



PLANNING COMMISSION MEETING

7:00 PM

August 1, 2019

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

July 11, 2019 Meeting Minutes

6. **PUBLIC HEARINGS**

HESS RANCH

Applicant: JEN Colorado 18, LLC
**Location: West of Crowfoot Valley Road and
between Stroh Road and Chambers Road**
Department: Community Development, Paul Workman

- A. **Rezoning**
TRAKiT No.: Z18-027
- B. **Infrastructure Sketch and Preliminary Plans**
TRAKiT Nos.: SUB18-049 and SUB18-051

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



PLANNING COMMISSION MINUTES

July 11, 2019

Acting Vice Chair Eliana Burke called the meeting to order at 7:01 p.m.

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

Also, present were Commissioners Richard Foerster, Ruth Ann Nelson and John Howe. Alternates Tracie Manske and Kimberly Rodell were present and seated for the absent Commissioners Erik Frandsen and Duane Hopkins. Chair Gary Poole was absent; Alternate Susan Caudill was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the May 9, 2019 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: OPENED: 7:08 P.M. 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

Stacey Nerger, Planner, presented the staff report for the KOA Enclave Property - Zoning. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the zoning request.

Acting Vice Chair Eliana Burke asked the Planning Commissioners if there was a need to disclose any conflicts of interests or site visits.

All Planning Commissioners had none.

Planning Commissioners discussed with staff:

- if the property has more than one owner; (*Staff said there is only one property owner.*)
- if the property owner supports the annexation; (*Staff said the property owner has not responded to the Town regarding the annexation; this is a forced annexation.*)

- why it is preferable that the zoning remain Agricultural, as in Douglas County, if it is in conflict with the Parker 2035 Master Plan; *(Staff said annexing enclave properties requires following the Annexation Act which states the annexation must not create a burden to the property owner; a burden could be perceived as changing the zoning on a property that increases property taxes or decreases the value of the property. Staff said keeping the zoning within the Town the same as in Douglas County would maintain the property value for the owner.)*

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:14 P.M. KOA ENCLAVE PROPERTY - Zoning

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said the request is straight-forward; meets the zoning criteria; will benefit the property owner and the Town of Parker. He said it makes sense to have continuity in the area and he supported recommending Town Council approve the zoning request.

Commissioner Richard Foerster said all the zoning criteria have been met; and referral agencies had either no comment or comments that could be met. He said he saw no reason to not recommend Town Council approve the zoning request.

Commissioner Tracie Manske agreed. She said she understood why the property will keep its current zoning even though it doesn't meet the Parker 2035 Master Plan. She supported recommending Town Council approve the zoning request.

Commissioner Ruth Ann Nelson agreed; she supported recommending Town Council approve the zoning request.

Commissioner Kimberly Rodell said since the zoning is part of an enclave annexation she had no problem with the request; the zoning meets all the criteria for approval and she said she understood why the property will keep its current zoning even though it doesn't meet the Parker 2035 Master Plan. She supported recommending Town Council approve the zoning request.

Acting Vice Chair Eliana Burke agreed.

Commissioner Richard Foerster moved that the Planning Commission recommend Town Council approve the KOA Enclave Property zoning request. Commissioner John Howe seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Bryce Matthews, Planning Manager advised the July 25, 2019 Planning Commission meeting will be cancelled and requested a Special Planning Commission Meeting on August 1, 2019 at 7:00 p.m.

Commissioner Ruth Ann Nelson moved the Planning Commission have a Special Planning Commission meeting on August 1, 2019 at 7:00 p.m. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 8/1/2019

Town Council Date: 8/19/2019

Hearing Type: Public Hearing
UNPLATTED – HESS RANCH Rezoning
TRAKiT No(s): Z18-027

Location: Northwest corner of Crowfoot Valley Road and Stroh Road

Project Planner: Paul Workman, Senior Planner

Applicant: Larry Jacobson, JEN Colorado 18, LLC

Executive Summary: The applicant is requesting to amend the Hess Ranch Planned Development in order to meet current development trends and current requirements for development.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the requested Hess Ranch Planned Development rezoning.”

ALTERNATIVE MOTIONS

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

-List proposed conditions

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

I. BACKGROUND/DISCUSSION

The subject property is generally located at the southwest corner of Crowfoot Valley Road and Stroh Road. The site is currently undeveloped and surrounded by an undeveloped site to the north (Anthology North), unincorporated Douglas County residential development, the Meadowlark development and the Trails at Crowfoot development to the east, undeveloped parcels located in unincorporated Douglas County to the south and the balance of the Hess Ranch development (currently undeveloped) to the west.

The applicant, JEN Colorado 18, LLC, is requesting the approval of a zoning amendment to the Hess Ranch Planned Development (PD). Specifically, the applicant is requesting the following changes:

Planning Area Boundary Amendment:

- Amend the boundaries of Planning Areas 6, 7, 8, 9, 21 and 25. The applicant is requesting to amend these Planning Area boundaries to support improved subdivision design. Specifically, the driving force behind their subdivision layout is called “Dendritic Design”. Dendritic design is a way of designing a subdivision layout in order to respond to natural features (floodplains, drainage ways, topography, etc.) in a way that incorporates those natural features into the subdivision design as opposed to ignoring or removing the natural features that are present. It is important to note that while the Planning Area boundaries are proposed to be reconfigured, there is no increase in the overall number of units that are currently entitled in these Planning Areas and the applicant is proposing an increase in the open space of roughly 10 acres.

Lot Standards Revisions:

- Revise lot size standards to accommodate market demand for attached housing types. With a few exceptions, the current Hess Ranch PD does not distinguish a minimum lot size or width for an attached single-family residential product. Instead, the PD contemplates a standard minimum lot size of 3,500-square feet and no minimum lot width for single-family attached residential products. Therefore, the applicant is proposing a minimum lot size of 1,500-square feet for a paired/townhome residential product with a 20-foot minimum lot width and a minimum lot size of 2,100-square feet for a duplex product with a 20-foot minimum lot width. The requested lot standards are common lot standards for these types of home products and are consistent with other lot size requirements for similar home products in the Town.

Rezoning Planning Area 9:

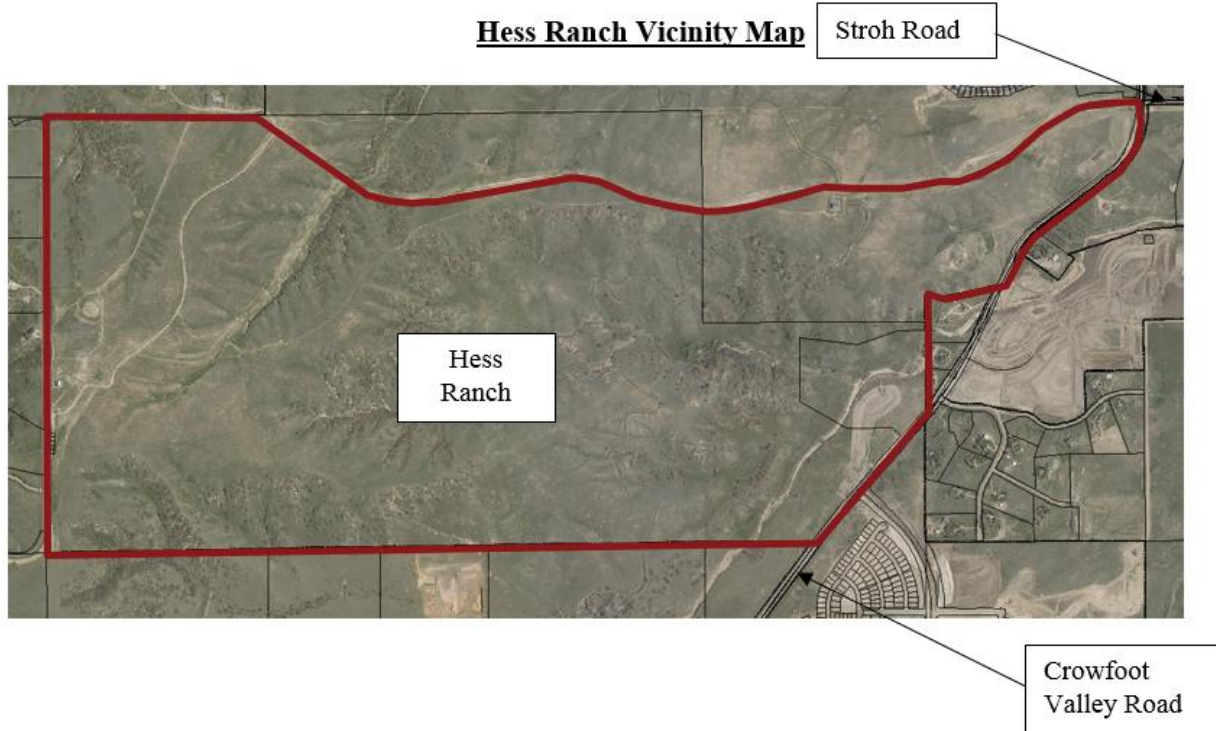
- Rezone Planning Area 9 from MU Mixed-Use to a Residential SFe designation to address topographic constraints and support the dendritic design approach. Presently, Planning Area 9 sits about 38-feet higher than the intersection of Stroh Road and Crowfoot Valley Road. Therefore, significant grading and site disturbance would be required to accommodate access points and circulation routes to make this Planning Area viable for commercial development.

Partial Waiver Resolution Compliance:

- Implement the Partial Waiver Resolution requirement for commercial uses on a minimum one-third (1/3) of MU Mixed-Use Planning Areas 3, 4, 12 and 14 (to be developed with Segment 2). In May of 2019, the Town Council approved a Partial Waiver Resolution to allow the applicant to defer specific submittal requirements generally required during the submittal of a sketch and preliminary plan in order to allow the applicant to parse the development of the 1,100 acres that account for the Hess Ranch property into two segments of development. The Partial Waiver Resolution allowed the applicant to defer the submittal of detailed documents for Segment 2 until there is proposed development for Segment 2. As a part of granting permission to allow the applicant to parse the Hess Ranch property into two segments, Town Council approved this request subject to certain developer obligations. One of those obligations was to process a PD zoning amendment to ensure that one-third (1/3) of the total developable area of Planning Areas 3, 4, 12 and 14 be zoned to only allow for commercial uses.

The requirement for one-third (1/3) of these Planning Areas to be developed for commercial uses was borne out of the Town of Parker 2035 Master Plan language for Neighborhood Centers. This language states; *“In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use.”* The intent of this language is to ensure that there is meaningful commercial development within identified Neighborhood Centers. This will ensure commercial services are available to current and future residents of the Town while helping to maintain the fiscal health of the Town. One-third (1/3) of the total area of Planning Areas 3, 4, 12 and 14 is roughly 22 acres that will be developed strictly for commercial uses.

Hess Ranch Vicinity Map



Segment 1 Project Area



PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) and zoned for a variety of residential and commercial uses.
2003	The west half of the subject property was voluntarily annexed by the Town (Ordinance 2.140) and zoned as PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to allow a variety of residential and commercial uses.
2008	Town Council approved a PD Amendment to allow a variety of residential and commercial uses.
2015	The current PD-Planned Development zoning covering the subject property was approved by Town Council and allows for a variety of residential and commercial uses.

II. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development		
Master Plan Area	Low-Density Residential		
Site Acreage	1,135.86 acres		
Subdivision	Hess Ranch (under review)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Undeveloped
South	Douglas County	Douglas County Zoning	Undeveloped
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Crowfoot Valley Road and single-family detached residential units
West	Medium Density Residential	PD - Planned Development	Undeveloped

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Low Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Low Density Residential: Consists of an overall gross density of 2.2 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.A Land Use 1.B Land Use 1.D Land Use 1.E Land Use 1.F Land Use 1.G Land Use 1.H Land Use 1.I Housing and Neighborhoods 2 Housing and Neighborhoods 2.A Housing and Neighborhoods 5 Housing and Neighborhoods 5.A Natural Resource Protection 1 Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 1.C Natural Resource Protection 2 Natural Resource Protection 2.A Natural Resource Protection 2.C Natural Resource Protection 2.D Natural Resource Protection 4.B Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.F Natural Resource Protection 4.G Natural Resource Protection 4.H 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 low density residential uses per the General Land Use Plan. The proposed amendments to the Hess Ranch PD will facilitate the development of single-family attached and detached homes in accordance with the low density residential designation for the entirety of the Hess Ranch property.

IV. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	Current	Proposed	Analysis
Setbacks	Based on the Planning Area designation and the type of residential development that is proposed.	No change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Lot Size	3,500-square feet and no minimum lot frontage.	3,500-square feet for single-family detached residential. 1,500-square feet and a minimum lot width of 20-feet for townhome units. 2,100-square feet and a minimum lot width of 20-feet for duplex units.	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Units Per Acre	A maximum of 3,379 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, Triplex and Fourplex Units. Townhome Units. Live Work Units Age Targeted Housing 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 ☐ N/A

Height/Stories	35-feet	No Change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Staff Analysis	The request to amend certain lot standards in the Hess Ranch 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.		

V. DESIGN REVIEW

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

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Hess Ranch development will be served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, will be constructed to connect these two arterial streets. The Stroh Road and Chambers Road extensions provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development as it has been contemplated in the approved Planned Development since 2015.

