities for elementary and secondary education.
 - k. Private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
 - l. Public parks, playgrounds and other recreational areas.
 - m. Signs as permitted by the Town of Parker code.
 - n. Fences, hedges and walls as permitted by the Town of Parker code.
 - o. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses Permitted by Special Review
 - a. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
 - b. Group Homes.
 - c. Common recreation vehicle storage area.
 - d. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - e. Places of religious assembly, religious schools.

- f. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - g. Child Care Centers.
4. Development Standards
- a. Average Density. The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in SFd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Zero Lot Line Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Manor Home Dwelling Unit

Building Front (from property line):	18 feet minimum (Principal Building) 20 feet minimum (Garage perpendicular) 15 feet minimum (Garage parallel)
Building Sides (from property line):	18 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 5 feet minimum from other property lines

Duplex Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front (from property line):	4 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	4 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Patio Dwelling Unit

Building Front (from property line):	8 feet minimum (Principal Building) 10 feet minimum (Garage perpendicular) 6 feet minimum (Garage parallel)
Building Sides (from property line):	8 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
 - i). eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Lands Use Parcels, or
 - ii). shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height.
- f. Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be thirty five hundred (3500) square feet.

B. Residential (SFe)

1. Intent
Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.
2. Uses Permitted by Right
 - a. All uses permitted by right within the Residential (SFd) Land Use Category.
 - b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses Permitted by Special Review
 - a. All uses permitted by Special Review within the Residential (SFd) Land Use category.
4. Development Standards
 - a. Average Density. The Average Density shall be up to six (6) Dwelling Units per acre for each SFe Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in SFe residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Zero Lot Line Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Manor Home Dwelling Unit

Building Front (from property line):	18 feet minimum (Principal Building) 20 feet minimum (Garage perpendicular) 15 feet minimum (Garage parallel)
Building Sides (from property line):	18 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 5 feet minimum from other property lines

Duplex Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front (from property line):	4 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	4 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Patio Dwelling Unit

Building Front (from property line):	8 feet minimum (Principal Building) 10 feet minimum (Garage perpendicular) 6 feet minimum (Garage parallel)
Building Sides (from property line):	8 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
- i). eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFe Lands Use Parcels, or
 - ii). shall be governed by the applicable building code.

- e. Building Height. No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height.
- f. Minimum Lot Sizes. The minimum lot sizes in SFe residential Planning Areas shall be thirty five hundred (3500) square feet.

C. Residential (SFf)

1. Intent
Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.
2. Uses Permitted by Right
 - a. All uses permitted by right within the Residential (SFd) Land Use Category.
 - b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses Permitted by Special Review
 - a. All uses permitted by Special Review within the Residential (SFd) Land Use category.
4. Development Standards
 - a. Average Density. The Average Density shall be up to three point two (3.2) Dwelling Units per acre for each SFf Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFf residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in SFf residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Zero Lot Line Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Manor Home Dwelling Unit

Building Front (from property line):	18 feet minimum (Principal Building) 20 feet minimum (Garage perpendicular) 15 feet minimum (Garage parallel)
Building Sides (from property line):	18 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 5 feet minimum from other property lines

Duplex Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front (from property line):	4 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	4 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Patio Dwelling Unit

Building Front (from property line):	8 feet minimum (Principal Building) 10 feet minimum (Garage perpendicular) 6 feet minimum (Garage parallel)
Building Sides (from property line):	8 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
- i). eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFe Lands Use Parcels, or

- ii). shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within SFf Planning Areas shall exceed thirty-five (35) feet in height.
- f. Minimum Lot Sizes. The minimum lot sizes in SFf residential Planning Areas shall be thirty five hundred (3500) square feet.

D. Residential (SFg)

1. Intent
Provide for residential Development allowing for Estate Single Family Detached Dwelling Units and Accessory Units.
2. Uses Permitted by Right
 - a. Single Family Detached Dwelling Units.
 - b. Attached or detached private garages.
 - c. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units, storage sheds, private greenhouses, home occupations, radio or "B.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker Zoning Ordinance.
 - d. Private and/or public Open Space.
 - e. Public parks, playgrounds and other recreational areas.
 - f. Signs as permitted by the Town of Parker code.
 - g. Fences, hedges and walls as permitted by the Town of Parker code.
 - h. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses Permitted by Special Review
 - a. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, ma3or utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
 - b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
4. Development Standards
 - a. Average Density. The Average Density shall be up to one unit per one and one half acres (1.5) Dwelling Units per acre for each SFg Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFg residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in SFg residential Planning Areas shall be:

Single Family Detached Unit

Building Front (from property line):	20 feet minimum
Building Sides (from property line):	15 feet minimum
Building Rear (from property line):	20 feet minimum

- d. Building Separation. The minimum building separation shall be the greater of:
 - i). twenty (20) feet for Single Family Detached residential Buildings located within SFg Land Use Parcels, or
 - ii). shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within SFg Planning Areas shall exceed thirty-five (35) feet in height.
- f. Minimum Lot Sizes. The minimum lot sizes in SFg residential Planning Areas shall be one (1) acre.

E. Residential (THd)

1. Intent
Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.
2. Uses Permitted by Right
 - a. All uses permitted by right within the Residential (SFe) Land Use Category. Development standards contained within the Residential (SFe) Land Use Section shall apply, as required.
 - b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses Permitted by Special Review
 - a. All uses permitted by Special Review within the Residential (SFe) Land Use category.
4. Development Standards
 - a. Average Density. The Average Density shall be up to ten (10) Dwelling Units per acre for each THd Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THd residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in THd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front (from property line):	10 feet to porch or living space 18 feet to garage face or 20 feet from the right-of-way for a side loaded garage
Building Sides (from property line):	10 feet from right-of-way on corner lot 5 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 10 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Manor Home Dwelling Unit

Building Front (from property line):	18 feet minimum (Principal Building) 20 feet minimum (Garage perpendicular) 15 feet minimum (Garage parallel)
Building Sides (from property line):	18 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 5 feet minimum from other property lines

Duplex Dwelling Unit

Building Front (from property line):	10 feet to porch or living space 18 feet to garage face or 20 feet from right-of- way for side loaded garage
Building Sides (from property line):	10 feet from right-of-way on corner lot 0 feet on common wall and 5 feet on other side
Building Rear (from property line):	4 feet minimum from alley 10 feet from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front (from property line):	4 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	4 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Patio Dwelling Unit

Building Front (from property line):	8 feet minimum (Principal Building) 10 feet minimum (Garage perpendicular) 6 feet minimum (Garage parallel)
Building Sides (from property line):	8 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
- i). eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within THd Lands Use Parcels, or
 - ii). shall be governed by the applicable building code.

- e. Building Height. No residential Buildings within THd Planning Areas shall exceed thirty-five (35) feet or three stories in height except as approved by a Use by Special Review.
- f. Minimum Lot Sizes. The minimum lot sizes in THd residential Planning Areas shall be forty-five hundred (4500) square feet for single family detached dwelling units and two thousand (2000) square feet for attached housing products.

F. Residential (THe)

1. Intent
Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.
2. Uses Permitted by Right
 - a. All uses permitted by right within the Residential (THd) Land Use Category. Development standards contained within the Residential (THd) Land Use Section shall apply, as required.
 - b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses Permitted by Special Review
 - a. All uses permitted by Special Review within the Residential (THd) Land Use category.
4. Development Standards
 - a. Average Density. The Average Density shall be up to fourteen (14) Dwelling Units per acre for each THe Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THe residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in THe residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Zero Lot Line Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Manor Home Dwelling Unit

Building Front (from property line):	18 feet minimum (Principal Building) 20 feet minimum (Garage perpendicular) 15 feet minimum (Garage parallel)
Building Sides (from property line):	18 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 5 feet minimum from other property lines

Duplex Dwelling Unit

Building Front (from property line):	10 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	10 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front (from property line):	4 feet minimum (Principal Building) 12 feet minimum (Garage perpendicular) 8 feet minimum (Garage parallel)
Building Sides (from property line):	4 feet minimum for corner lots 0 feet minimum from other property lines and lots with common walls
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

Patio Dwelling Unit

Building Front (from property line):	8 feet minimum (Principal Building) 10 feet minimum (Garage perpendicular) 6 feet minimum (Garage parallel)
Building Sides (from property line):	8 feet minimum for corner lots 0 feet minimum from other property lines
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
- i). eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within THE Lands Use Parcels, or

- ii). shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within THe Planning Areas shall exceed forty (40) feet or three stories in height except as approved by a Use by Special Review.
- f. Minimum Lot Sizes. The minimum lot sizes in THe residential Planning Areas shall be thirty five hundred (3500) square feet.

G. Mixed Use (MU)

1. Intent

To provide for the integration of a broad range of retail goods and services, business and professional services with Single Family, Manor Home, Townhome, and/or Multi-family residential development.

2. Uses Permitted by Right

a. Commercial

1. Convenience grocery.
2. Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors, coffee shops and delicatessens
3. Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
4. Low intensity specialty goods and service establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
5. Conventional restaurants.
6. Fast food, drive-in or carryout restaurants.
7. Electronic funds transfer facilities.
8. Photo service facilities.
9. Places of religious assembly, religious schools.
10. Medical and dental offices and clinics.
11. Business and professional offices.
12. Public and private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: open space, tennis courts, swimming pools and jogging, riding, hiking and biking trails.
13. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
14. Nursery schools and day/child care centers.
15. Retail food and food service establishments, including but not limited to: groceries and supermarkets, and cafeterias.
16. General retail merchandise and apparel shops, including but not limited to: junior department store; variety stores; discount department stores, clothing; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
17. Personal service establishments.
18. General retail business establishments, including but not limited to: card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden, plant and floral shops; and bicycle stores.
19. Car care centers, gasoline service/stations, tire sales and service, car wash.
20. Commercial entertainment businesses, including but not limited to: indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.
21. Banks, savings and loan and other financial service establishments.
22. Public utility administrative and business offices.

23. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
24. Motels, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.
25. Establishments for conducting any retail commercial, wholesale commercial, or service activities, not of an industrial nature, including but not limited to: automobile and other motor vehicle sales, leasing, rental and service, building materials, carpentry and woodworking, contractor's offices, printing and publishing, radio and television offices, mortuaries and car washes.
26. Signs as permitted by the Town of Parker code.
27. Fences, hedges, and walls as permitted by the Town of Parker code.
28. Transit facilities.
29. Universities, Colleges, or higher educational type uses.
30. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

b. Residential.

1. All those uses permitted by right within the Residential (The) Land Use category.
2. All those uses permitted within the Parks, Open Space and Golf Land Use categories.
3. Multi-family Dwelling Units.

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Residential (The) Land Use category.
- b. Stadiums for athletic events.
- c. Small animal veterinary clinics with no outside facilities.
- d. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.

4. Development Standards

- a. Floor Area Ratio. The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall be six tenths (.60) to one (1).
- b. Maximum Number of Dwelling Units. For parcels zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Du/Ac. An increase in the number of permitted Dwelling Units within any such Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the Planned Development Master Plan and PD Development Guide.
- c. Building Setback: Non-Residential. The minimum building setback from any public street right-of-way shall be:

Non-Residential

Building Front (from property line):	4 feet minimum
Building Side (from property line):	4 feet minimum
Building Rear (from property line):	20 feet minimum

- d. Building Setback: Residential. For residential components within the Mixed Use (MU)

zoning, the building setback standards outlined in the Townhome/Patio Home (The) Land Use Category shall apply. For Multi-Family Dwelling Units, the setback shall be:

Multi-Family Dwelling Units

Building Front (from property line):	4 feet minimum
Building Sides (from property line):	4 feet minimum
Building Rear (from property line):	4 feet minimum from alley 0 feet minimum from other property lines

- e. Building Separation. The minimum building separation shall be the greater of:
 - i). ten (10) feet, or
 - ii). shall be governed by the applicable building code.
- f. Building Height. No residential Buildings within MU Planning Areas shall exceed forty (40) feet in height, except as approved by a Use by Special Review, but in no case may any Building or Structure exceed fifty (50) feet.
- g. Off-street Parking. The following off-street parking space requirements shall apply to those uses allowed within the Mixed Use Land Use area until such a time as the Town of Parker Land Development Code allows for shared parking and land banking of parking at which time the Land Development Code will prevail:
 - 1. Wherever possible within mixed use areas, the concept of shared parking will be utilized to minimize the amount of impervious surface present, and to maximize the efficiency and operation of all parking layouts.
 - 2. Land banking of parking requirements shall be permitted. Areas designed for future parking facilities may be landscaped and or hardscaped until the future need arises for the additional parking.
 - 3. Minimum one hundred (100) spaces per 18 holes of golf at clubhouse locations.

H. Parks

1. Intent

To provide for park uses which complement residential neighborhoods.

2. Uses Permitted by Right

- a. Public schools of all types and associated uses.
- b. Passive recreation uses and open space.
- c. Active recreation uses, including but limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- d. Signs as permitted by the Town of Parker code.
- e. Fences, hedges and walls as permitted by the Town of Parker code.
- f. Community protection services and facilities, including but not limited to: police stations, fire stations, ambulance services and rescue services.

3. Uses Permitted by Special Review

- a. Stadiums for athletic events.
- b. Cultural activities and facilities, including but not limited to: libraries, museums, and performance center.
- c. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04 205 of the Town of Parker Land Development Code.
- d. Limited low intensity specialty goods and service establishment uses intended to support the concept of community park facilities including but not limited to: art gallery, artisan shops, gift shop, conventional restaurants, specialty food service, general park concessions, camps, Neighborhood public service, etc.

4. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building Front (from property line): 25 feet minimum

Building Sides (from property line): 20 feet minimum

Building Rear (from property line): 25 feet minimum

- b. Building Separation. The minimum building separation shall be the greater of:

- i). Twenty (20) feet, or
- ii). shall be governed by the applicable building code.

- c. Building Height. No Buildings shall exceed thirty-five (35) feet in height, except as approved by a Use by Special Review, but in no case may any Building or Structure exceed forty-five (45) feet.

I. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development parcels contained within this Planned Development.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Signs as permitted by the Town of Parker code.
- d. Fences, hedges and walls as permitted by the Town of Parker code.

3. Uses Permitted by Special Review

- a. Active recreation uses, including but not limited to the following facilities: golf courses, country clubs, baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, stadiums, play apparatus, picnic areas, and recreation centers.
- b. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
- c. Recreation maintenance facilities.

4. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building Front (from property line):	25 feet minimum
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Building Sides (from property line):	15 feet minimum
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Building Rear (from property line):	25 feet minimum
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- b. Building Separation. The minimum building separation shall be the greater of:
 - i). Twenty (20) feet, or
 - ii). shall be governed by the applicable building code.
- c. Building Height. No Buildings shall exceed thirty-five (35) feet in height.

J. Golf

1. Intent

To provide passive and active recreational open space land uses which will separate, define and protect the development parcels contained within this Planned Development.

2. Uses Permitted by Right

- a. Golf courses and country clubs.
- b. Passive recreation uses and open space.
- c. Jogging, hiking, and/or bicycle trails.
- d. Signs as permitted by the Town of Parker code.
- e. Fences, hedges and walls as permitted by the Town of Parker code.
- f. Golf and recreation maintenance and operational facilities.
- g. Golf Course Clubhouse and related recreational and commercial operations.

3. Uses Permitted by Special Review

- a. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volley ball courts, basketball courts, swimming pools, stadiums, play apparatus, picnic areas, and recreation centers.
- b. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited, to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
- c. Limited low intensity specialty goods and service establishment uses intended to support the concept of community recreational facilities including but not limited to. artisan shops, gift shop, conventional restaurants, specialty food service, general food concessions, etc.

4. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building Front (from property line): 25 feet minimum

Building Sides (from property line): 15 feet minimum

Building Rear (from property line): 25 feet minimum

- b. Building Separation. The minimum building separation shall be the greater of:

- i). Twenty (20) feet, or
- ii). shall be governed by the applicable building code.

- d. Building Height. No Buildings shall exceed thirty-five (35) feet in height, except as approved by a Use by Special Review, but in no case may any Building or Structure exceed forty-five (45) feet.

K. Floodplains/Stream Buffer Areas

The use of floodplains and stream buffer areas designated within this Planned Development and more specifically defined by approved final plats shall include, but not be limited to:

1. Uses Permitted by Right
 - a. All uses permitted by right within Section 13.10.220 of the Town of Parker Land Development Code.
 - b. Golf courses.
 - c. Golf and recreation maintenance and operational facilities.
2. Uses Permitted by Special Review
 - a. All uses permitted by special review within Section 13.10.220 of the Town of Parker Land Development Code.
 - b. Active recreation uses, including but not limited to the following facilities: Baseball diamonds, softball diamonds, soccer fields, tennis courts, volley ball courts, basketball courts, swimming pools, play apparatus, picnic areas, and recreation centers.
 - c. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.

L. All land use areas

1. The following uses shall be permitted by Special Review within all Land Use Areas:
 - a. Storage of wastewater effluent pursuant to Section 13.04.205 of the Town of Parker Land Development Code.
2. In any portion of a parcel where Zero Lot Line Dwelling Unit product is used to architecturally define a corner, special corner vision clearance standards intended to accomplish the goals of the Planned Development may be developed specifically for the intersection in concert with the Town of Parker.

IV. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for SunMarke, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by this PD Development Guide, is shown upon the “SUNMARKE DEVELOPMENT PLAN”, which is hereby incorporated by reference into this PD Development Guide together with everything shown thereon and all amendments thereto.

B. Effect of Recorded Plan

The approval of the “SUNMARKE DEVELOPMENT PLAN” by the Town Council and the filing of such a Master Plan with the Town Clerk shall be deemed to be rezoning to a PD-Planned Development District of SunMarke. All future development of the property will be governed by the provisions included in the approved “SUNMARKE DEVELOPMENT PLAN” and Development Guide. Detailed Site Plans and/or subdivision Plats submitted for all or any part of the area covered by the “SUNMARKE DEVELOPMENT PLAN” and Development Guide shall conform to the approved regulations adopted as a part of the approved “SUNMARKE DEVELOPMENT PLAN” and Development Guide.



Planning Commission Staff Report

Planning Commission Date: 4/11/2019

Town Council Date: 5/6/2019

Hearing Type: Public Hearing
UNPLATTED – SUNMARKE Sketch and Preliminary Plans
TRAKiT No(s): SUB18-030 and SUB18-034

Location: Northwest corner of Motsenbocker Road and French Creek Avenue

Project Planner: Paul Workman, Senior Planner

Applicant: Jerry Richmond, RainTree Investment Corporation.

Executive Summary: The applicant is requesting the approval of a Sketch Plan and Preliminary Plan for 209 single-family residential lots.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the proposed sketch and preliminary plans subject to the conditions in staff's report."

- 1. No final plat for the 21 lots encumbered by the floodplain will be recorded until the Army Corp of Engineers approves the revised floodplain boundaries to remove those lots from the floodplain.*
- 2. Utility easements as requested by Public Service Company of Colorado, Intermountain Rural Electric Association and Parker Water and Sanitation District must be shown on the Final Plat.*
- 3. The applicant shall meet required setbacks and zoning within the Planned Development Guide.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the proposed sketch and preliminary plans."

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the proposed sketch and preliminary plans 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 proposed sketch and preliminary plans to a future date.”

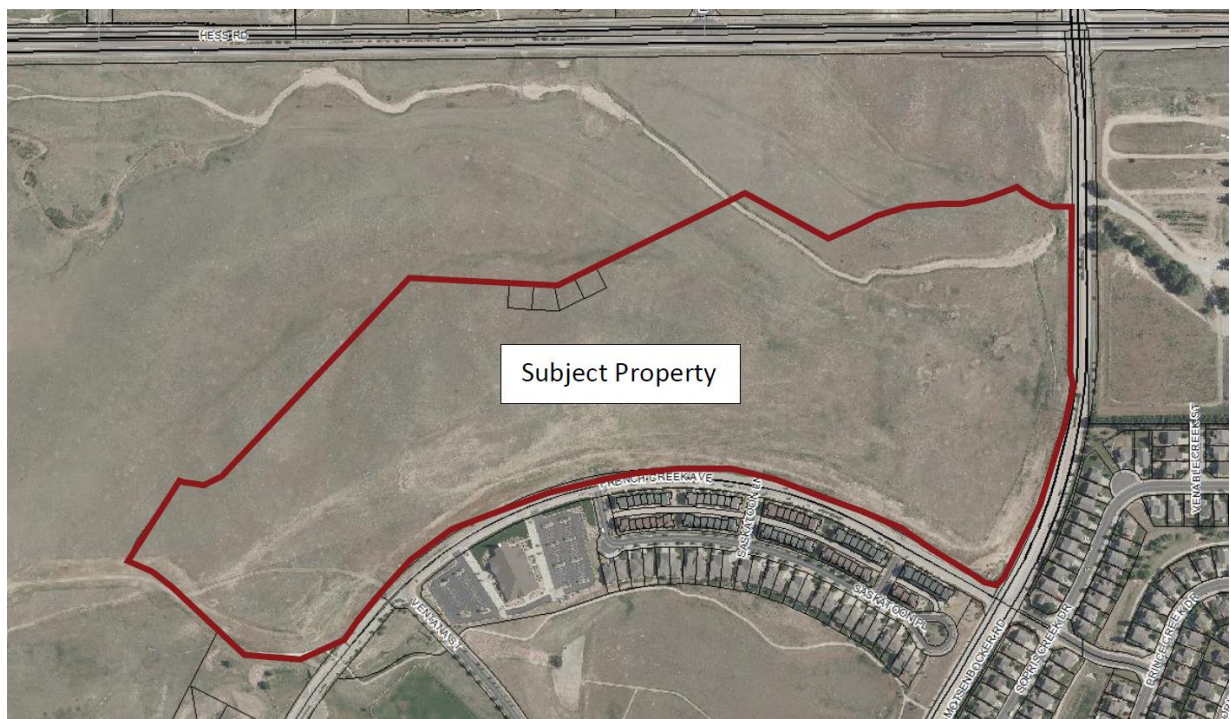
I. BACKGROUND/DISCUSSION

The subject property is generally located at the northwest corner of Motsenbocker Road and French Creek Avenue. The site is currently undeveloped and surrounded by other undeveloped sites, single-family homes and a landscape contractor to the east of Motsenbocker Road.

The applicant, RainTree Investment Corp., is requesting the approval of a sketch plan and preliminary plan for 209 single-family detached and duplex residential lots and 11 tracts. The approval of the sketch and preliminary plans will not create lots and tracts. Instead, the approval of the applications will allow for the applicant to submit a final plat or plats that are consistent with the sketch and preliminary plans that will create lots for residential development and dedicate tracts to the identified entities. If the application for sketch and preliminary plans are approved, the applicant intends to submit the first final plat shortly after the approval.

Of the 209 residential lots that are proposed, 84 of the lots will be duplex lots (paired homes) that are alley loaded in order to mirror the existing single-family home type on the south side of French Creek Avenue. The remaining 125 lots will be single-family detached lots. The proposed 11 tracts will be dedicated for open space (18.22 acres), drainage, landscaping, parks (5.01 acres) and private alleys. The applicant anticipates the development to be done in three final plat filings. At this time, there are portions of 21 lots along the northeast perimeter of the site (anticipated Filing No.2) located in the floodplain. However, no final plat will be approved for the 21 lots until the applicant receives approval from Army Corp of Engineers to modify the floodplain boundaries to remove the 21 lots from the floodplain.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1984	The subject property was voluntarily annexed by the Town of Parker and zoned for residential uses.
2003	The applicable Development Plan and Guide that allows for residential uses on the subject property were approved by Town Council.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Planning Area 11 of the SunMarke Development Plan. Planning Area is in the THd Planning Area, which allows for a variety of residential uses.		
Master Plan Area	Medium Density Residential		
Site Acreage	60.49 acres		
Subdivision	SunMarke Filing No. 1 (proposed)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Undeveloped
South	Medium Density Residential	PD - Planned Development	Row homes, a church and a school
East	Medium Density Residential	PD - Planned Development	Motsenbocker Road, single-family detached residential and a landscape contractor
West	Medium Density Residential	PD - Planned Development	Undeveloped

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Medium Density Residential: Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.D Land Use 1.E Land Use 1.G Land Use 1.I Community Appearance and Design 1.B

	Housing and Neighborhoods 1.A Housing and Neighborhoods 4 Housing and Neighborhoods 5.A Transportation 2 Transportation 2.C Transportation 3.C Transportation 5.B Natural Resource Protection 2.A Open Space and Recreation 1.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for medium density residential uses per the General Land Use Plan. The proposed sketch and preliminary plans are for single-family and duplex lots at a density that is consistent with the recommendation of 3.5 dwelling units per acre.

V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Open Space, Trails and Greenways Master Plan
Policies/Guidelines/Strategies	Section 4.1. Goal – 2, Strategy 2.2 Section 4.2. Goal 1 – Strategies 1.1, 1.3 and 1.4 Section 4.2. Goal 2 – Strategy 2.1 Section 4.2. Goal 5 – Strategy 5.2
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Per the Open Space, Trails and Greenways Master Plan, the Oak Gulch Trail is an approved Regional Trail that is not currently built. As a part of the proposed sketch and preliminary plans the applicant will be required to construct the portion of the Oak Gulch Trail that is adjacent to their property.

VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Sketch Plan/Preliminary Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks for Planning Area 11 are based on the type of residential unit that is constructed.	Building setbacks will be reviewed at the time of building permit submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	A maximum of 285 units are allowed per the zoning.	209 units are proposed	☒ Consistent ☐ Inconsistent ☐ N/A

Height/Stories	35' maximum (proposed via Z18-018)	Building heights will be reviewed at the time of the residential design matrix submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	4,500 square feet for single-family detached lots and 2,000 square feet for attached housing products (proposed via Z18-018).	The smallest single-family detached lots are 5,500 square feet. The smallest single-family attached lots are 2,050 square feet.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan with the sketch and preliminary plan applications. Staff has reviewed this document and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Section 13.06.050 of the LDO requires two parking spaces per single-family dwelling unit (detached or attached). The project is required to provide 418 parking spaces. Not including the driveways, the applicant is proposing 716 parking spaces (two car garages for every home proposed and an additional 48 guest parking spaces).	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Open Space Dedication Target: 20% (12.1 acres) Private Parks Dedication Required: 4.955 acres	Open Space to be preserved: 30.12% (18.22 acres) Private Parks Provided: 5.01 acres	☒ Consistent ☐ Inconsistent ☐ N/A

Staff Analysis	During the review of the sketch and preliminary plans the applicant has demonstrated that they are proposing fewer units than the maximum number of units allowed in the Planning Area, they have demonstrated compliance with the minimum lot size requirements (as proposed with the zoning amendment), they have demonstrated compliance with the landscape requirements, they have demonstrated compliance with the parking requirements and they have demonstrated compliance with the open space and park land dedication requirements.
-----------------------	---

VII. DESIGN REVIEW

N/A. There is no design review associated with sketch or preliminary plan applications.

VIII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Primary access for the development is proposed from three points off collector roadways. Two of the access points will be off the existing French Creek Avenue located to the south of the development and one access point will be located on the future Great Plains Way along the southwest edge of the development. Great Plains Way will be constructed with the development for the portion of the road on the subject property. Ultimately, Great Plains Way will be extended to connect with Chambers Road when future development occurs on the adjacent property to the west. The three points of access will connect with an internal road network for the development and provide access options for future residents.

As a part of the development of the property, the applicant will be constructing the portion of the Oak Gulch Trail that is adjacent to their development. The Oak Gulch Trail is identified as a Regional Trail that will connect with the future sidewalk at Motsenbocker Road where trail users will be able to go north to Hess Road to access the Cherry Creek Trail or go south and use an existing grade separated crossing under Motsenbocker Road to access the Cherry Creek Trail. Construction of the Oak Gulch Trail to the west will be completed when future development occurs on the adjacent property to the west.

The intersection of French Creek Avenue and Motsenbocker Road will be signalized in the future. While this intersection currently does not meet the warrants necessary to consider the installation of a traffic signal, the Town will continue to monitor the intersection as development occurs in this area to determine when a signal may be warranted. The developer will be required to pay to the Town the Property's share of the cost to design and construct this future signal.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Anthology West Master Association	No comments
Aztec	Advisory comments
Brownstone Row Owner's Association	No comments
CenturyLink	Approved

Douglas County Assessor	No comments
Douglas County Schools	Advisory comments
Fire Life Safety	Approved
Horseshoe Ridge HOA	No comments
IREA	Advisory comments
Parker Engineering	No comments
Parker Police	No comments
Parker Water and Sanitation	Advisory comments
Stroh Ranch Homeowner's Association.	No comments
SunMarke Station Community Association	No comments
Tri-County Health Department	Advisory comments
Xcel	Advisory comments

X. CONCLUSION

The applicant, RainTree Investment Corp., is requesting the approval of a sketch and preliminary plan for 209 single-family residential lots and 11 tracts. Town staff has reviewed the requests for compliance with the standards of the Land Development Ordinance and other applicable requirements. After reviewing the applications, staff has determined that the applications meet all applicable requirements.

XI. RECOMMENDED CONDITIONS

1. No final plat for the 21 lots encumbered by the floodplain will be recorded until the Army Corp of Engineers approves the revised floodplain boundaries to remove those lots from the floodplain.
2. The applicant shall dedicate utility easements as required on all Final Plats.
3. The applicant shall be required to meet all zoning requirements.

XII. ATTACHMENTS

1. Project Narrative
2. Sketch and Preliminary Plans
3. Landscape Plan
4. Referral Agency Comments

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Updated and resubmitted on April 4, 2019

Mr. Paul Workman
Senior Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Re: Project Letter of Introduction – SunMarke Filing 01 Narrative

Dear Mr. Workman,

We are pleased to submit this letter and associated documents on behalf of our client, Raintree Investment Corporation, for a formal request to consider approval of a Sketch and Preliminary Plan and an amendment to the existing Planned Development Guide for the proposed SunMarke Filing NO. 01 project. This letter provides an overview of the project application, proposed process, and specific project components.

The following team members have been assembled to complete this application:

Civil Engineer

Harris Kocher Smith
1120 Lincoln ST., Suite 1000
Denver, CO 80203
303-623-6300
Contact: John Stafford

Planner/Landscape Architect

Norris Design
1101 Bannock Street
Denver, CO 80203
303-892-1166
Contact: Bill Mahar

Submittal Documents and Processes

The following enclosed documents have been compiled to meet the application requirements as well as provide further background on the project:

- Land Use and Development Application with Exhibits A-E
 - Exhibit A – Legal Description of Project Area
 - Exhibit B – Title Report
 - Exhibit C – Letter of Authorization
 - Exhibit D – Disclosure Letter
 - Exhibit E – Vicinity Map
- Letter of Introduction (this letter)
- Sketch/Preliminary Plan
 - CS - Cover Sheet
 - C-1 - Existing Conditions Map
 - C-2 - Overall Site Plan
 - C-3 - Site Plan SW
 - C-4 - Site Plan NW
 - C-5 - Site Plan NE
 - C-6 - Site Plan SE
 - C-7 - Line and Curve Tables
- Drainage Report

- Construction Documents Anthology Filing NO. 1
- Parker Water and Sanitation District (PWSD) Construction Documents Anthology Filing NO. 1
- Lot Fit Exhibit
- Auto-Turn Exhibit
- IREA Will Serve Letter
- PWSD Will Serve Letter
- Traffic Letter
- Geo Tech Report
- Landscape Plan
- Irrigation Plan
- Revised Anthology North First Amendment PD Guide

The aforementioned documents have been uploaded to e-trakit.

On the previous filing of Stroh Ranch 18B, Town staff directed us to not include the grading and utility plans that are typically part of the Sketch/Preliminary Plan sheet set. Due to that direction we have included the utility plan with the Water and Sanitary Plan set and the grading plan is within the Town of Parker Construction Document set.

Mineral Rights

A mineral rights claim is entitled to this property. The appropriate notice will be provided to the mineral rights holder as required by Colorado State Statute.

Neighborhood Association

This project was presented at the local HOA on Monday, December 3, 2018. About 50 community members attended the meeting. Neighbors were presented with project details and discussed with the development team questions and concerns regarding the project. Additionally, the Town of Parker project planner was in attendance to observe the dialogue between neighbors and the development team.

Below is a list of questions received and the team's responses:

- Q: *When will the remaining portion of French Creek be widened (in front of the proposed Filing No. 1 parcel)?*
A: *French Creek will be widened with the construction of the development improvements associated with Filing No. 1. This will complete all the remaining portions of French Creek that still need to be widened.*
- Q: *Will the intersection at Motsenbocker & Hess Road be further improved?*
A: *Yes, we (Developer) are dedicating R.O.W. for the additional future turn lanes with the Filing No. 1 Plat. The Town of Parker has plans to make these future intersection improvements in their transportation plans.*
- Q: *Will there ever be a traffic signal installed at French Creek & Motsenbocker?*
A: *We understand a signal is planned for this location when signal warrants are met.*
- Q: *Will there be additional parks, recreation amenities, open space included with Filing No. 1?*
A: *Yes, there are programmed parks with active recreation and playground amenities, passive spaces, natural open spaces and landscape buffering along corridors planned for Filing No. 1. All of these parks, open spaces, amenities planned for Filing No. 1 meet the Town of Parker's requirements.*
- Q: *Will there be a new clubhouse / pool built with Filing No. 1, since adding new residents to the existing clubhouse / pool facility will make it more crowded?*

- A: *The current clubhouse / pool facility was originally designed to accommodate full planned build-out of the Anthology West/Stroh neighborhood. Additionally, there will be less homes actually constructed in the Anthology West neighborhood than originally planned. For example, Filing No. 1 was originally planned for 225 homes, however the actual Filing No. 1 plan will have only 209 homes. Also, in 2018, the developer voluntarily significantly expanded the pool deck area, provided an additional shade structure / gathering area in the grassy area. Additionally, patio / deck furniture is scheduled to be purchased for the 2019 season, providing more seating opportunities.*
- Q: *Will there be other roadways in and out of the Anthology West neighborhood, other than French Creek, in the future?*
- A: *Yes, there are collector road stub-outs being constructed with Filing No. 1 (and with previous Anthology Filings 17 and 18) that will connect to future developments located adjacent to the western boundary of Filing No. 1. When that future community develops there will be road connections through it that will provide additional alternate roadway connectivity, including connection direction to Hess Road.*
- Q: *Will Filing No. 1 be part of the current Anthology Master HOA?*
- A: *Yes, this has been planned since the beginning of the project. All Filing No. 1 lots have been identified in the Master HOA documents and are annexable lots. The paired units may have their own separate sub-association that will include more maintenance of the buildings and landscape areas within the paired lot area. Such a separate sub-association, with additional maintenance responsibilities, will be paid for only by the residents of the paired units.*
- Q: *The lifeguards at the Anthology pool have to spend a lot of time monitoring the chlorine and chemical levels of the pool rather than lifeguarding. Can this change?*
- A: *Yes, an automatic chemical monitoring and balancing system is being installed in the pool for the 2019 summer that will relieve the lifeguards of having to perform a majority of these duties. It was noted this was primarily an HOA / property management issue instead of a developer issue, however.*

Project Background and Pre-Application Meetings

The proposed subdivision of SunMarke Filing NO. 01 is currently a 60 acre unplatted parcel of land that is located within the corporate limits of the Town of Parker. The site is bounded on the east by Motsenbocker Road and on the south by French Creek Avenue.

