



PLANNING COMMISSION MEETING

7:00 PM

July 11, 2019

Prior to the Meeting: 5:30 p.m. New Planning Commissioner Orientation

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**

May 9, 2019 Meeting Minutes

6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**

KOA ENCLAVE PROPERTY - Zoning

Applicant: Town of Parker
Location: West of Parker Road, south of Kohl's shopping center
and north of McCabe Meadows Park
Department: Community Development, Stacey Nerger
TRAKiT No.: Z18-024

8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

May 9, 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 were Commissioners Duane Hopkins, Richard Foerster, Kelly Hickler, Eliana Burke and Erik Frandsen. Alternate Ruth Ann Nelson was present and seated for the vacant position. Alternate Tracie Manske was absent; Alternate Kimberly Rodell was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Duane Hopkins moved to approve the April 25, 2019 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:02 P.M. JACKALOPE PLANNED DEVELOPMENT – Rezoning

Applicant: Marley Hodgson, Jackalope Properties, LLC
Location: Southeast Corner of Parker Road and Cockriel Drive
Department: Community Development, Stacey Nerger
TRAKiT No.: Z18-026

Stacey Nerger, Planner, presented the staff report for the Jackalope Planned Development - Rezoning. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the rezoning request.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Marley Hodgson, Principal for The Big Tool Box and Jackalope Properties, LLC, 8080 S Holly Street, Centennial, CO 80122 presented:

- Big Tool Box is a family owned business

- five components to the business:
 - * Ace Hardware
 - * Lawn, garden, equipment repair and rental center
 - * Plant Nursery and birding department
 - * Landscape Design and installation
 - * Retail sales
- known for customer service
- employment opportunities
- ownership gives back to the community
- reached out to neighbors to the south to let them know they are sensitive to the residential surroundings and for their support

Planning Commissioners discussed with the applicant:

- the number of buildings on-site; *(Mr. Hodgson said the main building will be the hardware store; there will be an indoor green house and an outside component.)*
- if the site will be similar to the Centennial location; *(Mr. Hodgson said the proposed site will be on one level for greater efficiency.)*

Planning Commissioners discussed with staff:

- if the existing buildings will be removed; *(Staff said that is correct; the buildings need to be removed to accommodate grading requirements.)*
- why the previous owner's used the existing buildings; *(Staff said the previous owners wanted to use the existing buildings and liked that they were barns.)*
- if the new buildings will meet Town design standards; *(Staff said that is correct.)*
- the timeline for project completion; *(Staff deferred to the applicant; the applicant said the plan is to open April 2020.)*
- why the property is not rezoned to straight commercial; *(Staff said the proposed zoning addresses Neighborhood Center and Garden Center uses, setback needs, outdoor display areas and bulk storage needs; straight-zoning couldn't meet the applicant's needs.)*

PUBLIC COMMENT OPENED

The following citizens spoke in support of recommending approval based on the products and services provided by the proposed use:

- David Ardell, 4893 Sonado Place
- Ty Aslin, 5228 Craftsman Drive

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:21 P.M. JACKALOPE PLANNED DEVELOPMENT – Rezoning

PLANNING COMMISSION DISCUSSION

Commissioner Duane Hopkins said this looks like a great new use for the site; the proposed use will provide a hometown level of service that currently doesn't exist and is a good match for the Town. He said he believes the proposed site needs an upgrade even though he loves the current use.

Commissioner Richard Foerster said he loved the idea of the redevelopment to a Big Tool Box. He said he has been to the one in Highlands Ranch and appreciates the amenities the use will provide; he supported recommending Town Council approve the rezoning request.

Commissioner Eliana Burke said she likes purple tools so she is looking forward to the proposed use that will be good for Parker.

Commissioner Ruth Ann Nelson said she supported the project that will bring commercial uses south of Hess Road; the neighbors and development to the south will have gardening needs and a place to shop that will reduce traffic on north Parker Road which is good for the Town. She supported recommending Town Council approve the rezoning request.

Commissioner Erik Frandsen said he appreciated amending the Planned Development rather than just changing the zoning to straight commercial; he supported recommending Town Council approve the rezoning request.

Commissioner Kelly Hickler said the proposal meets all nine criteria for approval; she supported recommending Town Council approve the rezoning request.

Chair Gary Poole said he is a long-time customer of the Big Tool Box and he said he believed it will be an asset to the Town; he said he appreciated the time taken for a thoughtful project that he looks forward to seeing progress.