At full capacity, Stroh Road and Chambers Road will be four lane arterial roadways. However, as agreed to in the annexation agreement for Hess Ranch, the applicant is responsible for designing and grading the entirety of these roadways, but will only be constructing the southern two lanes of these arterials. The Town will construct the northern two lanes at some point in the future when traffic counts warrant the expansion of these roadways. The expansion of these roadways will be done as a part of a future Capital Improvement Program (CIP) process.

Stroh Road, Chambers Road and Spirit Trail Boulevard will provide access to the future filings for planned individual residential lots. All future access from these roadways will meet the Town's spacing criteria. The applicant has submitted these applications ahead of the individual lotting sketch and preliminary plans in order to be able to start construction on the infrastructure that will support construction of the areas for the individual residential lots. The construction schedule for the infrastructure is longer than the construction schedule for the residential lot areas and will allow the applicant to have the infrastructure in place in time for the residential areas.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response:

The PD Amendment is being requested primarily due to the desire to accommodate a more sensitive and natural approach to the drainage systems throughout the site. As such, designated open space areas, planning area boundaries and road alignments have been modified to accommodate development, drainage and open space in harmony.

Staff Analysis:

The request to amend the Hess Ranch PD is primarily a reflection of the dendritic design. In an effort to ensure that natural features are incorporated into the subdivision design, the Planning Area boundaries need to be revised. Additionally, the rezoning will create minimum lot standards for townhome and duplex residential products and rezone an area to allow for residential uses where the Planning Area is too constrained to feasibly develop the Planning Area for commercial uses. Moreover, the applicant is fulfilling one of their obligations of the Partial Waiver Resolution to ensure one-third of the total developable area in Planning Areas 3, 4, 12 and 14 (Segment 2) will be developed for commercial purposes.

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:

The PD Amendment as requested will not modify the previously approved land uses, density or number of dwelling units with the exception of PA-9 which is proposed to be amended from MU (Commercial and 36 dwelling units), to SFe. The requested change is a result of the realization of the significant site constraints that would limit the viability of commercial development on the site. Due to the significant site topography on the planning area, specifically the grade difference between the site itself and the existing intersection of Stroh Road and Crowfoot Valley Road/Motsenbocker Road, the commercial on the site would be severely limited. Thus, the development of the site with residential uses is much more feasible.

The roadway network planned to serve the proposed homes in PA-9 results in the roadway network being 38 feet higher than the intersection of Stroh Road and Crowfoot/Motsenbocker Roads. This road network for the PA-9 residential layout also requires the access to the neighborhood to be located approximately 1,200 feet from the intersection of Stroh Road and Crowfoot Valley Road. Commercial users would have to travel this distance through the residential neighborhood to access the commercial. This distance coupled with the grade differential would preclude any commercial uses from being viable.

However, the grade differential is beneficial in creating a grand entry sequence for the Looking Glass community. Due to the grade differences, lots will need to be setback significantly from the intersection, leaving a large area in which entry monumentation and landscaping can be incorporated. This area will allow for the establishment of the community positioning and vision that will be carried out throughout the site.

Additionally, the dendritic design led to many of the proposed changes in the PD. The approach uses techniques to reduce the increased runoff from development to levels closer to natural pre-developed watershed conditions and thus enable softer practices -- more reliant on-stream form, vegetation, and natural materials -- to stabilize streams. The intent creates desirable stream-focused open spaces for Looking Glass.

Elements of this holistic low-maintenance stream approach include:

1. Laying out a development to align open spaces along stream features, preserving or re-creating a branched stream network that extends beyond traditionally defined major drainage ways (streams draining areas of 130 acres or more). This finer branched stream network replicates the function of natural first and second order streams and extends upstream to storm sewer outfalls draining areas of about 10 to 40 acres.
2. A series of well-vegetated swales that comprise the finer stream network. The swales serve to slow flow velocities, infiltrate and filter runoff, and attenuate peak flows. The swale network replaces a portion of a storm sewer system that would exist in a traditional development.
3. Strategically distributing full spectrum detention basins such that increased runoff from streets, and lots gets treated and attenuated prior to entering the primary natural streams in the community.
4. Stabilizing streams using softer methods based on hydrology that is managed so that runoff peaks, volumes, and frequency are closer to conditions experienced in natural watersheds. A significant part of the softer approach is to establish functional cross-sectional geometries with active channels situated within adjacent vegetated floodplain benches to spread flood flows and manage velocities, shear forces, and sediment transport.

Implementing this low maintenance stream approach has required close collaboration between all the members of the project team – owner representatives, development engineer, planner/landscape architect, stormwater engineer, and others – to create lot and street layouts, trail alignments, park concepts, grading plans, and stormwater features that all work together to meet the objectives for the community. The result is an open space plan that maintains the beneficial functions of the stream network, enhances water quality, achieves Town stormwater criteria, and is anticipated to reduce long-term maintenance costs for stormwater infrastructure.

Staff Analysis:

The requested rezoning will not change the allowed uses within individual Planning Areas nor will the total number of allowable residential units change. The subject property is the correct site for this rezoning request because there are significant features on the property that are unique to this property that are proposed to be

incorporated into the subdivision design through the dendritic design. This could not be achieved without the modification of Planning Area boundaries. The change from MU Mixed-Use to SFe for Planning Area 9 is correct for this site because the topography of the site is unique and does not lend itself to viable commercial development. The change to the lot standards is necessary in order to establish lot standards that accommodate the types of residential uses that are allowed by the zoning. The assurance of commercial development in Planning Areas 3, 4, 12 and 14 is necessary as this was a condition of the Partial Waiver Resolution approved by Town Council.

Based on this analysis, the proposal meets this criterion.

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

Applicant's Response:

There is no error in the Hess Ranch PD Zoning. The drainage and road alignments were conceptual and through further refinement it has been determined that an amendment would better accommodate the intended use of the land.

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 area continues to change as new developments are being constructed. The PD Amendment is primarily driven by a new direction in the dendritic drainage patterns.

Staff Analysis:

The existing zoning for the subject property was approved in 2015, but many of the lot standards have not changed since the site was rezoned in 2003. Over the course of the last 16 years, the market demands for housing have changed and led to a need to amend the lot standards in this Planned Development. Additionally, new residential development has occurred on the east side of Crowfoot Valley Road with current standards. Therefore, in order to create consistent development standards in this area of Town, it is necessary to modify the lot standards in the Hess Ranch PD.

The applicant desires, and staff supports, a dendritic design of the subdivision as opposed to a more traditional approach. This represents a change in the fundamental approach to the development of the property and would not be able to be accomplished without amending the Planning Area boundaries.

The requested zone change for Planning Area 9 is a result of the site's topography. Given the drastic change in topography detailed earlier in this staff report, Planning Area 9 no longer represents a viable commercial opportunity.

Finally, Town Council approved a Partial Waiver Resolution to allow the applicant to defer certain submittal requirements for Segment 2 of the Hess Ranch development.

As a condition of this approval, the applicant is required to process this zoning request to ensure that one-third (1/3) of the developable area for Planning Areas 3, 4, 12 and 14 are zoned strictly for commercial uses.

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:

The PD Amendment request will facilitate and enable the development of significant regional road improvements needed in the area. The roads are designed to accommodate the transportation needs of not only this neighborhood but the surrounding commuting traffic as well. The PD Amendment does not increase the approved number of homes. However, it does eliminate the commercial development originally proposed for the Mixed-Use area in PA-9. The elimination of the commercial use decreases the anticipated average daily vehicle trips in this area.

As such, the proposed roads as designed will continue to accommodate not only the needs of the neighborhood but the surrounding community as well.

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 VI 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:

The PD Amendment request will not create a change to any municipal services that were previously anticipated by the Town.

Staff Analysis:

There are no municipal service costs that the Town is not prepared to meet.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

The PD Amendment request will not change any environmental condition that was previously anticipated. Rather to the contrary, the modifications to the Planning Area boundaries permit better quality dendritic/low maintenance drainage infrastructure which will better accommodate the proposed more natural design of the drainage systems and the preservation of the steeper slope areas of the site. An added benefit to this drainage design approach is the preservation of a significant amount of

existing vegetation on the site. The Tree Conservation and Mitigation Plan provides an inventory and analysis of the existing vegetation which consists primarily of large stands of Gamble Oak and Ponderosa Pine. Large areas of existing vegetation are being preserved within the open space designated as such in part due to the dendritic design and in the proposed parks within the Planning Areas.

Staff Analysis:

There are no known additional environmental impacts associated with the requested rezoning and no referral agencies have indicated any additional environmental impacts. The implementation of the dendritic design is specifically intended to be sensitive to and incorporate environmental considerations. Therefore, environmental impacts will be as minimal as possible.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

The PD Amendment request remains consistent with the Town of Parker 2035 Master Plan as determined by the approval of the PD by Town Council in September of 2015. One exception is proposed for PA-9 located at the southwest corner of the intersection of Stroh Road and Crowfoot Valley Road. This corner is designated on the Town's Master Plan as Neighborhood Commercial Center and was designated in the Hess Ranch PD for Mixed Use (MU) allowing for both commercial uses and 36 residential dwellings. As discussed above in Item B, this corner is severely constrained and not viable for commercial development. The steep topography limits the ability to access the site thereby limiting the viability of commercial development. The Planning Area as designated on the PD as Mixed Use sits approximately 38 feet higher than Stroh Road, with similar topography constraints along Crowfoot Valley Road. Thus, the development of the Planning Area is much more feasible for single family homes. Overall, the proposed amendment maintains the majority of the anticipated land uses, maps, goal and policies of the Town's Master Plan.

Staff Analysis:

As detailed in Section III 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:

The PD Amendment request does not propose any change to land uses that would impact or change any of the obligations related to services or the needs of the developing community. The proposed number of dwelling units remains the same for

Segment 1 as was originally intended with the PD. As such, there are not additional impacts to services, school needs or parks.

Staff Analysis:

The Parker Water and Sanitation District has indicated an ability to serve the subject property and the applicant will be required to satisfy the school dedication requirements from the Land Development Ordinance. As a part of the sketch plan and preliminary plans applications for the individual residential lots (SUB19-021 and SUB19-022), staff will evaluate and the applicant will be required to meet all park and open space dedication requirements.

Based on this analysis, this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Douglas County Planning	Advisory comments
Douglas County Schools	Advisory comments
Fire Life Safety	Advisory comments
IREA	Approved
Parker Engineering	No comments
Parker Police	No comments
Parker Water and Sanitation	Approved
Public Service Company of Colorado	Advisory comments
SunMarke Station Community Association	No comments

IX. CONCLUSION

The subject property is generally located at the southwest corner of Crowfoot Valley Road and Stroh Road. The site is currently undeveloped and surrounded by an undeveloped site to the north (Anthology North), unincorporated Douglas County residential development, the Meadowlark development and the Trails at Crowfoot development to the east, undeveloped parcels located in unincorporated Douglas County to the south and the balance of the Hess Ranch development (currently undeveloped) to the west.

The benefits of the approval of the requested Hess Ranch Planned Development rezoning will be the implementation of the dendritic design, the incorporation of more open space than what was initially anticipated in the existing zoning and the assurance that one-third

(1/3) of Planning Areas 3, 4, 12 and 14 (in Segment 2) will be developed for commercial uses.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Project Narrative and Rezoning Criteria Analysis
2. Proposed Development Plan
3. Proposed PD Guide
4. Referral Agency Comments

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



June 20, 2019

Mr. Paul Workman, Senior Planner
Town of Parker Community Development
20120 East Mainstreet
Parker, CO 80138

RE: Hess Ranch Filing No. 1 (Looking Glass) Sketch/Preliminary Plan for Infrastructure

Dear Paul,

The Henry Design Group, Inc., on behalf of JEN Colorado 18, LLC., the landowner and Front Range Communities, LLC the applicant, is pleased to submit this narrative in support of the proposed Filing No. 1 Sketch/Preliminary Plan for infrastructure. The following information is provided in accordance with Section 13.07-060 and 13.07-070 of the Town of Parker Land Development Code.

1. Applicant / Design Team

Owner/Applicant:

JEN Colorado 18, LLC
Front Range Communities, LLC
Matthew Osborn 303-589-5970
Lawrence Jacobson 303-748-5466
4100 E. Mississippi Ave., Suite 500
Denver, CO 80246
mosborn@frontrangecommunities.com
ljacobson@frontrangecommunities.com

Planner/Landscape Architect:

The Henry Design Group, Inc.
Karen Z. Henry, PLA
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303-446-2368
khenry@henrydesigngroup.com

Civil Engineer:

EMK Consultants, Inc.
Eric McDaniel, PE
7006 S. Alton Way, Building F
Centennial, CO 80112
303-694-1520
emcdaniel@emkc.com

Drainage Engineer:

Muller Engineering Company
Jim Wulliman, PE
777 S. Wadsworth Blvd, Suite 4-100
Lakewood, CO 80226
303-988-4939 x 231
jwulliman@mullereng.com

2. Project Location

Hess Ranch (Looking Glass) Filing No. 1 Sketch/Preliminary Plan for infrastructure consists of 1135.8589 acres of gently rolling terrain in a developing area of the Town of Parker. The site is generally described as being located in Section 33 of Township 6 South and portions of Sections 4, 5 and 6 of Township 7 South, Range 66 West of the 6th PM. The site is bounded to the north by Stroh Road and Anthology North, to the east by Crowfoot Valley Road; to the west by Douglas County land zoned A-1 and to the south by agricultural land in Douglas County.