The proposed project is designed to be a walkable, single family neighborhood. The park and open spaces are designed with significant landscaped areas, sidewalks, and activated parks that provide amenities from active play structures and natural play areas to walking paths and seating areas. This will ensure the spaces and amenities provide uses for a wide range of ages and abilities.

This project is the final piece of the SunMarke Development Plan. To the south of the proposed site is the Stroh Ranch Planned Development, which is largely built out, including the SunMarke Townhomes and an LDS church directly south of the site, across French Creek Avenue.

At the initial pre-application meeting on November 27, 2017, the conceptual plan for single family detached homes was presented. During the meeting, staff recommended to revise the plan to include attached housing products within the area along French Creek Avenue. Staff stated they would like to see a diversity of housing types and also provide an attached housing product that is compatible with the existing attached townhomes that are adjacent and located on the south side of French Creek Avenue.

The initial park layout was also discussed, and staff recommended to incorporate two park areas and provide for pedestrian connections and view corridors throughout the subdivision.

A second pre-application meeting was held on March 27, 2018 to review the revised site plan. The paired home layout was presented. At that meeting it was discussed that a revision to the PD Guide would be needed for the minimum lot size for the attached product. The conceptual park plan was reviewed as well. We discussed the nature play components of the park areas and how each park will provide different amenities and activities.

Residential Land Use

The proposed subdivision contains 209 residential lots of single family detached homes and paired homes. The residential lots account for 25 acres or 41.34% of the overall site.

Single Family Detached

- 125 lots
- Smallest proposed SFD lot is 5,500 sf. The submitted PD Guide was revised to provide for a minimum lot size of 4,500 sf for SFD.
- Access is by public streets

Single Family Attached (Paired Homes)

- 84 lots
- Smallest proposed SFA lot is 2,000 sf. The submitted PD Guide was revised to provide for a minimum lot size of 2,000 sf for attached housing products.
- The vehicular access to the paired homes will be from the rear.
- Each of the 84 Single Family Attached homes will feature two car garages for a total of 168 garage spaces. Additionally, there are 48 visitor parking spaces proposed.
- This brings the total number of proposed parking spaces to 216.
- Private drives and guest parking will be incorporated into tracts. Maintenance of the private drives and parking lots will be by Home Owners Association.
- The landscape serving the paired homes that is not on individual lots will be maintained by the Home Owners Association.

Park and Open Space Areas

The proposed park and open space for this project account for 38.44% of the site or 23.22 acres. This is a significant amount of park and open space area and consistent with the park and open space acreages that have been provided throughout the Anthology/Stroh Ranch neighborhoods.

For this proposed neighborhood, the park space requirement is 4.99 acres per the LDO requirement of 209 lots x 0.0239 = 4.99. Based on this calculation we have identified 5 acres of dedicated park area on the attached Park and Open Space Exhibit.

Additionally, many of the open space areas will be extensively landscaped to foster the pedestrian experience throughout the neighborhood. The open space along French Creek Avenue has been designed to follow the landscape design concept that has been established along Keyser Creek and the portion of French Creek outside of

this project area. The project's civil engineer has been working with the drainage authority on drainage improvements within the Oak Gulch area. The trail location has been identified and conversations regarding construction of the trail are forthcoming. This will be finalized at the time of the final plat.

The proposed SunMarke Filing NO. 1 application strives to meet Town land use needs while responding to neighborhood context and market conditions. We believe this proposal will facilitate the continued development of high-quality neighborhoods within the Town of Parker. We look forward to working with the Town during the review and approval process for this application.

Please contact me if you have any questions or if you need additional information.

Sincerely,
Norris Design



Bill Mahar, AICP
Senior Associate

SUNMARKE FILING NO. 1

SKETCH/PRELIMINARY PLAN

SITUATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS

LEGEND

- FOUND NAIL AND WASHER
STAMPED: PLS 19003
- FOUND NAIL AND WASHER
STAMPED: PLS 16109
- FOUND #5 REBAR W/ YELLOW CAP
STAMPED: PLS 19003
- FOUND #5 REBAR W/ YELLOW CAP
STAMPED: PLS 16109
- WATER VALVE
- WATER MANHOLE
- WATER VENT PIPE
- FIRE HYDRANT
- SIGN
- SPRINKLER CONTROL VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- INLET
- CABLE, PHONE, ELECTRIC PEDESTALS
(AT REAR OF LOTS)
- LIGHT POLE

NORTH PARKER INVESTMENTS LLC
REC. NO. 200000051
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

NORTH PARKER INVESTMENTS LLC
REC. NO. 200000051
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

LIMITS OF INTERIM
SITE IMPROVEMENT
AGREEMENT
EXCAVATION LIMITS
(REC. No. 2003098395)

FRENCH CREEK AVENUE
DEDICATED BY
STROH RANCH FILING No. 13
(REC. No. 2001059724)

CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF THE LATTER DAY SAINTS
REC. NO. 2003022324
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

TRACT A
STROH RANCH FILING 18A
ANTHOLOGY WEST HOMEOWNERS ASSOCIATION
REC. NO. 2003022326
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

TRACT B
STROH RANCH FILING 18A
ANTHOLOGY WEST HOMEOWNERS ASSOCIATION
REC. NO. 2003022326
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

TRACT D
STROH RANCH FILING 18A
ANTHOLOGY WEST HOMEOWNERS ASSOCIATION
REC. NO. 2003022326
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

STROH RANCH FILING 17A
ANTHOLOGY WEST HOMEOWNERS ASSOCIATION
REC. NO. 2004078580
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

STROH RANCH FILING 9F
REC. NO. 0002045797
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

NORRIS DESIGN
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www.norris-design.com

ANTHOLOGY FILING NO. 1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

APPLICANT:



RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
TEL: (303) 267-6195
CONTACT: JERRY B. RICHMOND III

ENGINEER:

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

DATE:

07-02-2018
11-08-2018
01-31-2019

SHEET TITLE:
EXISTING
CONDITIONS MAP

SHEET NUMBER:

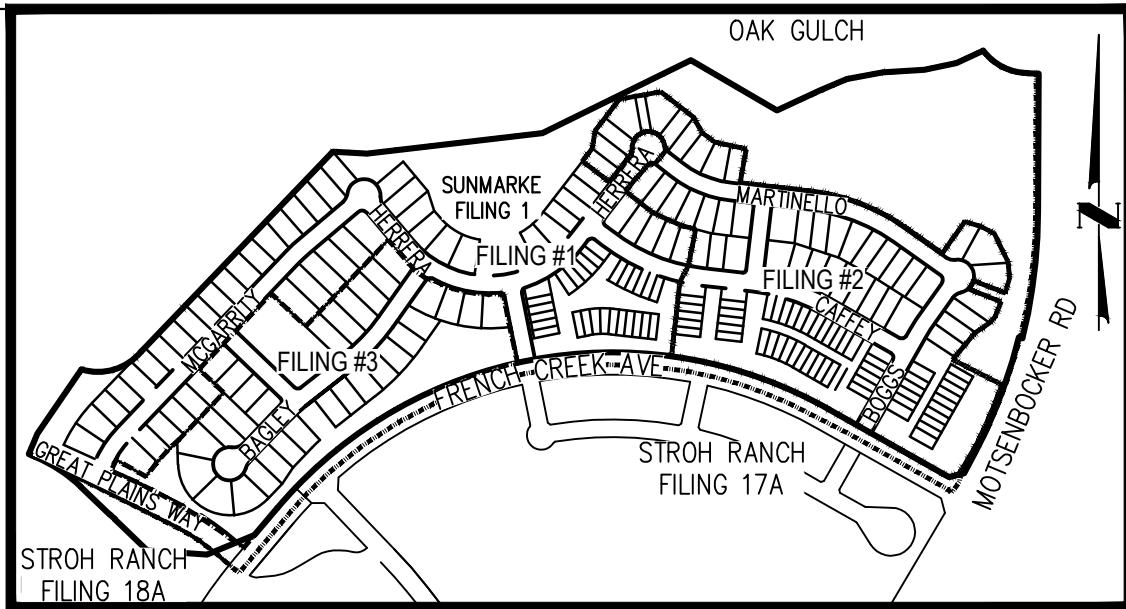
C-1

SHEET C-1 OF 7

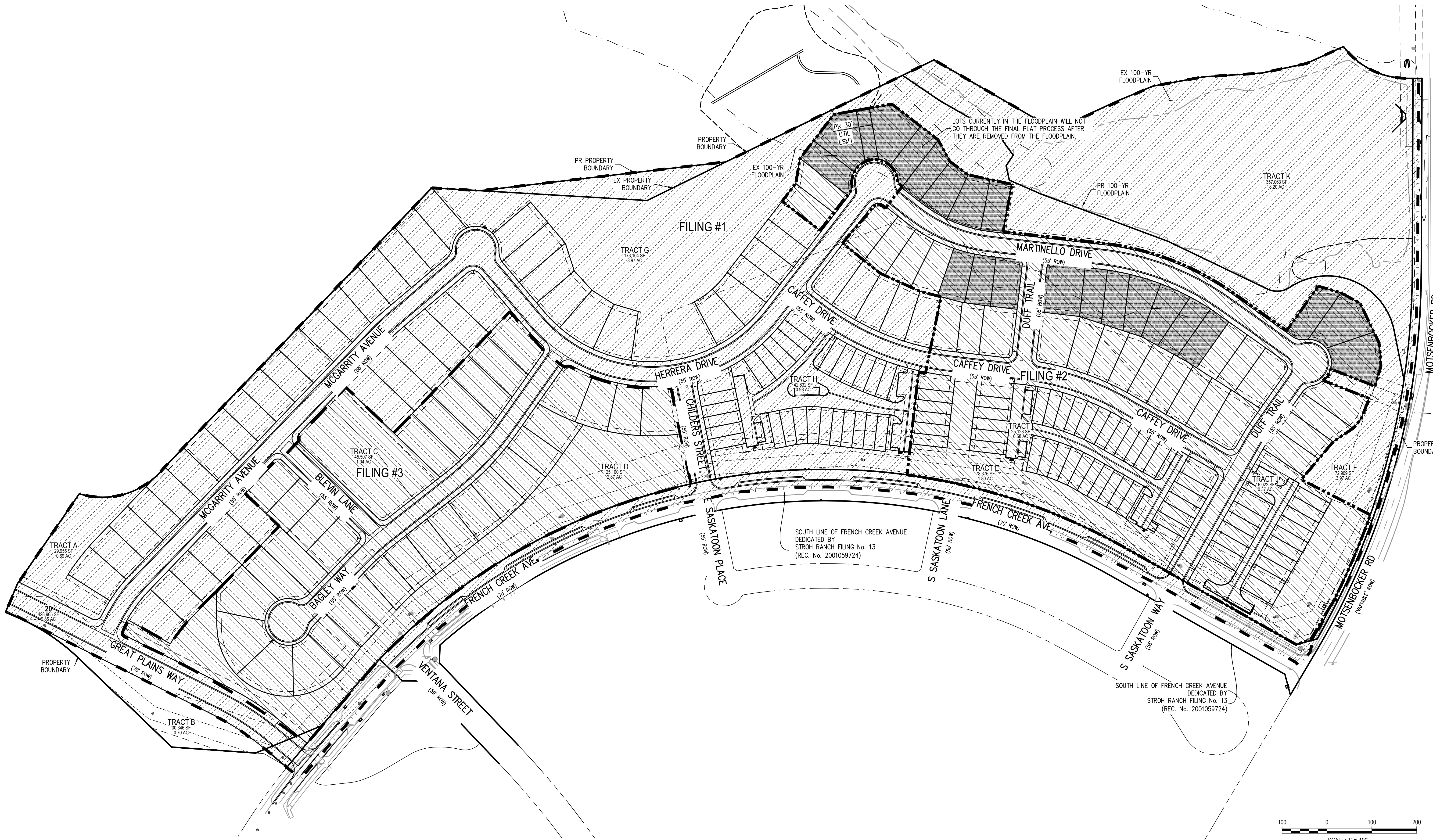
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SUNMARKE FILING NO. 1
SKETCH/PRELIMINARY PLAN

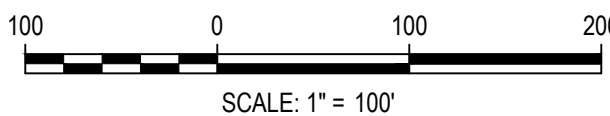
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66 WEST OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS



KEY MAP
NTS



CASE NO.



SUNMARKE FILING NO. 1
TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

APPLICANT:



RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
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SHEET TITLE:
OVERALL
PHASING PLAN

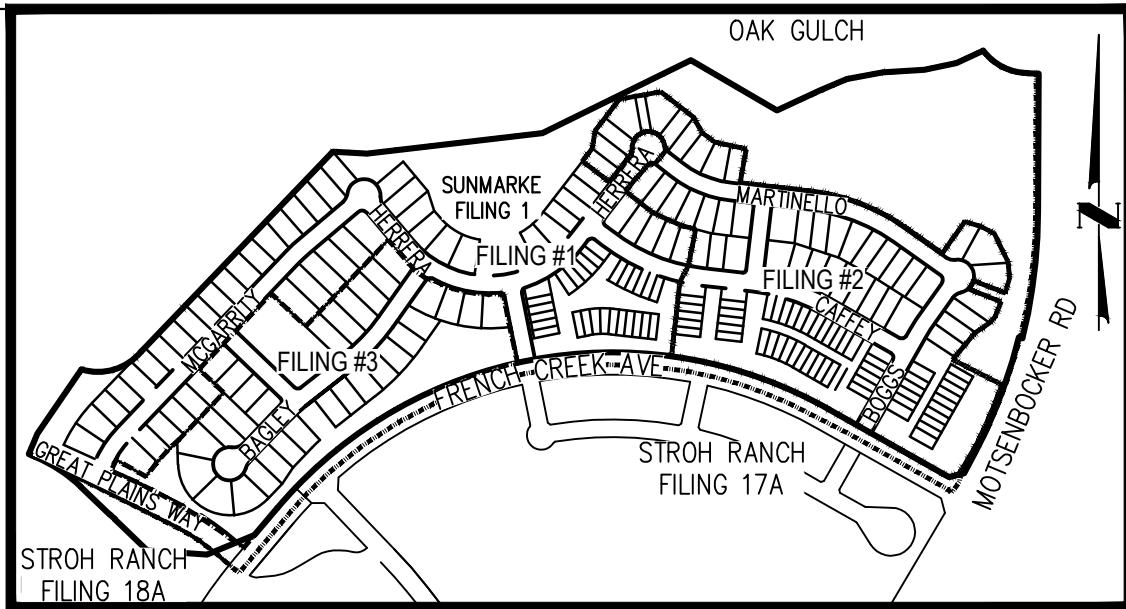
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C-2

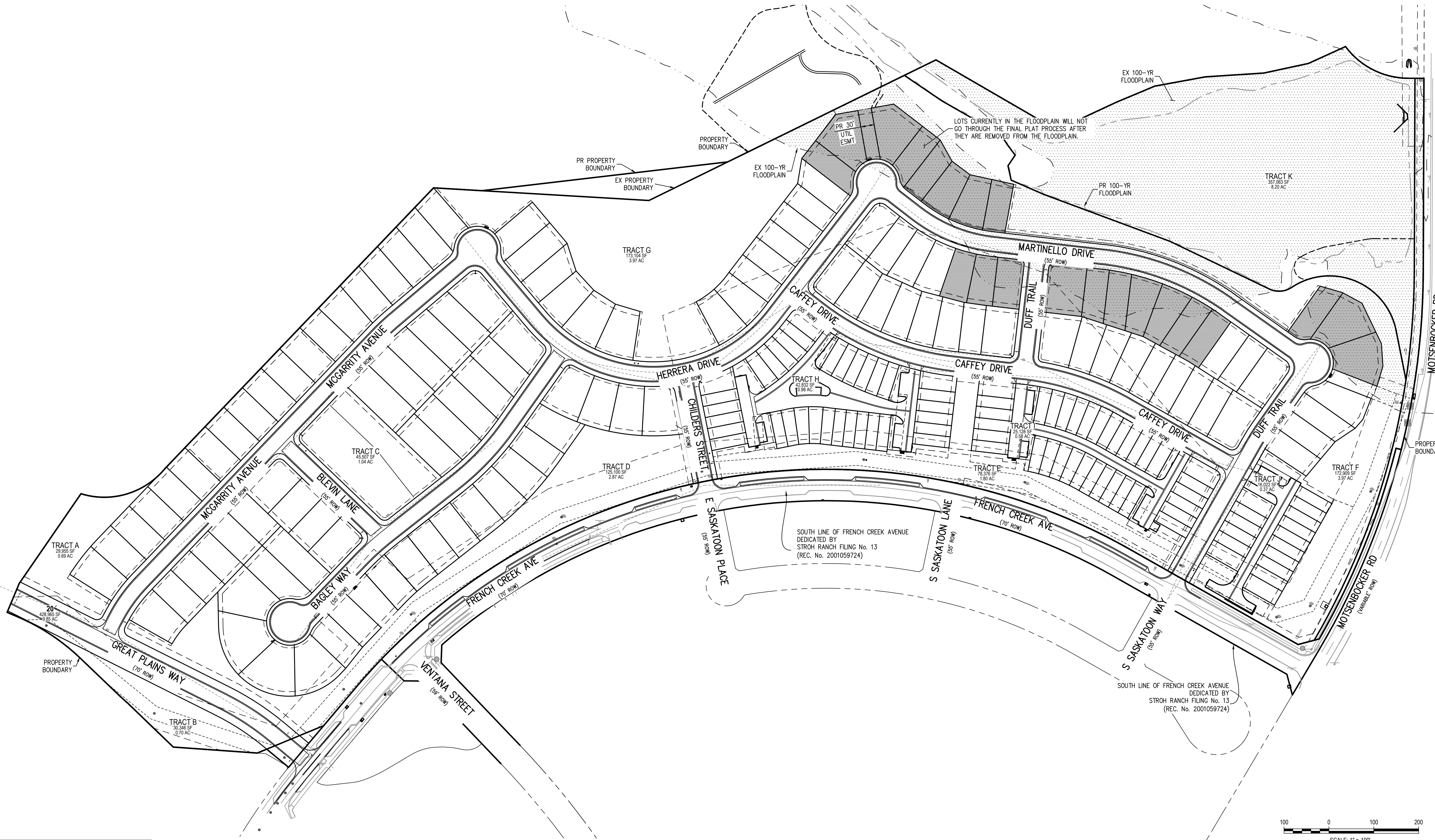
SHEET C-2 OF 7

SUNMARKE FILING NO. 1
SKETCH/PRELIMINARY PLAN

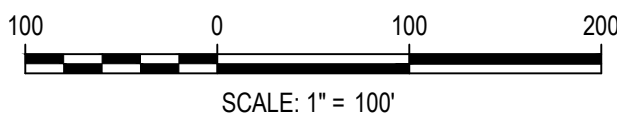
SITUATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE
66 WEST OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS



KEY MAP
NTS



CASE NO.



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DOUGLAS COUNTY
STATE OF COLORADO

APPLICANT:



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NOT FOR
CONSTRUCTION



Know what's below.
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DATE:

07-02-2018

11-08-2018

01-31-2019

SHEET TITLE:
OVERALL SITE
PLAN

SHEET NUMBER:

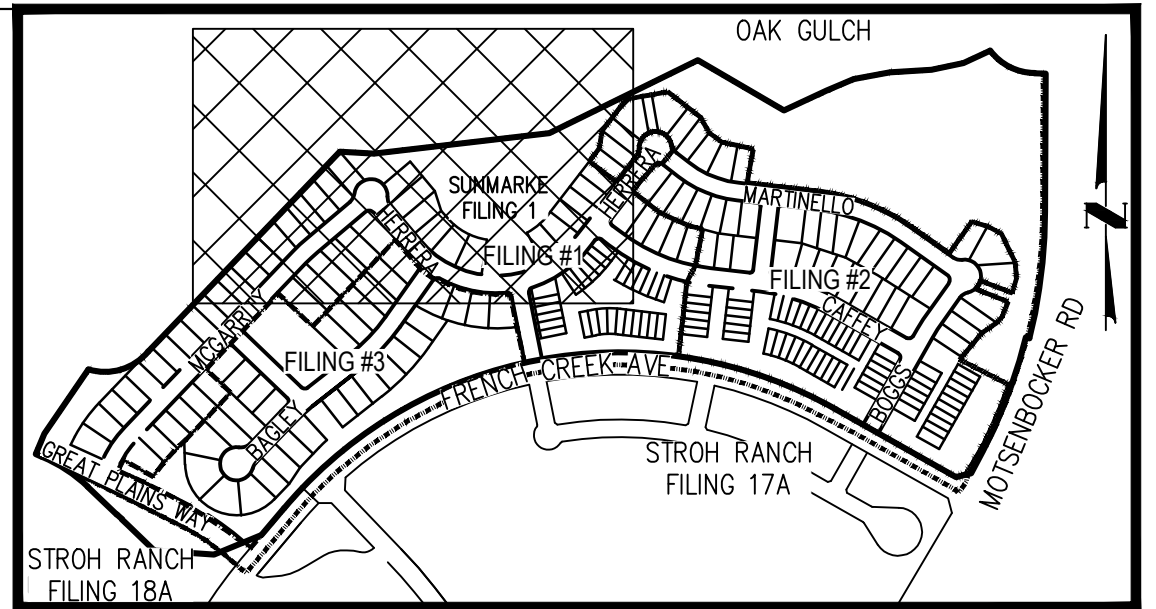
C-3

SHEET C-3 OF 7

SUNMARKE FILING NO. 1

SKETCH/PRELIMINARY PLAN

SITUATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS



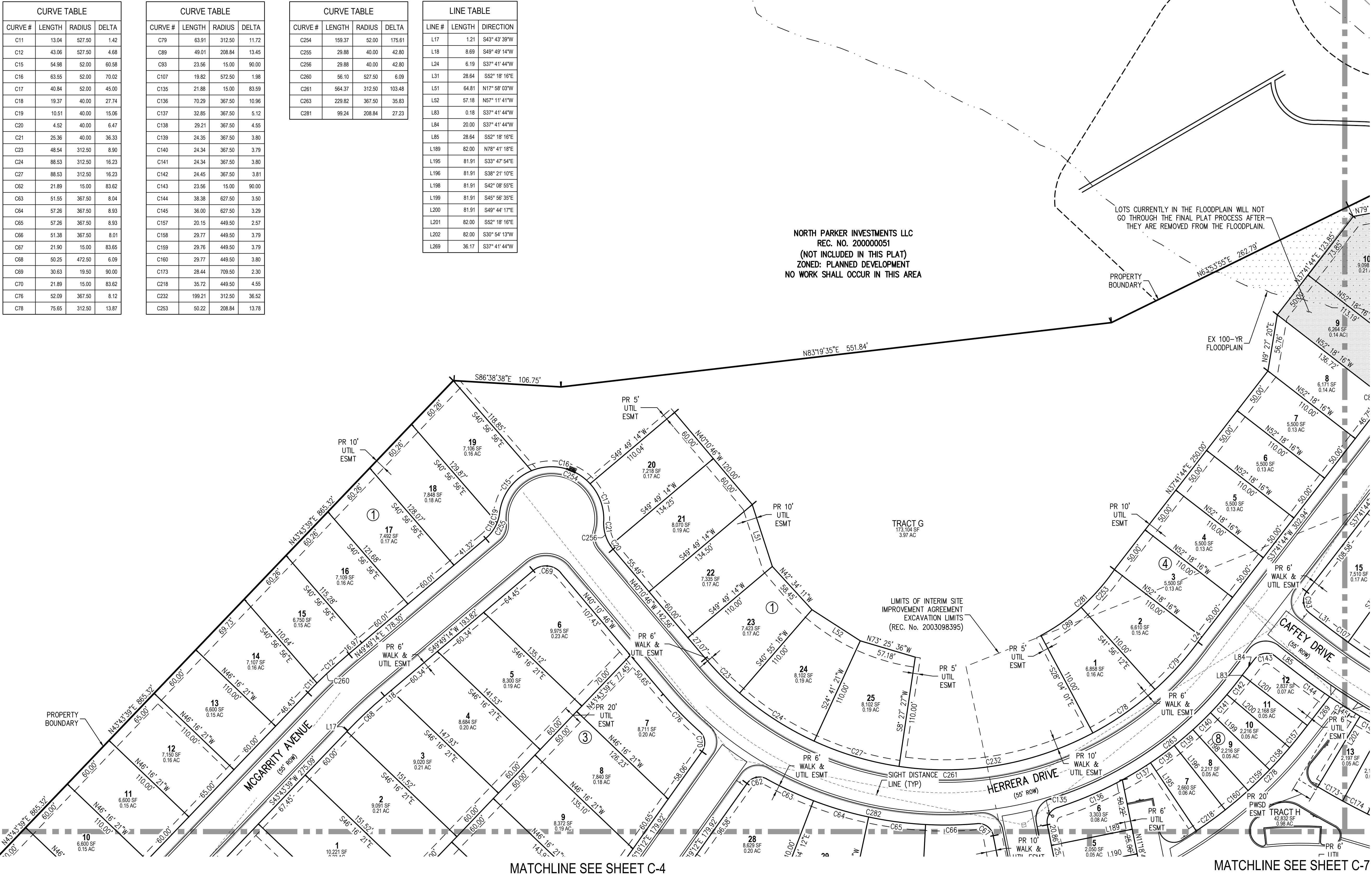
KEY MAP
NTS

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	13.04	527.50	1.42
C12	43.06	527.50	4.68
C15	54.98	52.00	60.58
C16	63.55	52.00	70.02
C17	40.84	52.00	45.00
C18	19.37	40.00	27.74
C19	10.51	40.00	15.06
C20	4.52	40.00	6.47
C21	25.36	40.00	36.33
C23	48.54	312.50	8.90
C24	88.53	312.50	16.23
C27	88.53	312.50	16.23
C62	21.89	15.00	83.62
C63	51.55	367.50	8.04
C64	57.26	367.50	8.93
C65	57.26	367.50	8.93
C66	51.38	367.50	8.01
C67	21.90	15.00	83.65
C68	50.25	472.50	6.09
C69	30.63	19.50	90.00
C70	21.89	15.00	83.62
C76	52.09	367.50	8.12
C78	75.65	312.50	13.87

CURVE TABLE			
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C79	63.91	312.50	11.72
C89	49.01	208.84	13.45
C93	23.56	15.00	90.00
C107	19.82	572.50	1.98
C135	21.88	15.00	83.59
C136	70.29	367.50	10.96
C137	32.85	367.50	5.12
C138	29.21	367.50	4.55
C139	24.35	367.50	3.80
C140	24.34	367.50	3.79
C141	24.34	367.50	3.80
C142	24.45	367.50	3.81
C143	23.56	15.00	90.00
C144	38.38	627.50	3.50
C145	36.00	627.50	3.29
C157	20.15	449.50	2.57
C158	29.77	449.50	3.79
C159	29.76	449.50	3.79
C160	29.77	449.50	3.80
C173	28.44	709.50	2.30
C218	35.72	449.50	4.55
C232	199.21	312.50	36.52
C253	50.22	208.84	13.78

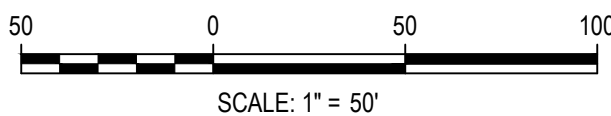
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C256	29.88	40.00	42.80
C260	56.10	527.50	6.09
C261	564.37	312.50	103.48
C263	229.82	367.50	35.83
C281	99.24	208.84	27.23

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	1.21	S43° 43' 39"W
L18	8.69	S49° 49' 14"W
L24	6.19	S37° 41' 44"W
L31	28.64	S52° 18' 16"E
L51	64.81	N17° 58' 03"W
L52	57.18	N57° 11' 41"W
L83	0.18	S37° 41' 44"W
L84	20.00	S37° 41' 44"W
L85	28.64	S52° 18' 16"E
L189	82.00	N78° 41' 18"E
L195	81.91	S33° 47' 54"E
L196	81.91	S38° 21' 10"E
L198	81.91	S42° 08' 55"E
L199	81.91	S45° 58' 35"E
L200	81.91	S49° 44' 17"E
L201	82.00	S52° 18' 16"E
L202	82.00	S30° 54' 13"W
L269	36.17	S37° 41' 44"W



MATCHLINE SEE SHEET C-4

MATCHLINE SEE SHEET C-7



CASE NO.