Commissioner Richard Foerster moved that the Planning Commission recommend that Town Council approve the Jackalope Planned Development Amendment No. 1. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:26 P.M. DRAFT ORDINANCE

An Ordinance to Amend Section 13.04.150 of the Parker Land Development Ordinance Concerning the Rezoning of Areas From All Other Zoning Districts to PD - Planned Development

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

Stacey Nerger, Planner, presented the staff report for the update to the Land Development Ordinance concerning the rezoning of areas from all other zoning districts to PD – Planned Development. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners discussed with staff:

- if a previously approved rezone request for a pre-school to a Planned Development (PD) would not have been allowed with the approval of this proposal; (*Staff said that is correct.*)
- if there are others that need to be taken care of before this amendment is approved; (*Staff said anything in process will be allowed to continue as grandfathered; there are no current proposals that would not meet the exceptions.*)
- the 10 acre exception; (*Staff said 10 acre properties may need a PD where smaller properties won't.*)
- the criteria to determine the need for a PD; (*Staff said criteria would be if the development is greater than 10 acres and if the proposed uses are outside Commercial or Light Industrial zoning.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:30 P.M. DRAFT ORDINANCE

An Ordinance to Amend Section 13.04.150 of the Parker Land Development Ordinance Concerning the Rezoning of Areas From All Other Zoning Districts to PD - Planned Development

PLANNING COMMISSION DISCUSSION

All Commissioners agreed this request makes sense and recommended approval by Town Council.

Commissioner Eliana Burke moved that the Planning Commission recommend the Town Council approve an ordinance to Amend Section 13.04.150 of the Parker Land Development Ordinance concerning the rezoning of areas from all other zone districts to PD - Planned Development. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Reminder: Special Study Session June 6, 2019, Land Development Ordinance Modernization – Update; 5:30 p.m.

ADJOURNMENT

The meeting was adjourned at 7:33 p.m.

Rosemary Sietsema
Recording Secretary

Eliana Burke
Acting Vice Chair

DRAFT



Planning Commission Staff Report

Planning Commission Date: 7/11/2019

Town Council Date: 8/5/2019

Hearing Type: Public Hearing
KOA Enclave Property – Zoning
TRAKiT No.: Z18-024

Location: Generally located west of Parker Road, south of Twenty Mile Road, south of the Flat Acres Commercial Center and north of McCabe Meadows Park

Project Planner: Stacey Nerger, Planner

Applicant(s): Town of Parker Community Development Department

Executive Summary: The 57.253 acre KOA Property is proposed to be zoned Agricultural in conjunction with an annexation ANX18-004. The site is an unplatted parcel located on the west side of Parker Road south of Twenty Mile Road and the Flat Acres commercial center. The property is currently zoned Agricultural One (A1) in the County.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the KOA Enclave Property zoning request.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the KOA Enclave Property zoning request, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the KOA Enclave Property zoning as the request does not meet the following approval criteria:”

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

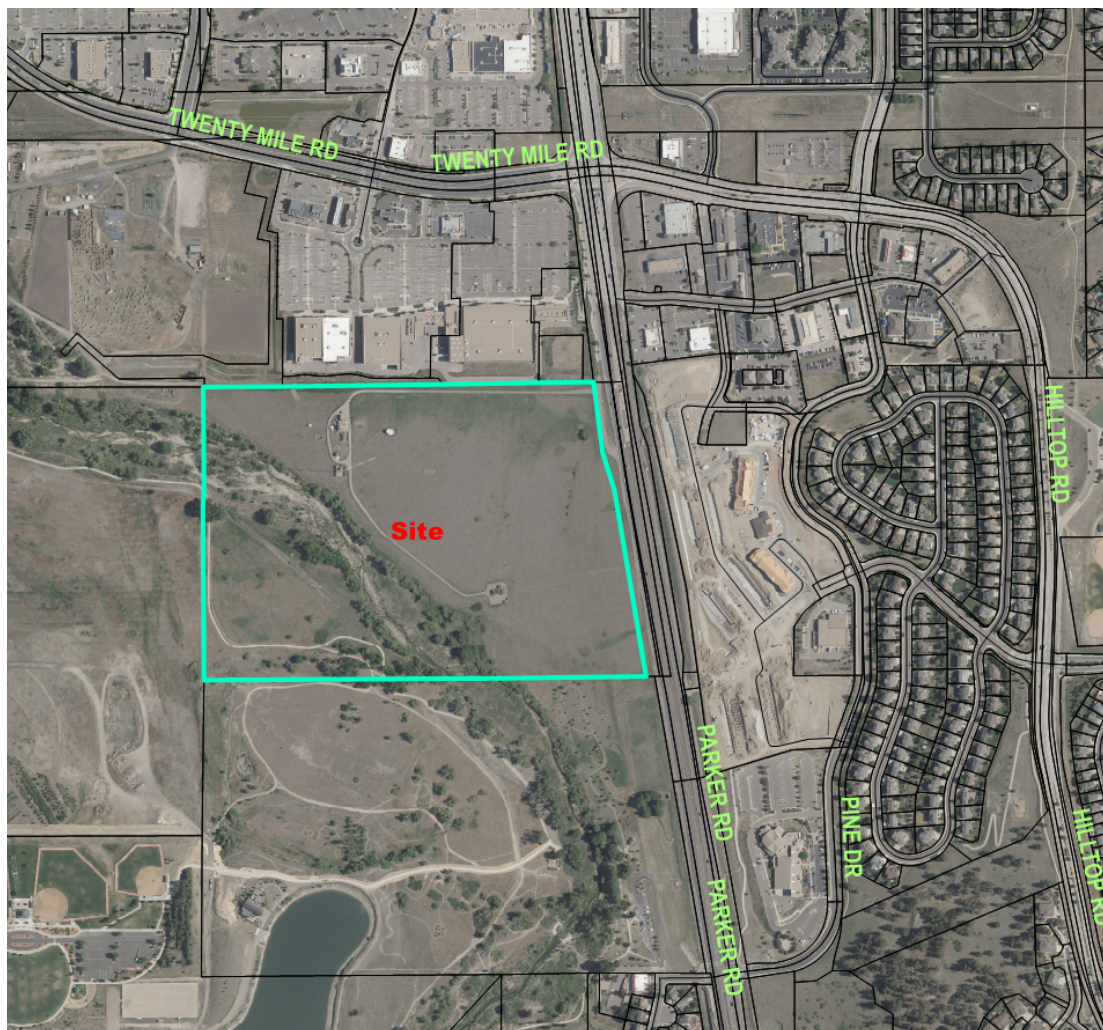
“I move the Planning Commission vote to continue the KOA Enclave Property zoning to a future date.”