3. Filing 1 Sketch/Preliminary Plan for Infrastructure Intent

The site is currently zoned Planned Development (PD) in Town of Parker for a variety of land uses. The intent of this Filing No. 1 Sketch/Preliminary Plan is to establish the spine roadway and drainage infrastructure for Segment 1 of the property east of Spirit Trail Boulevard. The Sketch/Preliminary Plan also establishes eight (8) non-buildable Tracts across the 1135 acres that will need to be re-platted in the future to allow for development of the mixed-use neighborhood. It is anticipated that the first detailed Sketch/Preliminary Plan for individual developable lots will be prepared for Segment 1.

The primary roadways included within the Sketch/Preliminary Plan are the design of Stroh Road from Crowfoot Valley Road to Spirit Trail Boulevard (Collector); Spirit Trail Boulevard from Stroh Road to Chambers Road; and Chambers Road from Spirit Trail Boulevard to Crowfoot Valley Road.

The Sketch/Preliminary Plan Filing No. 1 for infrastructure drainage improvements are provided to accommodate storm drainage needs from the primary road corridors. These drainage improvements are considered the initial phase, with future improvements necessary with the design of the development areas. The proposed drainage system implements a wholistic low maintenance stream approach. The approach uses techniques to reduce the increased runoff from development to levels closer to natural predeveloped watershed conditions and thus enable softer practices -- more reliant on-stream form, vegetation, and natural materials -- to stabilize streams. Generally, this establishes a dendritic drainage framework for a more sensitive and natural approach to

drainage swales and stormwater detention facilities that will be located within open space corridors, Planning Areas, Lemon Gulch and the primary stream corridor which bisects the property. Additionally, the wholistic low maintenance stream approach aids in preserving more of the existing native vegetation.

The more specific design at time of the detailed Sketch Plan and Preliminary Plan for individual developable lots will reinforce the modifications proposed by the accompanying PD Amendment which includes a more sensitive design to the site's natural topography, existing vegetation and drainage system. The PD also provides additional open space, and a comprehensive trail network while incorporating a more natural approach to the drainage system including vegetated swales to convey storm drainage from within the Planning Areas to the primary natural drainage corridors and detention facilities.

4. Zoning

The proposed Sketch/Preliminary Plan for infrastructure is in conformance with the proposed PD Amendment for to the Hess Ranch PD. The eight (8) Tracts indicated on the Sketch/Preliminary Plan are designated on the PD Plan Amendment for a variety of future residential uses, mixed uses, parks, open space and schools. The concurrent PD Amendment application proposes modifications to Segment 1 of the Hess Ranch PD. The amendment provides for minor adjustment to the Planning Area Boundaries and the proposed number of dwelling units within each Planning Area in response to the site's topography, existing vegetation and proposed natural, low maintenance drainage system. The PD Amendment does not increase the number of dwelling units permitted in Segment 1 of the original Hess Ranch PD.

5. Surrounding Land Uses

North: Town of Parker - Anthology North PD – Residential

South: Douglas County A-1

East: Town of Parker – Meadowlark PD and Douglas County A-1 and RR

West: Douglas County A-1

6. Development Schedule

The area proposed within the initial phase of development located east of Spirit Trail Boulevard is anticipated to have the entitlement process complete in summer of 2019 with infrastructure commencing as soon as possible after infrastructure plans have been approved. Buildout of this initial phase is predicted to occur over the next three (3) to five (5) years. Future phases will occur based on market demand.

7. Filing No. 1 Sketch/Preliminary Plan for Infrastructure

The following plans and reports are Included with the Filing 1 Sketch/Preliminary Plan for infrastructure submittal:

- a. Sketch/Preliminary Plan Exhibit
- b. Roadway Construction Plans and documents
- c. Drainage Report and Plan
- d. Utility Report and Construction documents
- e. Master Street Tree plan
- f. Traffic Impact Analysis

- g. Geology/Soil Report
- h. Existing Conditions Map
- i. Tree Inventory to follow under separate cover

Overall, this Sketch/Preliminary Plan for Infrastructure establishes the framework for the Final Plat which is the next step to facilitate the design and construction of the infrastructure necessary for the development of Looking Glass. As proposed, the Sketch/Preliminary Plan for infrastructure is in conformance with the Hess Ranch-North Parcel PD as amended and the Town of Parker 2035 Master Plan.

Thank you for your time and consideration of the Hess Ranch- Looking Glass Filing No. 1 Sketch/Preliminary Plan for infrastructure. As always, we look forward to continuing to work with the Town to see this exciting neighborhood to fruition. Please feel free to contact me if you have any questions or need additional information.

Sincerely yours,

A handwritten signature in black ink that reads "Karen Z. Henry". The signature is fluid and cursive, with a large loop at the end of the last name.

Karen Z. Henry
President, Henry Design Group, Inc.

cc: Matthew Osborn, and Lawrence Jacobson Front Range Communities, LLC
Eric McDaniel, EMK Consultants, Inc.

LEGAL DESCRIPTION
HESS RANCH PLANNED DEVELOPMENT
NORTH PARCEL

PARCEL A:

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 73.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CROWFOOT VALLEY ROAD, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS, SURVEY NO. LSP-2474, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING TEN (10) COURSES:

- 1) SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 84.10 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 21 MINUTES 48 SECONDS, A RADIUS OF 885.12 FEET, AND AN ARC LENGTH OF 21.06 FEET, (CHORD BEARS SOUTH 00 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 21.06 FEET);
- 3) SOUTH 13 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 317.67 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 4) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 25 MINUTES 44 SECONDS, A RADIUS OF 787.50 FEET, AND AN ARC LENGTH OF 74.62 FEET, (CHORD BEARS SOUTH 17 DEGREES 03 MINUTES 01 SECONDS WEST, A DISTANCE OF 74.59 FEET) TO A POINT OF COMPOUND CURVATURE;
- 5) ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 52 SECONDS, A RADIUS OF 885.00 FEET, AND AN ARC LENGTH OF 157.52 FEET, (CHORD BEARS SOUTH 32 DEGREES 13 MINUTES 49 SECONDS WEST, A DISTANCE OF 157.31 FEET);
- 6) SOUTH 52 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 7) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 44 SECONDS, A RADIUS OF 900.00 FEET, AND AN ARC LENGTH OF 248.92 FEET, (CHORD BEARS SOUTH 45 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 248.13 FEET);
- 8) SOUTH 53 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 1,098.00 FEET TO A POINT OF CURVATURE;
- 9) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 17 MINUTES 24 SECONDS, A RADIUS OF 1,010.00 FEET, AND AN ARC LENGTH OF 481.07 FEET, (CHORD BEARS SOUTH 39 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF 476.53 FEET);
- 10) SOUTH 25 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF 433.56 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND RECORDED AT RECEPTION NO. 9123329 OF THE AFOREMENTIONED RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 79 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 645.52 FEET;
- 2) NORTH 79 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 197.45 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 314.41 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,041.28 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING SEVEN (7) COURSES:

- 1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 48 MINUTES 48 SECONDS, A RADIUS OF 3,761.00 FEET, AND AN ARC LENGTH OF 119.03 FEET, (CHORD BEARS SOUTH 41 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 119.02 FEET);
 - 2) SOUTH 40 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 245.65 FEET;
 - 3) SOUTH 42 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 958.65 FEET TO A POINT OF CURVATURE;
 - 4) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 07 MINUTES 22 SECONDS, A RADIUS OF 7,692.00 FEET, AND AN ARC LENGTH OF 419.23 FEET, (CHORD BEARS SOUTH 40 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 419.18 FEET);
 - 5) SOUTH 51 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 3.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
 - 6) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 08 SECONDS, A RADIUS OF 7,689.00 FEET, AND AN ARC LENGTH OF 306.73 FEET, (CHORD BEARS SOUTH 37 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 306.71 FEET);
 - 7) SOUTH 36 DEGREES 40 MINUTES 21 SECONDS WEST, A DISTANCE OF 79.57 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
- THENCE NORTH 89 DEGREES 43 MINUTES 04 SECONDS WEST, ALONG SAID SECTION LINE, A DISTANCE OF 1,275.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED LS 6935;

THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2,643.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5 MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED LS 6935;

THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 2,643.95 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5 MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 33202;

THENCE SOUTH 89 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,644.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A STONE MATCHING MONUMENT RECORDS;

THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE CENTER LINE OF SAID SECTION 6, A DISTANCE OF 5,240.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED LS 22088;

THENCE NORTH 89 DEGREES 24 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,484.33 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 23 SECONDS, A RADIUS OF 1,335.23 FEET, AND AN ARC LENGTH OF 263.49 FEET, (CHORD BEARS SOUTH 57 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 263.06 FEET);

THENCE SOUTH 52 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 651.65 FEET;

THENCE SOUTH 55 DEGREES 15 MINUTES 38 SECONDS EAST, A DISTANCE OF 412.26 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 35 MINUTES 03 SECONDS, A RADIUS OF 1,265.85 FEET, AND AN ARC LENGTH OF 1,382.69 FEET (CHORD BEARS SOUTH 79 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 1,314.97 FEET);

THENCE NORTH 81 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,141.54 FEET

TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 07 MINUTES 53 SECONDS, A RADIUS OF 1,142.75 FEET, AND AN ARC LENGTH OF 999.86 FEET, (CHORD BEARS SOUTH 81 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 988.27 FEET);

THENCE SOUTH 71 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 415.03 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 57 MINUTES 29 SECONDS, A RADIUS OF 2,408.42 FEET, AND AN ARC LENGTH OF 1,091.15 FEET (CHORD BEARS SOUTH 88 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,081.84 FEET);

THENCE NORTH 74 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 480.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 1,374.23 FEET, AND AN ARC LENGTH OF 480.22 FEET (CHORD BEARS NORTH 79 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 477.78 FEET);

THENCE NORTH 89 DEGREES 32 MINUTES 38 SECONDS EAST, A DISTANCE OF 543.29 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 07 SECONDS EAST, A DISTANCE OF 307.11 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 59 SECONDS, A RADIUS OF 11,639.30 FEET, AND AN ARC LENGTH OF 565.22 FEET, (CHORD BEARS NORTH 85 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 555.17 FEET) TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 24 MINUTES 54 SECONDS, A RADIUS OF 2,197.49 FEET, AND AN ARC LENGTH OF 936.40 FEET, (CHORD BEARS NORTH 06 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 929.33 FEET);

THENCE NORTH 52 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 242.53 FEET;

THENCE NORTH 54 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 556.22 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 01 MINUTES 26 SECONDS, A RADIUS OF 1,070.97 FEET, AND AN ARC LENGTH OF 598.59 FEET, (CHORD BEARS NORTH 74 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 590.83 FEET);

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 314.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD;

THENCE SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.60 FEET TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION
HESS RANCH PLANNED DEVELOPMENT
PD AMENDMENT PARCEL

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 WITH THE WEST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, AS FILED IN THE DOUGLAS COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AS LSP NO. 10002474;

THENCE ALONG SAID SOUTH LINE N89°43'04"W, A DISTANCE OF 1,275.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 S89°16'12"W, A DISTANCE OF 1,142.37 FEET;

THENCE N00°43'48"W, A DISTANCE OF 57.39 FEET;

THENCE N31°10'52"W, A DISTANCE OF 139.68 FEET;

THENCE N04°08'00"E, A DISTANCE OF 149.07 FEET;

THENCE N23°25'25"E, A DISTANCE OF 74.16 FEET;

THENCE N04°08'00"E, A DISTANCE OF 80.00 FEET;

THENCE N04°08'00"E, A DISTANCE OF 55.00 FEET;

THENCE N04°08'00"E, A DISTANCE OF 430.00 FEET;

THENCE N00°51'50"W, A DISTANCE OF 65.69 FEET;

THENCE N06°24'08"E, A DISTANCE OF 180.20 FEET;

THENCE N01°18'00"W, A DISTANCE OF 103.53 FEET;

THENCE N36°44'54"E, A DISTANCE OF 138.77 FEET;

THENCE N16°46'42"E, A DISTANCE OF 90.34 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,695.00 FEET AND A CENTRAL ANGLE OF 14°11'21" (THE CHORD OF WHICH BEARS N66°07'37"W, 418.69 FEET), 419.77 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 96°48'02", 37.87 FEET;

THENCE NON-TANGENT TO SAID CURVE N55°49'58"W, A DISTANCE OF 10.00 FEET;

THENCE N60°30'34"W, A DISTANCE OF 101.34 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87°40'37" (THE CHORD OF WHICH BEARS N09°40'17"W, 41.56 FEET), 45.91 FEET;

THENCE NON-TANGENT TO SAID CURVE N29°55'17"E, A DISTANCE OF 193.43 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 30°18'00" (THE CHORD OF WHICH BEARS N55°51'00"E, 522.13 FEET), 528.25 FEET TO A POINT OF TANGENT;

THENCE ALONG SAID TANGENT N70°59'00"E, A DISTANCE OF 586.56 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 23°39'20", 309.65 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°30'09", 33.34 FEET;