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SUNMARKE FILING NO. 1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

APPLICANT:



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TEL: (303) 287-8195
CONTACT: JERRY B. RICHMOND III

ENGINEER:



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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
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CONSTRUCTION



Know what's below.
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DATE:

07-02-2018
11-08-2018
01-31-2019

SHEET TITLE:
SITE PLAN - NW

SHEET NUMBER:

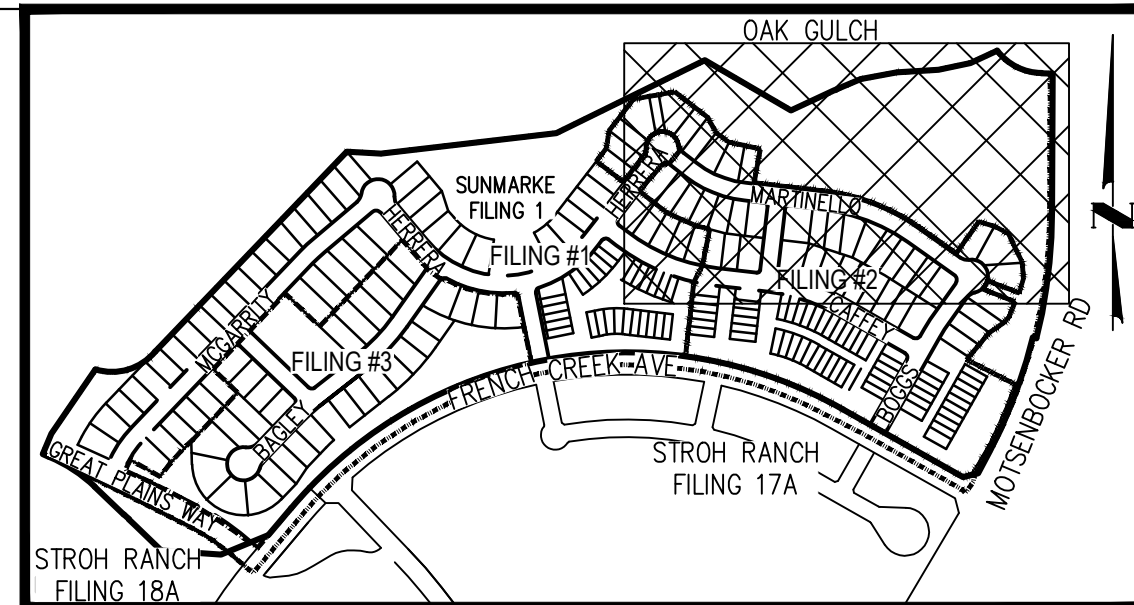
C-5

SHEET C-5 OF 7

SUNMARKE FILING NO. 1

SKETCH/PRELIMINARY PLAN

SITUATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS



KEY MAP
NTS

LINE #	LENGTH	DIRECTION
L25	25.40	N83° 24' 28" W
L26	49.46	N52° 18' 16" W
L27	64.97	N52° 18' 16" W
L28	16.39	N83° 24' 28" W
L29	65.98	N83° 24' 28" W
L30	9.97	S83° 24' 28" E
L32	59.22	S51° 41' 40" E
L33	60.00	S51° 41' 40" E
L34	48.08	S51° 41' 40" E
L35	47.30	S51° 41' 40" E
L36	9.95	S65° 40' 51" E
L38	48.04	S65° 40' 51" E
L39	48.17	S65° 40' 51" E
L40	22.66	S65° 40' 51" E
L41	40.26	S75° 14' 46" E
L42	48.24	S75° 14' 46" E

LINE #	LENGTH	DIRECTION
L43	57.06	S75° 14' 46" E
L44	49.07	S75° 14' 46" E
L46	41.63	S82° 00' 04" E
L47	3.24	S83° 24' 28" E
L48	13.16	S83° 24' 28" E
L49	60.00	S83° 24' 28" E
L50	73.16	S83° 24' 28" E
L53	1.76	N71° 57' 46" W
L54	28.46	N54° 44' 50" W
L55	51.01	N71° 57' 46" W
L56	57.75	N71° 57' 46" W
L57	50.88	N71° 57' 46" W
L58	58.02	N71° 57' 46" W
L59	42.63	N71° 57' 46" W
L60	27.32	N71° 57' 46" W
L61	0.34	N71° 57' 46" W

LINE #	LENGTH	DIRECTION
L62	31.14	N61° 16' 53" W
L63	41.66	N61° 16' 53" W
L64	51.63	N61° 16' 53" W
L65	41.11	N61° 16' 53" W
L66	31.70	N61° 16' 53" W
L67	23.32	N61° 16' 53" W
L68	18.33	N57° 29' 08" W
L69	26.86	N57° 29' 08" W
L70	50.07	N57° 29' 08" W
L71	50.06	N57° 29' 08" W
L72	50.07	N57° 29' 08" W
L73	50.06	N57° 29' 08" W
L74	77.39	N57° 29' 08" W
L75	68.88	N57° 29' 08" W
L77	17.43	N54° 44' 50" W
L78	51.20	S73° 51' 24" E

LINE #	LENGTH	DIRECTION
L79	50.00	S3° 44' 48" E
L188	50.00	S53° 05' 15" E
L202	82.00	S30° 54' 13" W
L204	82.00	S28° 36' 25" W
L205	82.00	S26° 21' 35" W
L206	82.00	S24° 06' 46" W
L207	82.00	S21° 51' 57" W
L208	82.00	S19° 37' 07" W
L209	82.00	S17° 22' 18" W
L267	50.00	S83° 24' 28" E
L276	13.50	S83° 24' 28" E
L285	7.51	N52° 18' 16" W
L287	82.00	S83° 24' 28" E
L288	63.59	S65° 40' 51" E
L289	5.14	S82° 00' 04" E
L290	46.78	S82° 00' 04" E

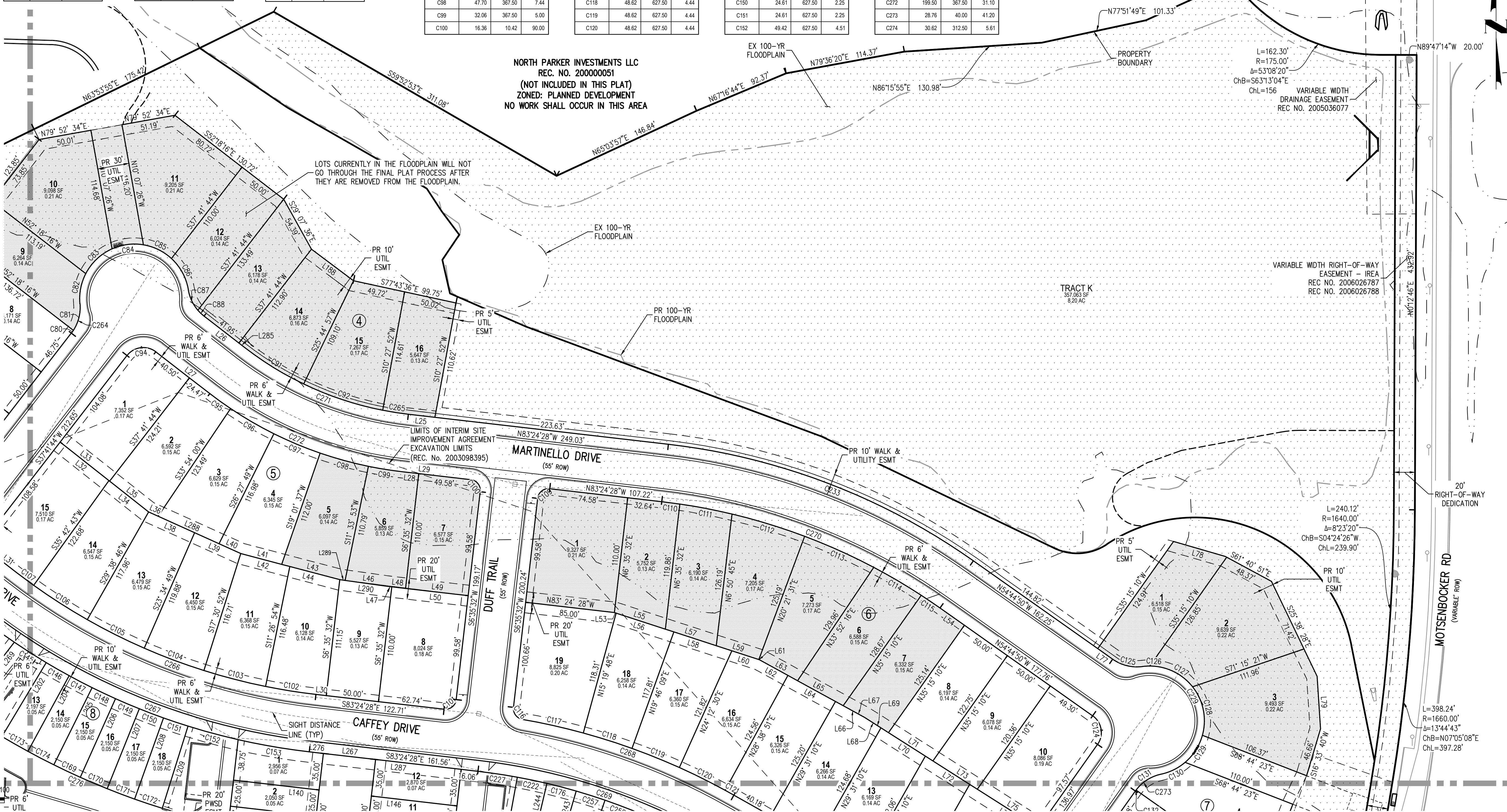
CURVE #	LENGTH	RADIUS	DELTA
C80	3.25	40.00	4.66
C81	26.63	40.00	38.15
C82	29.53	52.00	32.54
C83	34.99	52.00	38.55
C84	159.37	52.00	175.61
C85	30.00	52.00	33.06
C86	34.38	52.00	37.88
C87	21.77	40.00	31.19
C88	8.11	40.00	11.61
C91	65.54	312.50	12.02
C92	79.43	312.50	14.56
C93	23.56	15.00	90.00
C94	30.63	19.50	90.00
C95	24.34	367.50	3.80
C96	47.70	367.50	7.44
C97	47.70	367.50	7.44
C98	47.70	367.50	7.44
C99	32.06	367.50	5.00
C100	16.36	10.42	90.00

CURVE #	LENGTH	RADIUS	DELTA
C101	16.36	10.42	90.00
C102	48.52	572.50	4.86
C103	60.61	572.50	6.07
C104	60.61	572.50	6.07
C105	60.61	572.50	6.07
C106	60.61	572.50	6.07
C107	19.82	572.50	1.98
C109	16.36	10.42	90.00
C110	17.36	572.50	1.74
C111	50.58	572.50	5.06
C112	72.25	572.50	7.23
C113	72.13	572.50	7.22
C114	52.50	572.50	5.25
C115	21.55	572.50	2.16
C116	15.76	10.42	86.68
C117	59.29	627.50	5.41
C118	48.62	627.50	4.44
C119	48.62	627.50	4.44
C120	48.62	627.50	4.44

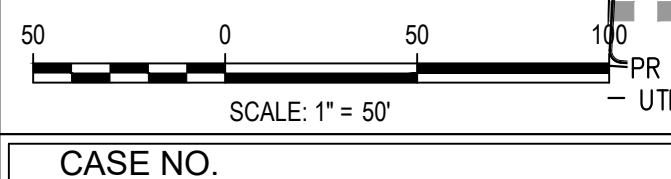
CURVE #	LENGTH	RADIUS	DELTA
C124	30.63	19.50	90.00
C125	29.88	40.00	42.80
C126	46.76	52.00	51.53
C127	46.76	52.00	51.53
C128	48.82	52.00	53.79
C129	31.05	52.00	34.21
C130	25.80	52.00	28.43
C131	29.88	40.00	42.80
C132	1.12	40.00	1.60
C143	23.56	15.00	90.00
C144	38.38	627.50	3.50
C145	36.00	627.50	3.29
C146	25.15	627.50	2.30
C147	24.61	627.50	2.25
C148	24.61	627.50	2.25
C149	24.61	627.50	2.25
C150	24.61	627.50	2.25
C151	24.61	627.50	2.25
C152	49.42	627.50	4.51

CURVE #	LENGTH	RADIUS	DELTA
C153	68.64	627.50	6.27
C169	27.83	709.50	2.25
C170	27.83	709.50	2.25
C174	27.83	709.50	2.25
C222	28.77	572.50	2.88
C226	0.65	312.50	0.12
C227	37.89	572.50	3.79
C229	159.37	52.00	175.61
C233	313.89	627.50	28.66
C264	29.88	40.00	42.80
C266	310.79	572.50	31.10
C267	340.64	627.50	31.10
C268	214.69	627.50	19.60
C269	229.09	572.50	22.93
C270	286.38	572.50	28.66
C271	169.64	312.50	31.10
C272	199.50	367.50	31.10
C273	28.76	40.00	41.20
C274	30.62	312.50	5.61

MATCHLINE SEE SHEET C-5



MATCHLINE SEE SHEET C-7



SUNMARKE FILING NO. 1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

APPLICANT:



RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112
TEL: (303) 287-8155
CONTACT: JERRY B. RICHMOND III

ENGINEER:



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

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DATE:

07-02-2018
11-08-2018
01-31-2019

SHEET TITLE:
SITE PLAN - NE

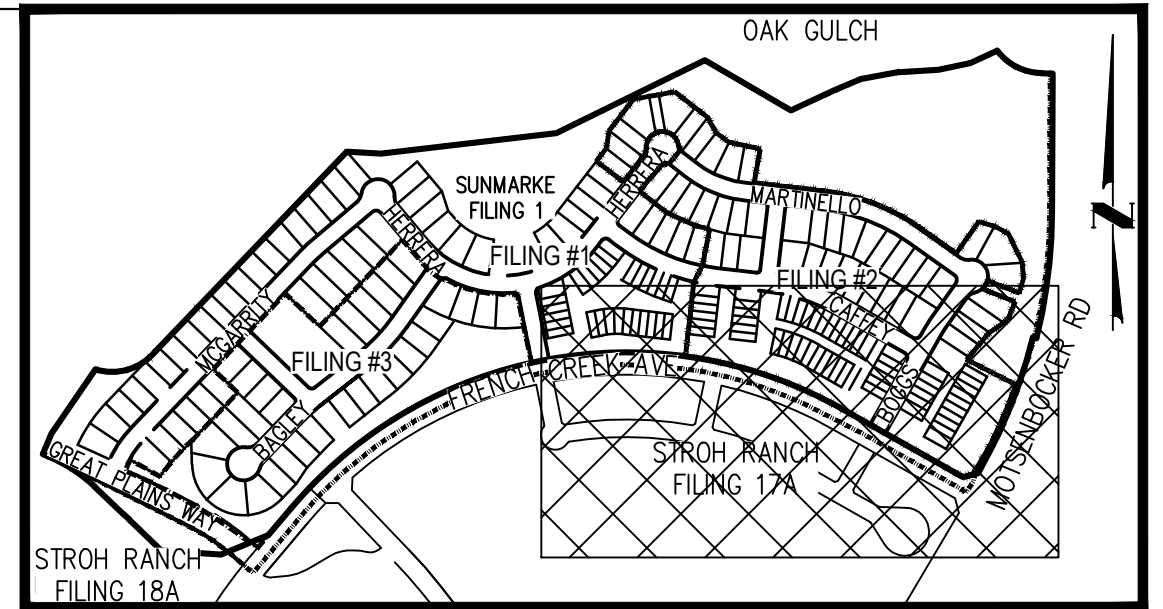
SHEET NUMBER:

C-6

SHEET C-6 OF 7

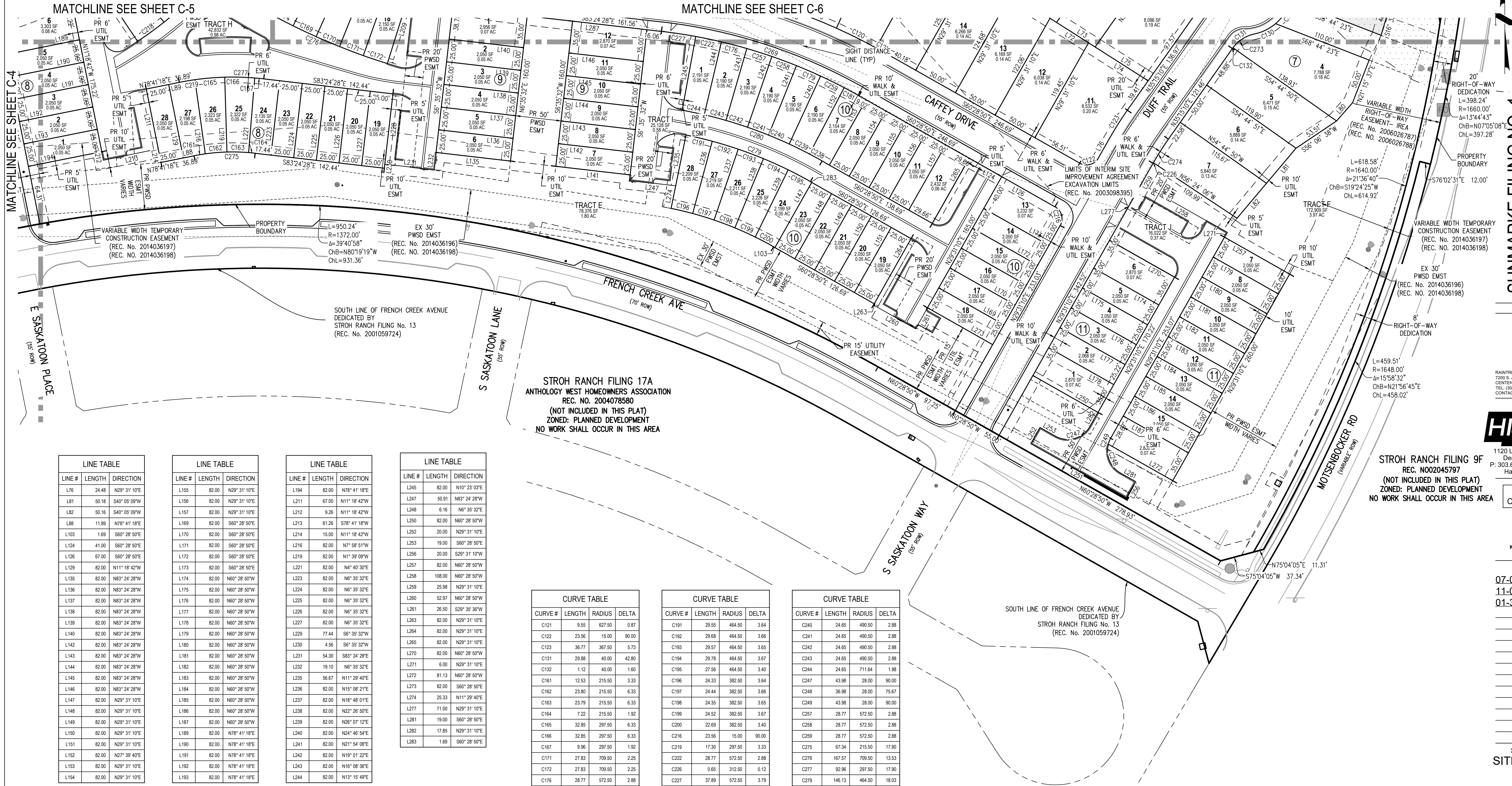
SUNMARKE FILING NO. 1 SKETCH/PRELIMINARY PLAN

SITUATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE
66 WEST OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS



KEY MAP
NTS

NORRIS DESIGN
Planning | Landscape Architecture | Project Presentation
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com



MATCHLINE SEE SHEET C-4

MATCHLINE SEE SHEET C-6

SUNMARKE FILING NO. 1
TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

STROH RANCH FILING 17A
ANTHOLOGY WEST HOMEOWNERS ASSOCIATION
REC. NO. 2004078580
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

STROH RANCH FILING 9F
REC. NO. 002045797
(NOT INCLUDED IN THIS PLAT)
ZONED: PLANNED DEVELOPMENT
NO WORK SHALL OCCUR IN THIS AREA

APPLICANT:
Raintree
RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112
TEL: (303) 287-8195
CONTACT: JERRY B. RICHMOND III
ENGINEER:
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

NOT FOR CONSTRUCTION
811
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DATE:
07-02-2018
11-08-2018
01-31-2019

SHEET TITLE:
SITE PLAN - SE

SHEET NUMBER:
C-7
SHEET C-7 OF 7



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C121	9.55	627.50	0.87	
C122	23.96	15.00	90.00	
C123	36.77	367.50	5.73	
C131	29.88	40.00	42.80	
C132	1.12	40.00	1.60	
C161	12.53	215.50	3.33	
C162	23.80	215.50	6.33	
C163	23.79	215.50	6.33	
C164	7.22	215.50	1.92	
C165	32.85	297.50	6.33	
C166	32.85	297.50	6.33	
C167	9.96	297.50	1.92	
C171	27.83	709.50	2.25	
C172	27.83	709.50	2.25	
C176	28.77	572.50	2.88	
C179	28.77	572.50	2.88	
C181	18.57	572.50	1.86	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C191	29.55	464.50	3.64	
C192	29.68	464.50	3.66	
C193	29.57	464.50	3.65	
C194	29.78	464.50	3.67	
C195	27.56	464.50	3.40	
C196	24.33	382.50	3.64	
C197	24.44	382.50	3.66	
C198	24.35	382.50	3.65	
C199	24.52	382.50	3.67	
C200	22.69	382.50	3.40	
C216	23.56	15.00	90.00	
C219	17.30	297.50	3.33	
C222	28.77	572.50	2.88	
C226	0.65	312.50	0.12	
C227	37.89	572.50	3.79	
C238	15.91	490.50	1.86	
C239	24.65	490.50	2.88	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C240	24.65	490.50	2.88	
C241	24.65	490.50	2.88	
C242	24.65	490.50	2.88	
C243	24.65	490.50	2.88	
C244	24.65	711.64	1.98	
C247	43.98	28.00	90.00	
C248	36.98	28.00	75.67	
C249	43.98	28.00	90.00	
C257	28.77	572.50	2.88	
C258	28.77	572.50	2.88	
C259	28.77	572.50	2.88	
C275	67.34	215.50	17.90	
C276	167.57	709.50	13.53	
C277	92.96	297.50	17.90	
C279	146.13	464.50	18.03	
C280	139.16	490.50	16.26	

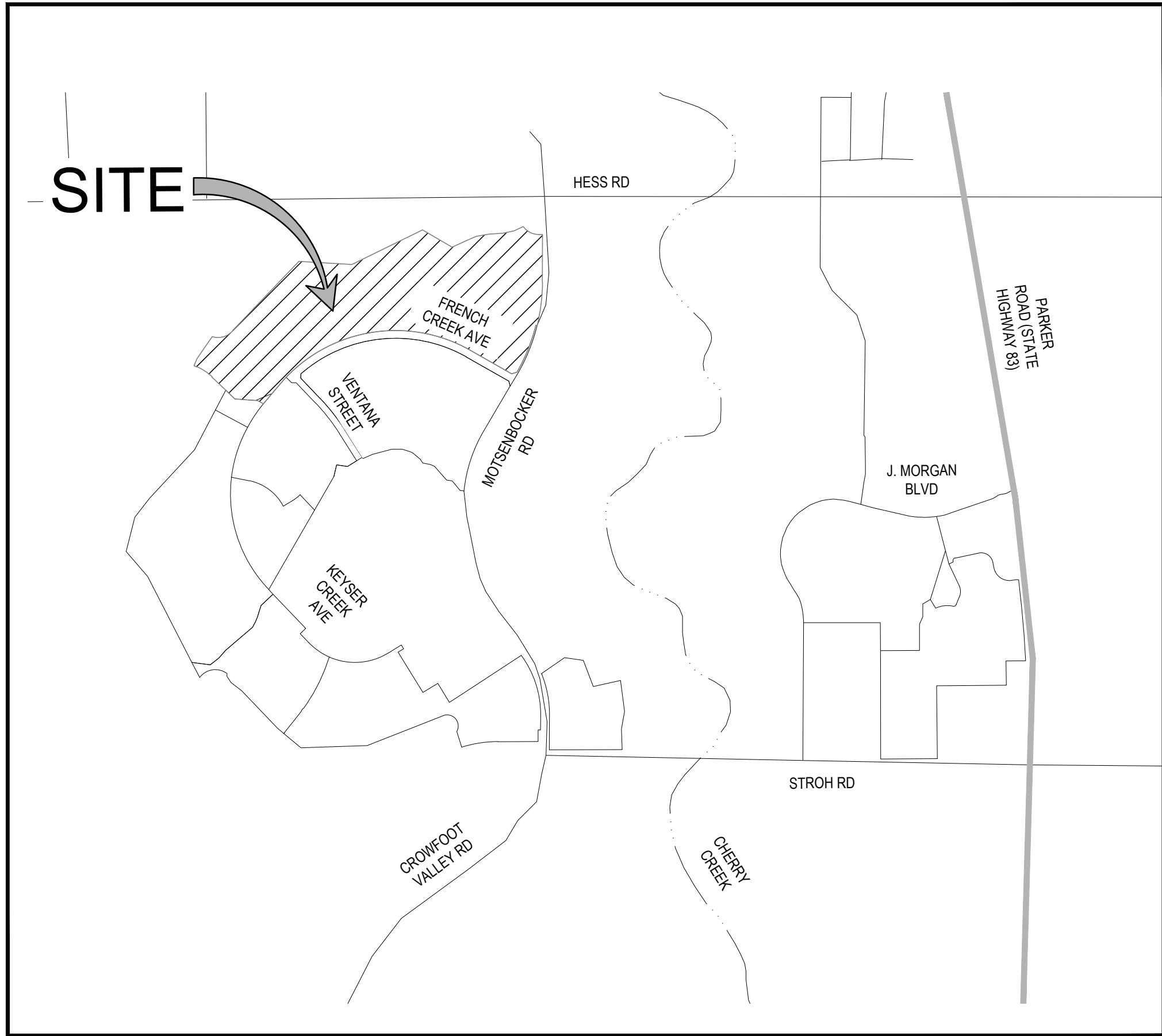
LANDSCAPE PLAN

PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE TOWN OF PARKER. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu yds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVELANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, DOUBLE SHREDDED "GORILLA HAIR" WASHINGTON CEDAR MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH DOUBLE SHREDDED "GORILLA HAIR" WASHINGTON CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.



VICINITY MAP
SCALE: 1"=1000'

- | | |
|---|--|
| <p>1. THE CONTRACTOR SHALL INSTALL OR COORDINATE INSTALLATION OF SLEEVING FOR IRRIGATION AND UTILITY IMPROVEMENTS PRIOR TO INSTALLING ALL PAVING. REFER TO IRRIGATION AND UTILITY PLANS FOR SIZE AND LOCATIONS.</p> <p>2. CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SUB-GRADE COMPACTION UNDER PAVED AREAS. REFER TO PLANS, DETAILS, SPECIFICATIONS OR GEOTECHNICAL REPORTS WHICH IDENTIFY COMPACTION REQUIREMENTS. COORDINATE ALL COMPACTION TESTING WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF ANY PAVING THAT CRACKS OR MOVES RESULTING FROM IMPROPER COMPACTION.</p> <p>3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED AS DETERMINED BY THE OWNER'S REPRESENTATIVE.</p> <p>4. LAYOUT ALL SURFACING, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.</p> <p>5. CONTRACTOR SHALL COORDINATE A FORM INSPECTION WITH THE OWNER'S REPRESENTATIVE NO LESS THAN 24 HOURS PRIOR TO PLACEMENT OF ANY SURFACING.</p> <p>6. CONCRETE EDGES, SAW CUTS AND/OR TROWELED SCORE JOINTS SHALL BE CRISP, CLEAN, COMPLETE AND NEAT IN APPEARANCE. LOCATE ALL JOINTS AS IDENTIFIED ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.</p> <p>7. ALL EXPOSED PAVING SHALL BE FINISHED PER DETAILS.</p> <p>8. CONTRACTOR SHALL PROVIDE ALL PROTECTION AND FACILITIES NECESSARY TO INSURE PROPER CURING AND FINISH OF PAVING.</p> | <p>1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.</p> <p>2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.</p> <p>3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.</p> <p>4. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAYS.</p> <p>5. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.</p> <p>6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.</p> <p>7. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL</p> |
|---|--|

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
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PAGE 4.....	L.04	PARK FACILITIES MASTER PLAN
PAGE 5.....	L.05	PARK FACILITIES MASTER PLAN
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PAGE 22.....	L.22	LANDSCAPE DETAILS
PAGE 23.....	L.23	LANDSCAPE DETAILS

TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP
TRACT A	29954.96	0.69	OPEN SPACE, LANDSCAPE	HOA
TRACT B	30345.81	0.70	OPEN SPACE, LANDSCAPE	HOA
TRACT C	45507.05	1.04	PARK, LANDSCAPE	HOA
TRACT D	125100.00	2.87	OPEN SPACE, DRAINAGE, LANDSCAPE	HOA
TRACT E	78376.45	1.80	OPEN SPACE, DRAINAGE, LANDSCAPE	HOA
TRACT F	172909.05	3.97	OPEN SPACE, DRAINAGE, LANDSCAPE	HOA
TRACT G	173103.55	3.97	PARK, LANDSCAPE	HOA
TRACT H	42832.17	0.98	PRIVATE ALLEY	HOA
TRACT I	25128.39	0.58	PRIVATE ALLEY	HOA
TRACT J	16022.36	0.37	PRIVATE ALLEY	HOA
TRACT K	357063.25	8.20	OPEN SPACE, DRAINAGE	TOWN OF PARKER

SUNMARKET FILING NO.1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

OWNER:



RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
TEL: (303) 267-6195
CONTACT: JERRY B. RICHMOND III



1120 LINCOLN ST. SUITE 1000
DENVER, CO 80203
P: 303.623.6300
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COVER SHEET &
LANDSCAPE NOTES

L.01

CHECKED BY: JB, JN
DRAWN BY: MD, CK, JS, SC

CASE NO.

CHECKED BY: JB, JN, MD, CK, JS, SC
DRAWN BY:

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

SITUATED IN THE NE 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS

LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (UNLESS OTHERWISE NOTED)
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DECIDUOUS CANOPY TREES

AML	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL. B&B
CAL	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL. B&B
ELM	EMERALD LUSTRE MAPLE	ACER PLATANOIDES 'POND'	2.5" CAL. B&B
ESE	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2.5" CAL. B&B
GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2.5" CAL. B&B
SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	2.5" CAL. B&B
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL. B&B

EVERGREEN TREES

AUS	AUSTRIAN PINE	PINUS NIGRA	6'-8" HT. MIN B&B
BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6'-8" HT. MIN B&B
CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	6'-8" HT. MIN B&B
PON	PONDEROSA PINE	PINUS PONDEROSA	6'-8" HT. MIN B&B
PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'-8" HT. MIN B&B

DECIDUOUS ORNAMENTAL TREES

ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	6'-8" CLUMP, B&B
GFT	GINNALA FLAME MAPLE	ACER GINNALA 'FLAME'	6'-8" CLUMP, B&B
PKD	PRINCESS KAY PLUM	PRUNUS NIGRA 'PRINCESS KAY'	6'-8" CLUMP, B&B
PRF	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	6'-8" CLUMP, B&B
TCH	THORNLESS HAWTHORNE	CRATAEGUS CRUS-GALLI VAR. INERMIS	6'-8" CLUMP, B&B

DECIDUOUS SHRUBS 7'+ SPREAD

AMP	AMERICAN PLUM	PRUNUS AMERICANA	5 GAL. CONT.
BBU	BURNING BUSH	EUONYMUS ALATUS	5 GAL. CONT.
DFS	DWARF FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL. CONT.
RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL. CONT.
SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL. CONT.

DECIDUOUS SHRUBS 5-6' SPREAD

CAC	PEKING COTONEASTER	C. ACUTIFOLIA	5 GAL. CONT.
FER	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL. CONT.
JML	JAMES MACFARLANE LILAC	PRESTON LILAC 'JAMES MACFARLANE'	5 GAL. CONT.
MMR	WHITE MEIDLAND ROSE	ROSA 'MEICOUPLAN'	5 GAL. CONT.
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL. CONT.
NMP	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL. CONT.
PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI	5 GAL. CONT.
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GROW-LOW'	5 GAL. CONT.
VMO	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	5 GAL. CONT.

DECIDUOUS SHRUBS 2-4' SPREAD

BMS	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	5 GAL. CONT.
KNO	KNOCK OUT ROSE	ROSA 'RADRAZZ'	5 GAL. CONT.
NSW	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL. CONT.
PDS	DAKOTA SUNSPOT POTENTILLA	POTENTILLA FRUTICOSA 'FARGO'	5 GAL. CONT.
SAM	AMETHYST SNOWBERRY	SYMPHORICARPOS X DOORENBOSII 'KORDES'	5 GAL. CONT.
SNC	CANDY CORALBERRY SNOWBERRY	SYMPHORICARPOS DOORENBOSII 'KOLMCAN'	5 GAL. CONT.

EVERGREEN SHRUBS

BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. CONT.
RMJ	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	5 GAL. CONT.
CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	5 GAL. CONT.
ECG	CANADALE GOLD EUONYMUS	EUONYMUS FORTUNEI 'CANADALE GOLD'	5 GAL. CONT.
ARC	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL. CONT.

UPRIGHT EVERGREEN SHRUBS

MEJ	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	5 GAL. CONT.
RHM	R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	5 GAL. CONT.
SPA	SPARTAN & SPEARMINT	JUNIPERUS CHINENSIS 'SPARTAN & SPEARMINT'	5 GAL. CONT.

ORNAMENTAL GRASSES

AVG	BLUE AVENA OAT GRASS	HELIOTOTRICHON SEMPERVIRENS	1 GAL. CONT.
BLA	BLONDE AMBITION	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL. CONT.
BFE	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	1 GAL. CONT.
FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL. CONT.
HFB	LITTLE BUNNY FOUNTAIN	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL. CONT.
HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL. CONT.
MMG	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL. CONT.
LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL. CONT.
PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS PURPURASCENS	1 GAL. CONT.
RMM	REGAL MIST MUHLY	MUHLBERGIA CAPILLARIS 'REGAL MIST'	1 GAL. CONT.

PERENNIALS

CMW	CATMINT 'WALKER'S LOW'	NEPETA FAASSENII 'WALKER'S LOW'	1 GAL. CONT.
BGO	BASKET OF GOLD	AURINIA SAXATILIS	1 GAL. CONT.
PCF	CONEFLOWER	ECHINACEA PURPUREA	1 GAL. CONT.
HYS	SUNSET HYSSOP	AGASTACHE RUPESTRIS	1 GAL. CONT.
RDG	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL. CONT.
SIS	SNOW IN SUMMER	CERASTIUM TOMENTOSUM	1 GAL. CONT.
SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL. CONT.
YAM	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1 GAL. CONT.
DFB	DAZZLER BLANKET FLOWER	GAILLARDIA 'DAZZLER'	1 GAL. CONT.
CAR	CARDINAL FLOWER	LOBELIA CARDINALIS	1 GAL. CONT.

SEED MIXES:

IRRIGATED TURF SEED (ALL SOD)*

COMMON NAME	% OF TOTAL	PLS/ACRE
SILVERADO FESCUE	20%	6 LBS.
ELDORADO FESCUE	20%	6 LBS.
MONARCH TALL FESCUE	20%	6 LBS.
MONARCH SMOOTH BROME	30%	9 LBS.
BLUEGRASS MIX	10%	3 LBS.
TOTAL	100%	30.0 LBS.

NOTE: ALL SOD ENCOMPASSES BOTH HOMEBUILDER AND DEVELOPER SOD

NATIVE SEED MIX

*"COLORADO NATIVE MIX" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20%	3.00
SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS	20%	3.00
BLUE GRAMA	BOUTELOUA CURTIPENDULA	15%	2.25
BUFFALOGRASS	BUCHLOE DACTYLOIDES	15%	2.25
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS	15%	2.25
SHERMAN BIG BLUEGRASS	POA SECUNDA	10%	1.50
CANADA WILDRYE	ELYMUS CANADENSIS	5%	.75
TOTAL		100%	15 LBS.

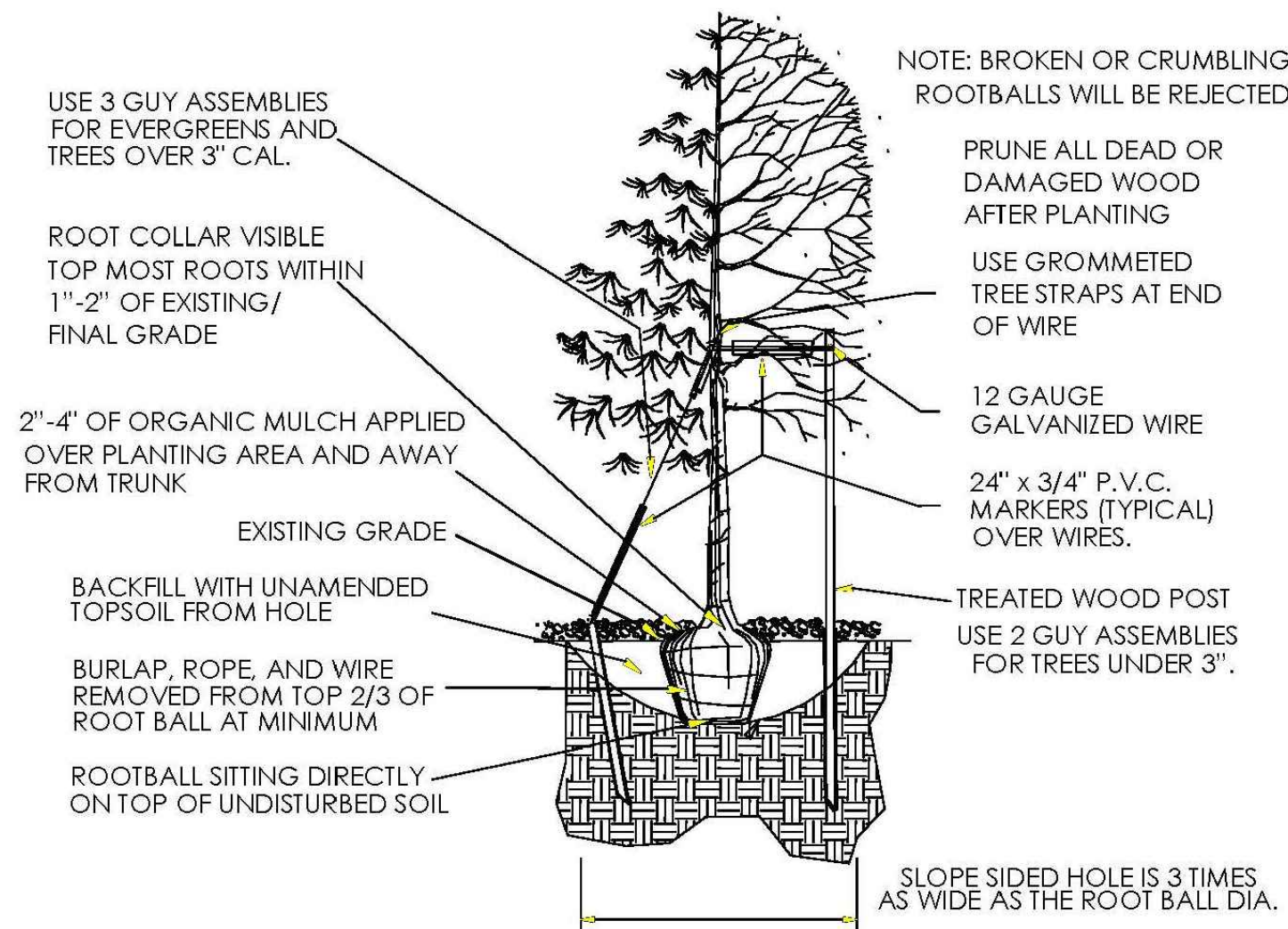
DRYLAND SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS/ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
SIDE OATS GRAMA	ANDROPOGON GERARDII	28%	6.2 LBS.
BIG BLUESTEM	BOUTELOUA CURTIPENDULA	10%	2.2 LBS.
SWITCHGRASS	BOUTELOUA GRACILIS	6%	1.2 LBS.
BLUE GRAMA	PANICUM VIRGATUM	10%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	10%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
TOTAL		100%	22.0 LBS.