I. BACKGROUND/DISCUSSION

The subject property, known as the KOA Property, is located in unincorporated Douglas County and is surrounded by the Town of Parker. The Town is processing an enclave annexation of the KOA Property and will zone the property A-Agricultural District, which is the Town zoning most similar to the existing County zoning.

The KOA Property is located on the west side of Parker Road south of Twenty Mile Road and between the Flat Acres Shopping Center and McCabe Meadows Trailhead. The subject property is approximately 57 acres owned by Vertical Bridge, formerly known as iHeartMedia. Current development on the property includes a large transmission antenna for radio station KOA News and ancillary communications facilities. The KOA Property has been completely surrounded by the Town of Parker for a period of not less than three (3) years and is considered an enclave under the Municipal Annexation Act of 1965. The Town has committed to a policy of actively pursuing the annexation of enclaves. The subject property is located within the Town's Planning Area described in the Parker 2035 Master Plan and the proposed annexation is consistent with the Master Plan.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
N/A	The annexation and zoning requests are the first actions by the Town related to the subject properties.

III. CURRENT SITE DATA

Existing Zoning	Agriculture One (Douglas County)		
Overlay District	N/A		
PD & Plan Area	Agriculture (proposed)		
Master Plan Area	Medium Density Residential		
Site Acreage	57.253 acres		
Subdivision	Unplatted		
Existing Use	KOA Transmission Antenna and Ancillary Communications Facilities		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	PD – Planned Development	Multi-Tenant Retail – Flat Acres Commercial Center
South	Medium Density Residential	Public Facilities District	McCabe Meadows Trailhead
East	Medium Density Residential	PD - Planned Development	Parker Road and Pine Bluff Apartments
West	Medium Density Residential	Public Facilities District	Cherry Creek Open Space and Salisbury Park North

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	<u>Medium Density Residential:</u> Recommends an overall gross density of up to 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.C</u> <u>Land Use 1.E</u>
Staff Analysis	The subject property is part of an enclave annexation where the proposed zoning is consistent with the properties current Douglas County zoning. The subject property is located along Parker Road surrounded by properties within the Town boundaries and located

	within the Town's growth boundary. The A-Agricultural District allows for residential land uses at a density below the maximum density recommended by the Parker 2035 Master Plan. The annexation and zoning fulfills the Town of Parker goal of actively pursuing annexation of enclaves and roads to allow for continuity of services within the Parker 2035 Planning Area.
--	---

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Up to 3.5 dwelling units per net acre outside of the Cherry Creek Flood Plain	One unit is allowed per every 10 acres	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Single family residential with some allowance for higher density residential	Single family residential and agricultural uses	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	35 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	The proposed zoning is to give the property a zoning that is compatible with the current zoning in Unincorporated Douglas County. As detailed in the analysis above, the requested zoning is consistent with the Town's Master Plan for the allowed uses and the requested height maximum for buildings. The annexation and zoning fulfills the Town of Parker goal of actively pursuing annexation of enclaves and roads to allow for continuity of services within the Parker 2035 Planning Area.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property currently has a right-in/right-out access to Parker Road that serves as access to the existing tower and facilities. This access is sufficient for the current use of the property. Additional access will be required if the property is developed in the future.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

A need exists for the annexation and zoning of the subject property, for the reasons that it will (1) allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; and (2) promote orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Urban Growth Area.