THENCE NON-TANGENT TO SAID CURVE N41°49'31"E, A DISTANCE OF 50.00 FEET;

THENCE CONTINUING N41°49'31"E, 50.00 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°30'09" (THE CHORD OF WHICH BEARS N84°04'26"E, 29.61 FEET), 33.34 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 04°33'58", 59.77 FEET TO A POINT OF TANGENT;

THENCE ALONG SAID TANGENT N31°45'23"E, A DISTANCE OF 327.29 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 910.00 FEET AND A CENTRAL ANGLE OF 39°26'44", 626.50 FEET TO A POINT OF TANGENT;

THENCE ALONG SAID TANGENT N07°41'21"W, A DISTANCE OF 173.10 FEET TO

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 2
NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 3
COVER SHEET

A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 87°34'16", 30.57 FEET;

THENCE NON-TANGENT TO SAID CURVE N05°15'37"W, A DISTANCE OF 71.80 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,408.42 FEET AND A CENTRAL ANGLE OF 03°32'35" (THE CHORD OF WHICH BEARS N80°45'32"E, 148.91 FEET), 148.93 FEET;

THENCE N74°13'52"E, A DISTANCE OF 480.67 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,374.23 FEET AND A CENTRAL ANGLE OF 20°01'18" (THE CHORD OF WHICH BEARS N79°53'07"E, 477.78 FEET), 480.22 FEET;

THENCE NON-TANGENT TO SAID CURVE N89°32'38"E, A DISTANCE OF 543.29 FEET;

THENCE S89°40'07"E, A DISTANCE OF 307.11 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 11,639.30 FEET AND A CENTRAL ANGLE OF 02°43'59" (THE CHORD OF WHICH BEARS N85°41'05"E, 565.17 FEET), 565.22 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,197.49 FEET AND A CENTRAL ANGLE OF 24°24'54" (THE CHORD OF WHICH BEARS N66°58'29"E, 929.33 FEET), 936.40 FEET;

THENCE NON-TANGENT TO SAID CURVE N52°19'16"E, A DISTANCE OF 242.53 FEET;

THENCE N54°06'02"E, A DISTANCE OF 556.22 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,070.96 FEET AND A CENTRAL ANGLE OF 32°01'28" (THE CHORD OF WHICH BEARS N74°28'16"E, 590.83 FEET), 598.59 FEET TO A POINT OF TANGENT;

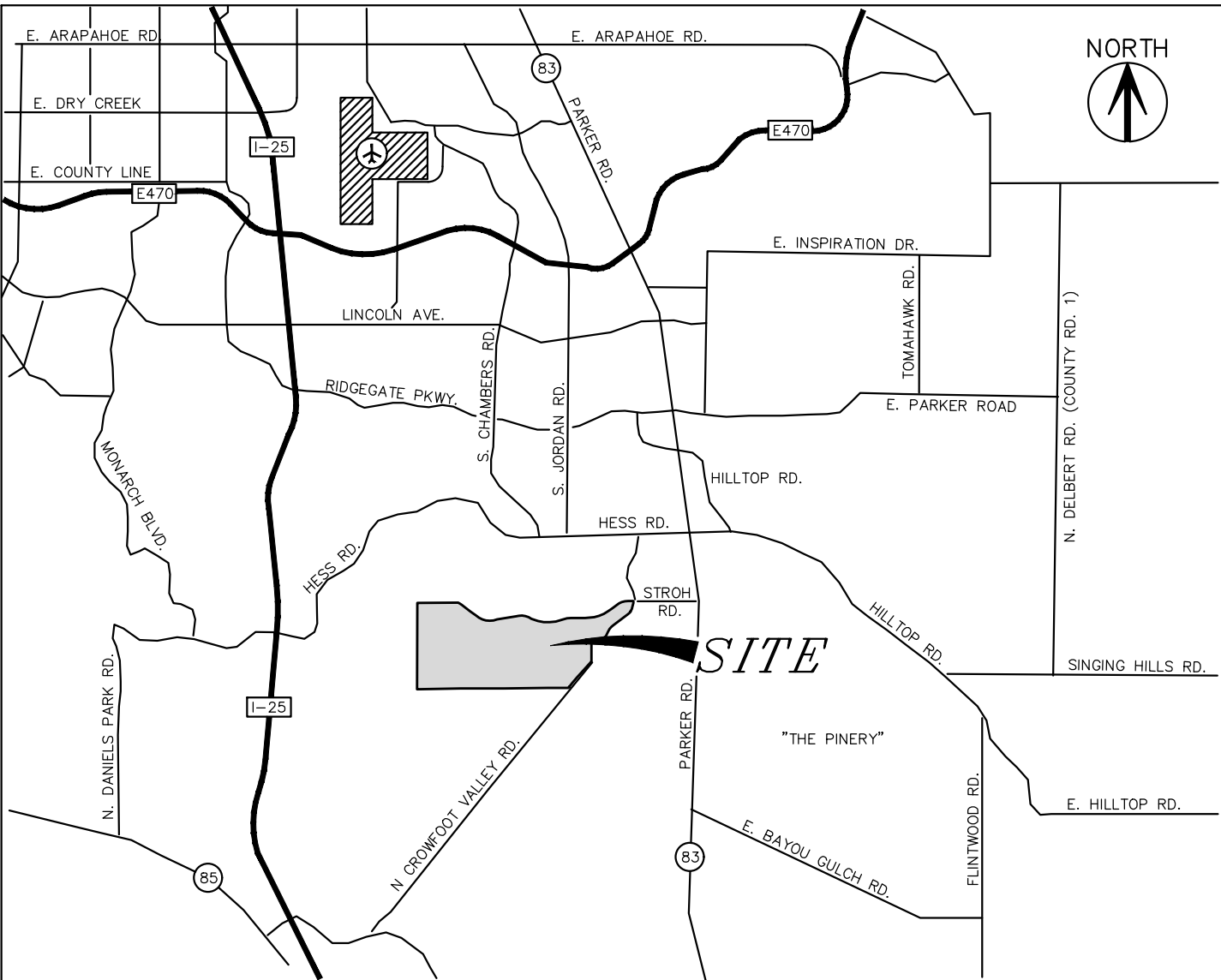
THENCE ALONG SAID TANGENT S89°31'00"E, A DISTANCE OF 314.11 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF CRAWFOOT VALLEY ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD THE FOLLOWING ELEVEN (11) COURSES:

- 1) S00°13'09"W, A DISTANCE OF 21.60 FEET;
 - 2) S00°14'48"W, A DISTANCE OF 84.10 FEET TO A POINT ON A CURVE;
 - 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 885.12 FEET AND A CENTRAL ANGLE OF 01°21'48" (THE CHORD OF WHICH BEARS S00°57'17"W, 21.06 FEET), 21.06 FEET;
 - 4) S13°41'33"W, A DISTANCE OF 317.67 FEET TO A POINT ON A CURVE;
 - 5) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 787.50 FEET AND A CENTRAL ANGLE OF 05°25'44" (THE CHORD OF WHICH BEARS S17°03'01"W, 74.59 FEET), 74.62 FEET TO A POINT ON A CURVE;
 - 6) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 885.00 FEET AND A CENTRAL ANGLE OF 10°11'52" (THE CHORD OF WHICH BEARS S32°13'49"W, 157.31 FEET), 157.52 FEET;
 - 7) NON-TANGENT TO SAID CURVE S52°22'39"E, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE;
 - 8) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 15°50'48" (THE CHORD OF WHICH BEARS S45°18'01"W, 248.13 FEET), 248.92 FEET TO A POINT OF TANGENT;
 - 9) ALONG SAID TANGENT S53°13'25"W, A DISTANCE OF 1,098.00 FEET TO A POINT OF CURVE;
 - 10) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,010.00 FEET AND A CENTRAL ANGLE OF 27°17'24", 481.07 FEET TO A POINT OF TANGENT;
 - 11) ALONG SAID TANGENT S25°56'01"W, A DISTANCE OF 433.56 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 9123329 OF THE DOUGLAS COUNTY RECORDS;
- THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S79°16'42"W, A DISTANCE OF 645.52 FEET;
- THENCE N79°00'13"W, A DISTANCE OF 197.45 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;
- THENCE ALONG SAID EAST LINE S00°17'15"W, A DISTANCE OF 314.41 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
- THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 S00°15'54"W, A DISTANCE OF 1,041.28 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND A POINT ON A CURVE;
- THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:
- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3,761.00 FEET AND A CENTRAL ANGLE OF 01°48'48" (THE CHORD OF WHICH BEARS S41°10'27"W, 119.02 FEET), 119.03 FEET;
 - 2) NON-TANGENT TO SAID CURVE S40°40'53"W, A DISTANCE OF 245.65 FEET;
 - 3) S42°04'51"W, A DISTANCE OF 958.65 FEET TO A POINT OF CURVE;
 - 4) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 7,692.00 FEET AND A CENTRAL ANGLE OF 03°07'22", 419.23 FEET;
 - 5) NON-TANGENT TO SAID CURVE S51°02'30"E, A DISTANCE OF 3.00 FEET TO A POINT ON A CURVE;
 - 6) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 7,689.00 FEET AND A CENTRAL ANGLE OF 02°17'08" (THE CHORD OF WHICH BEARS S37°48'55"W, 306.71 FEET), 306.73 FEET TO A POINT OF TANGENT;
 - 7) THENCE ALONG SAID TANGENT S36°40'21"W, A DISTANCE OF 79.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 353.878 ACRES, MORE OR LESS.

PREPARED BY:
STEPHEN H. HARDING, PLS
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.



VICINITY MAP

Property Owner Signature: _____ Date: _____
JEN Colorado 18, LLC

Print Name: _____

Title: _____

Planning Commission Acceptance: _____

This Development Plan was reviewed and recommended for approval by the

Town of Parker Planning Commission following a public hearing held on

Plannning Director, on behalf of the Town of Parker Planning Commission

Town Council Acceptance: _____

This Development Plan was approved by the Town Council of the Town of Parker

on the _____ day of _____, 2019, for the property described as the

Hess Ranch Property. The zoning information shown hereon was confirmed with

the adoption of Ordinance No. _____

Mayor, Town of Parker

ATTEST: _____
Town Clerk

Clerk and Recorder's Certificate

STATE OF COLORADO }
COUNTY OF DOUGLAS } ss

I hereby certify that this Development Plan was filed in my office on this _____

day of _____, 2019 A.D. at _____ o'clock __.M. and

was recorded with reception number _____.

Douglas County Clerk and Recorder

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 NORTH PARCEL PD PLAN
SHEET 3 AMENDMENT 2 PD PLAN

NO.	REVISION	DATE	BY
1	1st SUBMITTAL	11-26-18	-
2	2nd SUBMITTAL	03-29-19	-
3	3rd SUBMITTAL	06-20-19	-
4			

HESS RANCH
PLANNED DEVELOPMENT
AMENDMENT NO. 2
NORTH PARCEL DEVELOPMENT PLAN

Developer
Front Range Communities
4100 E. Mississippi Ave., #500
Denver, CO 80246
303.748.5466



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80012
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



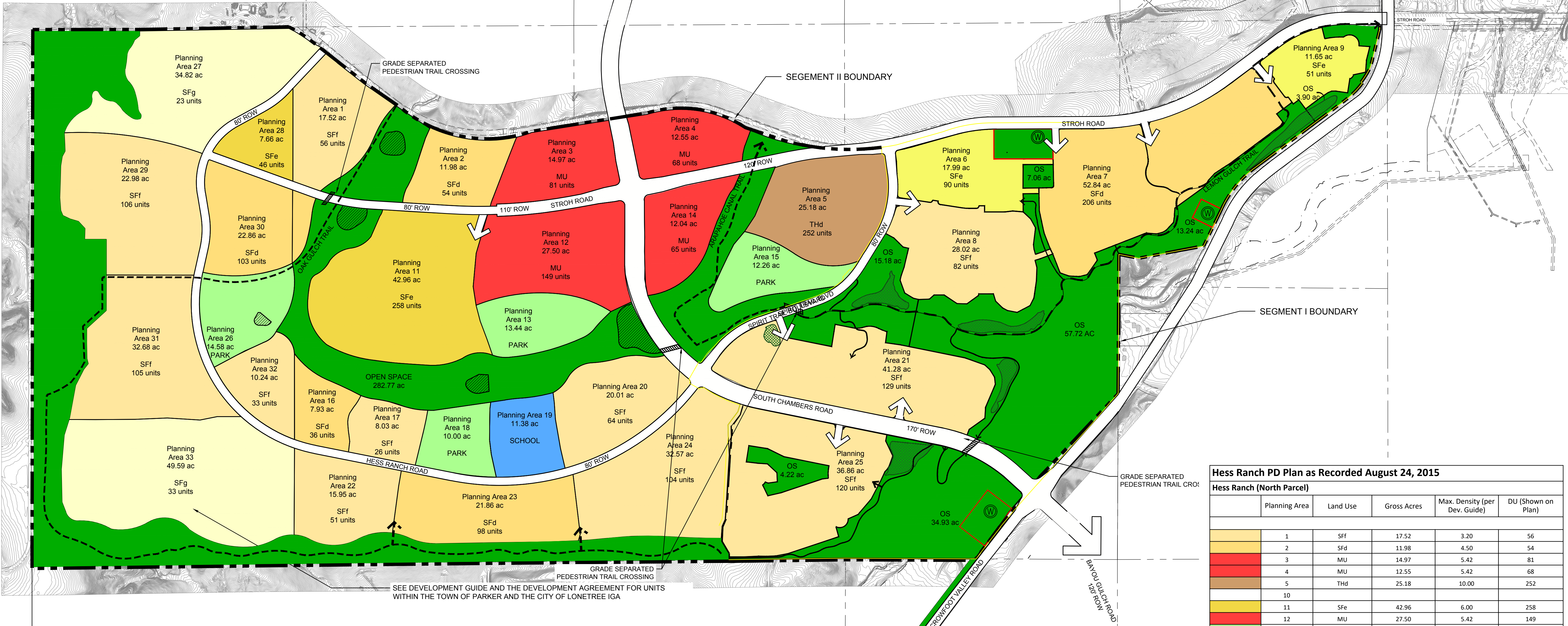
DATE: 03-29-2019
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: _____