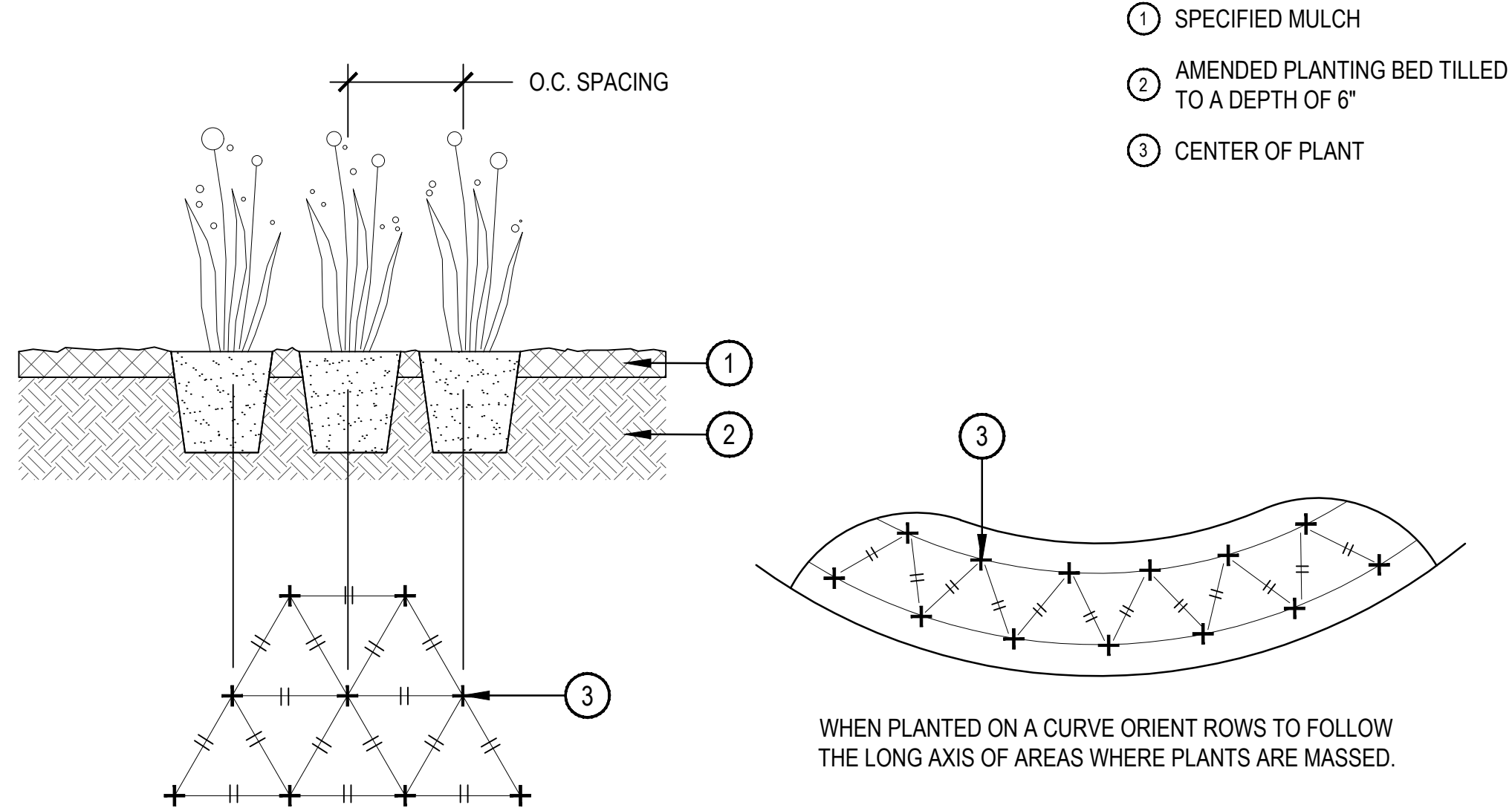
WETLAND SEED MIX

*"MOIST DETENTION POND MIX" BY PAWNEE BUTTES SEED, INC, OR APPROVED EQUAL

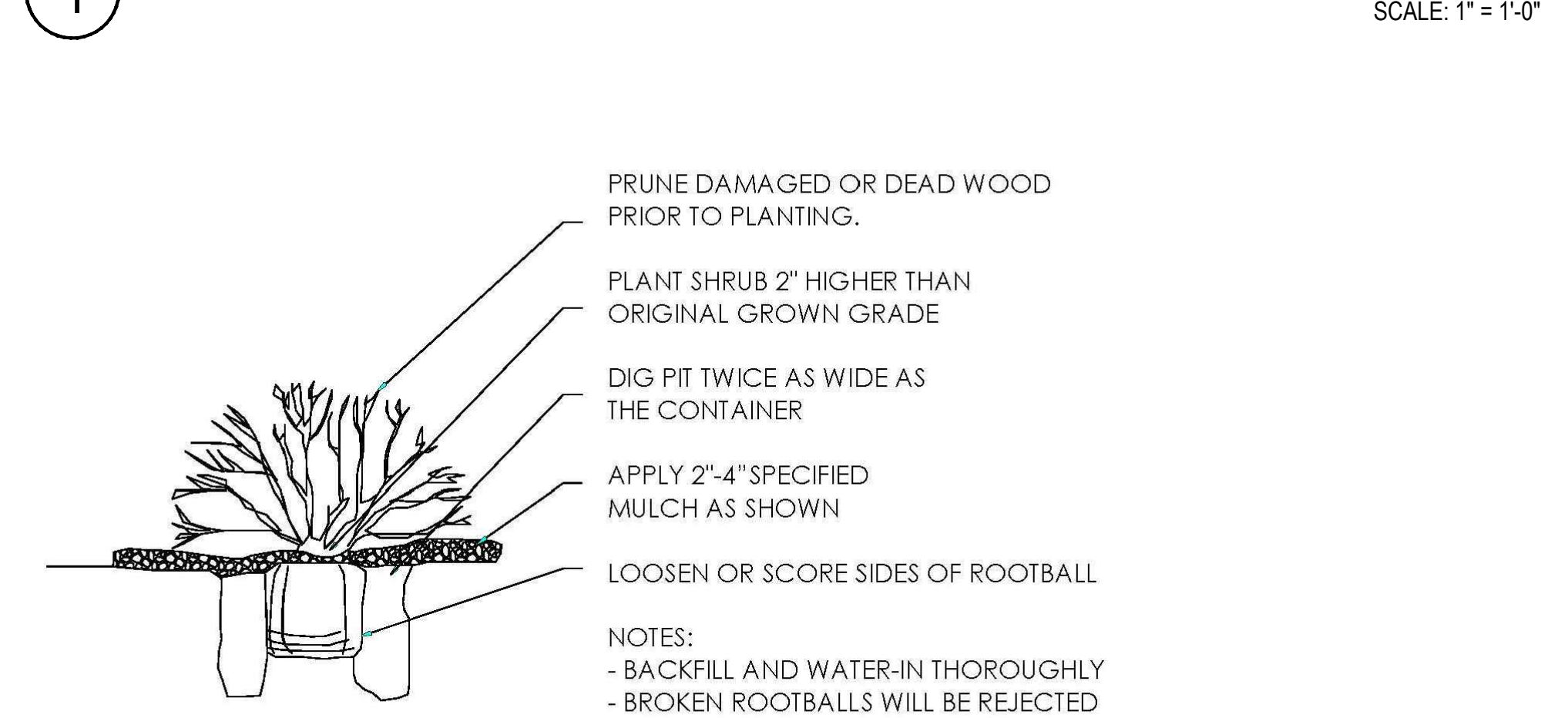
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BIG BLUESTEM	ANDROPOGON GERARDII	26%	2.20
CANADA WILDRYE	ELYMUS CANADENSIS	23%	2.00
YELLOW INDIANGRASS	SORGHASTRUM NUTANS	23%	2.00
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	16%	1.40
SWITCHGRASS	PANICUM VIRGATUM	12%	1.00
TOTAL		100%	8.60 DRILLED 17.2 BROADCAST 34.4 SMALL AREAS



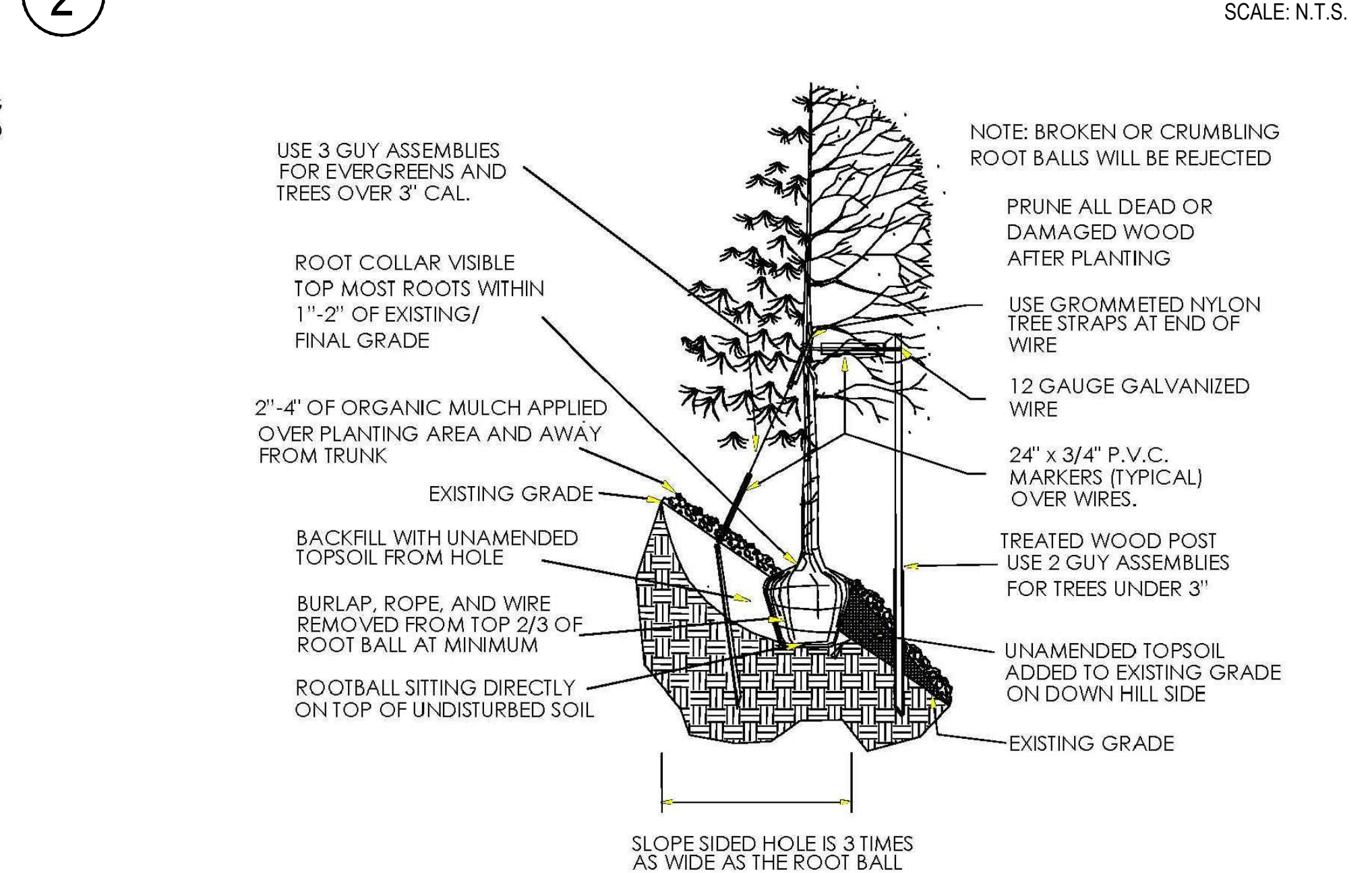
3 TREE PLANTING-TOWN OF PARKER



1 PERENNIAL PLANT LAYOUT



2 SHRUB PLANTING-TOWN OF PARKER



SUNMARKE FILING NO.1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

OWNER:



RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
TEL (303) 287-8195
CONTACT: JERRY B. RICHMOND III

ENGINEER:



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DENVER, CO 80203
P: 303.623.6300
F: 303.623.6311

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DATE:

JULY 2, 2018
NOVEMBER 8, 2018
FEBRUARY 1, 2019
MARCH 12, 2019
APRIL 01, 2019 REV

SHEET TITLE:

PLANT SCHEDULE

SCALE: N.T.S.

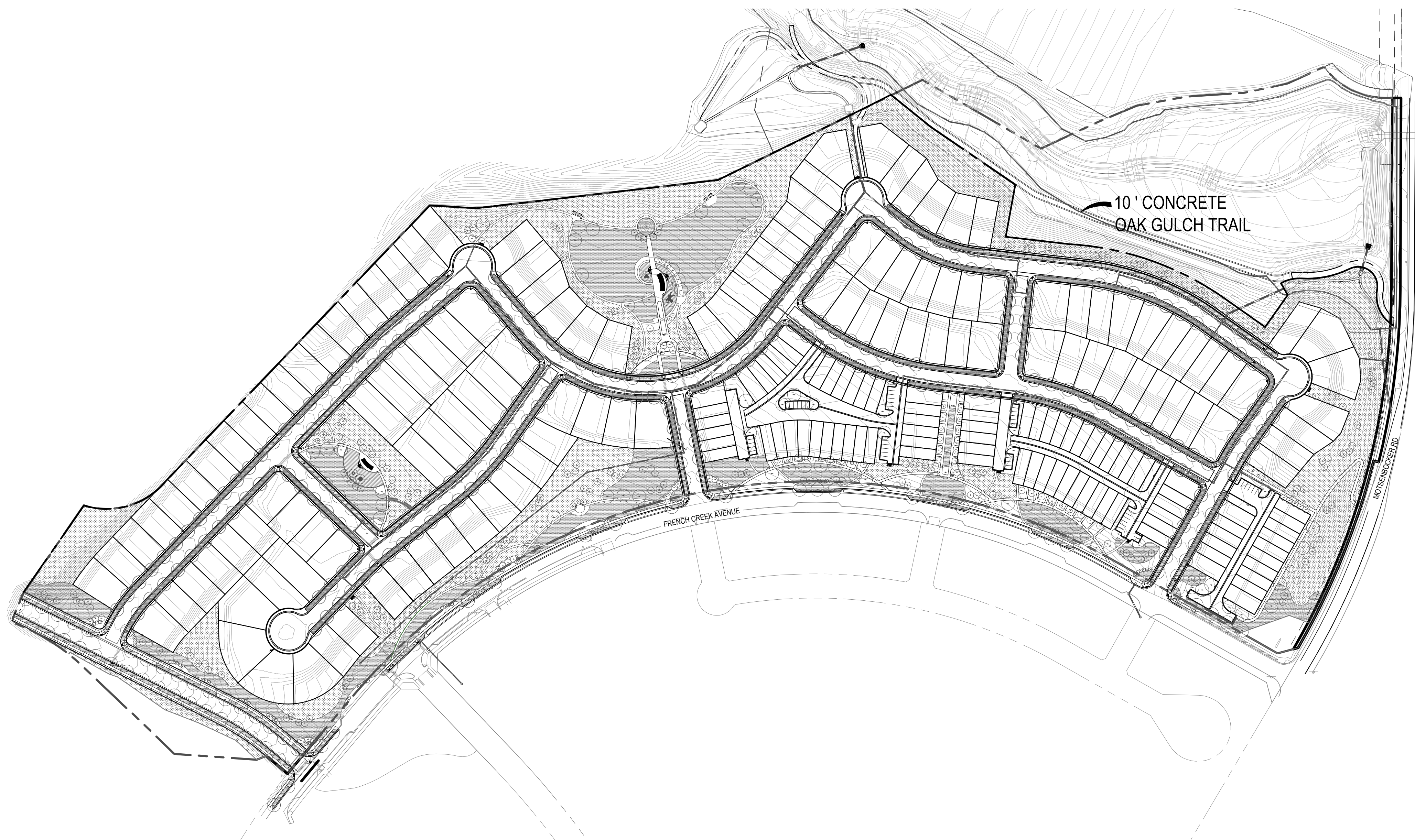
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CASE NO.

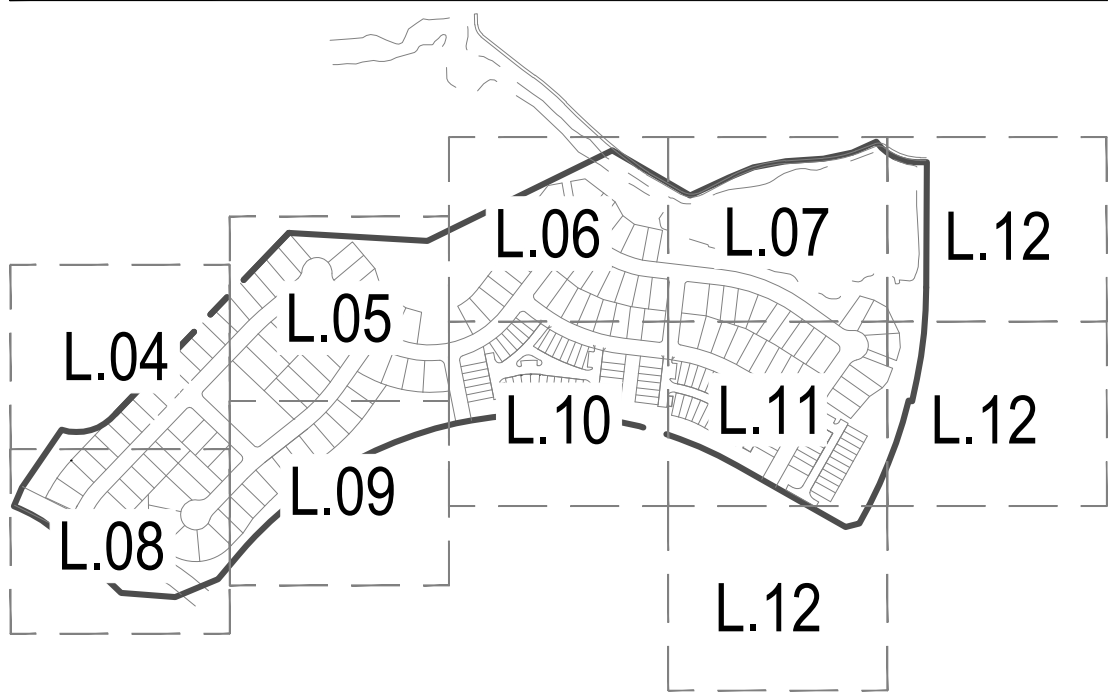
SUNMARKE FILING NO. 1

LANDSCAPE PLAN

SITUATED IN THE NE 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS



KEY MAP

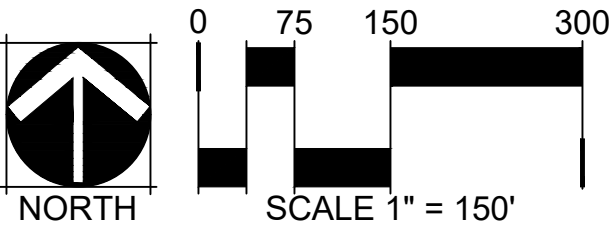


LEGEND

- CANOPY TREE
- STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
- EVERGREEN TREE
- ORNAMENTAL TREE
- NATIVE SEED
- TURF
- HOME BUILDER TURF
- PLAYGROUND SURFACE
- PROPERTY LINE

NOTES

- EXISTING LANDSCAPE INSTALLED BY METRO DISTRICT TO BE MAINTAINED BY THE HOA.
- PROPOSED STREET TREE LOCATIONS AS PART OF LOT DEVELOPMENT ARE TO BE INSTALLED BY THE BUILDER AND ARE APPROXIMATE DUE TO FINAL DRIVEWAY LOCATIONS.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES 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 TRIANGLES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- FINAL STREET TREE LOCATIONS TO BE DETERMINED DURING CD PHASE DUE TO PROPOSED LOCATIONS OF UTILITY STUBS.
- LIMIT OF SEED TO BE FINALIZED DURING CD'S AND TO EXTEND TO LIMITS OF DISTURBANCE.
- FINAL TREE LOCATIONS ALONG FRENCH CREEK AND MOTSENBOCKER ROAD TO BE DETERMINED DURING CD'S.

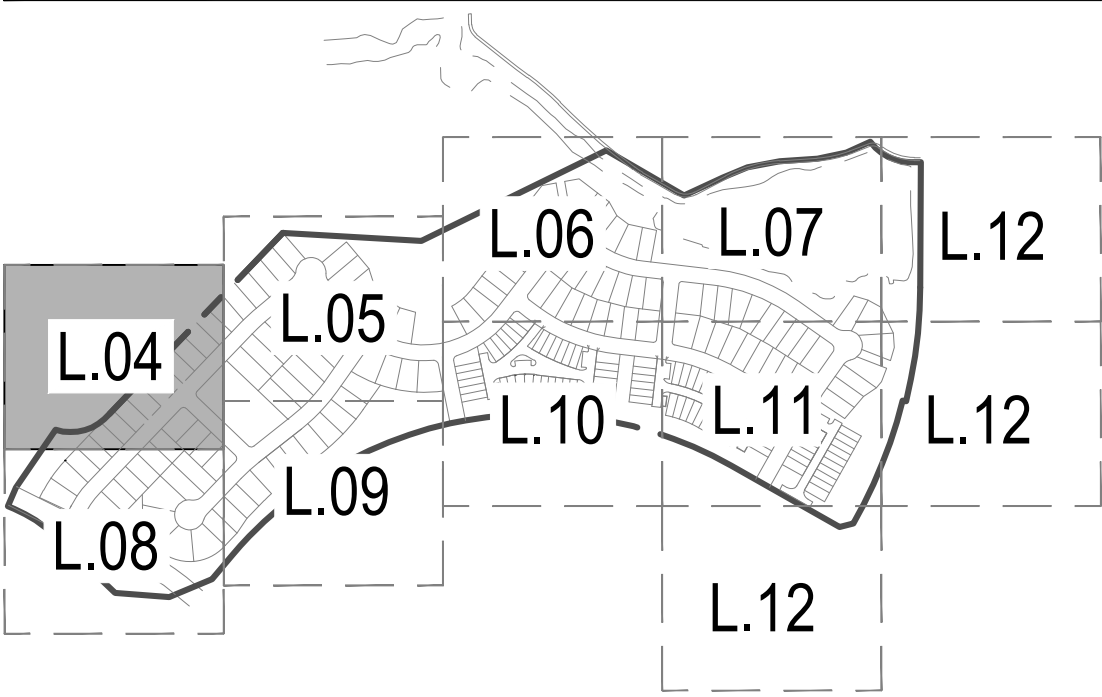


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KEY MAP



LEGEND

- CANOPY TREE
- STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- SHRUB BED
- NATIVE SEED
- TURF
- HOMEBUILDER TURF
- PLAYGROUND SURFACE
- CRUSHER FINES
- METAL EDGER
- MATCHLINE
- PROPERTY LINE
- ROW LINE
- LIMIT OF WORK/SEED LINE
- 2-RAIL FENCE
- LANDSCAPE BOULDERS
- STREET LIGHT
- FIRE HYDRANT
- PET WASTE STATION
- BENCH
- TRASH RECEPTACLE
- BIKE RACK
- SHADE STRUCTURE
- MAIL KIOSK
- STOP SIGN
- FENCE COLUMN

SUNMARKE FILING NO.1
TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

OWNER:
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7200 S. ALTON WAY STE C-400
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SHEET TITLE:
PARK FACILITIES
MASTER PLAN

L.04

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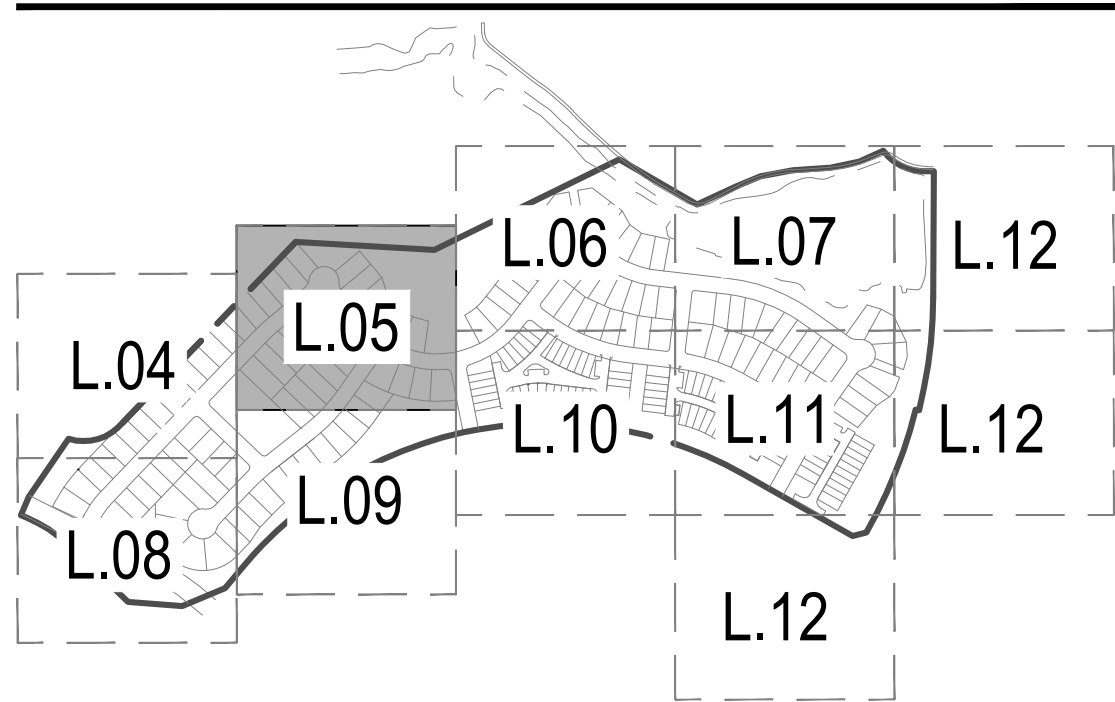
CASE NO.

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

SITUATED IN THE NE 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS

KEY MAP



SUNMARKE FILING NO.1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

OWNER:



RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
TEL (303) 287-8195
CONTACT: JERRY B. RICHMOND III

ENGINEER:



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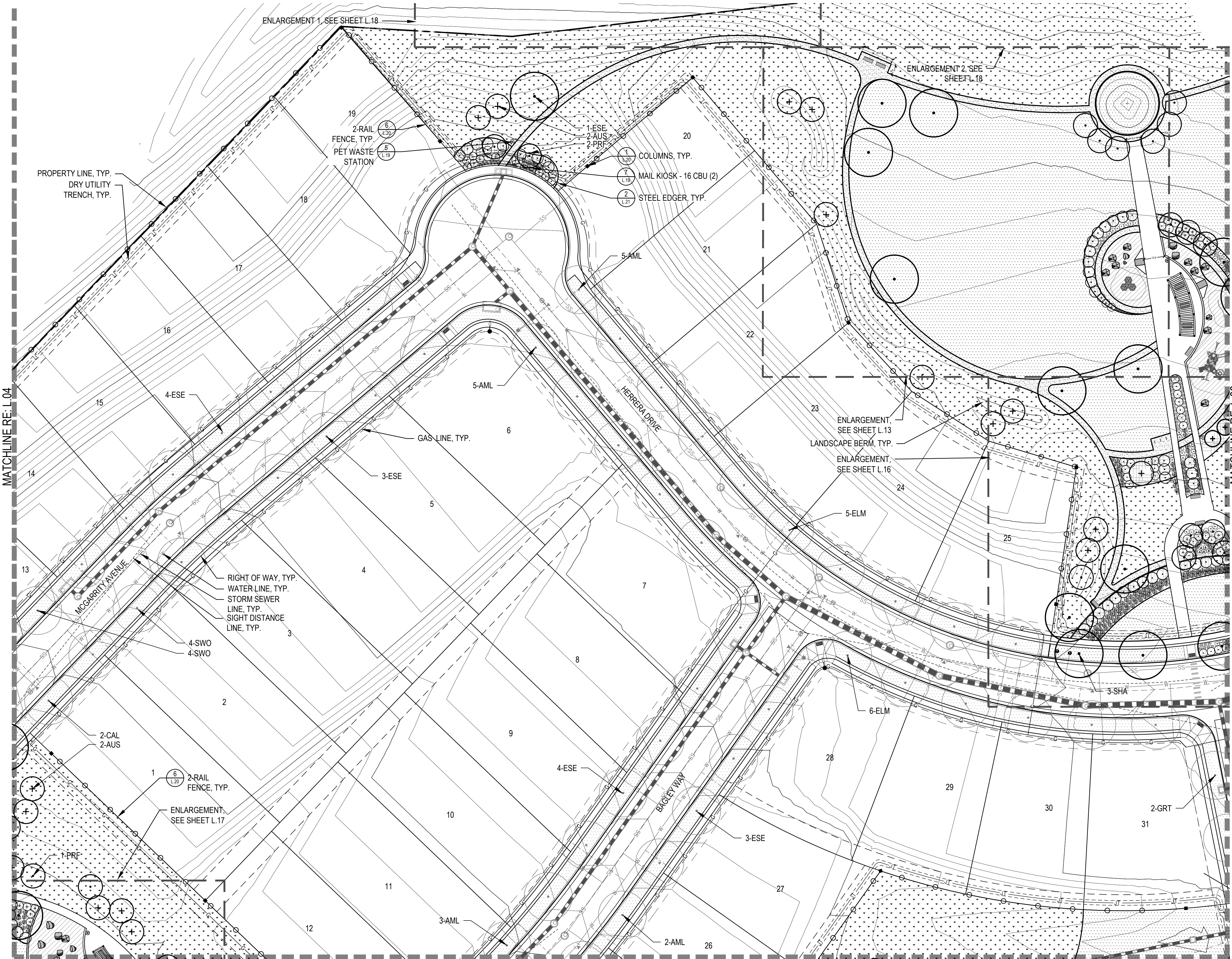
DATE:

JULY 2, 2018
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FEBRUARY 1, 2019
MARCH 12, 2019
APRIL 01, 2019 REV

SHEET TITLE:

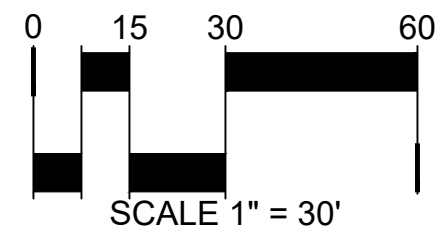
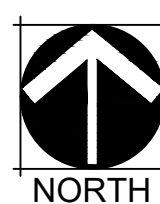
PARK FACILITIES
MASTER PLAN

L.05



LEGEND

- CANOPY TREE
- STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- SHRUB BED
- NATIVE SEED
- TURF
- HOMEBUILDER TURF
- PLAYGROUND SURFACE
- CRUSHER FINES
- METAL EDGER
- MATCHLINE
- PROPERTY LINE
- ROW LINE
- LIMIT OF WORK/SEED LINE
- 2-RAIL FENCE
- LANDSCAPE BOULDERS
- STREET LIGHT
- FIRE HYDRANT
- PET WASTE STATION
- BENCH
- TRASH RECEPTACLE
- BIKE RACK
- SHADE STRUCTURE
- MAIL KIOSK
- STOP SIGN
- FENCE COLUMN



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DRAWN BY: MD, CK, JS, SC

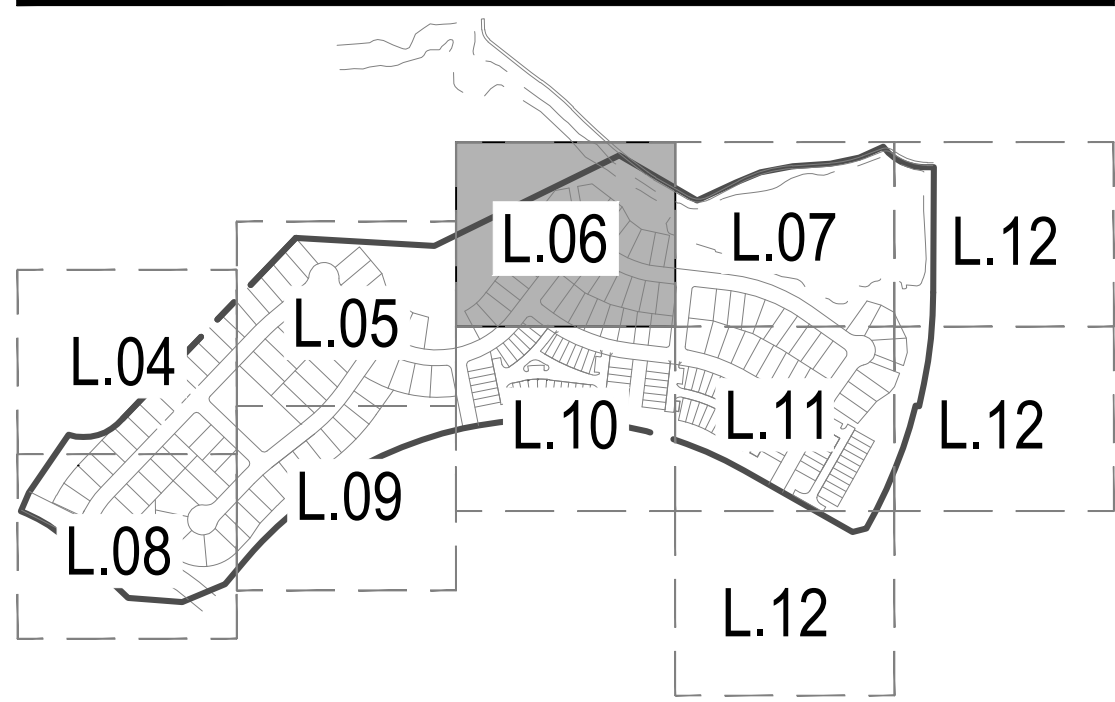
CASE NO.