Based on this analysis, staff has determined that this criterion has been met.

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

This property is considered an enclave, located within unincorporated Douglas County but surrounded by the Town of Parker. The Town has been working for several years to clean up the Town's boundaries and annex these enclave areas. The subject property is contiguous with the Town and is described in the Parker 2035 General Land Use Plan as being located within the Town's Planning Area.

For the reason that the subject property has been identified as property to be annexed, zoned and developed in the Town, the subject property is indeed the correct site for annexation and zoning.

Based on this analysis, staff has determined that this criterion has been met.

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

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

The subject property is currently zoned Agriculture One in unincorporated Douglas County. The zoning application for the subject property is for A-Agricultural District under the Town's Land Development Ordinance, which is mostly consistent with the current development standards and uses of the existing zoning in the County. The property proposed for annexation is entirely surrounded by the Town and have been surrounded for more than three years.

Based on this analysis, staff has determined that this criterion has been met.

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

Roadway infrastructure exists around the property. No additional improvements are anticipated with the property's zoning. If the property develops in the future, additional access and circulation will be required.

Based on this analysis, staff has determined that this criterion has been met.

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

The Town does not anticipate significant additional municipal service costs with the proposed zoning.

Based on this analysis, staff has determined that this criterion has been met.

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

No new development is proposed as part of the zoning. Therefore, no additional environmental impacts are anticipated at this time. Any future development will be required to meet all environmental criteria set forth in the Land Development Ordinance.

Based on this analysis, staff has determined that this criterion has been met.

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

As detailed in Section IV of this staff report, the A-Agricultural District is consistent with the objectives identified within the Town's Master Plan.

Based on this analysis, staff has determined that 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.

The property is located within Parker Water and Sanitation District and infrastructure exists serving adjoining properties. When developed the property will be able to receive adequate services.

Based on this analysis, staff has determined that this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No Comment
Aztec Consultants	Minor corrections to be made on the zoning map - Corrections were made
Parker Building	No Comment
Fire Life Safety	No Comment
Douglas Country Planning	The proposed zoning to A-Agricultural District by the Town is appropriate and has no objection to the request.
Douglas County Public Works	No Comment
Douglas County Assessor's Office	No Comment
Douglas County School District	No Comment
Parker Police	No Comment
Parker Comprehensive Planning	The property is located within the Medium density Residential Planning Area which recommends a variety of residential densities up to 3.5 dwelling units per acres and supportive uses.
Parker Economic Development	Approved
Xcel	Public Service Company has no objection to the proposed annexation and zoning, contingent upon their ability to maintain all existing rights.
IREA	No Comment
CenturyLink	Approval
Comcast	No Comment
Parker Water and Sanitation District	Approved

IX. CONCLUSION

This zoning request is being processed concurrently with the annexation application as provided by the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code and has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends approval of the request and Town Council approves the request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Draft Ordinance No. 3.346
2. Zoning Map
3. Referral Comments

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

ORDINANCE NO. 3.346, Series of 2019

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE KOA ENCLAVE PROPERTY TO A-AGRICULTURE DISTRICT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. Finding of Fact.

a. Application has been made for zoning certain property described in attached **Exhibit 1**, within the Town of Parker, Colorado, as A-Agriculture District, pursuant to the Town of Parker Land Development Ordinance (the "Property").

b. Public notice has been given 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.

d. The requirements contained in Section 13.04.240(f) of the Parker Land Development Ordinance are satisfied for zoning the Property to A-1 Agriculture District, as described in the Parker Land Development Ordinance.

Section 2. The Property is hereby zoned A-1 Agriculture District, as described in the Parker Land Development Ordinance.

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 become effective upon the later to occur of: (i) the date that is ten (10) days after final publication; or (ii) the date the Annexation Ordinance for the Property goes into effect, whichever occurs last.

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 1

Legal Description

A PARCEL OF LAND BEING ALL OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015022961 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 89°33'16" EAST, A DISTANCE OF 1,325.98 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 89°29'46" EAST, A DISTANCE OF 434.20 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 875, AT PAGE 652, IN SAID OFFICIAL RECORDS;

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

1. SOUTH 07°17'29" EAST, A DISTANCE OF 326.50 FEET;
2. SOUTH 17°31'59" EAST, A DISTANCE OF 170.70 FEET;
3. SOUTH 09°36'29" EAST, A DISTANCE OF 855.06 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY ALONG SAID SOUTH LINE, SOUTH 89°34'02" WEST, A DISTANCE OF 664.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°35'51" WEST, A DISTANCE OF 1,325.06 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