COVER

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 2
NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4 AND 5,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 3
NORTH PARCEL DEVELOPMENT PLAN



LEGEND

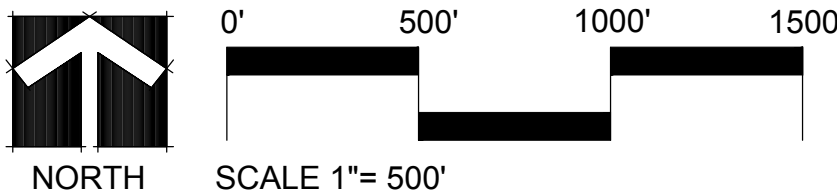
- Site Boundary
- Segment I Boundary
- Planning Area Boundary
- Regional Trail
- Local Trail
- Detention Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site

NOTE:
"THE FUTURE DEVELOPMENT OF PLANNING AREAS 3, 4, 12, AND 14 SHALL INCORPORATE COMMERCIAL USE AND DEVELOPMENT AS ENUMERATED BY THE HESS RANCH DEVELOPMENT GUIDE ON A MINIMUM OF ONE-THIRD (1/3) OF THE DEVELOPABLE AREA WITHIN THESE PLANNING AREAS AS PROVIDED BY TOWN OF PARKER RESOLUTION NO. 19-028, SERIES OF 2019."

Hess Ranch Development Plan Amendment #2					
Hess Ranch Amendment Area					
	Planning Area	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	Sfe	17.99	6.00	90
	7	Sfd	52.84	4.50	206
	8	Sff	28.02	3.20	82
	9	Sfe	11.65	6.00	51
	21	Sff	41.28	3.20	129
	25	Sff	36.86	3.20	120
	Open Space		136.25		
	Right of Way		28.97		
	TOTAL		353.86		678

Hess Ranch PD Plan as Recorded August 24, 2015

Hess Ranch (North Parcel)					
	Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	1	Sff	17.52	3.20	56
	2	Sfd	11.98	4.50	54
	3	MU	14.97	5.42	81
	4	MU	12.55	5.42	68
	5	THd	25.18	10.00	252
	10				
	11	Sfe	42.96	6.00	258
	12	MU	27.50	5.42	149
	13	PARK	13.44		
	14	MU	12.04	5.42	65
	15	PARK	12.26		
	16	Sfd	7.93	4.50	36
	17	Sff	8.03	3.20	26
	18	PARK	10.00		
	19	SCHOOL	11.38		
	20	Sff	20.01	3.20	64
	22	Sff	15.95	3.20	51
	23	Sfd	21.86	4.50	98
	24	Sff	32.57	3.20	104
	26	PARK	14.58		
	27	Sfg	34.82	0.67	23
	28	Sfe	7.66	6.00	46
	29	Sff	32.98	3.20	106
	30	Sfd	22.86	4.50	103
	31	Sff	32.68	3.20	105
	32	Sff	10.24	3.20	33
	33	Sfg	49.59	0.67	33
	Open Space		169.83		
	Right of Way		87.44		
	SUBTOTAL		781.99	-	1812
	AMENDMENT SUBTOTAL		353.87	-	678
	TOTAL		1135.86	-	2490



NO.	REVISION	DATE	BY
1	1st SUBMITTAL	11-26-18	-
2	2nd SUBMITTAL	03-29-19	-
3	3rd SUBMITTAL	06-20-19	-
4			

HESS RANCH
PLANNED DEVELOPMENT
AMENDMENT NO. 2
NORTH PARCEL DEVELOPMENT PLAN

Developer
Front Range Communities
4100 E. Mississippi Ave., #500
Denver, CO 80246
303.748.5466
FR
FRONT RANGE COMMUNITIES, LLC

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

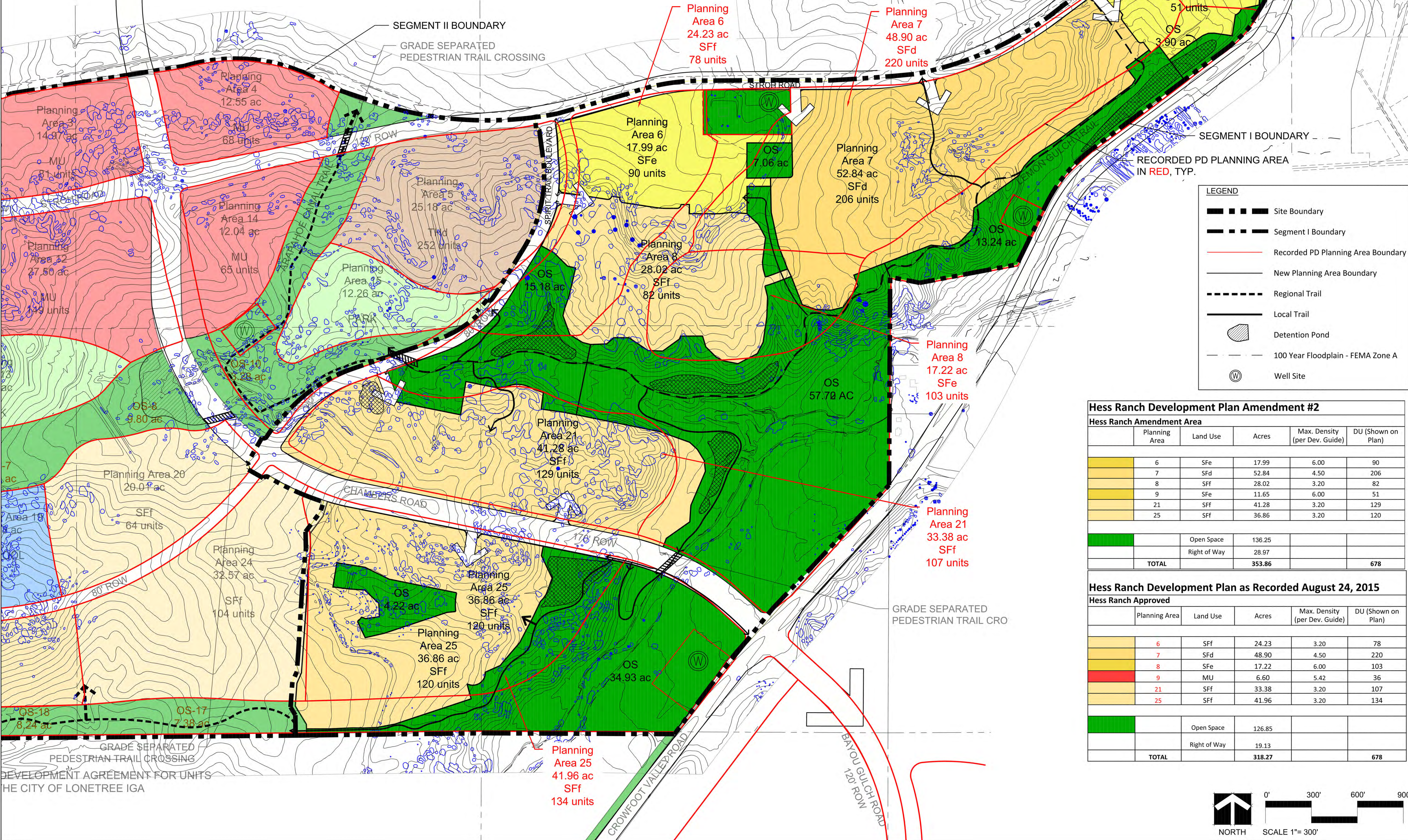
henry
design
group

DATE: 03-29-2019
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 2
NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4 AND 5,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 3
NORTH PARCEL DEVELOPMENT PLAN
VERSUS
AMENDMENT II PD PLAN



LEGEND

- Site Boundary
- Segment I Boundary
- Recorded PD Planning Area Boundary
- New Planning Area Boundary
- Regional Trail
- Local Trail
- Detention Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site

Hess Ranch Development Plan Amendment #2					
Hess Ranch Amendment Area					
	Planning Area	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFe	17.99	6.00	90
	7	SFd	52.84	4.50	206
	8	SFF	28.02	3.20	82
	9	SFe	11.65	6.00	51
	21	SFF	41.28	3.20	129
	25	SFF	36.86	3.20	120
		Open Space	136.25		
		Right of Way	28.97		
	TOTAL		353.86		678

Hess Ranch Development Plan as Recorded August 24, 2015					
Hess Ranch Approved					
	Planning Area	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFF	24.23	3.20	78
	7	SFd	48.90	4.50	220
	8	SFe	17.22	6.00	103
	9	MU	6.60	5.42	36
	21	SFF	33.38	3.20	107
	25	SFF	41.96	3.20	134
		Open Space	126.85		
		Right of Way	19.13		
	TOTAL		318.27		678

HESS RANCH
PLANNED DEVELOPMENT
AMENDMENT NO. 2
NORTH PARCEL DEVELOPMENT PLAN

Developer
Front Range Communities
4100 E. Mississippi Ave., #500
Denver, CO 80246
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303.694.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2366

henry design group

DATE: 03-29-2019
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -

Hess Ranch Development Town of Parker, Colorado

PD DEVELOPMENT GUIDE – SECOND AMENDMENT

July 17, 2019

Owner:

JEN Colorado 18, LLC
Front Range Communities
4100 E. Mississippi Avenue, Suite 500
Denver, CO 80246
Contact: Matthew Osborn/Lawrence Jacobson
303.598.5970/303.748.5466

Planning Consultant:

Henry Design Group, Inc.
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Denver, CO 80202
303.446.2368
Contact: Karen Henry

Engineering Consultant:

EMK Consultants, Inc.
7008 S. Alton Way, Building F
Centennial, CO 80112
303.694.1520
Contact: Eric McDaniel

Traffic Consultant

EST
1873 South Bellaire Street, Suite 1101
Denver, CO 80220
720.486.0707

Drainage Consultant

Muller Engineering Company
777 S. Wadsworth Blvd., Suite 4-100
Lakewood, CO 80226
303.988.4939
Contact: Jim Wulliman/Sara Johnson

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I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

This Development Guide is only one of several documents that will help guide the Hess Ranch Planned Development. The Development Guide and the Development Plan are the planning documents for this development.

The Development Agreement is a third document that will help frame the overall development with specific language of agreements, triggers, responsibilities, etc. Please refer to this document to gain a full understanding of the Hess Ranch Planned Development.

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 Variation

In no event shall the total number of 3,379 residential Dwelling Units within all Planning Areas as set forth on the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional twenty percent (20%) of the number of units allowed for each Planning Area, as set forth in the "HESS RANCH PD DEVELOPMENT PLAN AND GUIDE", as determined by the Developer. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Unbuilt or unused dwelling units resulting from the Final Plat of any Planning Area, may be transferred to other areas provided that the receiving Planning Area not exceed 20% of the original density provided for on the Hess Ranch Development Plan. The transfer of any unbuilt or unused dwelling units may occur at any time throughout the development process of Hess Ranch. Any increase or decrease of dwelling units within a Planning Area by more than 20% must be processed as a Major Amendment under Section 13.04.240 of the Parker Municipal Code.

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "HESS RANCH DEVELOPMENT PLAN", the Planning Area boundary is the edge of the abutting right-of-way of such street (except Crowfoot Valley Road). Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "HESS RANCH 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 "HESS RANCH DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than twenty percent (20%) in size.

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. 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 Associations or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or special district.

G. Agricultural Uses

Any portion or portions of the property described as the Hess Ranch Planned Development, where development has not commenced in accordance with the adopted Development Guide and Plan, may be used on a temporary basis for agricultural purposes, as provided herein.

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. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word "shall" is mandatory.
7. 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. **Age Targeted Dwelling.** Housing designed to appeal to the lifestyle needs of buyers over 55 years of age.
 4. **Age Restricted Dwelling.** Housing limited to buyers and occupants 55 years of age or older.
 5. **Agricultural Uses.** The uses which are permitted include:
 - 1) Farming, including plowing, tillage, cropping, seeding, cultivating or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
 - 2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
 - 3) Open space.
 - 4) Selling agricultural products not requiring a state tax license.
 6. **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.
 7. **Building Front.** That exterior wall of a Building which faces a Front Lot Line of a Lot.
 8. **Building Ground Coverage.** The amount of land covered or permitted to be covered by a Building.
 9. **Building Setback.** The distance between the Building and the adjacent street right-of-way, property line, exterior of the Private Street Easement, or external planning area boundary.
 10. **Building Side.** That exterior wall of a Building which faces a Side Lot Line of a Lot.
 11. **Building Rear.** That exterior wall of a Building which faces a Rear Lot Line of a Lot.
 12. **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.
 13. **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 Parks, Open Space, recreation, educational, community, or public use, and Public Street rights-of way and Easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater.
 14. **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 Roads, Parks, Open Space, recreations, educational, community or public use, and Public Street rights-of-ways and easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater.
 15. **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

atrium. This atrium replaces the conventional front side and rear yards associated with traditional Single Family Detached Dwelling Units.