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

SITUATED IN THE NE 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS

KEY MAP



SUNMARKE FILING NO.1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

OWNER:



RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
TEL: (303) 287-8195
CONTACT: JERRY B. RICHMOND III

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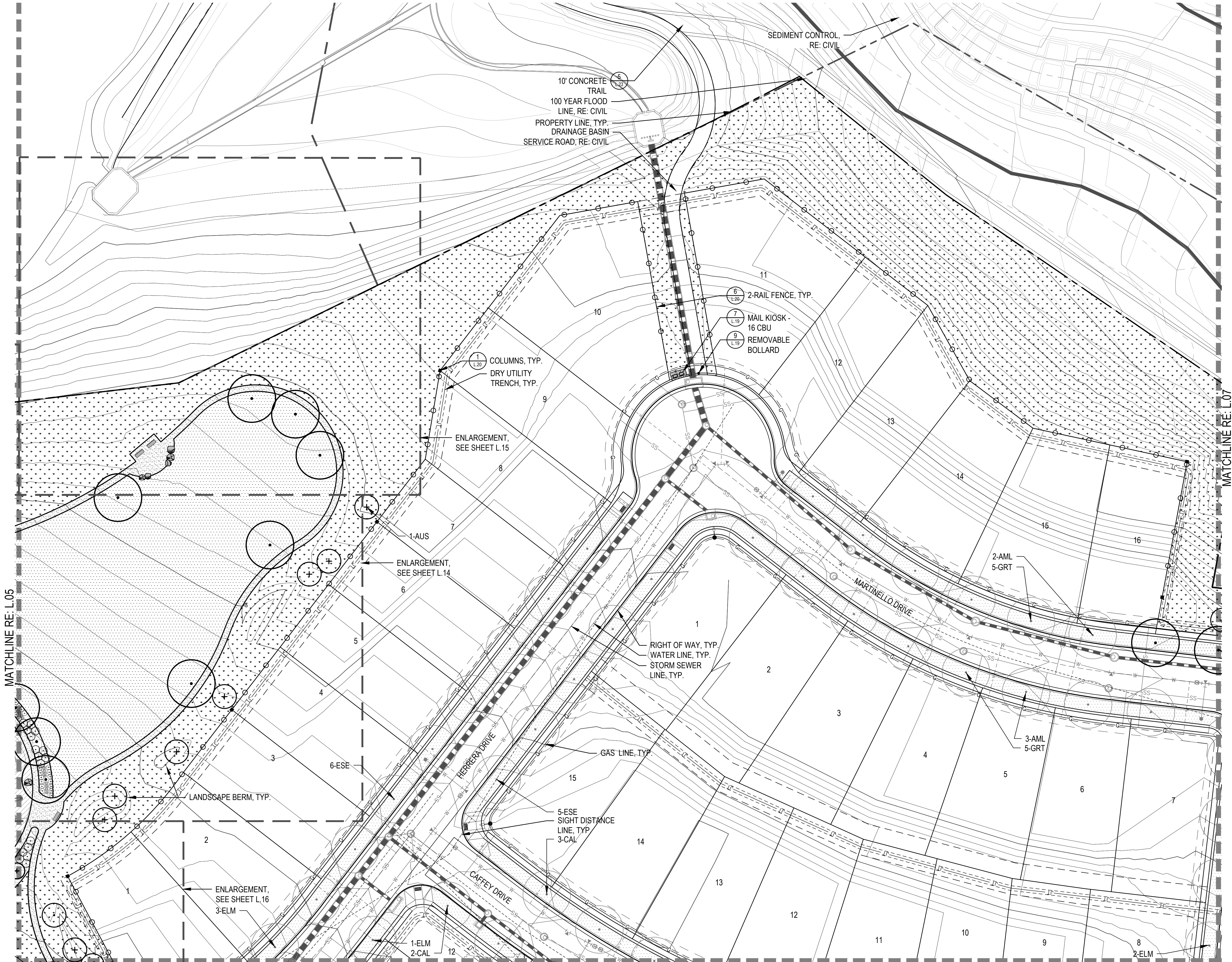
DATE:

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FEBRUARY 1, 2019
MARCH 12, 2019
APRIL 01, 2019 REV

SHEET TITLE:

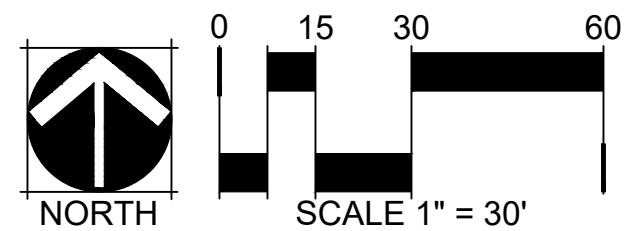
PARK FACILITIES
MASTER PLAN

L.06



LEGEND

- CANOPY TREE
- STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- SHRUB BED
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- PET WASTE STATION
- BENCH
- TRASH RECEPTACLE
- BIKE RACK
- SHADE STRUCTURE
- MAIL KIOSK
- STOP SIGN
- FENCE COLUMN



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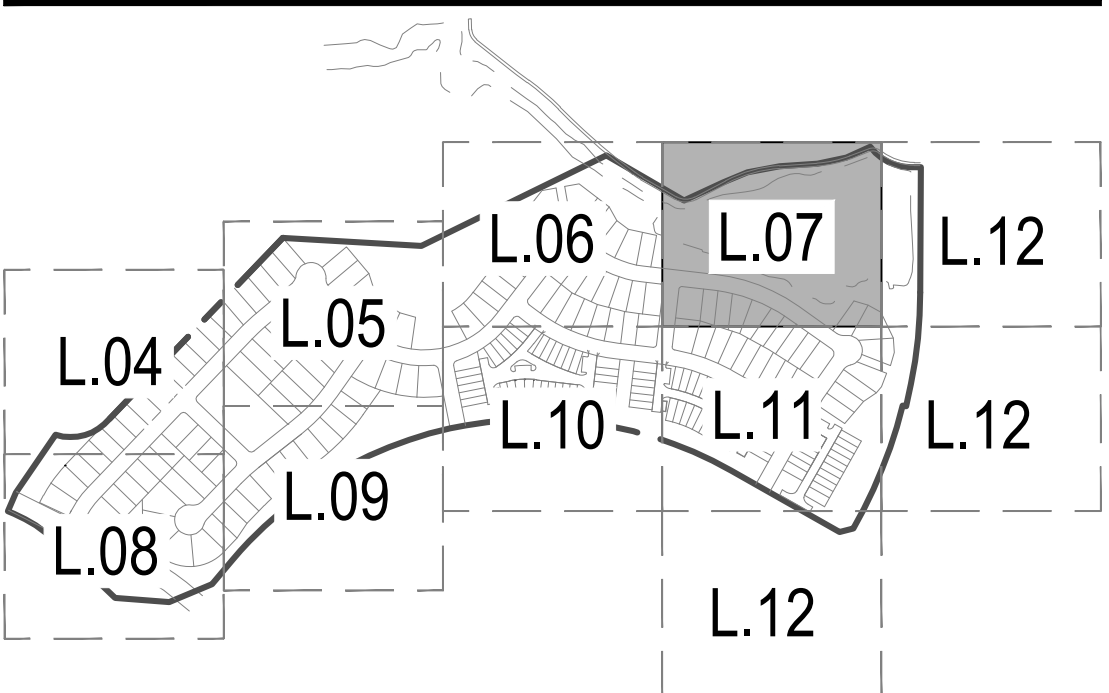
CASE NO.

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LANDSCAPE PLAN

SITUATED IN THE NE 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS

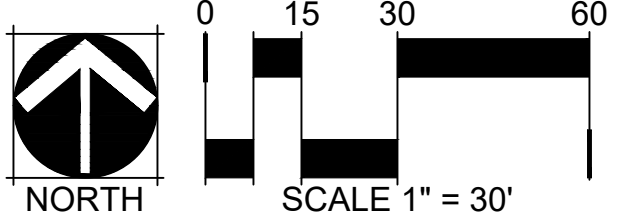
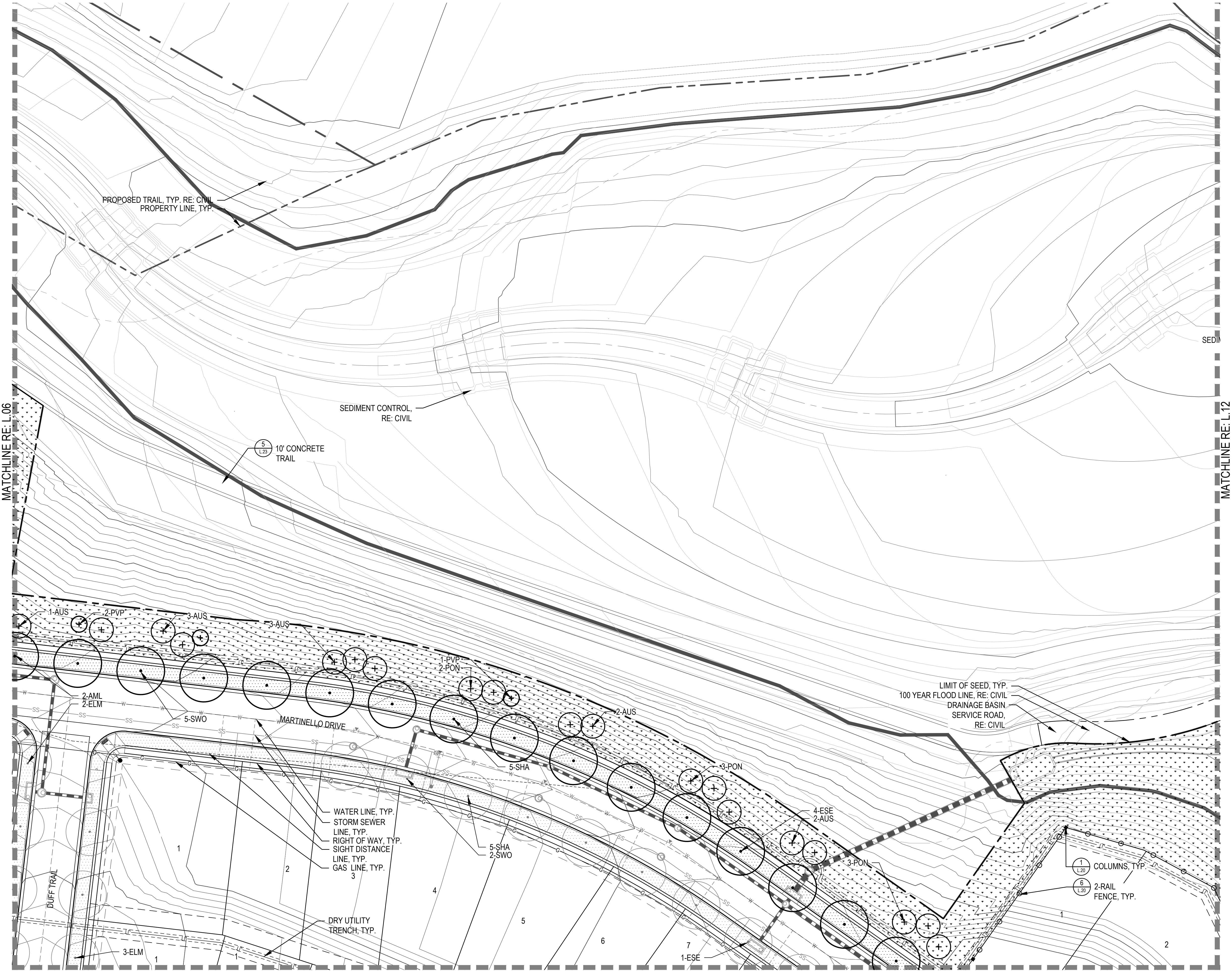
KEY MAP



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LEGEND

- CANOPY TREE
- STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
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- SHADE STRUCTURE
- MAIL KIOSK
- STOP SIGN
- FENCE COLUMN



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DRAWN BY: MD, CK, JS, SC

CASE NO.

SUNMARKE FILING NO.1
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DOUGLAS COUNTY
STATE OF COLORADO

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7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
TEL: (303) 287-8198
CONTACT: JERRY B. RICHMOND III

ENGINEER:

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MASTER PLAN

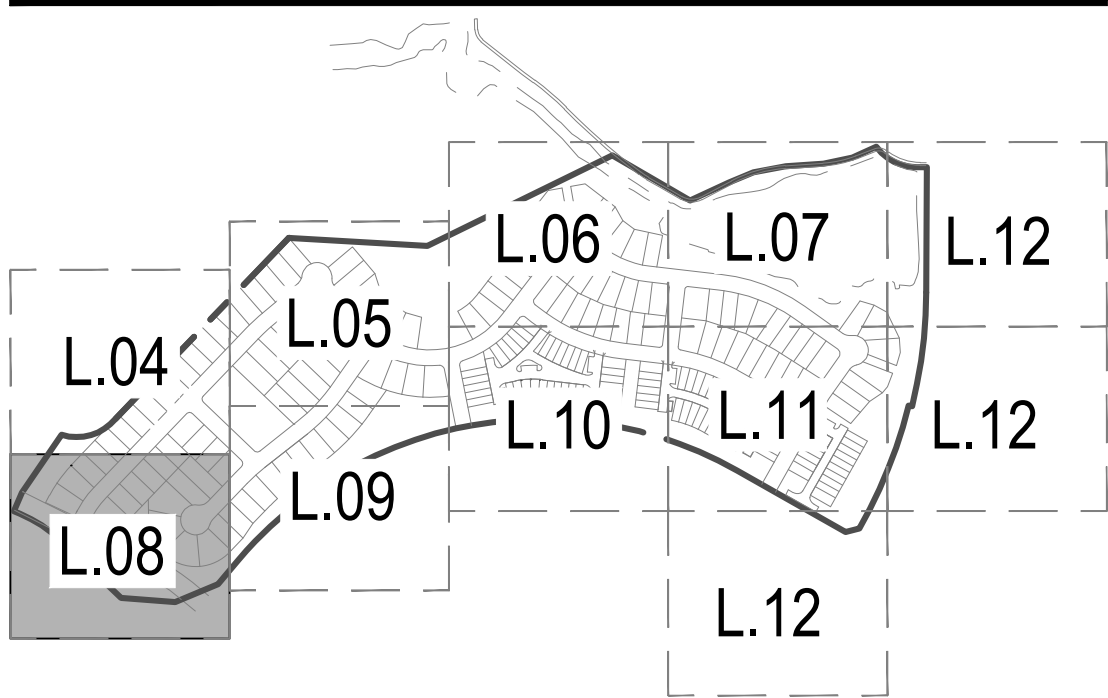
L.07

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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KEY MAP



SUNMARKE FILING NO.1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

OWNER:



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CENTENNIAL, CO 80112
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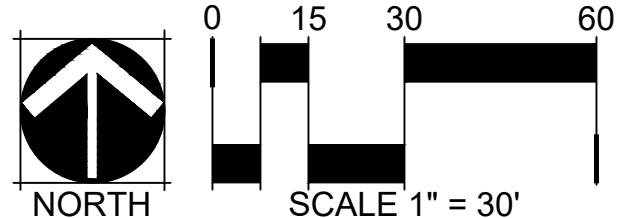
SHEET TITLE:

PARK FACILITIES
MASTER PLAN

L.08

LEGEND

- CANOPY TREE
- STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
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- SHADE STRUCTURE
- MAIL KIOSK
- STOP SIGN
- FENCE COLUMN



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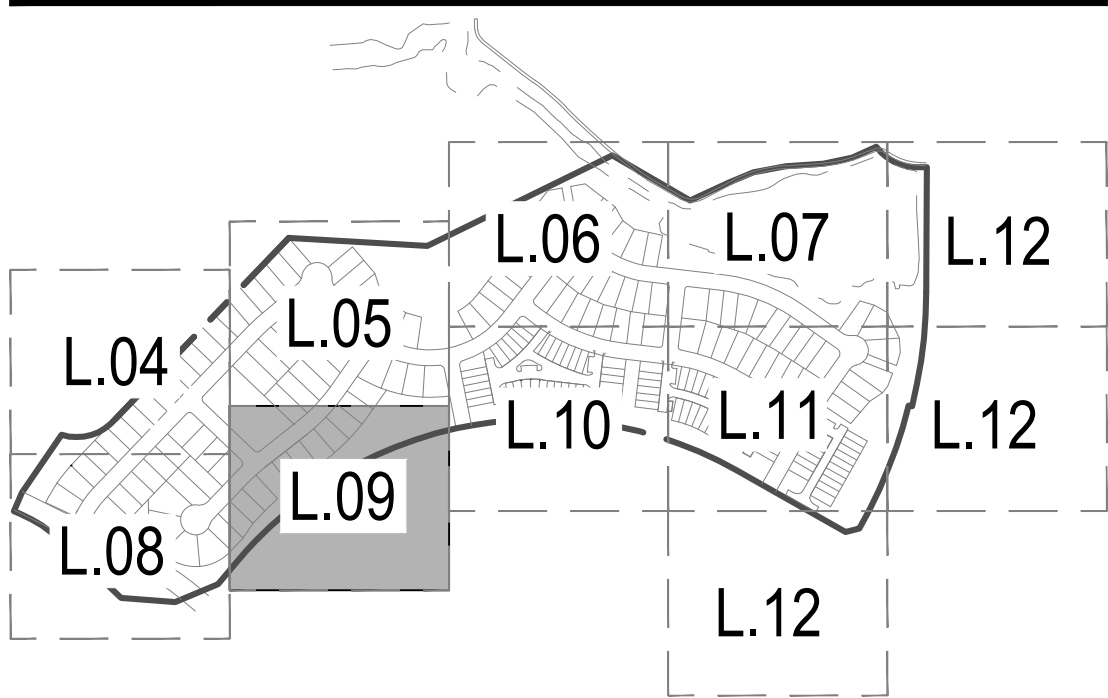
CASE NO.

SUNMARKE FILING NO. 1

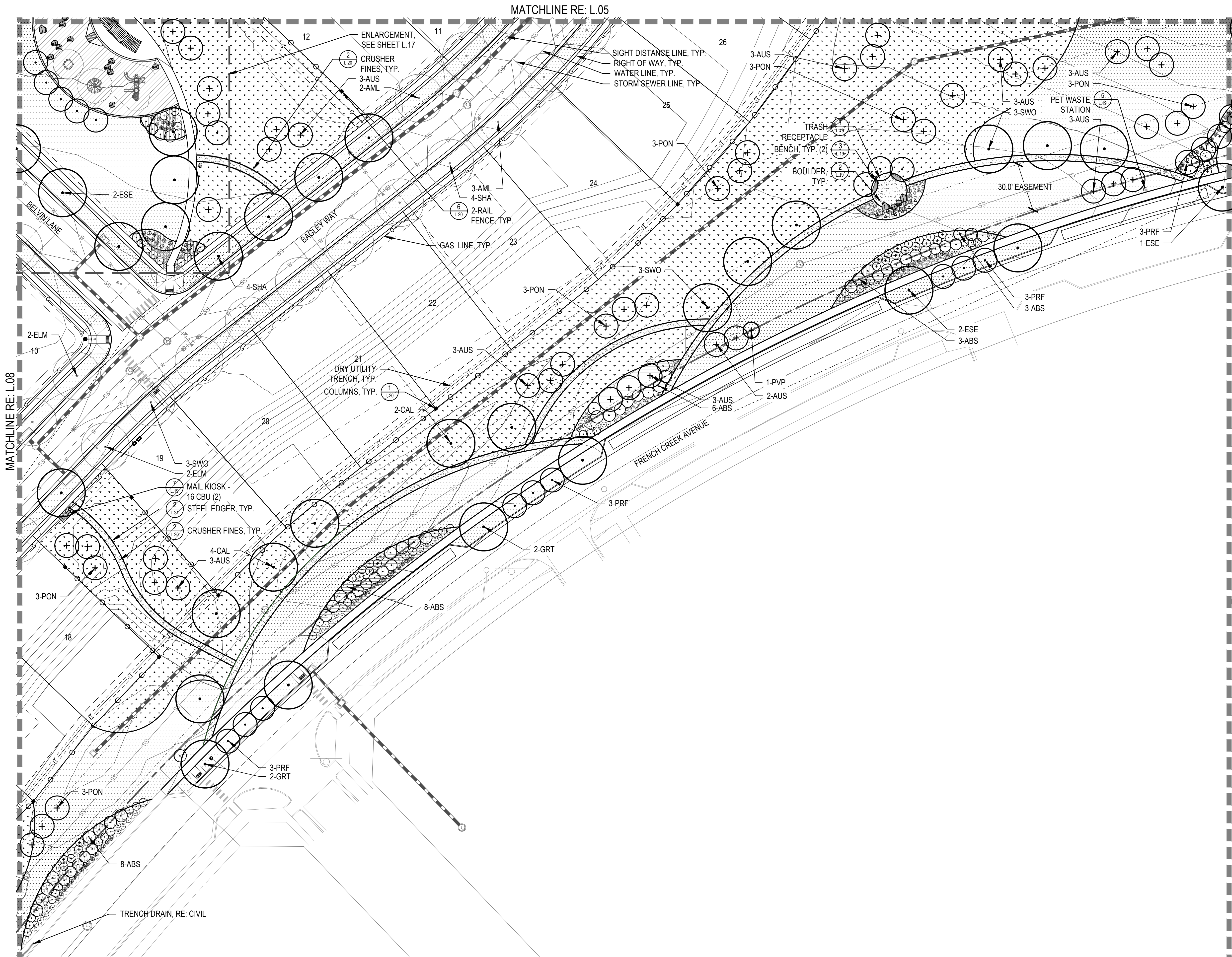
LANDSCAPE PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS

KEY MAP



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LEGEND

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SUNMARKE FILING NO.1

TOWN OF PARKER
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STATE OF COLORADO

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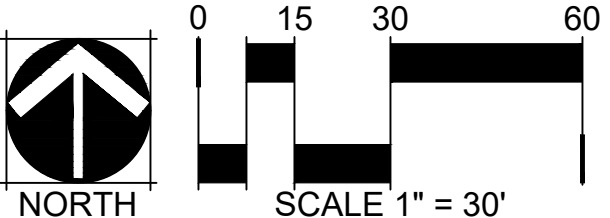
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SHEET TITLE:

PARK FACILITIES
MASTER PLAN

L.09

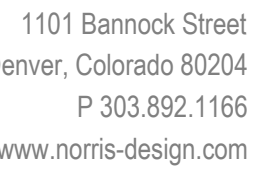


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CASE NO.

LANDSCAPE PLAN

KEY MAP



	CANOPY TREE
	STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	PERENNIALS
	SHRUB BED
	NATIVE SEED
	TURF
	HOMEBUILDER TURF
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	CRUSHER FINES
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	2-RAIL FENCE
	LANDSCAPE BOULDERS
	STREET LIGHT
	FIRE HYDRANT
	PET WASTE STATION
	BENCH
	TRASH RECEPTACLE
	BIKE RACK
	SHADE STRUCTURE
	MAIL KIOSK
	STOP SIGN
	FENCE COLUMN

SUNMARKE FILING NO.1

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STATE OF COLORADO



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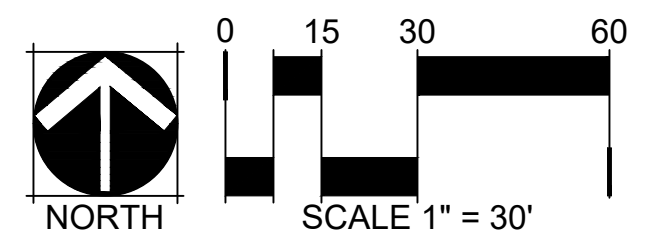
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PARK FACILITIES
MASTER PLAN

L.10



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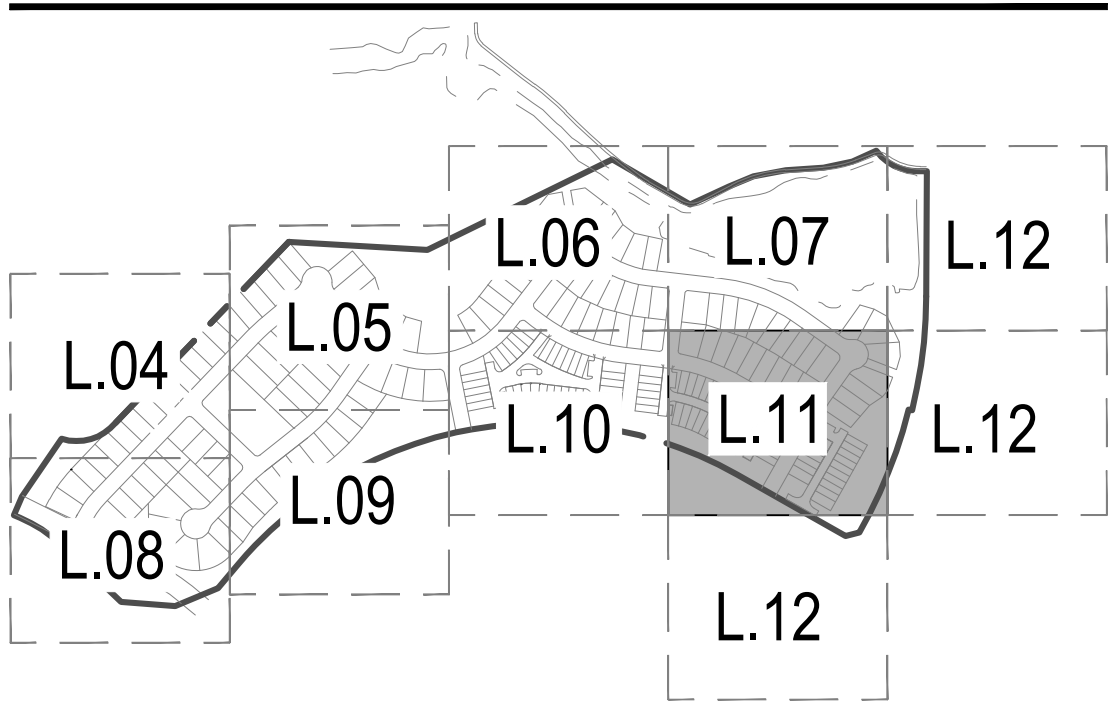
CASE NO.

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

SITUATED IN THE NE 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS
MATCHLINE RE: L.07

KEY MAP



SUNMARKE FILING NO.1

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DOUGLAS COUNTY
STATE OF COLORADO

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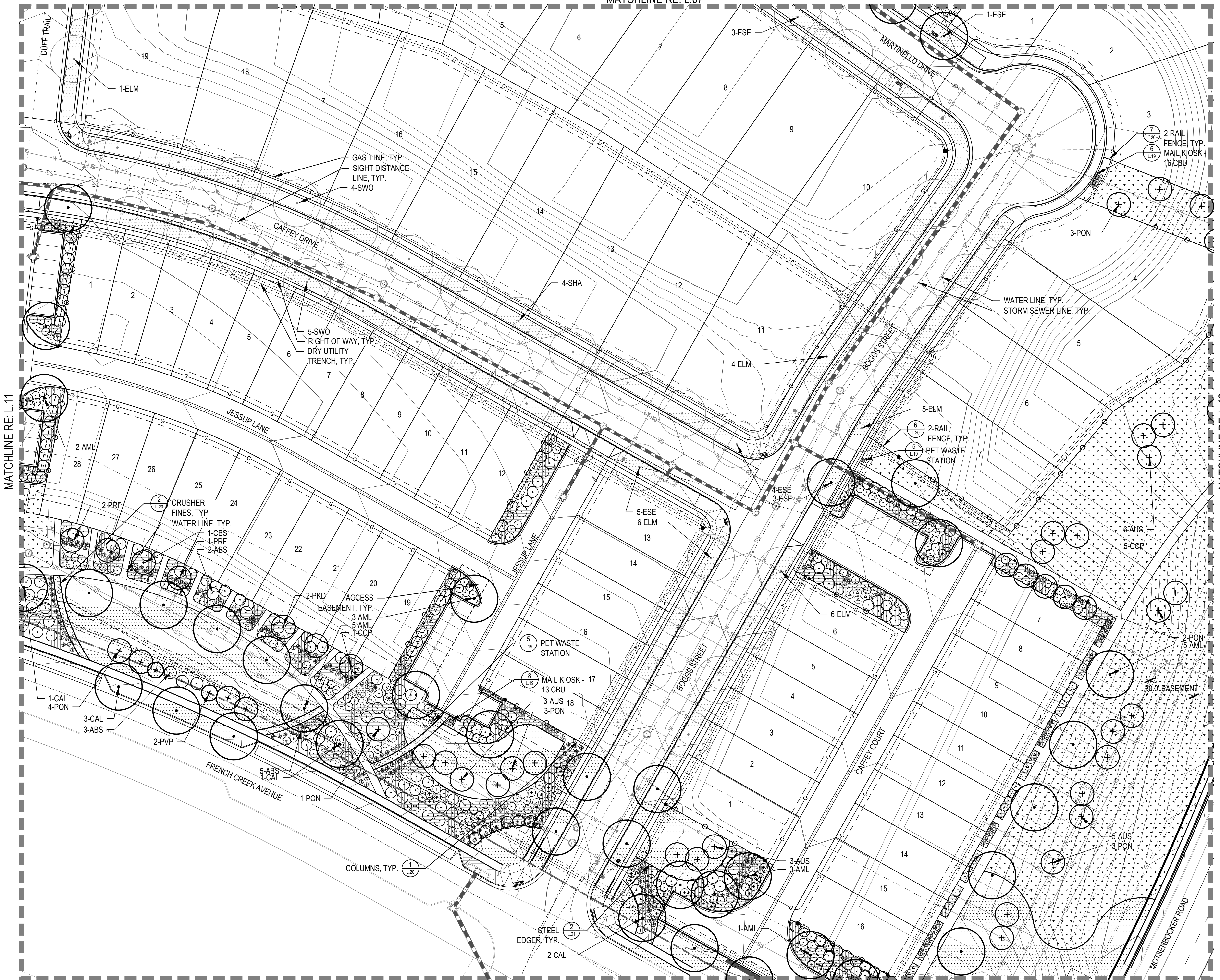
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SHEET TITLE:

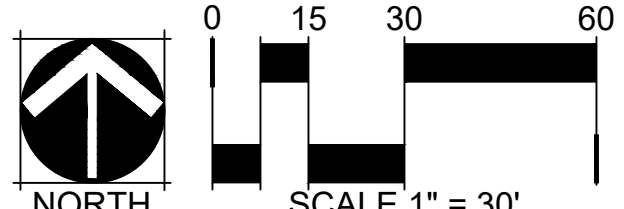
PARK FACILITIES
MASTER PLAN

L.11



LEGEND

- CANOPY TREE
- STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
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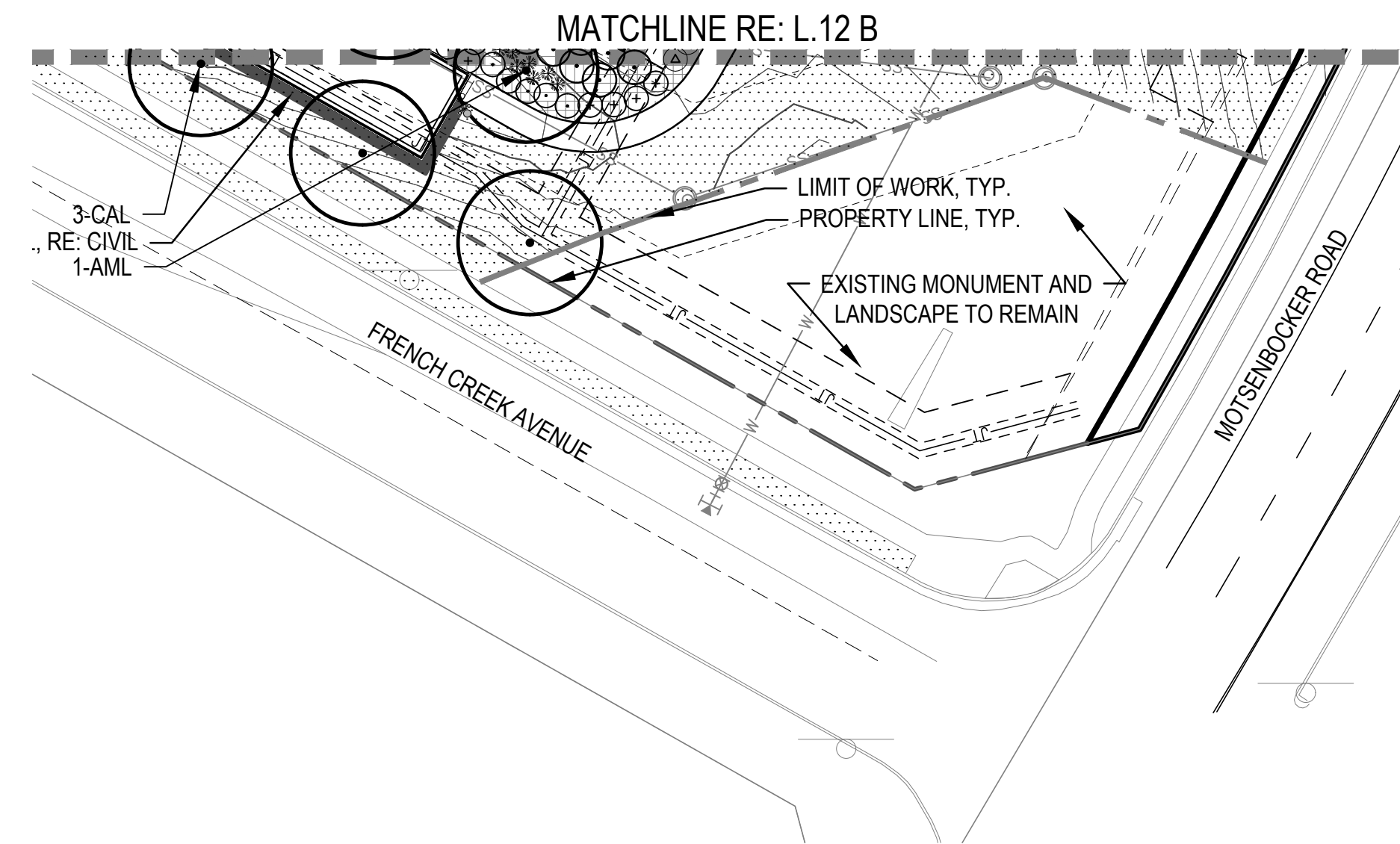
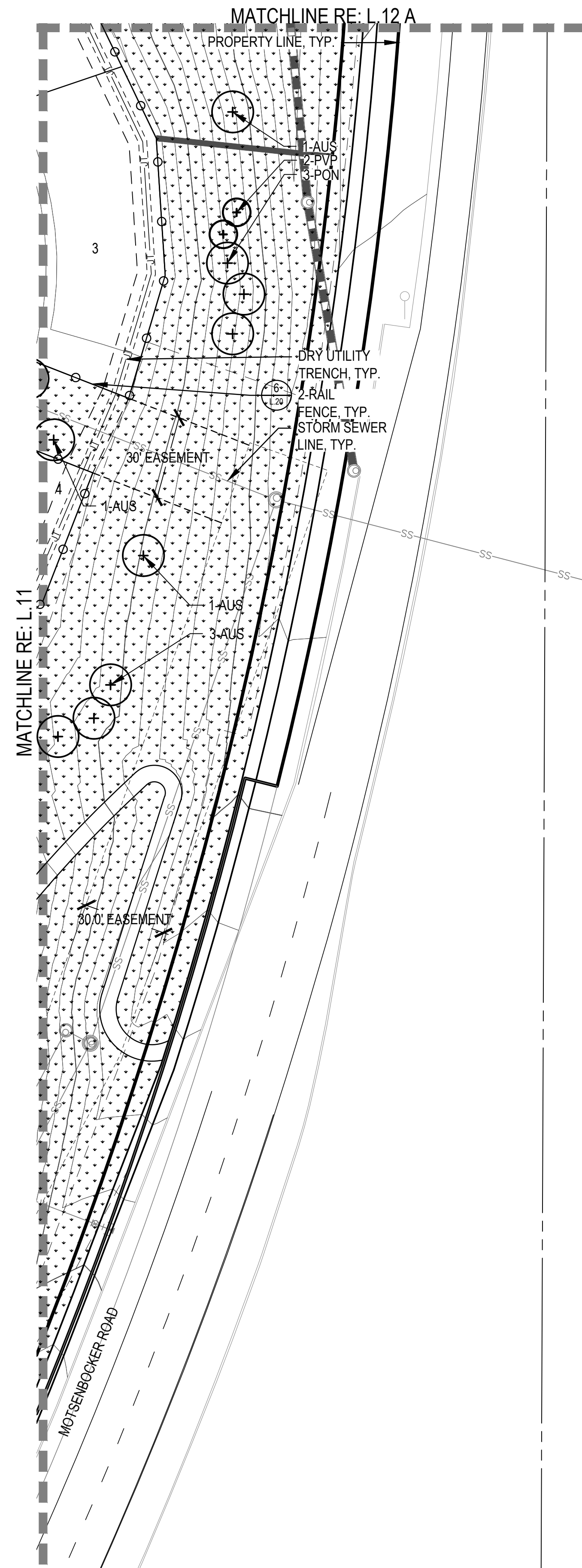
CASE NO.