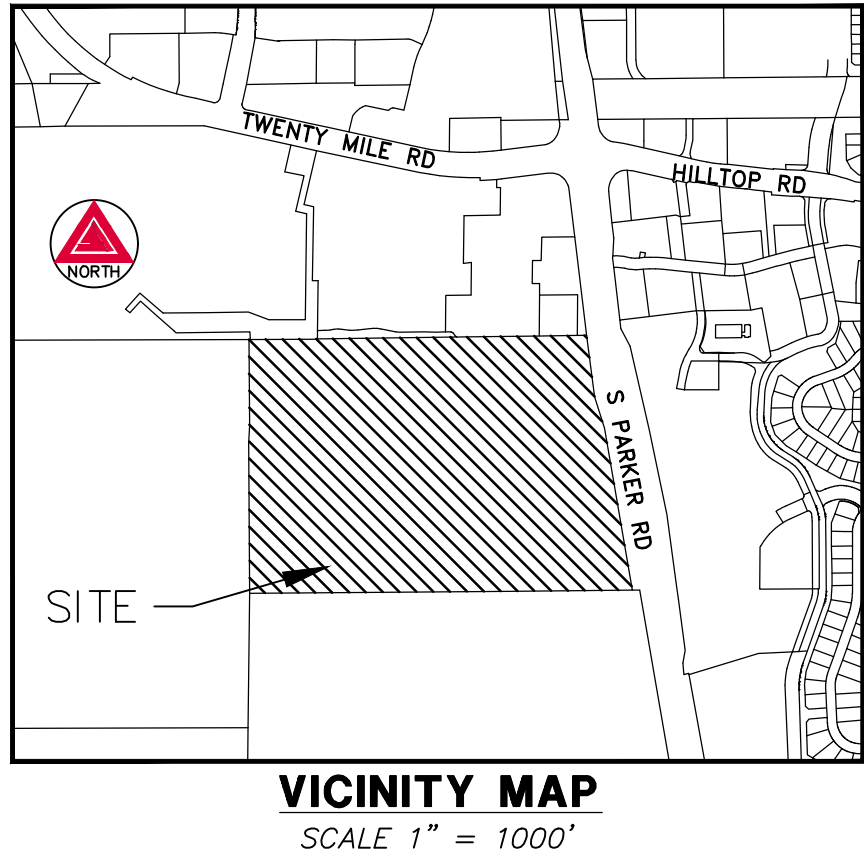
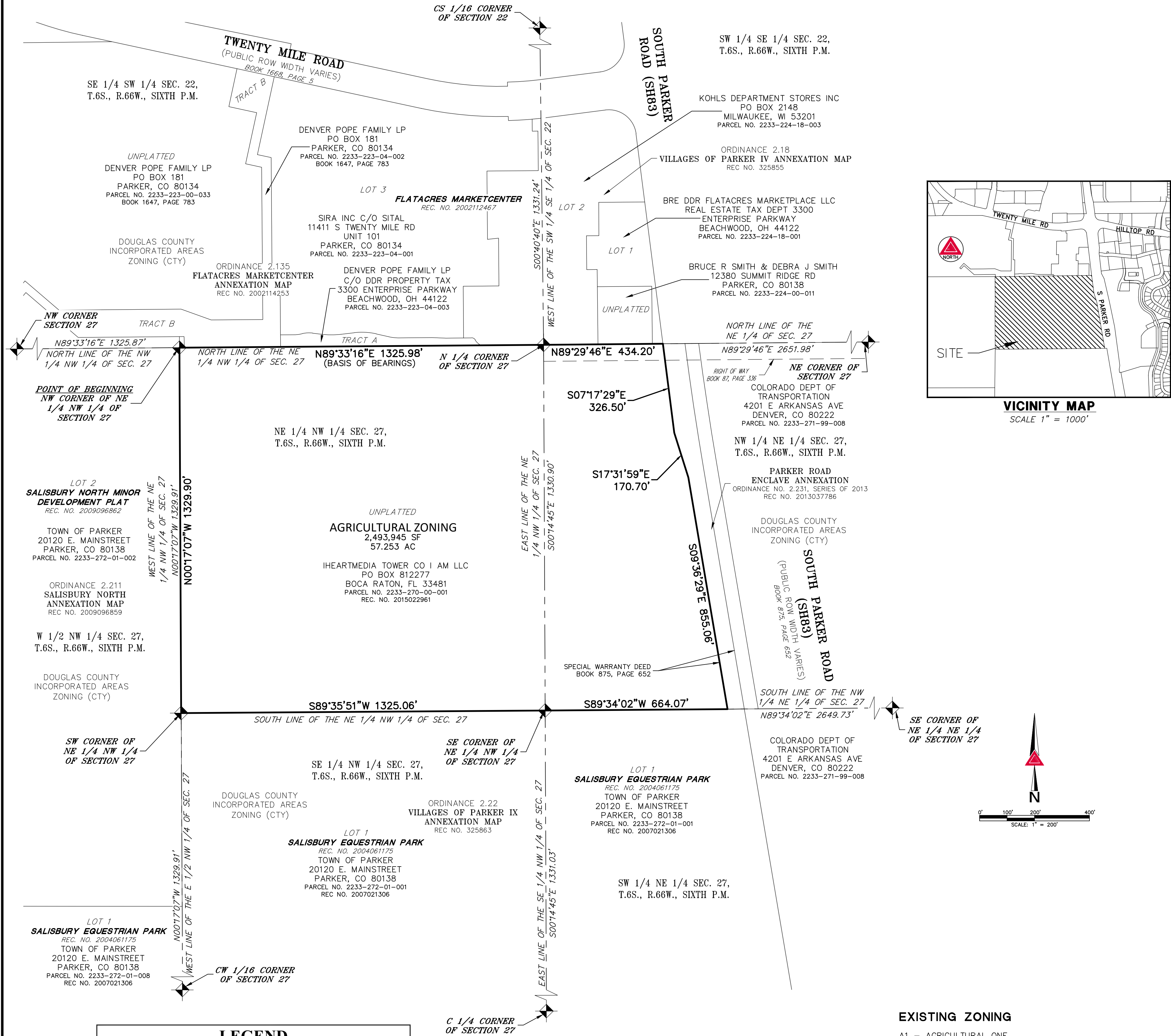
THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 00°17'07" WEST, A DISTANCE OF 1,329.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 57.253 ACRES, (2,493,945 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