16. **Dwelling Unit, Clustered Single Family.** A type of Single Family Detached or Attached Dwelling Unit development that combines reduced lot size with compensating amounts of Open Space within the proposed development.
17. **Dwelling Unit, Duplex.** A detached building on a single parcel containing two (2) dwelling units, designed for or used as dwellings exclusively by two (2) families each living as an independent housekeeping unit, or two attached units sharing a common wall with separate entries and separate lots for each unit.
18. **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.
19. **Dwelling Unit Single Family Attached.** A Building designated for and containing more than one Dwelling Unit and occupied by not more than 6 families within one Structure each which is separated from the others by one (1) or more un-pierced walls from ground to roof.
20. **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.
21. **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. Townhome Dwelling may have no side yards, or front and rear yards. May include duplex, triplex, fourplex, or more.
22. **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.
23. **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 setbacks apply.
24. **Dwelling Unit, Condominium.** A type of Single Family Dwelling Unit. The unit is individually owned, each owner receives a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageways, etc.
25. **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 and Parker Fire Protection District approved fire access shall be provided in all cases.
26. **Exterior Storage.** Outdoor storage of fuel, raw materials, products and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.
27. **Garage, Parallel.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
28. **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.

29. **Group Care Facilities.** A facility where three or more persons are provided supervision and a planned treatment of counselling, 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.
30. **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.

A. UNIFORM LAND USES

- 1) Single Family Detached Dwellings
 - 2) Duplex
 - 3) Single Family Attached Dwellings-these will include atrium clustered patio, live work, townhome, duplex, including duplex, triplex and fourplex dwelling units.
 - 4) Multifamily
 - 5) Live/Work Dwelling Units - shall be associated with all MU planning areas and shall be located above retail/commercial areas that are compatible with a live work community. Usually associated with commercial developments.
 - 6) Accessory Dwelling Units - shall include all structures described in the Parker Land Use Ordinance 13.04.170. May also include utility facility enclosures and well sites.
 - 7) Places of Religious Assembly
 - 8) Accessory Structure and Uses
 - 9) Open Space
 - 10) Parks
 - 11) Neighborhood Recreational Centers and Facilities
 - 12) Group Home - refer to Group Care Facilities definition
 - 13) Assisted Living Residence - a housing facility that provides assistance to disabled individuals. These individuals cannot perform all of the ADL's (activities of daily living) i.e. eating, bathing, feeding, etc. These facilitates do not provide 24-hour care.
 - 14) Long Term Care Facility/Nursing Home
31. **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, polling soil, fertilizers, insecticides, hanging baskets, rakes and shovels.
32. **Planning Areas.** Areas 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 depicted on the PD Master Plan.
33. **Planning Commission.** The Planning Commission of the Town of Parker.
34. **Principal Use.** The specific primary purpose, activity or use for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.
35. **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, mobile homes, boats, snowmobiles and other similar recreation equipment.
36. **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.
 37. **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.
 38. **Restaurant, Fast Food with Drive Through Facilities.** Drive-in or drive-through means an accessory use to a building or facility that by design facilitates, encourages or allows customers to receive services or obtain goods while remaining in their motor vehicle, excluding reserved parking spaces for take-out goods where there is no menu board or communication facility.
 39. **Setback.** The distance between the building line and the adjacent street right-of-way line or Lot Boundary.
 40. **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.
 41. **Town Council.** The Town Council for the Town of Parker.
 42. **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.
 43. **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. General

At the time of the Town Council's initial approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015 the IGA expired. The day after, September 8, 2015, the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major

Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

B. 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, Duplex, Triplex, and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Condominiums
- f. Age targeted housing (Not depicted on plan for this PD Submittal – Will be included in Site Plan/Subdivision Submittals)
- g. Age restricted senior housing. (Not depicted on plan for this PD Submittal – Will be included In Site Plan/Subdivision Submittals)
- h. Group Homes/Nursing Homes
- i. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
- m. Public Open Space.
- n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- o. Public parks, playgrounds and other recreational areas.
- p. Places of religious assembly, religious schools.
- q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
- r. Public and private schools and related administrative facilities for elementary and secondary education.

3. Uses Permitted by Special Review

- a. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.

- b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- c. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. 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 Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Areas 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 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in SFd residential Planning Area 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 10 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 10 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front 10 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 10 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Duplex Dwelling Unit

Building Front 10 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 10 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front 4 feet (Principal Building)

	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - (i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, fifteen (15) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, 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.

C. 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, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Condominiums
- f. Age targeted housing (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Age restricted senior housing (Not depicted on plan for this PD Submittal - Will be included In Site Plan/Subdivision Submittals)
- h. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.

- i. Group Homes/Nursing Homes
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
- m. Public Open Space.
- n. Public and private schools and related administrative facilities for elementary and secondary education.
- o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- p. Public parks, playgrounds and other recreational areas.
- q. Places of religious assembly, religious schools.
- r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- c. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PO Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area 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 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in SFe residential Planning Area 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 10 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)

Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	10 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
- i) Seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Lands Use Planning Area, 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 except by special review.

- f. **Minimum Lot Sizes.** The minimum lot sizes in SFe residential shall be two thousand (2,000) square feet for a duplex lot and thirty-five hundred (3,500) square feet for a single family detached lot.

D. 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, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live Work Dwelling Units.
- e. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- f. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Group Homes/Nursing Homes
- h. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- i. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- j. Attached or detached private garages (3 cars maximum).
- k. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV 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 Parker Municipal Code.
- l. Public Open Space.
- m. Public and private schools and related administrative facilities for elementary and secondary education.
- n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- o. Public parks, playgrounds and other recreational areas.
- p. Places of religious assembly, religious schools.
- q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.

- b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - c. Child Care Centers.
- 4. **Accessory uses and building · Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.
- 5. **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, as set forth in the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area 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 120% of the units shown on the PD Development 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	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building)
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12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 4 feet from corner street
 Building Sides 0 feet from other property lines & lots with common walls
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Patio Dwelling Unit

Building Front 8 feet (Principal Building)
 10 feet (Garage perpendicular)
 6 feet (Garage parallel)
 Building Sides 8 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFf Lands Use Planning Area, 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 except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In SFf residential Planning Areas shall be thirty five hundred (3500) square feet.

E. Residential (SFg)

1. Intent

Provide for residential Development allowing for Estate Single Family Detached Dwelling Units and Accessory Uses.

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 not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV 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. Public parks, playgrounds and other recreational areas.
- e. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Neighborhood public service, health and education facilities, community centers, libraries and museums.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

- a. Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to one unit per one- and one-half acres (0.67 Dwelling Units per acre) for each SFg Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area 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 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in SFg residential Planning Areas shall be:
 - Building front 20 feet
 - Building side 15 feet
 - Building rear 20 feet
- 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 Lands Use Planning Areas, 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 except by Special Review
- f. **Minimum Lot Sizes.** The minimum lot sizes in SFg residential Planning Areas shall be 0.67 acre.
- g. **Specific to PA-41 & 47,** if these areas are developed for a clustered Age Targeted Development, the minimum lot size may be reduced to 80 feet in width and 120 feet in depth. The number of units allowed in each planning area may not increase beyond the 31 units allowed in PA-41, and the 18 units allowed in PA-47; the gross density may increase to a maximum of 1.5 du/ac. The site design for these areas must include homes backing to open space.

F. 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, Multi-family/Condominium 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. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.

- e. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- f. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Group Homes
- h. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- i. Independent and/or Assisted Living.
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV 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 Parker Municipal Code.
- m. Public Open Space.
- n. Public and private schools and related administrative facilities for elementary and secondary education.
- o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- p. Public parks, playgrounds and other recreational areas.
- q. Places of religious assembly, religious schools.
- r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Common recreation vehicle storage area.
- b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- d. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

5. 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 Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area 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 120% of the units shown on the PD Development 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 Areas. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) Seven and ½ (7.5) 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 each THd Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In THd residential Planning Areas shall be one thousand two hundred fifty (1250) square feet with a width not less than twenty (20) feet.

G. 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, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within Residential (THd) Land Use Category. 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

All Uses permitted by Special Review within the Residential (THd) Land Use Category.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. 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 the 1.2 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 10 feet (Principal Building)

12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 10 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front 10 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 10 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Duplex Dwelling Unit

Building Front 10 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 10 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front 4 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 4 feet from corner street
 Building Sides 0 feet from other property lines & lots with common walls
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Patio Dwelling Unit

Building Front 8 feet (Principal Building)
 10 feet (Garage perpendicular)
 6 feet (Garage parallel)
 Building Sides 8 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley

- d. **Building Separation.** The minimum building separation shall be the greater of:
- i) Seven and ½ (7.5) 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 each THd Planning Area, or
 - ii) shall be governed by the applicable building code.

- e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes in THd residential Planning Areas shall be one thousand two hundred fifty (1250) square feet with a width not less than twenty (20) feet.

H. Mixed-Use (MU)

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Triplex, Fourplex, Townhome, Condominiums and/or Multi-family residential development.

There are two areas of the PD Plan that are designated as MU; one at the intersection of Chambers Road and Stroh Road and one at the intersection of Bayou Gulch Road and North Pinery Parkway. These MU Planning areas are anticipated to develop as commercial/retail centers with commercial and residential uses. Some of these commercial/retail centers will have a live work residential component built within these areas.

Should market conditions change, the developer may desire to build a residential project in lieu of these commercial/retail areas. By allowing both commercial and residential uses in the MU Planning areas, this affords the Property Owner the opportunity to build what is appropriate for these areas based on market demand.

2. Specific Requirements for MU Mixed-Use Planning Areas 35, 36, 43 and 44.

The 28 residential units contained within Planning Area 43 and 4 residential units within Planning Area 35 are hereby transferred as follows:

Planning Area	Additional Residential Units	Total Residential Units Allowed
34	1	199
36	8	44
39	5	189
41	12	31
44	6	44

3. Specific Requirements for MU Mixed-Use Planning Areas 3, 4, 12 and 14

- a. Market conditions may not immediately warrant the development of commercial/ retail centers, so in order to assure that a portion of the MU Mixed-Use Planning Areas is ultimately developed pursuant to the zoning set forth in this Development Guide, Sections III(H)4.a., Retail and/ or III(H)4.b., Commercial Convenience Grocery (collectively, the Commercial Zoning"), a minimum of one third (1/3) of the developable land area included in the MU Mixed-Use Planning Areas 3, 4, 12 and 14 shall be developed exclusively for commercial uses pursuant to the Commercial Zoning (the " Commercial Area"). The required Commercial Area must be located in at least two (2) of the MU Mixed-Use Planning Areas. Notwithstanding the requirement of the Commercial Area, the total number of residential units for the MU Mixed-Use Planning Areas as described in the Hess Ranch Development Chart contained in the Development Plan shall be preserved, and Property Owner shall have the option to transfer unused residential yield, if any, from the Commercial Area to other MU Mixed-Use Planning Areas. After any such transfer, if any residential yield

remains, the Property Owner shall have the option to transfer the remaining unused residential yield to residential Planning Areas (not to include Planning Areas 6, 7, 8, 9, 21 or 25) but no such transfer may increase the residential yield in any such residential Planning Area by more than 20% as provided in Section 1, Part C of the Development Guide. A note will be added to the Development Plan to describe the commitment to provide the Commercial Area, which shall state as follows:

“The future development of Planning Areas 3, 4, 12 and 14 shall incorporate commercial use and development as enumerated by the Hess Ranch Development Guide on a minimum of one- third (1/3) of the developable area within these Planning Areas as provided by Town of Parker Resolution No. 19-028, Series of 2019.”