MATCHLINE RE: L.12

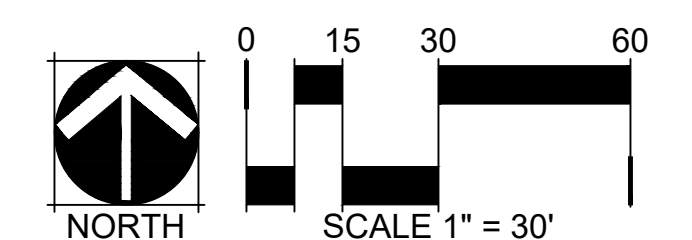
LANDSCAPE PLAN

LANDSCAPE PLAN - A

LANDSCAPE PLAN - C



	CANOPY TREE
	STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	PERENNIALS
	SHRUB BED
	NATIVE SEED
	TURF
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SHEET TITLE:

MARK FACILITIES MASTER PLAN

L.12

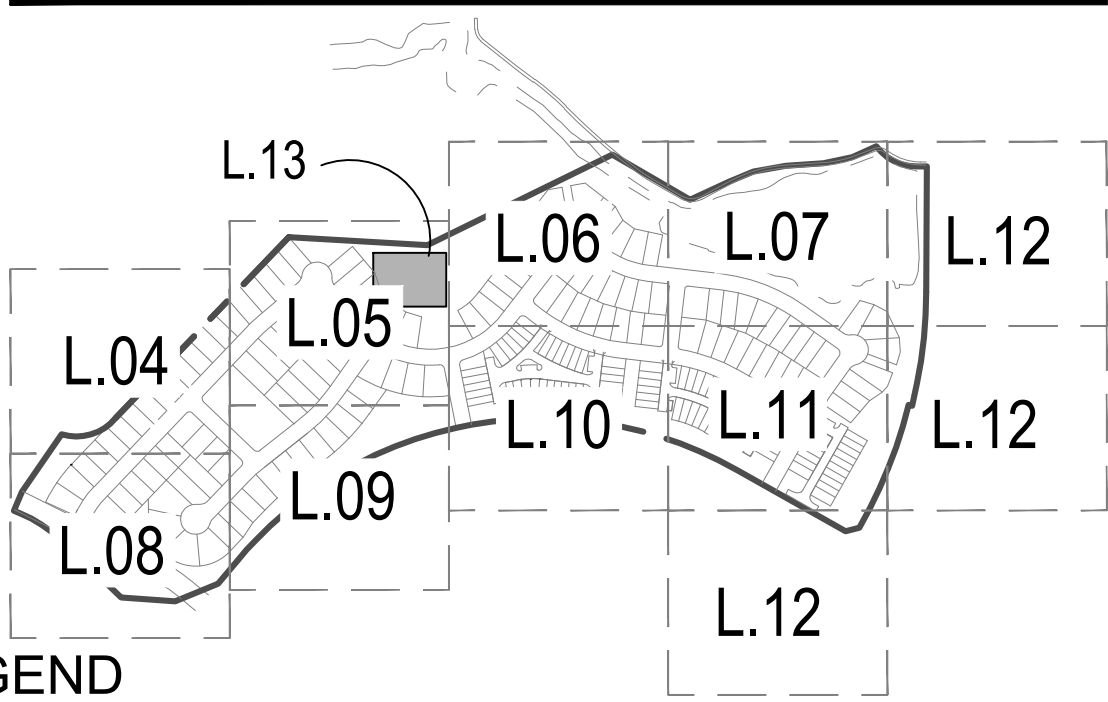
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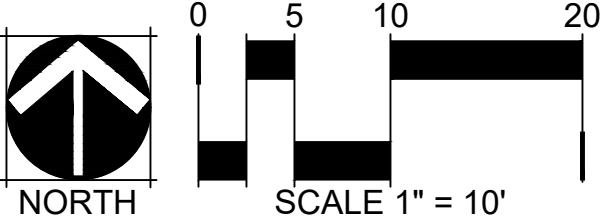
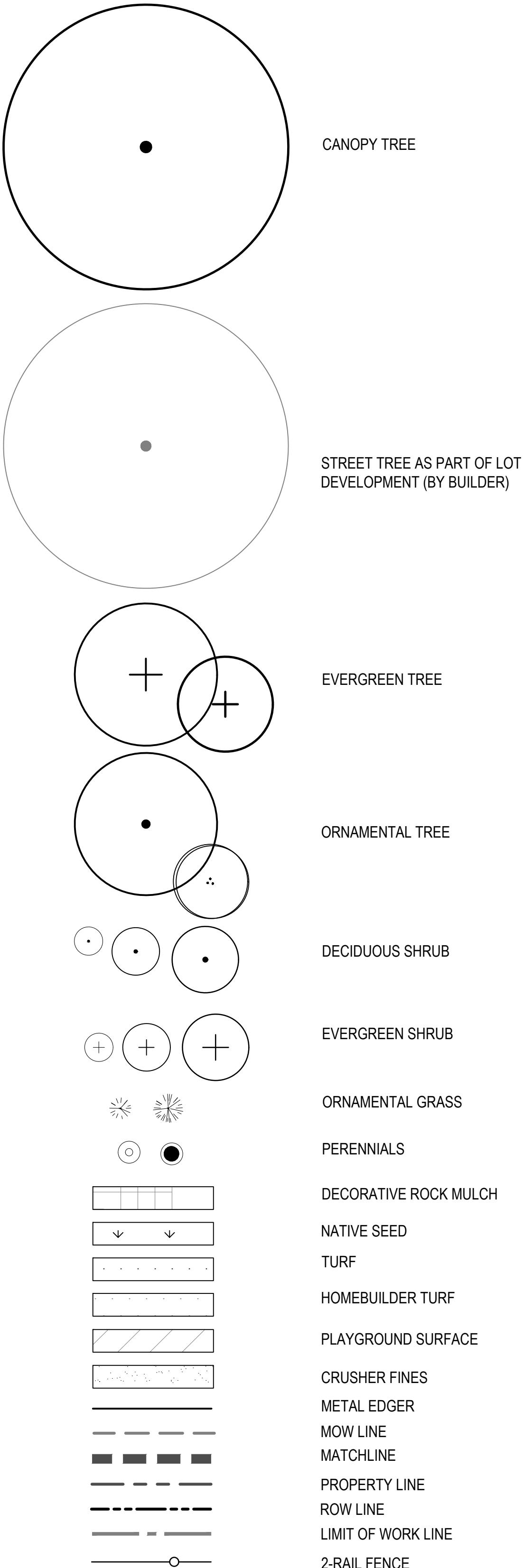
LANDSCAPE PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS

KEY MAP



LEGEND



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CASE NO.

MATCHLINE RE: L.16

MATCHLINE RE: L.14

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SHEET TITLE:
PARK FACILITIES
ENLARGEMENT
PLAN

L.13

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

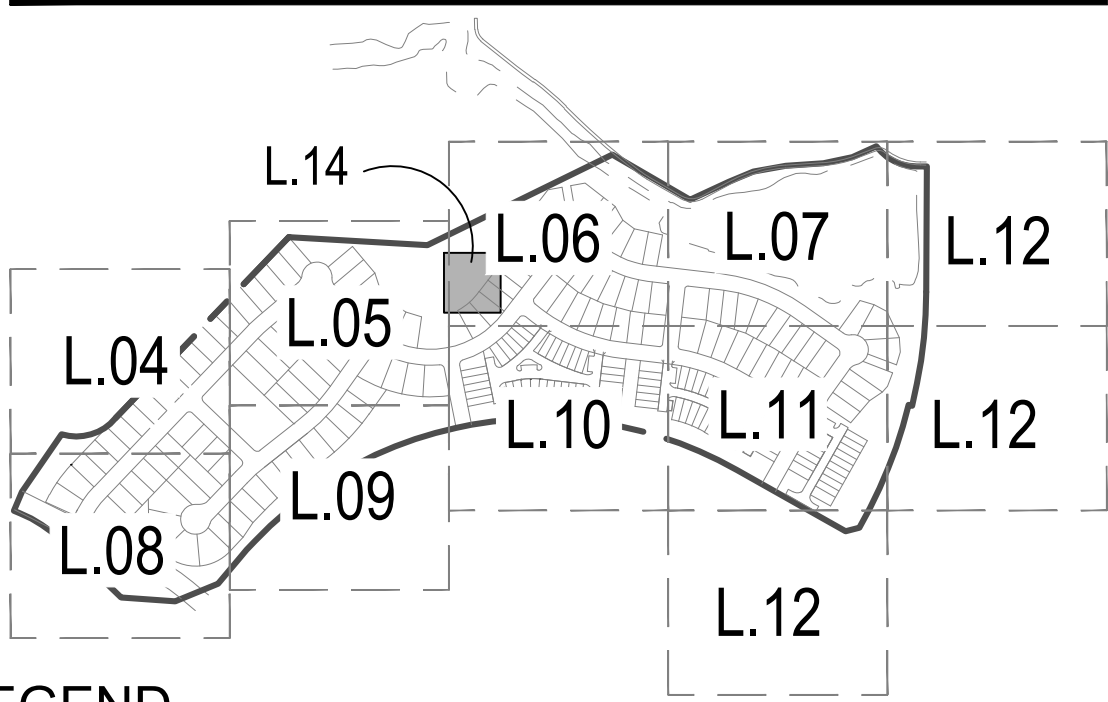
SITUATED IN THE NE 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

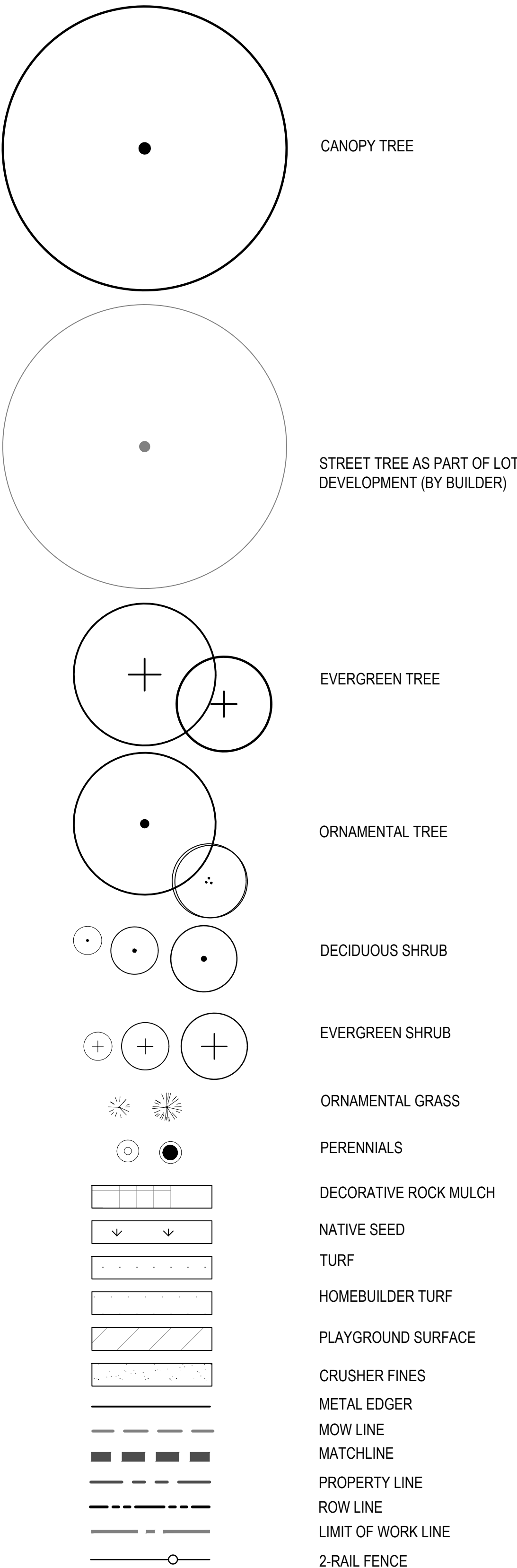
PLANNING AREA 11, 60.49 ACRES, 209 RESIDENTIAL LOTS AND 11 TRACTS

MATCHLINE RE: L.15

KEY MAP



LEGEND



SUNMARKE FILING NO.1

TOWN OF PARKER
DOUGLAS COUNTY
STATE OF COLORADO

OWNER:



RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
TEL: (303) 287-8195
CONTACT: JERRY B. RICHMOND III

ENGINEER:



1120 LINCOLN ST. SUITE 1000
DENVER, CO 80203
P: 303.623.6300
F: 303.623.6311

NOT FOR CONSTRUCTION



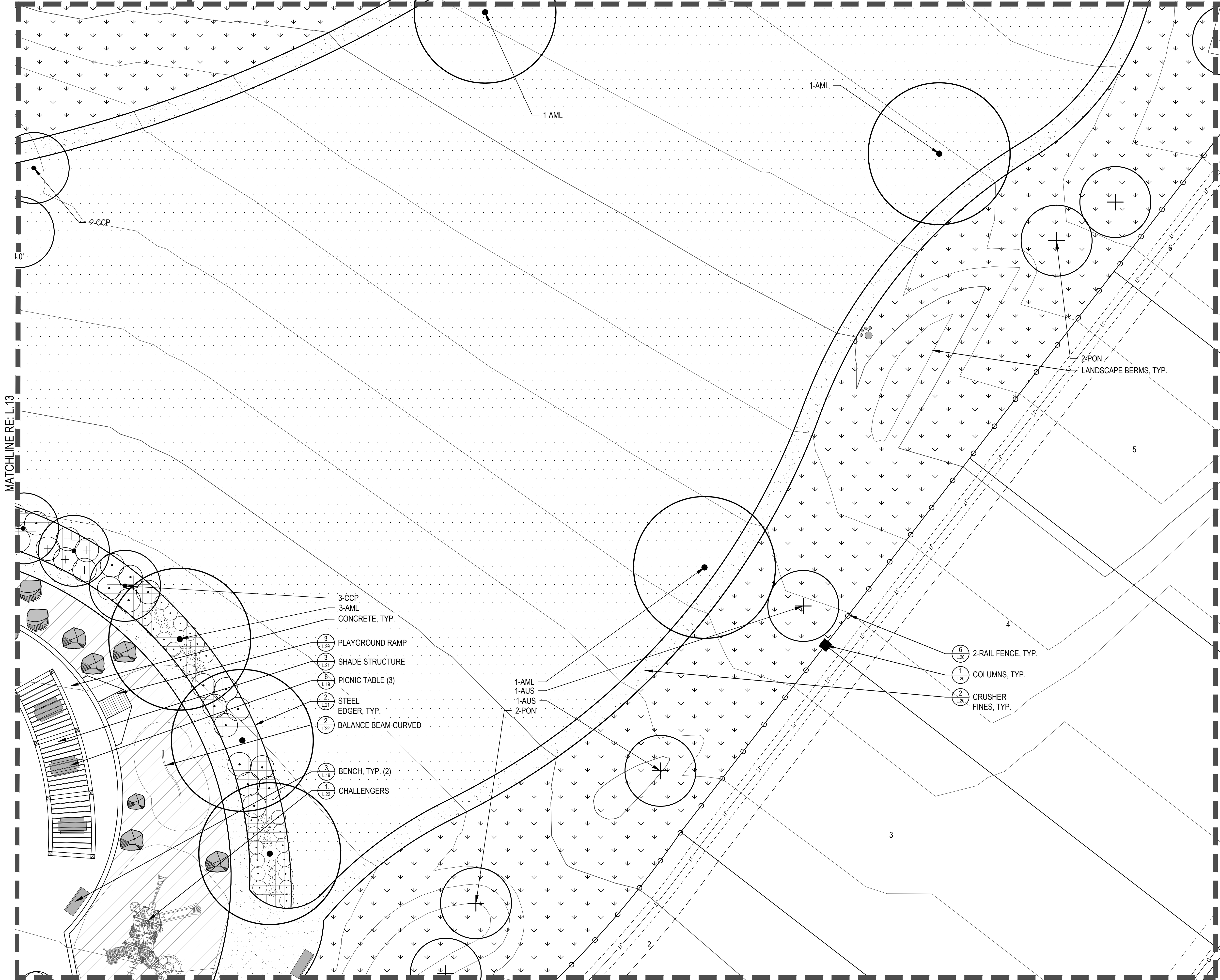
Know what's below.
Call before you dig.

DATE:

JULY 2, 2018
NOVEMBER 8, 2018
FEBRUARY 1, 2019
MARCH 12, 2019
APRIL 01, 2019 REV

SHEET TITLE:
PARK FACILITIES
ENLARGEMENT
PLAN

L.14



CHECKED BY: JB, JN
DRAWN BY: MD, CK, JS, SC

CASE NO.

MATCHLINE RE: L.16

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

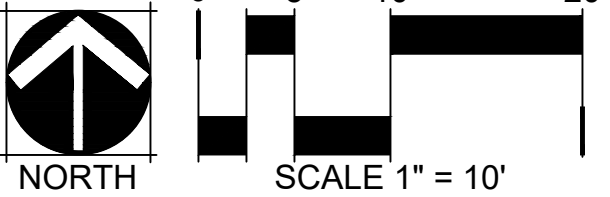
SITUATED IN THE NE 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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KEY MAP



LEGEND

- CANOPY TREE
- STREET TREE AS PART OF LOT DEVELOPMENT (BY BUILDER)
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- DECORATIVE ROCK MULCH
- NATIVE SEED
- TURF
- HOMEBUILDER TURF
- PLAYGROUND SURFACE
- CRUSHER FINES
- METAL EDGER
- MOW LINE
- MATCHLINE
- PROPERTY LINE
- ROW LINE
- LIMIT OF WORK LINE
- 2-RAIL FENCE



MATCHLINE RE: L.18

MATCHLINE RE: L.14

CASE NO.

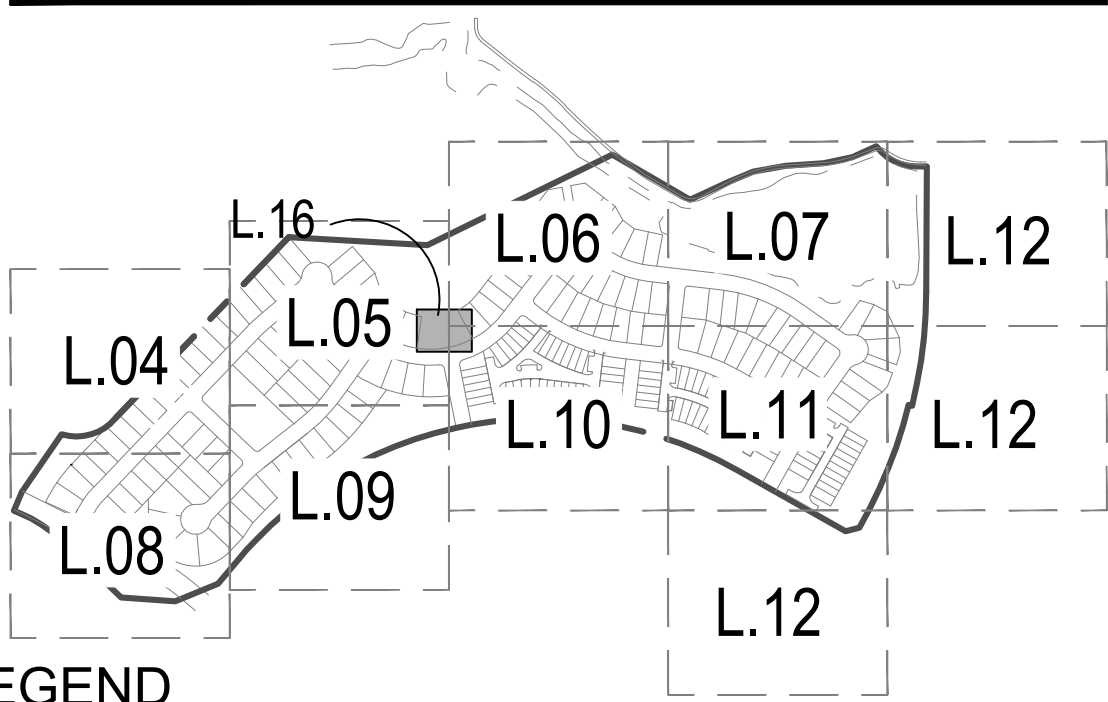
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SUNMARKE FILING NO. 1

LANDSCAPE PLAN

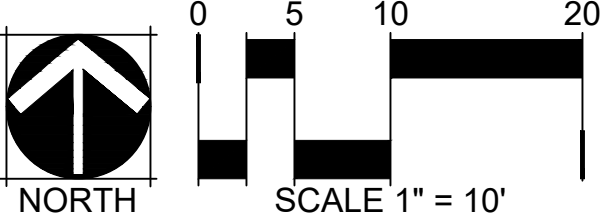
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CHECKED BY: JB, JN
DRAWN BY: MD, CK, JS, SC

CASE NO.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

SUNMARKE FILING NO.1
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DOUGLAS COUNTY
STATE OF COLORADO

OWNER:

RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY STE C-400
CENTENNIAL, CO 80112
TEL: (303) 287-8195
CONTACT: JERRY & RICHMOND III

ENGINEER:

HARRIS KOCHER SMITH
DENVER • DALLAS/FORT WORTH

1120 LINCOLN ST. SUITE 1000
DENVER, CO 80203
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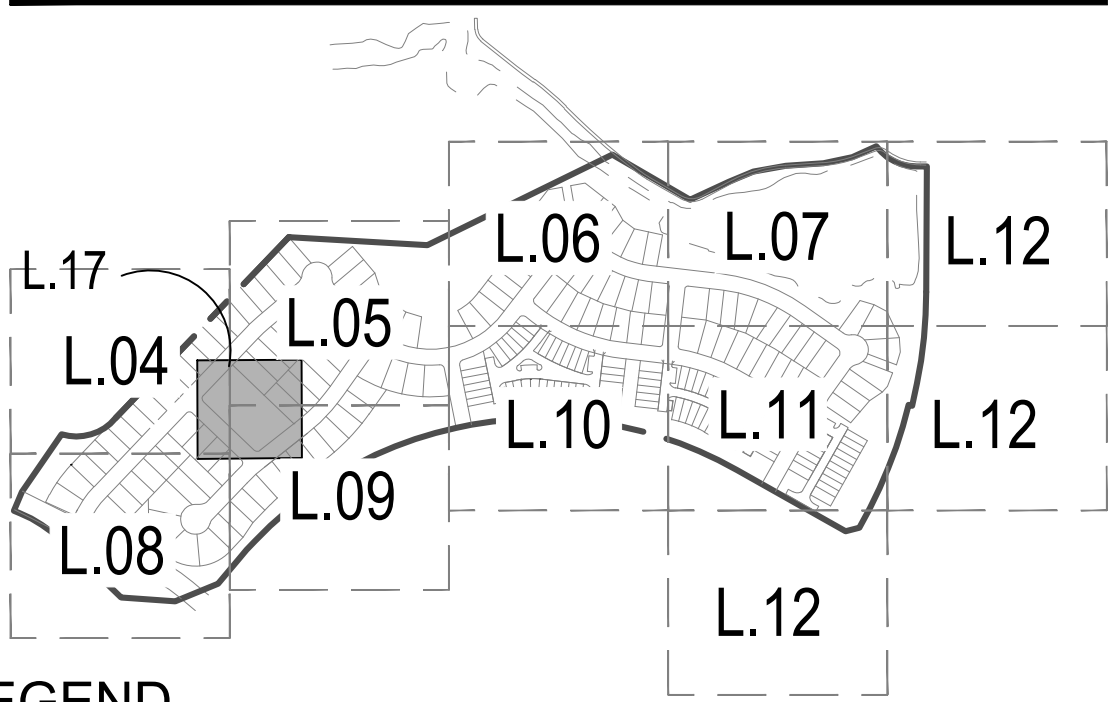
L.16

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

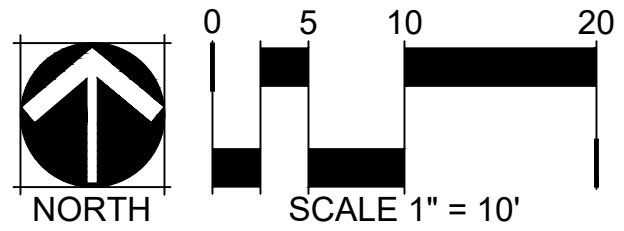
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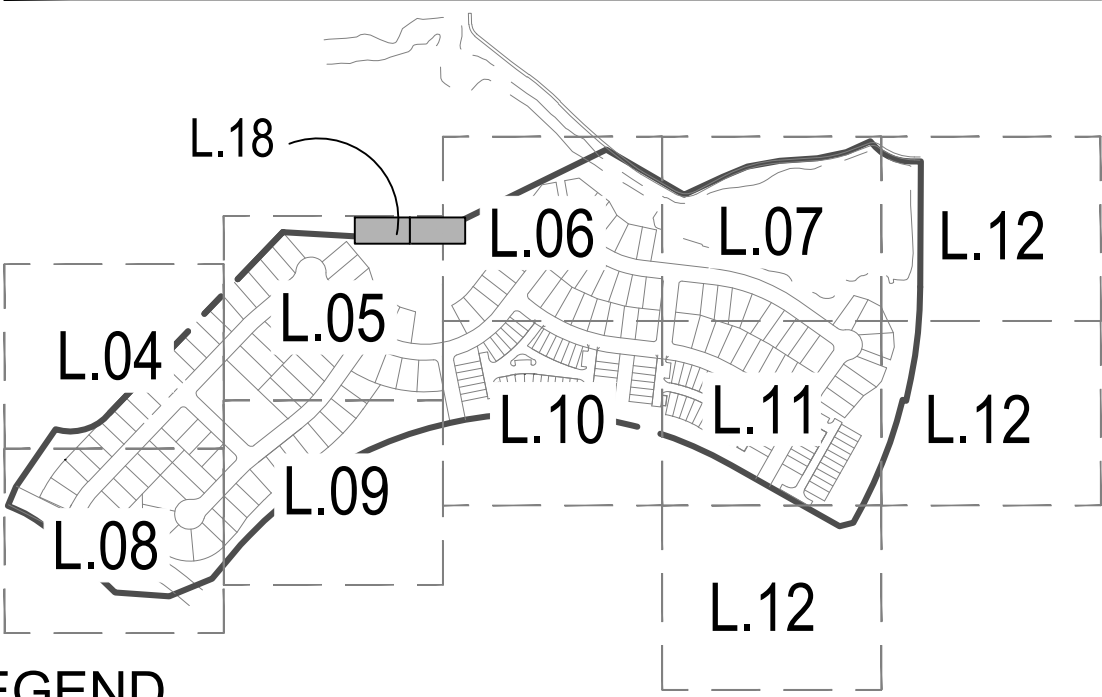
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SUNMARKE FILING NO. 1

LANDSCAPE PLAN

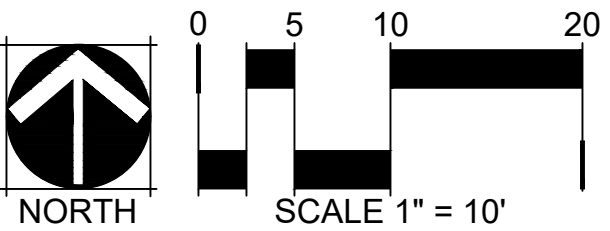
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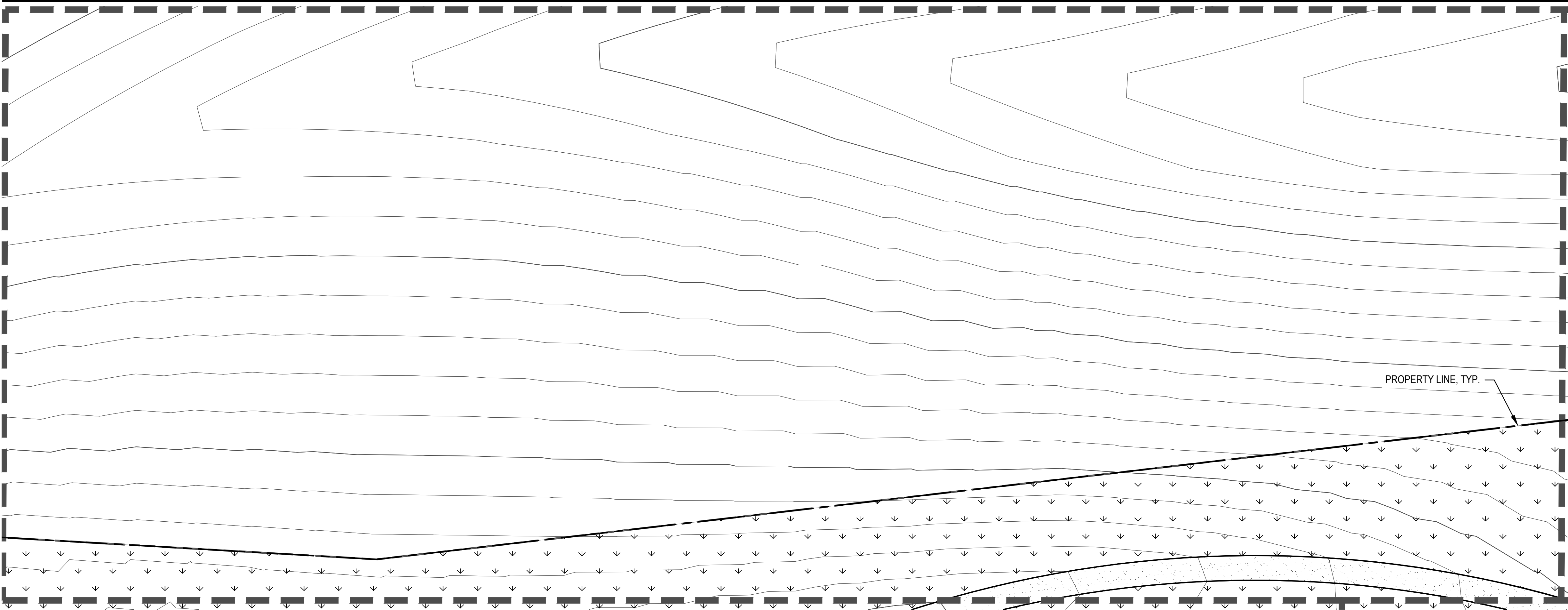


LEGEND

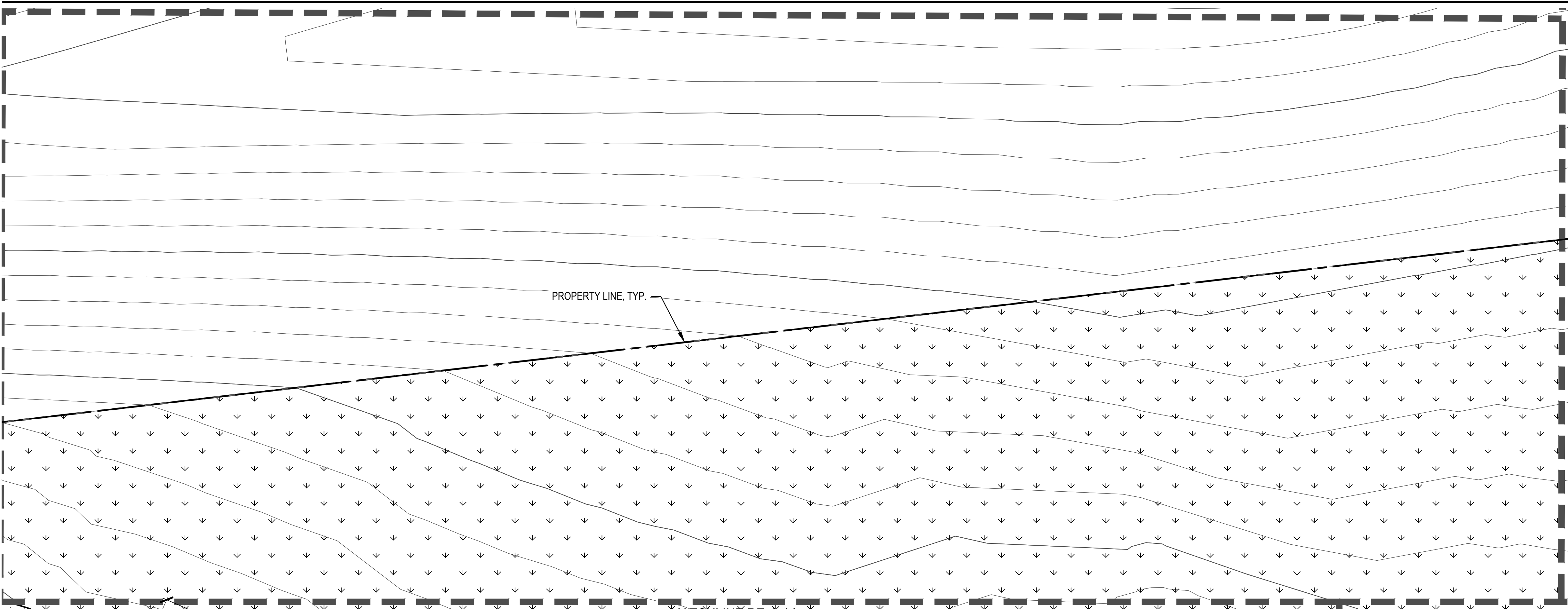
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ENLARGEMENT 1



ENLARGEMENT 2



CASE NO.