DRAFT

KOA PROPERTY ZONING MAP
A PARCEL LOCATED IN THE NORTH HALF OF SECTION 27,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015022961 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 89°33'16" EAST, A DISTANCE OF 1,325.98 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 89°29'46" EAST, A DISTANCE OF 434.20 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 875, AT PAGE 652, IN SAID OFFICIAL RECORDS;

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

1. SOUTH 07°17'29" EAST, A DISTANCE OF 326.50 FEET;
2. SOUTH 17°31'59" EAST, A DISTANCE OF 170.70 FEET;
3. SOUTH 09°36'29" EAST, A DISTANCE OF 855.06 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY ALONG SAID SOUTH LINE, SOUTH 89°34'02" WEST, A DISTANCE OF 664.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°35'51" WEST, A DISTANCE OF 1,325.06 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 00°17'07" WEST, A DISTANCE OF 1,329.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 57.253 ACRES, (2,493,945 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TAKEN TO BEAR NORTH 89°33'16" EAST, A DISTANCE OF 1,325.98 FEET.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. THIS ZONING MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO, TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.
4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PLANNING COMMISSION CERTIFICATE

THIS REZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED AS THE KOA PROPERTY. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

ACCEPTED BY THE PARKER TOWN COUNCIL THIS ____ DAY OF _____, 201____.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO;

DANIEL E. DAVIS.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

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

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ZONING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF DOUGLAS COUNTY AT ____M. ON THE ____ DAY OF _____, 20____,

RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

EXISTING ZONING

A1 — AGRICULTURAL ONE

PROPOSED ZONING

A — AGRICULTURAL

LEGEND	
	SECTION CORNER AS NOTED
	LIMITS OF AREA TO BE ZONED
	SECTION LINE
	PROPERTY LINE

SCALE 1" = 200'	DATE 5-07-2019
BY	REVISION DESCRIPTION
DATE	
300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	
AZTEC CONSULTANTS, INC.	
KOA PROPERTY ZONING N 1/2 SECTION 27, T.6S., R.66W., 6TH P.M. TOWN OF PARKER, DOUGLAS COUNTY, COLORADO PREPARED FOR TOWN OF PARKER 20120 E. MAINSTREET, PARKER, CO 80138-7335	
SHEET ONE OF 1 SHEETS	
24918-21 JOB NO.	

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

Minor comments on Zoning Map

- Corrections have been made

TOWN OF PARKER BUILDING

Z18-024

Review Type Building 20

Reviewer Randy Capra ▼

Date Sent 11/1/2018  Today

Date Due 12/3/2018  Today

Status NO COMMENT ▼

Remarks

Date Returned 11/5/2018  Today

Add to Timesheet

CENTURYLINK COMMUNICATIONS

See attached approval letter



CenturyLink®

Network Real Estate
5025 N. Black Canyon Hwy
Phoenix, AZ 85015

November 14, 2018

APPROVED

Stacy Nerger
Town of Parker
303-841-2332
snerger@parkeronline.org

SUBJECT: Case Number ANX18-004, KOA Property Annexation, generally located on the west side of Parker Road south of Twenty Mile Road and the Flat Acres Commercial Development, Section 27, Township 6 South, Range 66 West of the Principal Meridian, Town of Parker, County of Douglas, State of Colorado

To Whom It May Concern:

CenturyLink has reviewed the proposed Plan as requested. Our approval is hereby given to continue the site approval process with the Town of Parker.