- b. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2, as described in Town of Parker Resolution No. 19- 028, Series of 2019 (the “Resolution”) (or Segment 2A as described in the Resolution, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed-Use Planning Areas. The determination to transfer residential yield shall be made concurrently with the approval of said Development Sketch and Preliminary Plan for Segment 2 (or Segment 2A, as applicable).
- c. The requirement to provide a Commercial Area shall be deemed to have been satisfied upon Town Council approval of the application for the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan which designates the Commercial Area within the MU Mixed-Use Planning Areas. The Property Owner shall have no obligation to agree to a Commercial Area any greater area than one- third (1/ 3) of the developable area, and the Town shall have no right to require that greater than one-third (1/3) of the developable area be Commercial Area.
- d. Mixed-Use Development: The Parker 2035 Master Plan recommends Mixed-Use development within Planning Areas 3, 4, 12 and 14 and vertical Mixed-Use development is encouraged within the area to be reserved, zoned and used for future commercial development. A density bonus of ten percent (10%), not to exceed a total of 36 dwelling units, shall be available to support vertical Mixed-Use development(s) consisting of ground floor commercial use with multifamily residential use on the upper floors within Planning Areas 3, 4, 12 and 14, subject to the approval of the Planning Director.
- e. Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan Scope of Work for the Commercial Area shall be prepared and completed as follows:
 - i. The purpose of this section is to provide the methodology for evaluating and determining the required Commercial Area constituting a minimum one- third (1/3) of the developable land within the MU Mixed-Use Planning Areas 3, 4, 12 and 14. The Commercial Area shall be determined in conjunction with the application for and approval of the

Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed-Use Planning Areas. This shall be achieved by the Property Owner's preparation of a concept plan in consultation with the Town illustrating the location and extent of the required Commercial Area for MU Mixed-Use Planning Areas 3, 4, 12 and 14 (the "Concept Plan"). The Concept Plan shall identify the required Commercial Area and provide an evaluation of the development envelope, roadway access, limits of environmentally sensitive areas, drainage/stormwater and grading. It shall form the basis of the required Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan with respect to the MU Mixed-Use Planning Areas 3, 4, 12 and 14 and shall address the following tasks:

- a. Task 1: Prepare and submit a base map consistent with Section 13.07.060(g)(9) of the Code. The map shall be at a scale of 1" = 100' illustrating the planning area limits for Planning Areas 3, 4, 12 and 14, existing topography, existing utility easements, natural features including steep slopes and 100- year floodplain, as well as adjacent planning areas.
- b. Task 2: Prepare and submit a development envelope map consistent with Section 13.07.060(f)(10) of the Code illustrating the future upland developable area(s) for Planning Areas 3, 4, 12 and 14 located outside of areas unsuitable for development, such as 100- year floodplain, steep slopes and utility corridors/ easements.
- c. Task 3: Prepare and submit an access map addressing the Town's Roadway Design and Construction Criteria Manual for Planning Areas 3, 4, 12 and 14 showing limits of access upon all roadway frontages and feasible public access points for the MU Mixed-Use Planning Areas.
- d. Task 4: Prepare and submit a conceptual drainage/stormwater map consistent with Town' s Storm Drainage and Environmental Criteria Manual that illustrates the location and limits of future regional drainage facilities traversing and adjacent to Planning Areas 3, 4, 12 and 14. Identify the projected location and extent of future site-generated drainage necessary to accommodate future development based upon known site characteristics, such as grading, topography and soil conditions for the MU Mixed-Use Planning Areas.
- e. Task 5: Prepare and submit a conceptual overlot grading map consistent with Town' s Storm Drainage and Environmental Criteria Manual and Section 13.07.060(g)(11) of the Code that illustrates the future grading of Planning Areas 3, 4, 12 and 14 necessary to support development, including contours, slopes and direction of stormwater flow.

- f. Task 6: The Concept Plan will incorporate the results of Tasks 1 through 5 illustrating the existing conditions affecting future development, projected development envelope, roadway access points, drainage/ stormwater limits and overlot grading for Planning Areas 3, 4, 12 and 14. The Concept Plan shall serve as the basis for evaluation of the appropriate location and extent of the required Commercial Area upon a minimum one-third (1/3) of the developable land within the MU Mixed-Use Planning Areas.
- g. Task 7: Divide Planning Areas 3, 4, 12 and 14 into two subareas each: one for the required commercial use upon a minimum one-third (1/3) of the developable land and the other for the remainder which shall retain the existing Mixed-Use zone designation. In the alternative, the applicant may elect to satisfy the requirement to zone a minimum of one-third (1/3) of total developable land of Planning Areas 3, 4, 12 and 14 by allocating the commercial zoning across no less than two (2) MU Mixed-Use Planning Areas; each of which shall be divided as described herein.
- h. Task 8: Prepare and submit a table of permitted commercial uses consistent with the existing MU Mixed-Use Planning Areas contained in this Development Plan and Guide and identify any requested revisions by addition, deletion or modification for Town approval.
- i. Task 9: Upon review and direction by Town staff, utilize the Concept Plan to prepare and submit a complete application for the Segment 2 (or Segment 2A, as applicable) Sketch and Preliminary Plan that addresses the required Commercial Area, as described herein.
- ii. Compliance with the Requirement: The requirement to provide for future commercial use upon a minimum of one-third (1/3) of the developable area of the MU Mixed-Use Planning Areas 3, 4, 12 and 14 shall be deemed to have been satisfied upon successful completion of the Concept Plan Scope of Work described herein and Town Council approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan consistent with the Tasks described above; provided, however, that Property Owner may, at its option, provide the Concept Plan consistent with Task 6 above with the submittal of the Development Sketch and Preliminary Plan for the MU Mixed-Use Planning Areas 3, 4, 12 and 14.

4. Uses Permitted by Right

- a. Retail
 - (1) Grocery store
 - (2) Convenience retail shopping facilities, including but not limited to:

- a. drug stores
 - b. liquor stores
 - c. convenience grocery
- (3) Specialty retail including but not limited to:
- a. art gallery
 - b. antiques
 - c. artisan shops
 - d. gift shop
 - e. pet shops
 - f. florists
 - g. bookstore
 - h. stationery stores
 - i. retail food specialty shops which sell food products not intended to be consumed on the premises
 - j. butcher shops
 - k. candy stores
 - l. bakeries
 - m. doughnut shops
 - n. dairy product shops
 - o. toy and game stores
 - p. battery and accessory stores
 - q. bicycle stores
 - r. music stores
 - s. sporting goods store
- (4) Hardware and building material stores
- (5) General retail merchandise and apparel shops, including but not limited to:
- a. junior department stores
 - b. craft and hobby stores
 - c. discount department stores
 - d. clothing stores
 - e. shoe stores
 - f. furniture stores
 - g. household appliance stores
 - h. floor covering, drapery and upholstery stores
 - i. electronics stores
 - j. cosmetic store
- (6) Development Sales and Marketing Center
- a. Eating and Drinking Establishments
 - (1) restaurants
 - (2) fast food, drive-through or carryout restaurants
 - (3) ice cream parlors
 - (4) coffee shops
 - (5) delicatessens
 - (6) lounge, bar or microbrewery

- b. Personal Services
 - (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
 - (2) day care centers
 - (3) health clubs
 - c. Entertainment-Indoors
 - (1) indoor movie theaters
 - (2) performance arts
 - (3) bowling alleys
 - (4) skating rinks (both ice and roller)
 - (5) pool halls
 - (6) arcade amusement centers
 - d. General Office and Professional Services
 - (1) business and professional offices
 - (2) medical and dental offices and clinics
 - (3) banks and other financial service establishments, with or without drive-through facilities
- b. Commercial Convenience Grocery
- (1) 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.
 - (2) Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
 - (3) 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.
 - (4) Conventional restaurants.
 - (5) Fast food, drive-in or carryout restaurants.
 - (6) Electronic funds transfer facilities.
 - (7) Photo service facilities.
 - (8) Medical and dental offices and clinics.
 - (9) Business and professional offices.
 - (10) Private recreational and park uses, country clubs, recreational facilities, including but not limited to: open space, tennis courts, swimming pools and jogging, riding, hiking and biking trails.

- (11) Neighborhood public service, health and education facilities, such as community centers, libraries and museums, except for PA 3, 4, 12, 14, 35, 36, 43 and 44 which are retail uses only.
 - (12) Nursery schools and day/childcare centers.
 - (13) Retail food and food service establishments, including but not limited to: groceries and supermarkets, and cafeterias.
 - (14) General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount department stores; clothing stores; 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.
 - (15) Personal service establishments.
 - (16) 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.
 - (17) Car care centers, gasoline service/stations, tire sales and service, car wash.
 - (18) 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.
 - (19) Banks, savings and loan and other financial service establishments.
 - (20) Public utility administrative and business offices.
 - (21) Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - (22) Motels, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.
 - (23) Transit facilities.
 - (24) Universities, Colleges, or higher educational type uses.
 - (25) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
 - (26) Sales Center - conversion to a recreation facility adjacent to open space.
- c. Agricultural. Until such time that PA 44 develops commercially, or until such time that Planning Areas 3, 4, 12 and 14 develop, permitted uses include:
- (1) Farming, including plowing, tillage, cropping, seeding, cultivating or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
 - (2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
 - (3) Open space.
 - (4) Selling agricultural products not requiring a state tax license.
- d. Residential
- (1) Duplex, Triplex, and Fourplex Dwelling Units.
 - (2) Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.

- (3) Condominiums
- (4) Independent and/or Assisted Living.
- (5) Group Homes
- (6) Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- (7) A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- (8) Attached or detached private garages (3 cars maximum).
- (9) Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV 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 Parker Municipal Code.
- (10) Public Open Space.
- (11) Public and private schools and related administrative facilities for elementary and secondary education.
- (12) Private recreational and park uses, country clubs, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- (13) Public parks, playgrounds and other recreational areas.
- (14) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
- (15) All those uses permitted within the Parks, Open Space Land Use categories.

5. Uses Permitted by Special Review (except Uses by Special Review shall be prohibited in PA-44)

- a. Common recreation vehicle storage area.
- b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- d. Child Care Centers.
- e. Small animal veterinary clinics with no outside facilities.

6. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

7. 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.** The maximum density allowed for all Planning Areas designated as Mixed-Use is 22 dwelling units per acre. Density adjustments and variations as described in Section I, Part C. cannot be used to increase the maximum allowed density within a Mixed-Use District, unless the

request is processed as a Major Amendment to the Development Plan and Guide.

- c. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:
Building front 0 feet
Building side 0 feet
Building rear 0 feet
- d. **Building Setback: Residential.** For residential components within 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 setbacks shall be:
Building front 0 feet
Building side 0 feet
Building rear 4 feet from alley
Building rear 0 feet
- e. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or
 - ii) shall be governed by the applicable building code.
- f. **Building Height.** Buildings or structures in Mixed-Use Planning Areas are permitted up to 45' in height without special review and up to 50' in height with Special Review. However, in Planning Areas 3, 4, 9, 12, 14, 35, 36, 43 and 44, buildings or structures are permitted up to 50' in height without Special Review and up to 60' in height with Special Review.
- g. **Minimum Lot Size:** The minimum lot size for Townhome Dwelling Units in the MU Mixed-Use Planning Areas shall be one thousand two hundred fifty (1250) square feet with a width not less than twenty (20) feet.

I. Fire Station

Intent

PA-45 is intended to be a future Fire Station location. If this site is not selected/constructed as a Fire Station, this Planning Area (PA-45) can only be used for the commercial uses allowed within the Mixed-Use (MU) designation, excluding residential uses, and excluding uses allowed by special review. The Mixed-Use (MU) Development Standards shall apply if not developed as a Fire Station, as provided herein.

J. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods. Parks to include pocket parks, neighborhood parks and regional parks.

2. Park Designations

- a. Pocket
- b. Neighborhood
- c. Community
- d. Regional

3. Development Criteria for parks

- a. Pocket Park
 - (1) Refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools,

specifically Section 13.07.140(c)(9) Design criteria for parks, trails and open space.

- (2) Size: $\frac{1}{4}$ to $\frac{1}{2}$ acre
- (3) Location/Orientation: Centrally located within the residential development and/or easily accessible by residents without the use of vehicles. A 5-10 minute walking distance
- (4) Frontage: Required on one, preferred two or more local streets.
- (5) Minimum development features and/or amenities: Turf and landscape plantings to provide shade over at least 15% of the area, benches in shade and sun, bike racks and trash receptacles. Optional features: a small shade structure, small playground and/or small scale tot-lot, picnic tables, minimal signage, security lighting.

b. Neighborhood Park

- (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools
- (2) Size: Determined by Town Council, refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools, specifically Section 13.07.140(c)(2)(c). A minimum of 3 acres in size.
- (3) Location/Orientation: Within an immediate neighborhood with a $\frac{1}{4}$ to $\frac{1}{2}$ mile service radius. Neighborhood parks shall serve as an extension of the neighborhood around them. They shall be a social and recreation focal point. Interconnected to trails/sidewalks low-volume streets within walking/biking distance of most users.
- (4) Frontage: High visibility to surrounding local streets. On street parking
- (5) Minimum development features and/or amenities: 50%/50% split between active and passive recreational uses. Active recreational features may include: a children's playground, unobstructed open play areas for practice or pick-up games and low impact recreation options such as bocce ball and/or horseshoes. Other amenities should include picnic shelters, internal trails, benches, trash receptacles, bike racks, public art, signage and security lighting.

c. Community Park

- (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools
- (2) Size: Determined by Town Council, refer the Town of Parker Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools, specifically Section 13.07.140 (c)(2)(c). A minimum of 10 acres in size.
- (3) Location/Orientation: Within an immediate neighborhood with a 2.5 mile service area. Located adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.
- (4) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.
- (5) Development features and/or amenities: Lighted sports fields, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, permanent rest room facility, security lighting, signage,

large play structures, game courts, disc golf, climbing wall, skate park and/or other similar popular activities, jogging trails, informal ball fields for youth play, low impact recreation options such as bocce ball and/or horseshoes, parking lots, an area for outdoor farmer's markets and/or outdoor concerts.

d. Regional Park

- (1) Size: A minimum of 100 acres in size.
- (2) Location/Orientation: Located to service the community within a distance of a 6 mile radius, adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.
- (3) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.
- (4) Development features and/or amenities: A community activity center that includes sports fields and courts, multiuse fields that are both lighted and unlighted, tennis courts, basketball court, rest room building, concession building, play structures for the 2-5 yrs. of age and separate play structures for 5-12 yrs. of age, walkways and trails, parking lots, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, security lighting, signage, jogging trails, low impact recreation options such as bocce ball and/or horseshoes.