MATCHLINE RE: L.14

CHECKED BY: JB, JN, MD, CK, JS, SC

DRAWN BY:

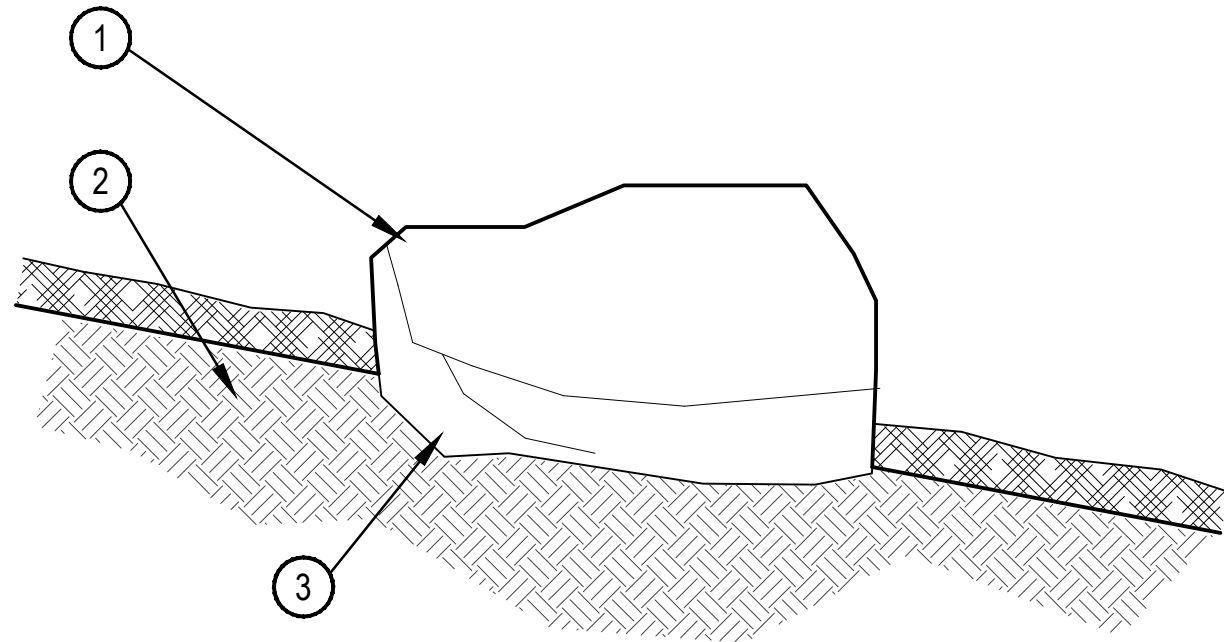
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LANDSCAPE PLAN

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- 1 MLWR1400-32 SERIES
- 2 MANUFACTURER: MAGLIN SITE FURNITURE, WWW.MAGLIN.COM
- 3 MODEL: MLWR1400-32 OR APPROVED EQUAL
- 4 INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 5 MATERIAL AND COLOR: SANDSTONE COMPOSITE, BRONZE 14



- 1 GRANITE ROCK BOULDERS. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
- 2 AMENDED TOPSOIL
- 3 PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

- REFER TO PLANS FOR LOCATIONS.



- 1 MLB870 SERIES
- 2 MANUFACTURER: MAGLIN SITE FURNITURE; WWW.MAGLIN.COM (OR APPROVED EQUAL)
- 3 MODEL: MLB870-W
- 4 INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- 5 MATERIAL AND COLOR: SANDSTONE COMPOSITE, BRONZE 14

1 TRASH RECEPTACLE

SCALE: NTS

2 BOULDER

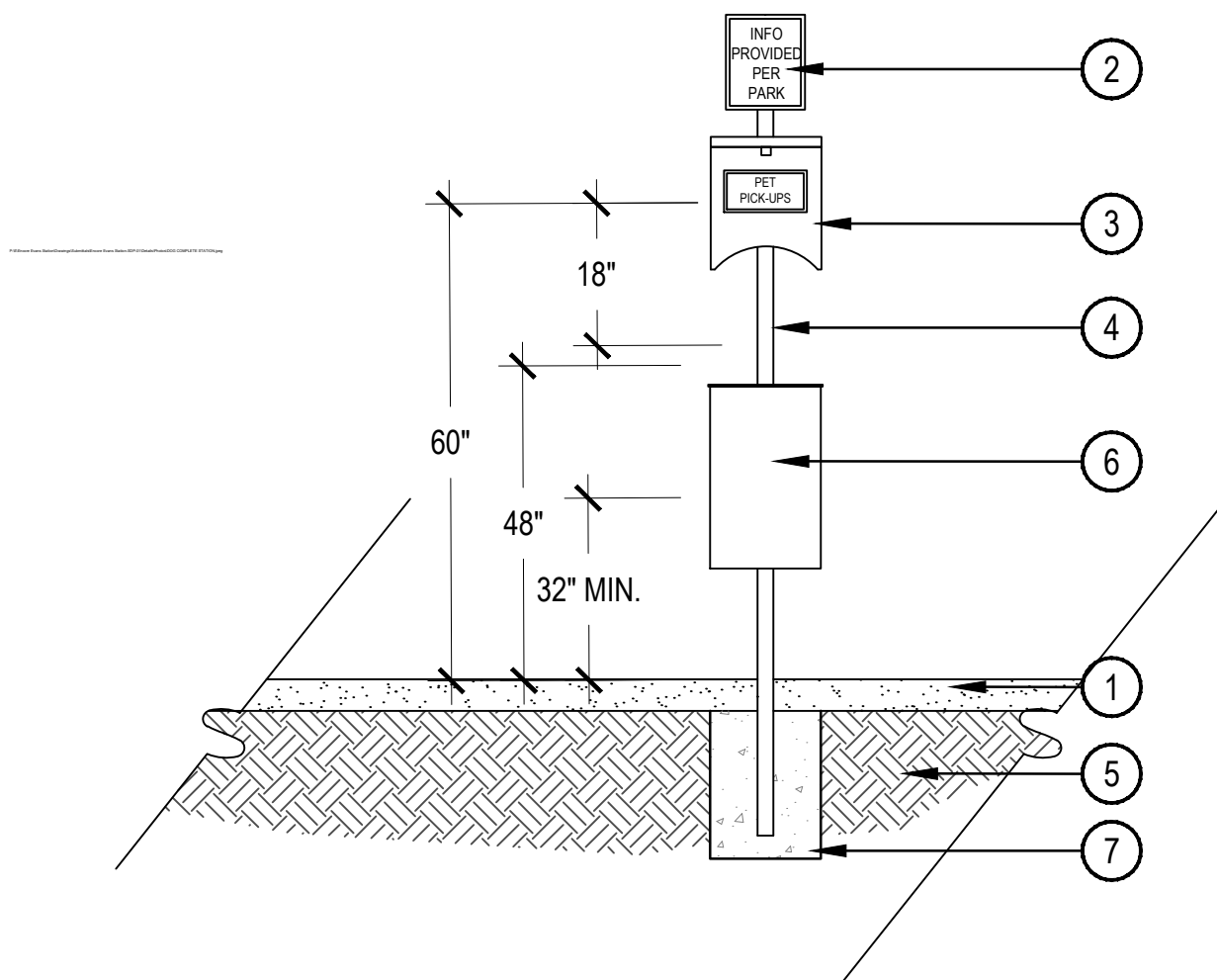
SCALE: 3/4" = 1'-0"

3 BENCH

SCALE: N.T.S.



- 1 SCBR1600 SERIES
- 2 MANUFACTURER:MAGLIN SITE FURNITURE, WWW.MAGLIN.COM
- 3 MODEL NO. SCBR-1600 OR APPROVED EQUAL
- 4 INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 5 MATERIAL AND COLOR: BRONZE 14



- 1 CRUSHER FINES OR PLANTING BED REF: PLANS
- 2 REFLECTIVE ALUMINUM SIGN
- 3 TRASH BAG DISPENSER
- 4 SQUARE TUBING
- 5 COMPACTED SUBGRADE
- 6 PET WASTE RECEPTACLE
- 7 SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: PET WASTE STATION
COLOR: GREEN

OR APPROVED EQUAL



- 1 MLPT720 SERIES CLUSTER SEATING
- 2 MANUFACTURER: MAGLIN SITE FURNITURE, WWW.MAGLIN.COM
- 3 MODEL: MLPT720-S OR APPROVED EQUAL.
- 4 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 5 MATERIALS AND COLOR: IPE AND BRONZE 14

NOTE: TABLE TO BE SURFACE MOUNTED ON CONCRETE

4 BIKE RACKS

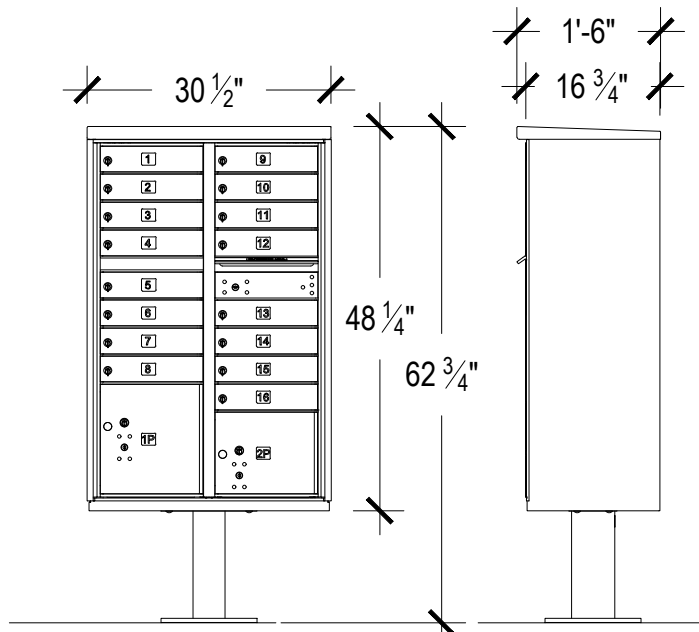
SCALE: N.T.S.

5 PET WASTE STATION

SCALE: 1/2" = 1'-0"

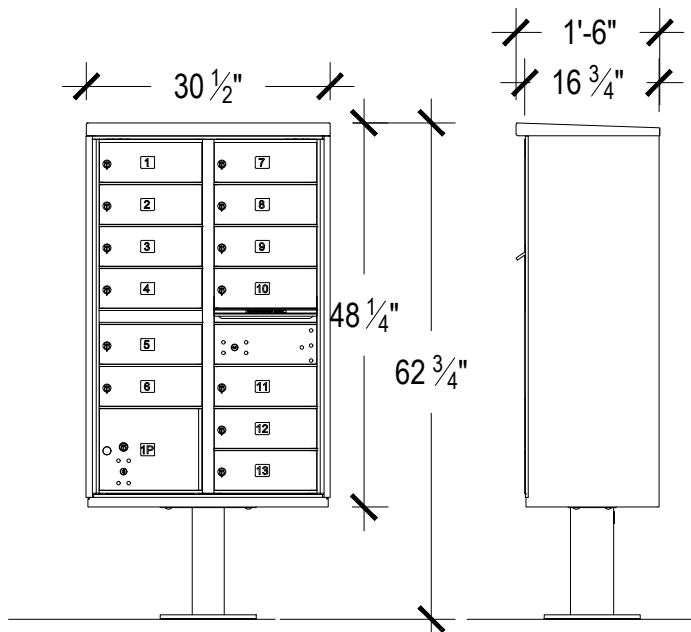
6 PICNIC TABLE

SCALE: N.T.S.



- 1 MANUFACTURER: SALSBURY INDUSTRIES
WWW.MAILBOXES.COM
PRODUCT TYPE: SALSBURY CLUSTER BOX UNITS- TYPE III
- 2 MODEL: 3316
- 3 INSTALLATION: MOUNTED ON A PEDESTAL
- 4 FINISH: TBD
- 5 LOCKS: STANDARD CAM LOCK, 3 KEYS
MASTER DOOR: PREPARED FOR USPS MASTER LOCK

- NOTES:
1. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
 2. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.



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- 1 MTB500 SERIES
- 2 MANUFACTURER: MAGLIN SITE FURNITURE, WWW.MAGLIN.COM
- 3 MODEL: MTB500-B1 OR APPROVED EQUAL
- 4 INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 5 MATERIAL AND COLOR: BRONZE 14
- 6 BASE TYPE: B3

7 MAIL KIOSK - 16 CBU

SCALE: 1/2" = 1'-0"

8 MAIL KIOSK - 13 CBU

SCALE: 1/2" = 1'-0"

9 REMOVEABLE BOLLARD

SCALE: NTS

OWNER:



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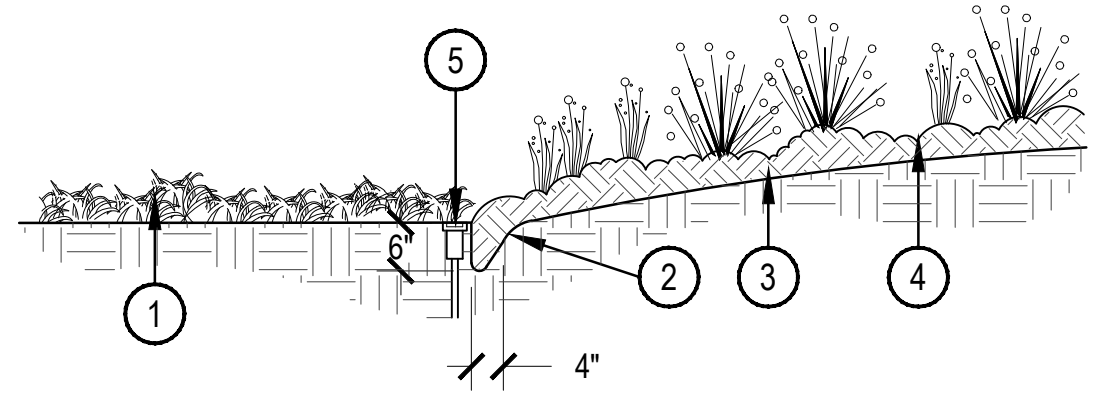
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SHEET TITLE:
LANDSCAPE
DETAILS

SUNMARKE FILING NO. 1

LANDSCAPE PLAN

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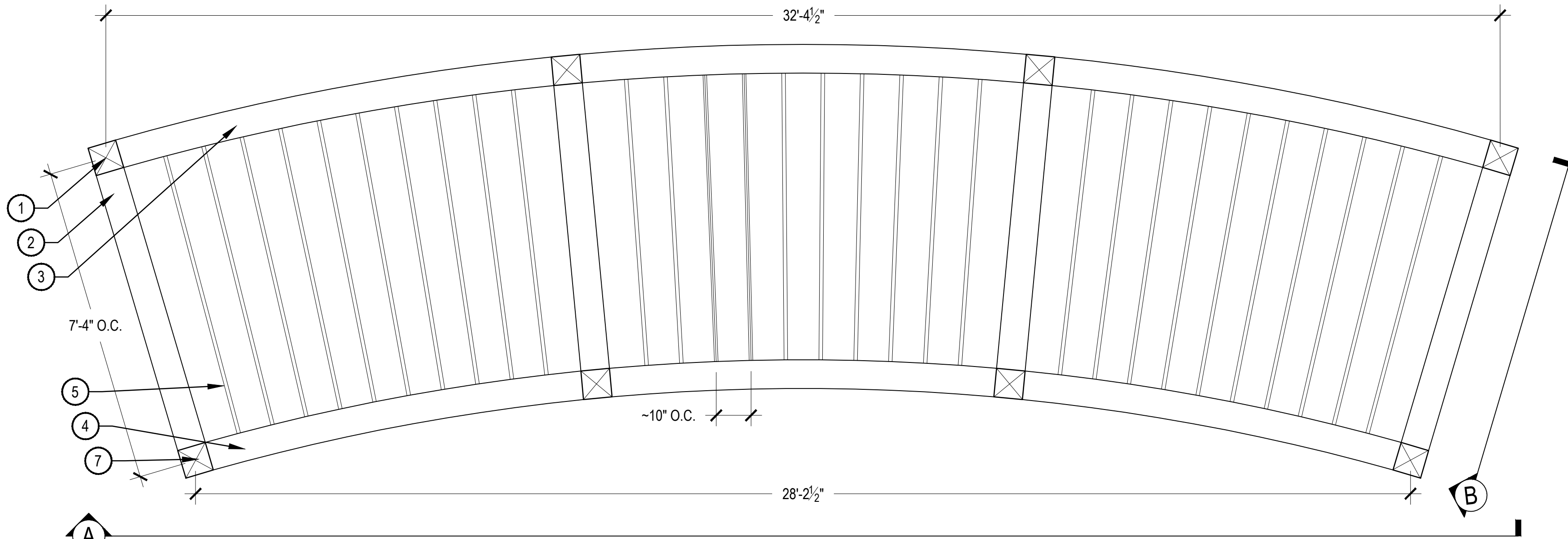


- 1 TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
- 2 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
- 3 SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
- 4 PLANTING BED
- 5 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

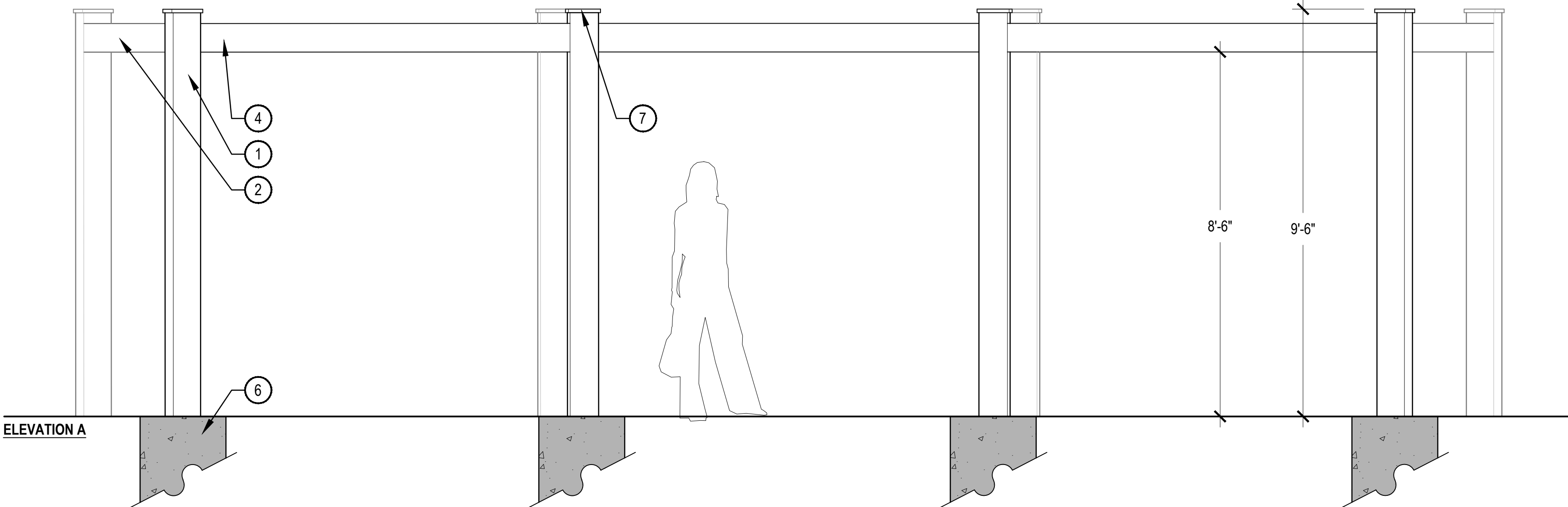
NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

1 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

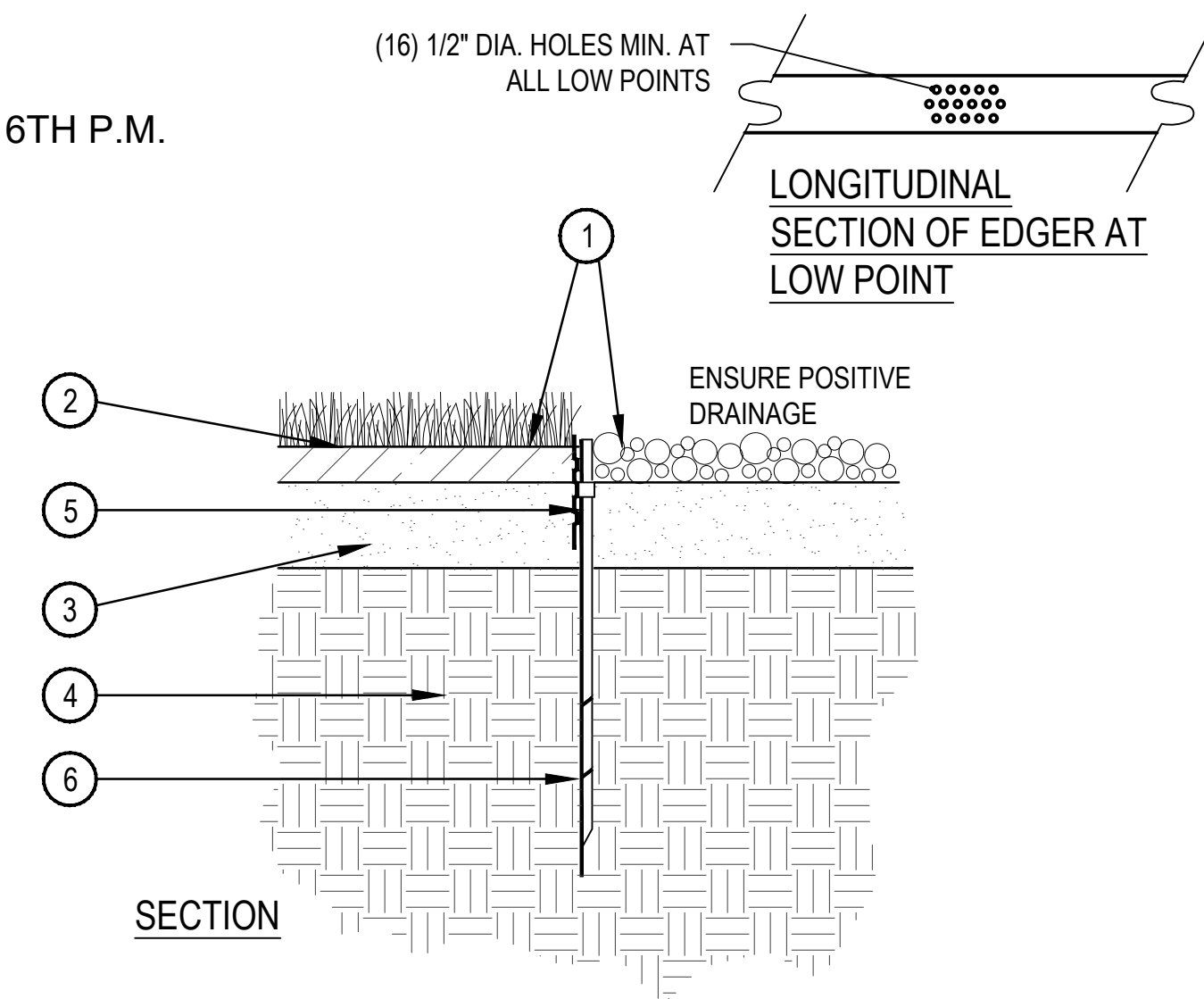


PLAN



ELEVATION A

3 SHADE STRUCTURE



SECTION

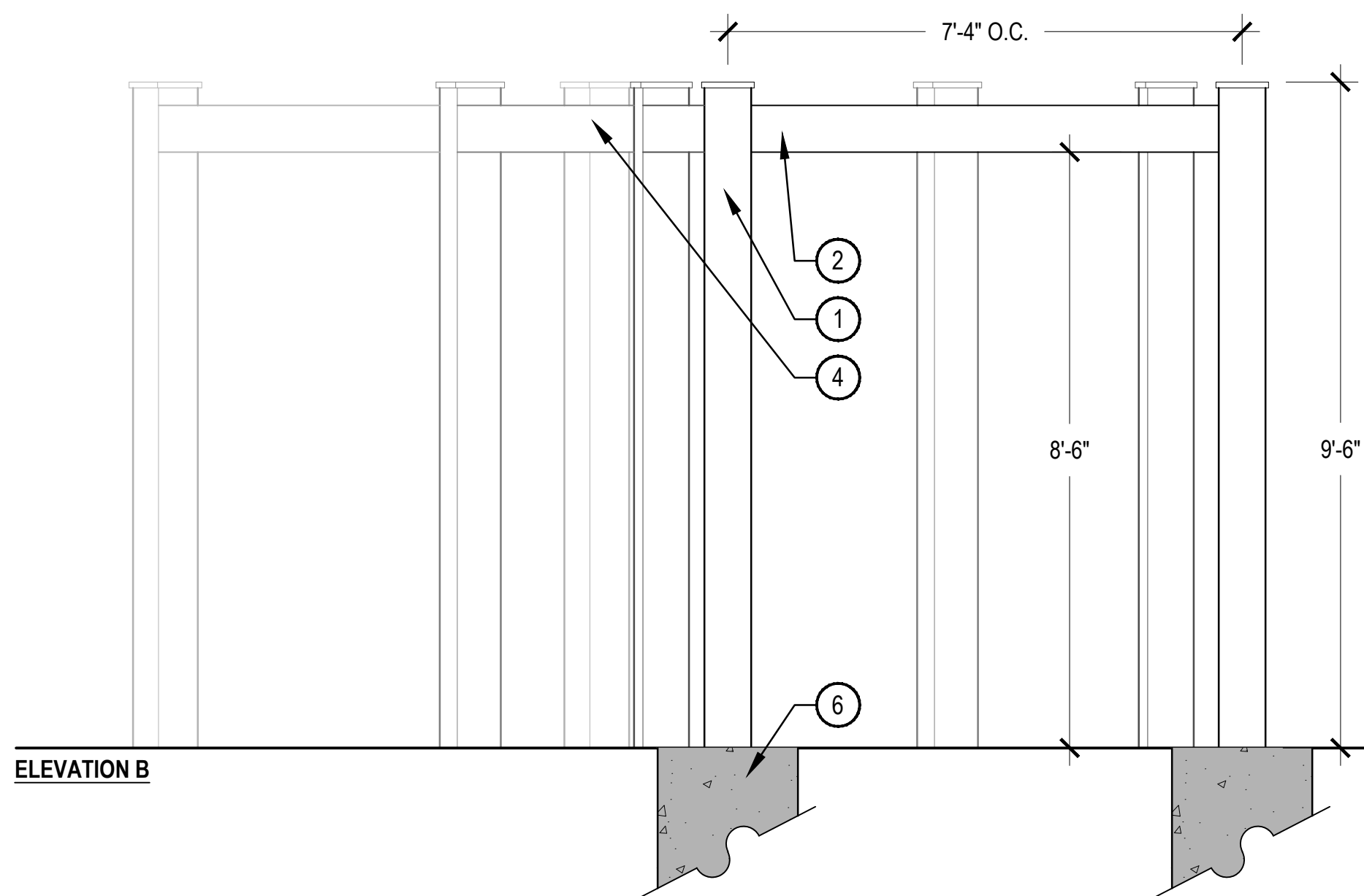
2 STEEL EDGER

SCALE: 1" = 1'-0"

NOTES:

1. CUSTOM STRUCTURE BY POLIGON OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. DETAIL DRAWN FOR DESIGN INTENT ONLY.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS INCLUDING STRUCTURAL ENGINEERING FOR APPROVAL PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO SUBMIT COLOR SAMPLES OF ALL FINISHES/MATERIALS FOR APPROVAL PRIOR TO FINALIZING ORDER.

- 1 8" x 8" x 9'-6" POWDER COATED STEEL POST (8), COLOR: COASTAL KHAKI
- 2 8" x 8" x 6'-8" POWDER COATED STEEL BEAM (4), COLOR: COASTAL KHAKI
- 3 8" x 8" x 10'-3" POWDER COATED STEEL CURVED CROSSBEAM (3), COLOR: COASTAL KHAKI
- 4 8" x 8" x 8'-11" POWDER COATED STEEL CURVED CROSSBEAM (3), COLOR: COASTAL KHAKI
- 5 1" x 8" x 6'-8" POWDER COATED STEEL TRELLIS RAFTER (30), COLOR: PATRICIAN BRONZE
- 6 FOOTER, RE: TRELLIS AND SHELTER FOOTING DETAIL, 3/L-3.2
- 7 POST CAP



ELEVATION B

SCALE: 1/2" = 1'-0"

SUNMARKE FILING NO.1

TOWN OF PARKER
DOUGLAS COUNTY
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SHEET TITLE:
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L.21

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1. THIS DETAIL IS SHOWN FOR REFERENCE ONLY TO ENSURE THAT CODE REQUIREMENTS ARE MET.
 2. CONTRACTOR TO REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.