Please note that CenturyLink has facilities along the northern property line and down into the property itself, which are within a dedicated easement (see accompanying attachment).

If the CenturyLink facilities are found to restrict development within the area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Sincerely,

Karen Caime

Karen Caime
Right of Way Agent
Qwest Corporation d/b/a CENTURYLINK QC
602.630.1428 Phone
602.246.1326 Fax
Karen.Caime@centurylink.com

P809925

R/W

56996

(4-82)

RECORDING INFORMATION ONLY

RIGHT-OF-WAY EASEMENT

The Undersigned Grantor (and each and all of them if more than one) for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto the Mountain States Telephone and Telegraph Company, a Colorado corporation, 931 14th Street, Denver, Colorado, 80202, Grantee, its successors, assigns, lessees, licensees and agents a Right-Of-Way Easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require upon, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit;

An easement, as shown on Exhibit "A", attached hereto and made a part hereof, being in North One-Half (N 1/2) of Section 27, Township 6 South, Range 66 West of the 6th Principal Meridian,

situate in County of Douglas, State of Colorado, TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above-described property, the right to clear and keep cleared all trees and other obstructions as may be necessary, and the right to permit other utility companies to use the right-of-way jointly with Grantee for their utility purposes.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

Signed and delivered this 4th day of May, A.D., 1984.

BELO BROADCASTING CORPORATION,
a Texas corporation

ATTEST

Denson Walker
Denson Walker, Secretary

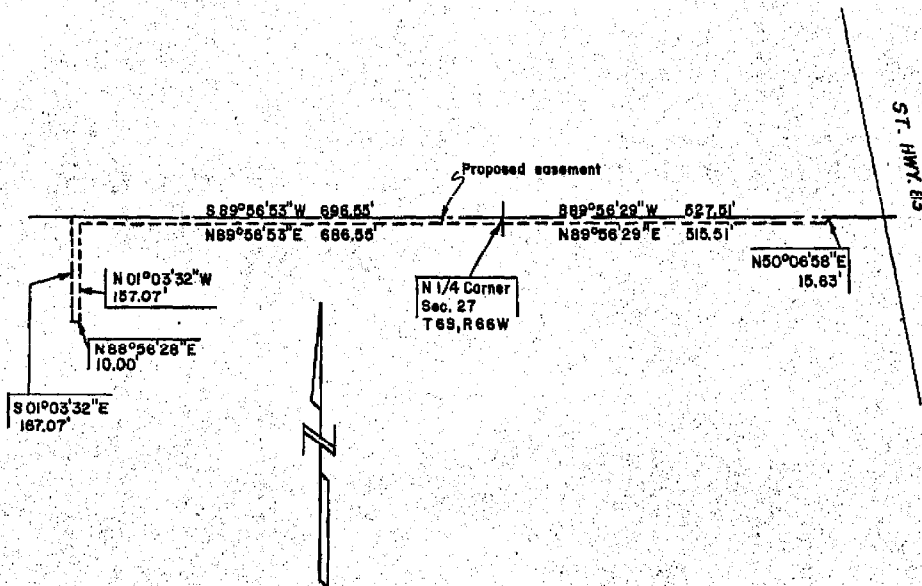
By *Jay Hoker*
Jay Hoker, Vice President/Radio

GRANTOR

L.T. & T. CO. NUMBER		56996		REMARKS: 1386.13 ft	SPACE RESERVED FOR RECORDER'S CERTIFICATE
QUARTER SECTION		NE	NW	20,385 Sq Ft	
SECTION		27	27	Approx.	
TOWNSHIP		6S	6S	"Metropolitan	
RANGE		66W	66W	Television Company"	
PRINCIPAL MERIDIAN		Sixth		JOB C4-06AC	
EXCHANGE OR TOLL LINE		Parker		NUMBER 232000 45CR	
AD CODE, BURIED		BUCA		MAIL TO: MOUNTAIN STATES	
ABLE OR CONDUIT				TELEPHONE AND TELEGRAPH CO.	
				DOCUMENT CONTROL CENTER BOX 1976, ROOM 1130 DENVER, COLORADO 80202	

RW-5699

EXHIBIT "A"

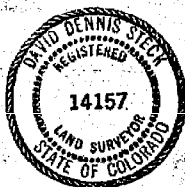


An easement situated in the north half of Section 27, Township 6 South, Range 66 West, Douglas County, Colorado more particularly described as follows:

Beginning at the north quarter corner of said Section 27; thence S 89°56'53" W a distance of 696.55 feet; thence S 01°03'32" E a distance of 167.07 feet; thence N 88°56'28" E a distance of 10.00 feet; thence N 01°03'32" W a distance of 157.07 feet; thence N 89°56'53" E a distance of 686.55 feet; thence N 89°56'29" E a distance of 515.51 feet; thence N 50°06'58" E a distance of 15.63 feet; thence S 89°56'29" W a distance of 527.51 feet to the point of beginning.

I, David D. Steck, a Registered Land Surveyor in the State of Colorado do hereby certify that the location of Mountain Bell's proposed easement as shown hereon was determined by a field survey made by me or under my direct supervision.

David D. Steck



NAME OF SUBDIVISION					MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DISTRIBUTION SERVICES ROOM 1150-2 1005-17th St DENVER, COLO 80202	
N 1/2 Section 27 Township 6 SOUTH Range 66 WEST						
6th Principal Meridian DOUGLAS County, Colorado				Scale: 1"=200'	Lead Code	
C4-ORAC PARKER				Drawn By: DDS	Buried Cable	
Date: 2/27/84				Conduit		

COMCAST

No Comments Submitted

TOWN OF PARKER COMPREHENSIVE PLANNING

REVIEWS

Bryce Matthews

Comprehensive
Planning 20

The property is located within the Medium Density Residential planning area which recommends a variety of residential densities up to 3.5 dwelling units per acre and supportive uses such as open space, parks, schools and places of worship. The Agricultural zoning is similar to the current zoning in Douglas County and is not inconsistent with the Parker 2035 Master Plan.

12/3/2018 6:27:29 PM

DOUGLAS COUNTY ASSESSORS

Z18-024

Review Type Douglas County Assessors Office
20

Reviewer

Date Sent  Today

Date Due  Today

Status

Remarks

Date Returned  Today

Add to Timesheet

DOUGLAS COUNTY PLANNING/ENGINEERING

See attached comment letter

Project Name: KOA Property Zoning to Agricultural

Project Number: RE2018-195 / Z18-024

Date Received: 11/01/2018

Jurisdiction: Town of Parker

Due Date: 12/03/2018

Addressing Comments:

No Comments

Engineering Comments:

No Comments

Planner Comments:

The property is zoned A-1, Agriculture One under County jurisdiction. The proposed rezoning to Agriculture by the Town is appropriate. Douglas County Planning Services has no objection to the request.

DOUGLAS COUNTY SCHOOL DISTRICT

No comments submitted

TOWN OF PARKER ECONOMIC DEVELOPMENT

Z18-024

Review Type Economic Development 20

Reviewer

Date Sent  Today

Date Due  Today

Status

Remarks

Date Returned  Today

Add to Timesheet

FIRE LIFE SAFETY

Z18-024

Review Type FIRE LIFE SAFETY 20

Reviewer

Date Sent  Today

Date Due  Today

Status

Remarks

Date Returned  Today

Add to Timesheet

IREA

Z18-024

Review Type	IREA 20		
Reviewer	Brooks Kaufman		
Date Sent	11/1/2018		Today
Date Due	12/3/2018		Today
Status	NO COMMENT		
Remarks			
Date Returned	11/28/2018		Today
Add to Timesheet			

Z18-024

Review Type **Parker Water and Sanitation District 20**

Reviewer **Drayton Sanderson**

Date Sent **11/1/2018** Today

Date Due **12/3/2018** Today

Status **APPROVED**

Remarks

Date Returned **11/7/2018** Today

Add to Timesheet

TOWN OF PARKER PUBLIC WORKS/ENGINEERING

Z18-024

Review Type	PLANNED DEVELOPMENT / ZONING PLAN - PW	
Reviewer	Alex Mestdagh ▼	
Date Sent	11/1/2018	 Today
Date Due	12/3/2018	 Today
Status	NO COMMENT ▼	
Remarks		
Date Returned	12/19/2018	 Today
Add to Timesheet		

POLICE

Edit Review

Z18-024

Review Type	Police 20	
Reviewer	Penny McLean ▼	
Date Sent	11/1/2018	 Today
Date Due	12/3/2018	 Today
Status	NO COMMENT ▼	
Remarks		
Date Returned	1/10/2019	 Today
Add to Timesheet		

PUBLIC SERVICE COMPANY

See attached letter



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

December 3, 2018

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

Attn: Stacey Nerger

Re: KOA Property Annexation and Zoning, Case #s ANX18-004 and Z18-024

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **KOA Property Annexation and Zoning**. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

PSCo is requesting that the Town of Parker send us notification after approval of the proposed annexation has been finalized. This notification should be sent to **Sandi Cardenas** (303-571-3635) at: sandra.cardenas@xcelenergy.com or Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223. This will allow our mapping department to make the necessary updates to our mapping system.

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

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

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

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