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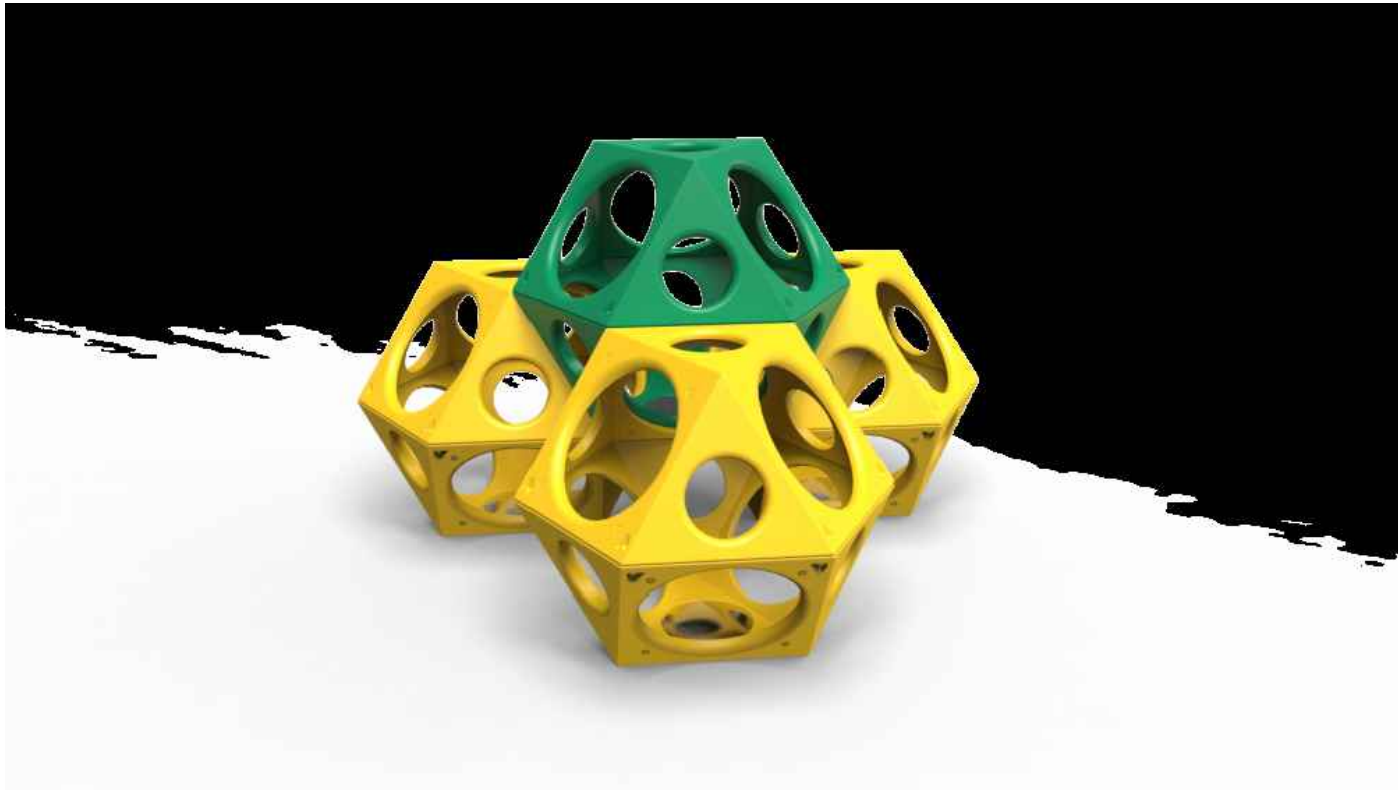


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- 1 MODEL NAME: FUN CENTER DESIGN #6
- 2 PRODUCT NUMBER: FC02-710 OR APPROVED EQUAL
- 3 SPACE REQUIRED: 10'-1" X 25'-5"
- 4 AGES: 2-5
- 5 MANUFACTURER: PLAYWORLD
- 6 INSTALL PER MANUFACTURES RECOMMENDATIONS

1 CHALLENGERS

SCALE: NTS



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2 BALANCE BEAM - CURVED

SCALE: NTS



- 1 MODEL NAME: BUTTON LOOP
- 2 PRODUCT NUMBER: FC02-710 OR APPROVED EQUAL
- 3 SPACE REQUIRED: 18'-5" X 18'-11"
- 4 AGES: 2-12
- 5 MANUFACTURER: PLAYWORLD
- 6 INSTALL PER MANUFACTURES RECOMMENDATIONS

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5 BUTTON LOOP

SCALE: NTS

3 FUN CENTER

SCALE: NTS



- 1 MODEL NAME: HOME DOME
- 2 PRODUCT NUMBER: ZZXX0365 OR APPROVED EQUAL
- 3 SPACE REQUIRED: 22' - 2" X 21' 10"
- 4 AGES: 2-5
- 5 MANUFACTURER: PLAYWORLD
- 6 INSTALL PER MANUFACTURES RECOMMENDATIONS

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6 HOME DOME

SCALE: NTS

4 PLAY CUBES 4.0

SCALE: NTS

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DRAWN BY: MD, CK, JS, SC

CASE NO.

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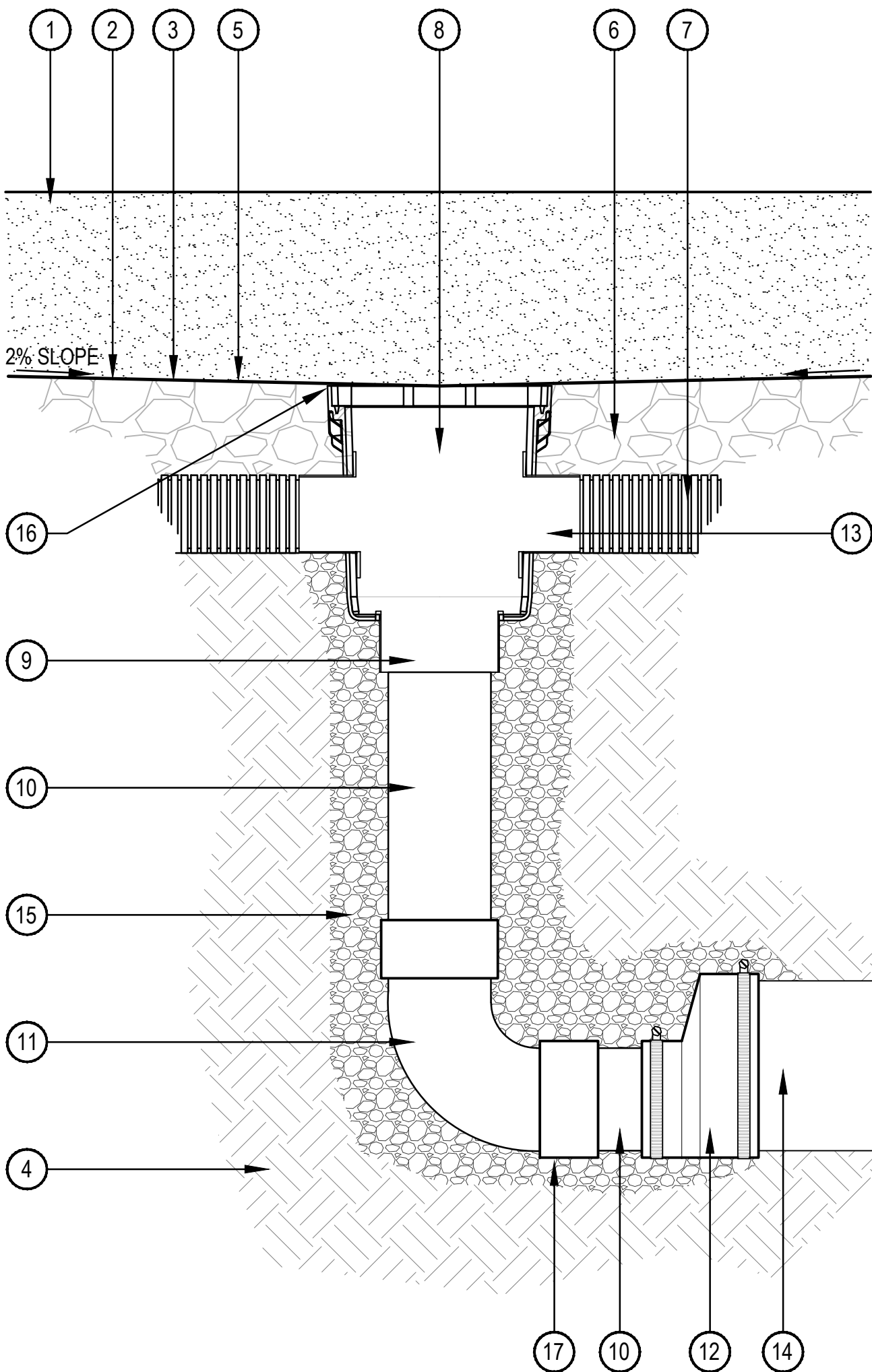


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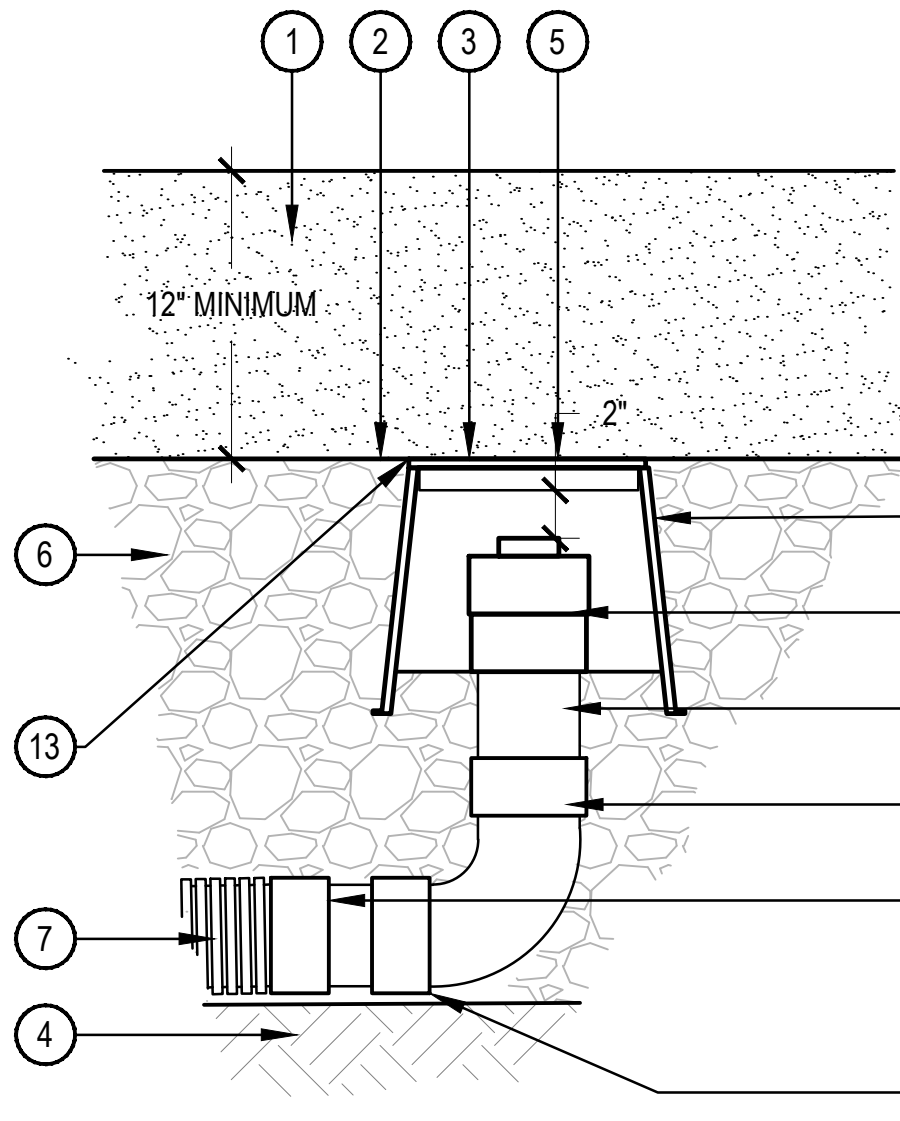
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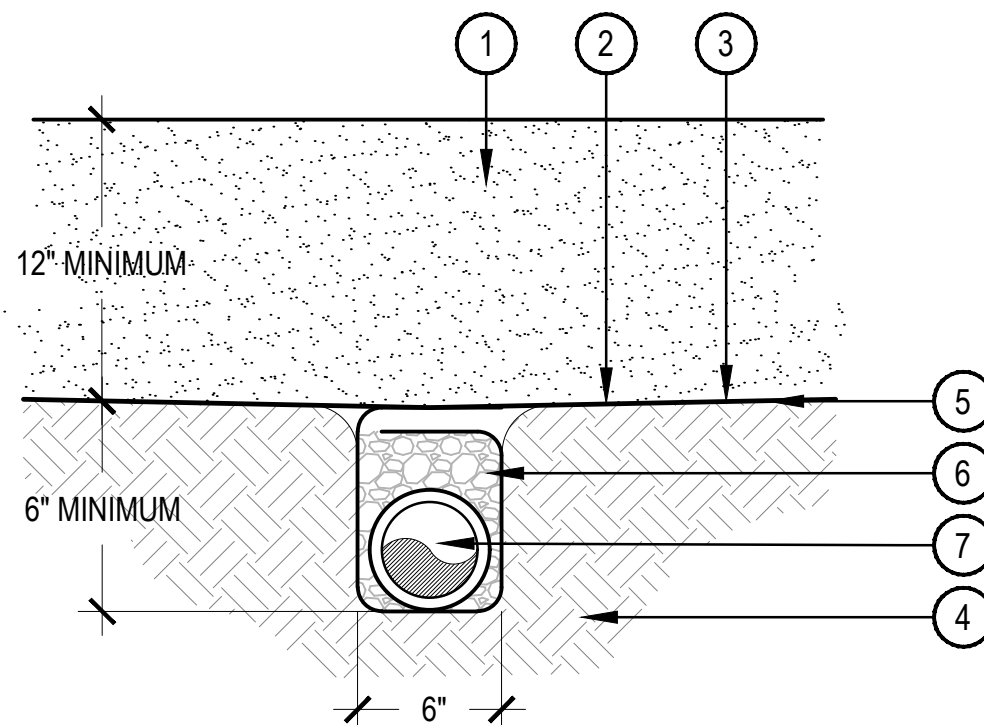


- ENGINEERED WOOD FIBAR SAFETY SURFACE
- SLOPE SUBGRADE A MINIMUM OF 2% TOWARDS SUBDRAIN
- DRAINAGE MAT AS REQUIRED BY THE SAFETY SURFACE MANUFACTURER
- SUBGRADE COMPACTED TO 95% STANDARD PROXY DENSITY
- GEOTEXTILE FILTER FABRIC
- FREE DRAINING AGGREGATED 3/4" GRAVEL TRENCH WRAPPED IN FILTER FABRIC
- 4" ADS CORRUGATED PERFORATED DRAIN PIPE WITH DRAIN GUARD
- NDS 12" X 12" CATCH BASIN SUMP BOX WITH KNOCKOUTS (MODEL 1225) WITH NDS 1210 SQUARE CATCH BASIN GRATE
- 6" UNIVERSAL LOCKING OUTLET
- 6" SDR 35 PIPE, LENGTH AS NEEDED TO ACHIEVE SPECIFIED ELEVATIONS
- 6" PVC S X S 90 DEGREE ELBOW
- FLEXIBLE ECCENTRIC COUPLING 6" TO 10", SECURED WITH STAINLESS STEEL WORM GEAR BAND CLAMPS
- 3" & 4" UNIVERSAL LOCKING OUTLET
- EXISTING 10" RCP AS SHOWN ON STORM DRAIN PLANS
- BED ASSEMBLY IN CLEAN SQUEEGEE
- TOP OF INLET ELEVATION (RIM)
- BOTTOM OF ASSEMBLY ELEVATION (INV)



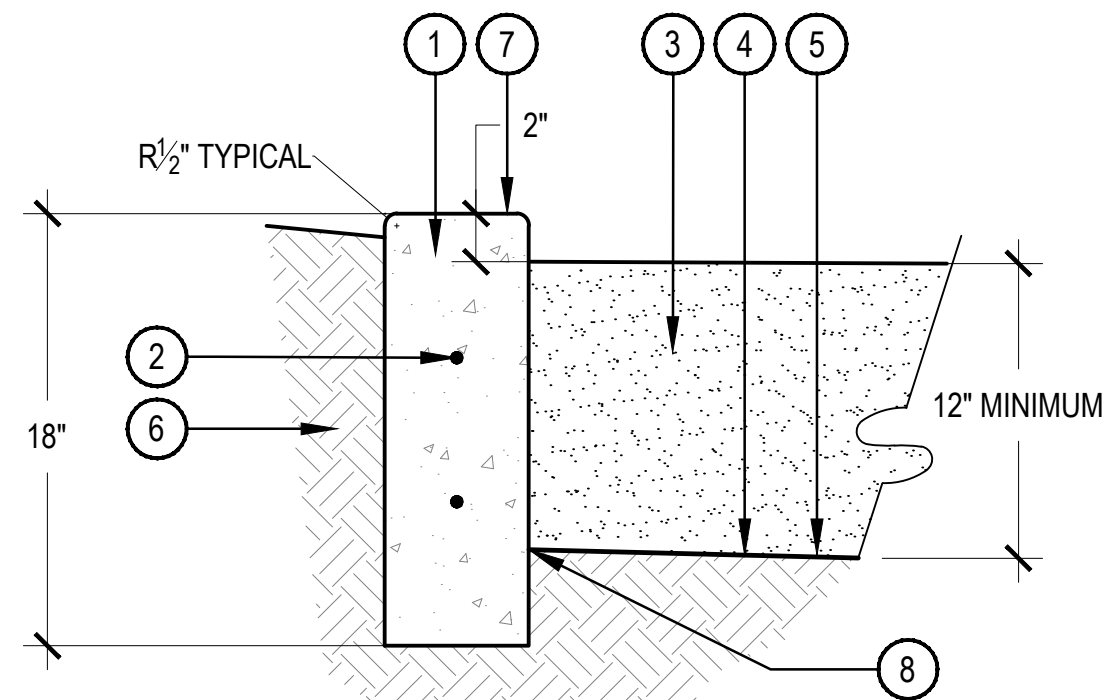
2 PLAYGROUND DRAIN CLEANOUT

SCALE: 1 1/2" = 1'-0"



4 4" ADS CORRUGATED TRENCH DRAIN

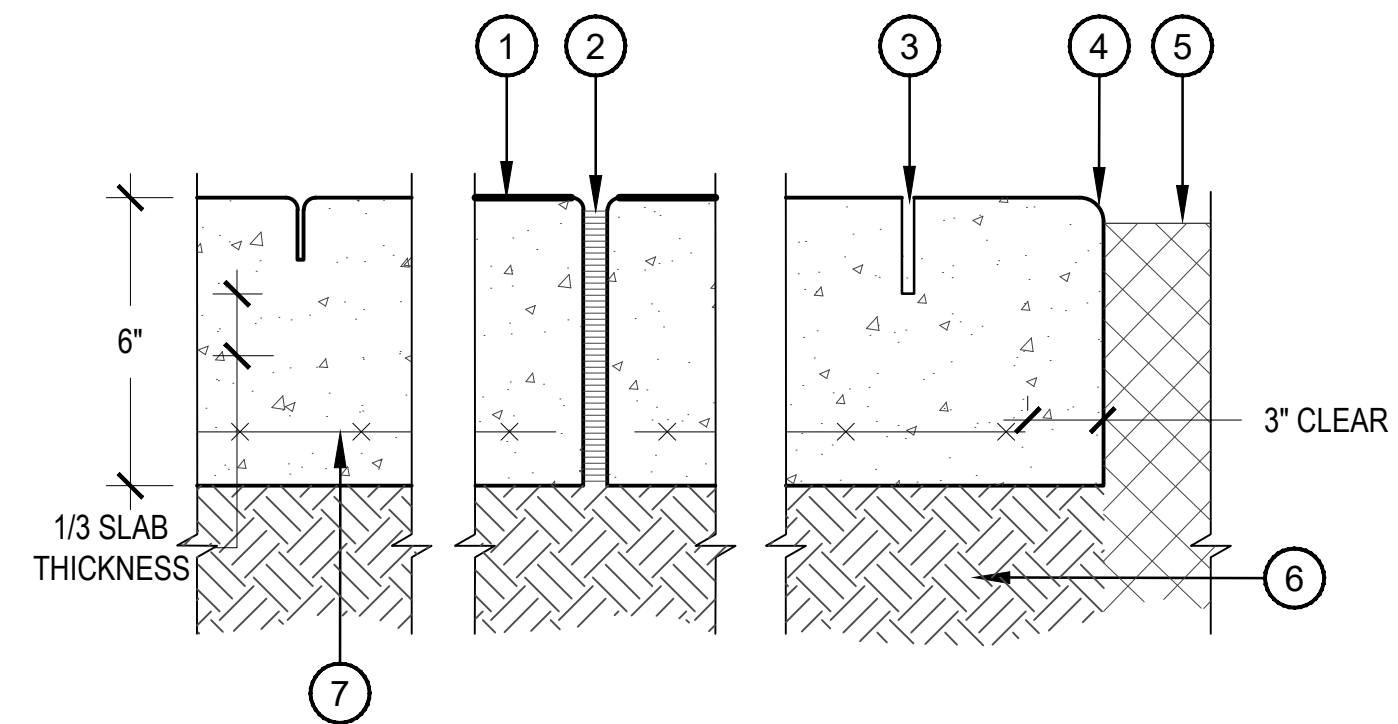
SCALE: 1 1/2" = 1'-0"



- NOTES:
- NORRIS DESIGN HAS PROVIDED THE DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. AT 28 DAYS.
 - UNLESS OTHERWISE NOTED, ALL REBAR SHALL BE #4 SIZE.
 - MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2 INCHES.

3 PLAYGROUND CURB

SCALE: 1 1/2" = 1'-0"



- NOTES:
- C.I.P. CONCRETE PER PLANS AND SPECS.
 - GRAY CONCRETE STANDARD COLOR, UNLESS NOTED OTHERWISE ON PLANS.
 - 10' WIDTH OF CONCRETE TRAIL.

5 10' CONCRETE TRAIL (OAK GULCH TRAIL)

SCALE: 3" = 1'-0"



August 9, 2018

Paul Workman
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

**RE: Anthology Rezoning Z18-018, Anthology Filing No. 1 Sketch Plan SUB18-030,
Anthology Filing No. 1 Preliminary Plan SUB18-034**

Dear Mr. Workman;

On behalf of Douglas County School District (DCSD), we have a couple comments regarding these applications that we would like to resolve prior to approval.

The proposed sketch plan and preliminary plan propose 209 residential lots on 36.73- acres are estimated to generate a total of 157 students including 82 elementary students, 25 middle school students and 50 high school students. These students will generate a total school land dedication requirement of 3.72 – acres, of which 1.47-acres is attributed to the elementary school requirement. The sketch/preliminary plan does not include a school site.

This application is a portion of the Hess Ranch Planned Development. DCSD has calculated the amount of school site land requirement for students generated by Hess PD, 1st Amendment and Anthology North PD. The reason for this is that the two developments share school sites. Land dedication for the two planned developments total 49.68-acres for elementary schools and 69.31-acres for secondary schools. The Hess PD 1st Amendment and Anthology North PD together result in the total school land requirements for four 12-acre elementary school sites and one 75-acre joint middle/high school site, of which DCSD requested two 12-acre elementary school sites to be located in the Anthology North PD. However, the approved annexation agreement includes a requirement for dedication of two separate parcels described as Planning Areas 19 and 37 totaling a minimum of 22.02 grows acres for school sites.

The Anthology North PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of this preliminary plan and other future development in the area. In addition, an 18-acre school site within the Arlington PD is being utilized by the Stone Canyon PD, Pinery West, and Arlington PD to meet the collective school site land dedication requirement. A total of 1.48-acres of land associated with that site is available for use by Hess PD.

With a commitment to dedicate 10.753-acres for elementary school land within the Trails at Crowfoot subdivision, and DCSD's request for two 12-acre elementary school sites totaling 24-acres to be located in the Hess PD, DCSD requests cash-in-lieu for the additional 3.247- acres requested beyond the 20-acres to be provided.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "a cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu-fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by a qualified appraiser." DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of final plat.

Additionally, with Anthology North PD, DCSD asked for a voluntary mid-range contribution of \$1952 per residential unit towards the Capital Mitigation component. It is our understanding that the Town of Parker determined that the annexation agreement could not add new exactions. New schools will be needed to serve this area.

We would like to have confirmation of concurrence with these commitments for the application to move forward. Once we receive that confirmation, DCSD supports this application for approval. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

A handwritten signature in black ink, reading "Steve Ormiston", is displayed on a light gray rectangular background.

Steve Ormiston
Consultant to DCSD

Aztec to review site boundaries with final plat

SUB18-030

Type (Asc) ▼

GO

Good morning Susanna;

I'm sorry I was out the office on Friday.

Thank you for the clarification on the proposed grade. Please add the note to the CD's to maintain the proper clearance for IREA's existing feeder as stated in the markup. Please provide pothole information and vertical depths prior to any grading so that IREA can review the need to raise or lower the existing feeder.

IREA approves the project based on the above stipulations.

Respectfully

Brooks Kaufman
Intermountain Rural Electric Association
Lands and Rights of Way Director
5496 N. US Hwy 85



September 27, 2018

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

RE: Anthology Filing No. 1 Sketch Plan, Rezoning, & Prelim Plat / SUB18-030, Z18-018, SUB18-034
TCHD Case No. 5088, 5089, & 5092

Dear Mr. Workman,

On August 7, 2018, TCHD provided a comment letter on the proposed preliminary sketch plan, development plan, and rezoning for 209 residential lots of single family detached homes and paired homes located at the northwest corner of Motsenbocker Rd and French Creek Ave. One of the comments included referred to a historic landfill located within 1,000 feet from the subject property. After further consultation with Douglas County Government and the Colorado Department of Public Health and Environment, it was determined that the historic landfill has been removed and the risk for flammable gas is no longer a concern at this property.

Please update the case record to include this communication. We appreciate your patience as TCHD gathered this information. Please feel free to contact me at (720) 200-1571 or slynch@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink that reads "Sheila Lynch". The signature is fluid and cursive, with the first name "Sheila" being more prominent than the last name "Lynch".

Sheila Lynch
Land Use, Built Environment, and Health Program Manager

cc: Sheila Lynch, Keith Homersham, TCHD



Right of Way & Permits

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

April 1, 2019

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

Attn: Paul Workman

**Re: SunMarke [fka Anthology] Filing No. 1 Sketch / Preliminary Plan and
PUD Amendment – 3rd referral, Case # SUB18-030**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests that the easements within the tracts along the rights-of-way are labeled.

PSCo reminds the property owner/developer/contractor that there is existing natural gas distribution facilities within the proposed project area, and to complete the **application process** for any new natural gas service or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/).

The Builder's Call Line is 1-800-628-2121.

Comment response requested.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

March 27, 2019

Mr. Paul Workman
Town of Parker
20120 E Mainstreet
Parker, CO 80134

Re: Sunmarke Filing No. 1
SUB #18-034
4th Submittal
PWSD Project #18-074

Dear Mr. Workman:

Thank you for forwarding the referral request for the above-mentioned project. After a review of the documents submitted, the Parker Water & Sanitation District has the following comments:

- Submit an executed Standard Improvement Agreement with all required exhibits.
- A Letter of Credit or Cash in Lieu based on the approved Engineers Estimate must be submitted prior to plan approval.
- Submit all easements for verification and approval. Easements must be recorded prior to plan approval.
- A revised cost estimate will be required for this project based off of changes made to the utility plan.
- An irrigation worksheet must be completed and shown for EVERY irrigation tap (Sheet 35).
- Irrigation taps must be shown and called out on overall utility sheets.
- An invoice has been uploaded for Engineering Plan Review and Inspection Fees. This invoice will need to be paid prior to the next submittal.
- Please provide an excel spreadsheet listing all the address' within the filing.
- Please note that PWSD has listed multiple comments based on our specification for this review. Please note that it is the engineering firm's responsibility to ensure that all water and sanitary sewer plans conform to PWSD specifications. All comments must be addressed with a response letter during the next submittal.

Please let us know if you have any question on the above comments. We look forward to the final submittal on this project.

Sincerely,
Parker Water & Sanitation District



Abby Hildebrandt
Engineering Technician



Planning Commission Staff Report

Planning Commission Date: 4/11/2019

Town Council Date: 5/20/2019

Hearing Type: Public Hearing
DRAFT ORDINANCE - A Bill for an Ordinance to Amend Sections 13.07.080, 13.07.090, 13.07.100 and 13.10.230 of the Parker Municipal Code Concerning Mylar Copies

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: The proposed Municipal Code amendments change the number of required plat mylars from two (2) to one (1). The plat mylar is recorded with Douglas County. Electronic copies of plats eliminate the need to store plat mylars at the Town.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve Ordinance No. to Amend Sections 13.07.080, 13.07.090, 13.07.100 and 13.10.230 of the Parker Municipal Code Concerning Mylar Copies."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve Ordinance No. to Amend Sections 13.07.080, 13.07.090, 13.07.100 and 13.10.230 of the Parker Municipal Code Concerning Mylar Copies subject to the conditions determined at public hearing:"

-List conditions (either by staff or Planning Commission)

"I move that the Planning Commission recommend that Town Council deny Ordinance No. to Amend Sections 13.07.080, 13.07.090, 13.07.100 and 13.10.230 of the Parker Municipal Code Concerning Mylar Copies."

-List criteria not met (either by staff or Planning Commission)

I. BACKGROUND/DISCUSSION

The Land Development Ordinance (LDO) requires the submittal of two (2) photographic mylar copies of final plats, minor development plats and condominium plats. Plat applications require submittal of electronic plat documents eliminating the need to store the second set of mylars at Town Hall. In addition, sections of the code describing paper documents are being removed, they are no longer needed with the change to electronic submittals.

PRIOR ACTIONS

Date	Action
	None

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	<u>Land Use 1.J</u>
Inconsistent Goals/Strategies	None
Staff Analysis	N/A

III. CONCLUSION

The proposal will improve the LDO to reflect the Town's use of electronic documents rather than hard copies. Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendments.

IV. ATTACHMENTS

1. Ordinance No.

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

ORDINANCE NO. _____, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.07.080, 13.07.090, 13.07.100 AND 13.10.230 OF THE PARKER MUNICIPAL CODE CONCERNING MYLAR COPIES

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

Section 1. Section 13.07.080, Subsection (c), of the Parker Municipal Code is amended to read as follows:

13.07.080 Final plat.

* * *

(c) Review process.

(1) The applicant shall submit ~~one (1) copy of~~ a complete application to the Planning Department.

* * *

(3) Once the submittal is determined complete, staff will notify the applicant of the ~~number of copies of the final plat required for distribution to the Director of Engineering, appropriate water and sanitation districts, Town Department of Engineering and other referral agencies as determined by the Planning Department. Referral packets, with all exhibits folded to 9" x 12", shall be provided by the applicant to the Planning Department application fees. Once the application fees have been paid,~~ Planning staff shall distribute electronically the agency referrals ~~packets~~. The applicant shall ~~distribute~~ submit any revised plans, as required by staff.

* * *

(5) The staff planner shall notify the applicant of the date and time of the scheduled meeting and will prepare a staff report for the Planning Director and Director of Engineering. The applicant shall submit ~~two (2) one (1)~~ photographic Mylar ~~copies~~ copy (Fix-line, emulsion down) of the final plat ready for recordation (except for Town signatures) and a signed subdivision agreement to the Planning Department prior to the scheduled meeting. All signatures on the plat shall be in indelible, black ink. The subdivision agreement shall be approved by the Town Attorney prior to final plat approval. Construction plans and cost estimates for public improvements, if any, shall be approved prior to final plat approval.

Section 2. Section 13.07.090, Subsections (c) and (i), of the Parker Municipal Code is amended to read as follows:

13.07.090 Minor development—single-family residential.

* * *

(c) Review process.

(1) The applicant shall submit ~~one (1) copy of~~ a complete application to the Planning Department.

* * *

(3) Once the submittal is determined complete, staff will notify the applicant of the ~~number of copies of the minor development plat required for distribution to referral agencies. Referral packets, with all plan exhibits folded to 9" x 12", shall be provided by the applicant to the Planning Department application fees. Once the required fees have been paid,~~ Planning staff shall electronically distribute the agency referrals ~~packets~~. The applicant shall ~~distribute-submit~~ any revised plans, as required by staff.

* * *

(i) Recordation procedure.

* * *

(2) Within ninety (90) days of approval of the minor development plat, unless stated otherwise in such approval, the applicant shall submit: ~~two (2)~~ one (1) photographic Mylar ~~copies-copy~~ (Fix-line, emulsion down) of the approved minor development plat, amended, if necessary, and ready for recordation (except for Town signatures), all required documentation not previously submitted and all mapping and recordation fees to the Planning Department. The applicant shall also provide appropriate security in accordance with Paragraph 13.07.150(b)(1) of this Chapter to cover the cost of construction of the public improvements in accordance with the requirements of the subdivision agreement.

* * *

Section 3. Section 13.07.100, Subsections (c) and (i), of the Parker Municipal Code is amended to read as follows:

13.07.100 Minor development—nonresidential and multiple-family.

* * *

(c) Review process.

(1) The applicant shall submit ~~one (1) copy of~~ a complete application to the Planning Department.

* * *

(3) Once the submittal is determined complete, staff will notify the applicant of the ~~number of copies of the minor development plat required for distribution to referral agencies. Referral packets, with plan exhibits folded to 9" x 12", shall be provided by the applicant to the Planning Department application fees. Once the required application fees have been paid,~~ Planning staff shall electronically distribute the agency referrals ~~packets~~. The applicant shall distribute-submit any revised plans as required by staff.

* * *

(i) Recordation procedure.

* * *

(2) Within ninety (90) days of approval of the minor development plat, unless stated otherwise in such approval, the applicant shall submit: ~~two (2)~~ one (1) photographic Mylar ~~copies-copy~~ (Fix-line, emulsion down) of the approved final plat, amended, if necessary, and ready for recordation (except for Town signatures), all required documentation not previously submitted, and all mapping and recordation fees to the Planning Department. The applicant shall also provide appropriate security in accordance with Paragraph 13.07.150(b)(1) of this Chapter to cover the cost of construction of the public improvements in accordance with the requirements of the subdivision agreement.

* * *

Section 4. Section 13.10.230, Subsections (d) and (g), of the Parker Municipal Code is amended to read as follows:

13.10.230 Condominium unit map procedures and requirements.

(d) Review process.

(1) The applicant shall submit ~~one (1) copy of~~ a complete application to the Planning Department.

* * *

(3) Once the submittal is determined complete, staff will notify the applicant of the ~~number of additional copies of the condominium unit map~~

required ~~for distribution. Referral packets, with all exhibits folded to 9" x 12", shall be provided by the applicant to the Planning Department application fees. Once the required application fees have been paid,~~ Planning staff shall electronically distribute the ~~packets to agency referrals agencies.~~ Agencies shall have twenty (20) business days to respond.

* * *

(5) After approval of all documents by the appropriate entity and after all requirements of this Section have been met, the applicant shall submit ~~two (2)~~ one (1) photographic Mylar ~~copies-copy~~ (Fix-line, emulsion down) of the condominium unit map ready for recordation (except for Town signatures). All signatures on the condominium unit map shall be in indelible, black ink.

* * *

(g) Recordation procedure. Within thirty (30) days of receipt of the Mylar ~~copies-copy~~ (Fix-line, emulsion down) of the condominium unit map ready for recordation, all required documentation not previously submitted, and all mapping and recordation fees, the staff planner shall obtain all Town signatures, as required, and record the condominium unit map and all related documents.

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

DRAFT