4. **Uses Permitted by right**

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not 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.
- c. Free standing light fixtures 14' and under.

5. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.

6. **Development Standards**

- a. **Building Setback- Street.** The minimum building setback from any public street right-of-way line shall be:
Building front 25 feet
Building side 20 feet
Building rear 25 feet
- b. **Building Separation.** The minimum building or structure 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 or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet

K. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks
- d. Community Gardens
- e. Drainage Facilities
- f. Picnic shelters.
- g. Frisbee golf

3. Development Standards

- a. **Building Setback-Street.** The minimum building setback from any public street right-of-way line shall be:
Building front 25 feet
Building side 15 feet
Building rear 25 feet
- b. **Building Separation.** The minimum building or structure 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 or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty five (45) feet.

L. Trails

The Development Plan depicts trail connections through open spaces and buffer areas and makes connections to off-site trails.

Trail connections through development parcels are anticipated. These trail connections shall be made in subsequent phases of the Town of Parker's entitlement process.

The Development Plan indicates the number of trail connections, but the exact locations will be determined in latter phases of the entitlement process. These trail connections include:

1. Three trail connections along the southern edge of the property (PA 22, 23, 24, 25 and 33).
2. One trail connection along the west property line.
3. Two trail connections from the east-west drainage in the center of the site through PA 29 and 31.
4. One trail connection from the Crowfoot Valley buffer to the MU Planning area through Planning Areas 37
5. Special Trail Requirements.
 - a. Future Builders of Planning Areas 22, 23, 24, 25 and 33 are advised that trail connections through these planning areas will be designed in conjunction with subdivision proposals upon these planning areas. These interconnections are intended to connect from the Southern Regional Trail along the Hess Ranch southerly boundary, internally through these filings, ultimately to the open space corridor located north of Planning Areas 16, 17, 18, 19, 20 and 32. These trail segments will be designed and constructed by the future buildings for Planning Areas 16, 17, 18, 19, 20 and 32 and secured as part of Subdivision

Improvement Agreement for residential filings upon these specified Planning Areas.

Similarly, future builders of Planning Areas 16, 17, 18, 19, 20 and 32 are advised that each filing will be required to contribute a pro-rata share for the cost of constructing an internal trail within the open space corridor which abuts all these planning areas. This contribution will be determined at the time of Final Plat for each planning area and specified in the Subdivision Improvement Agreement for each planning area.

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

A. General

As stated in Section III, Land Use Regulations, the maximum number of dwelling units permitted within each residential planning area shall not exceed 120% of the units shown on the Development Plan for each individual Planning Area. However, regardless of the unit count in each Planning Area, in no case will the total unit count of Planning Areas collectively exceed 3,379 units.

B. Lone Tree Intergovernmental Agreement

At the time of the Town Council's approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015 the IGA expired. The day after, September 6, 2015 the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

C. Douglas County Intergovernmental Agreement

1. In the southern part of Anthology, now "Hess Ranch", in an effort to preserve the rural roadside character of Crowfoot Valley Road, it will be necessary to maintain an average buffer area along Crowfoot Valley Road of 300', adjacent to Planning Areas 34 and 40, as represented on the Hess Ranch Development Plan. This buffer, whose intent is to screen and soften highly visible areas, should include enhanced landscape (greater density of planting as opposed to open space areas, palette of predominantly native plant materials), earth berming, and if necessary, open and transparent fencing, to visually minimize development impact.
2. The rural character of Crowfoot Valley Road shall be reflected in the development of this corridor, including:
 - a. The average 300' buffer between the adjacent residential development and Crowfoot shall be respected and the landscape in this buffer shall consist of earth berming, open and transparent fencing with a palette of plant materials that enhances and augments the existing and native landscape, as described in section 2, above.
 - b. Minimize the negative visual impact of parking areas through orientation parallel to and away from Crowfoot Valley Road, landscape screening and/or berming, and the presence of landscaped islands and planting strips within parking lots themselves to reduce the perceived sizes of the parking lot.

- c. Screening of dumpster and service areas throughout the Mixed-Use Center through landscape and/or architectural elements.
 - d. Architecture that is articulated or enhanced on those sides that face Crowfoot Valley Road.
- D. **Minimum Lot Size for Townhome Dwelling Units:** The minimum lot size for Townhome Dwelling Units (TDUs) shall be 1,500 square feet with a width not less than 20-feet in all Planning Areas where TDUs are a Use Permitted by Right, except for Residential Planning Area 5 and MU Mixed-Use Planning Areas 3, 4, 12, 14, 35, 36, 43 and 44.
- E. **Minimum Lot Size for Duplex Dwelling Units:** The minimum lot size for Duplex Dwelling Units shall be 2,100 square feet with a width not less than 20-feet.

V. ENFORCEMENT AND ADMINISTRATION

- A. **Incorporation of Planned Development Master Plan**

The plan of development for HESS Ranch Development, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the HESS RANCH DEVELOPMENT PLAN AND GUIDE together with everything shown thereon and all amendments thereto.
- B. **Effect of Recorded Plan**

The approval by Ordinance of the HESS RANCH DEVELOPMENT PLAN AND GUIDE by the Town Council and the recording of such Development Plan and Guide with the Douglas County Clerk and Recorder shall be deemed to be rezoning to a PD-Planned Development District under Section 13.04.150 of the Parker Municipal Code for the real property described in the Development Plan.

Public Service Company of Colorado: Advisory Comments

Z18-027

Type (Asc) ▾

GO

REVIEWS

Donna George	Public Service Company of Colorado 10
PSCo acknowledges the comment response and easements and has no further concerns at this time. 6/26/2019 7:14:07 AM	

Fire Life Safety: Advisory Comments

Z18-027

Type (Asc) ▾

GO

REVIEWS

Randy Capra	FIRE LIFE SAFETY 20
Fire Life Safety has no issue with the proposed zoning for this project; comments for the preliminary plan and spine roads have been made on each respective application. 1/24/2019 10:55:02 AM	



January 9, 2019

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

RE: Hess Ranch Planned Development Amendment No. 2 Z18-027, Looking Glass Sketch Plan SUB18-051, Looking Glass Preliminary Plan SUB18-049, and Looking Glass Final Plat SUB18-050.

Dear Mr. Workman;

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

According to the project narrative for the PD Amendment, the intent of this proposal is to amend the eastern 335.048 acres of the PD to adjust Planning Area (PA) boundaries and the proposed number of homes within each PA in response to the site topography and the Town of Parker and Urban Drainage and Flood Control District's request for a dendritic/low maintenance drainage design. The modifications to the PAs do not increase the total approved number of dwelling units permitted within the PD. The PD Amendment provides for an increase in the proposed open space. The modifications accommodate the refined road alignments, drainage and grading needs, and intersection locations for Chambers Road, Stroh Road and Hess Ranch Boulevard through the property.

According to the project narrative for the Sketch/Preliminary Plan, the intent of this Filing No. 1 Sketch/Preliminary Plan is to establish the spine roadway and drainage infrastructure for the initial phase of the property east of Hess Ranch Road. The Sketch/Preliminary Plan also establishes seven (7) non-buildable Tracts across the 1135 acres that will need to be re-platted in the future to allow for development of the mixed-use neighborhood. It is anticipated by the applicant that the first detailed Sketch/Preliminary Plan will be prepared for the initial phase of development, which will occur east of Hess Ranch Road.

According to the project narrative for the Final Plat, the intent of this Filing No. 1 Final Plat is to establish the spine roadway and drainage infrastructure. The Plat also establishes six (6) non-buildable Tracts that will need to be re-platted in the future to allow for development of the

residential neighborhood.

The Hess Ranch PD 2nd 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 Hess Ranch PD.

The Looking Glass Sketch Plan, Preliminary Plan and Final Plat No. 1 does not include a school site. The Trails at Crowfoot Final Plat No. 9 includes 10.638-acre Tract B representing one of the two Hess Ranch PD school sites. The other school site within Hess Ranch PD is shown on the Development Plan as Planning Area 19 totaling 11.38-acres. This brings the school site dedication for Hess Ranch PD to a total of 22.018- acres (10.638-acres + 11.38-acres = 22.018-acres).

The Anthology PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of Hess Ranch PD 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 a total of 22.018-acres for school land, and DCSD's request for two 12-acre elementary school sites totaling 24-acres to be located in the Hess Ranch PD, DCSD requests cash-in-lieu for the additional 1.982- acres requested beyond the 22.018-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.

Further, DCSD requests that the applicant prepare a phase 1 environmental audit and a geo-tech report for the two school sites and provide copies to DCSD.

Additionally, with Hess PD 1st Amendment, DCSD asked for a voluntary mid-range contribution of \$1952 per residential unit towards the Capital Mitigation component. 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

January 29, 2019

Paul Workman,
Senior Planner
20120 E Mainstreet
Parker, CO 80138
pworkman@parkeronline.org

RE: Hess Ranch PD 2nd Amendment (Z18-027)
Hess Ranch Sketch Plan – AKA Looking Glass (SUB18-051)
Hess Ranch Preliminary Plan – AKA Looking Glass (SUB18-049)
Hess Ranch F1 – Spine Infrastructure (SUB18-050)

Dear Mr. Workman,

Douglas County appreciates the opportunity to comment on land use applications of mutual interest. Below please find substantive and technical comments in response to the applications.

Substantive Comments:

- The proposed amendment to the Hess Ranch PD proposes to reduce the established community separation buffer from 250 feet to 50 feet along the southern boundary of Planning Area 25. This is an extremely large reduction in the separation buffer. Long-standing policies in both the Town and County's Master Plans encourage the provision of community separation buffers and appropriate open space transitions between communities and jurisdictions. Douglas County opposes the reduction in the community separation buffer based on the following policies in County and Town Master Plans:
 - o "Establish community separators to maintain community identity and sense of place." (Objective 3-1D, 2035 Douglas County Comprehensive Master Plan)
 - o "Maintain community separators through the identification of suitable land uses and appropriate location of development. Land uses that do not maintain community separation are inconsistent with this Plan." (Policy 3-1D.1, 2035 Douglas County Comprehensive Master Plan)
 - o "Support the establishment and enhancement of community separators by creating open space buffers, utilizing natural landforms and significant tree plantings to help screen views and provide wildlife habitat." (Policy 2-6B.3, 2035 Douglas County Comprehensive Master Plan)
 - o "Increase the amount of open space using the criteria set forth in the Open Space, Trails and Greenways Master Plan which emphasizes supporting a regional greenway network that provides a community separation buffer from development in neighboring jurisdictions while maintaining the viability and connectivity of the natural ecosystem." (Chapter 6, Goal 1.D., Parker 2035 Master Plan)

- o “Encourage transitions between different land uses and intensities.” (Chapter 6, Goal 1.E., Parker 2035 Master Plan)
- o “Provide interconnected open space that is integrated into the community; and preserve and protect valued open lands such as natural areas and community separators.” (Chapter 13, Goal 3, Parker 2035 Master Plan)
- o “Community Identity and Separation. Open space buffers help guide growth and maintain community identity. They provide a transitional “edge” between the Town and other incorporated and unincorporated communities. The Intergovernmental Agreements between the Town of Parker and Douglas County and the Town of Parker and the City of Lone Tree are regulatory step towards maintaining these buffers.” (Chapter 2, What Parker Values, Town of Parker Open Space, Trails and Greenways Master Plan)
- o The full separation buffer is identified in existing Town open space maps:
 - Map 1: Existing and Approved Open Space, Town of Parker Open Space, Trails and Greenways Master Plan
 - Map 3: Missing Trail Connections, Town of Parker Open Space, Trails and Greenways Master Plan

Technical Comments:

- The Engineering Division reviewed the applications and had no comment.
- Addressing Analyst:
 - o Requested clarification regarding whether the subdivision name is Hess Ranch or Looking Glass.
 - o In addition to the extension of Stroh Road and S. Chambers Road, the street name of Hess Ranch Road is approved for use in this plat.
 - o Please be sure to add the required south pre-directional to Chambers Road since this road continues south into Douglas County and also contains a northern portion within the Denver Metro area.

Thank you for the opportunity to provide comment. Please don't hesitate to contact me if you have questions.

Thanks,



Dan Avery, AICP
Chief Planner



Planning Commission Staff Report

Planning Commission Date: 8/1/2019

Town Council Date: 8/19/2019

Hearing Type: Public Hearing
UNPLATTED – HESS RANCH Sketch and Preliminary Plans
TRAKiT No(s): SUB18-049 and SUB18-051

Location: Southwest corner of Crowfoot Valley Road and Stroh Road

Project Planner: Paul Workman, Senior Planner

Applicant: Larry Jacobson, JEN Colorado 18, LLC

Executive Summary: The applicant is requesting the approval of sketch and preliminary plans for extensions to Stroh Road and Chambers Road and the creation of Spirit Trail Boulevard. The sketch and preliminary plans also include the associated drainage tracts for these roadways.

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 condition in staff's report."

- 1. 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.*

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."

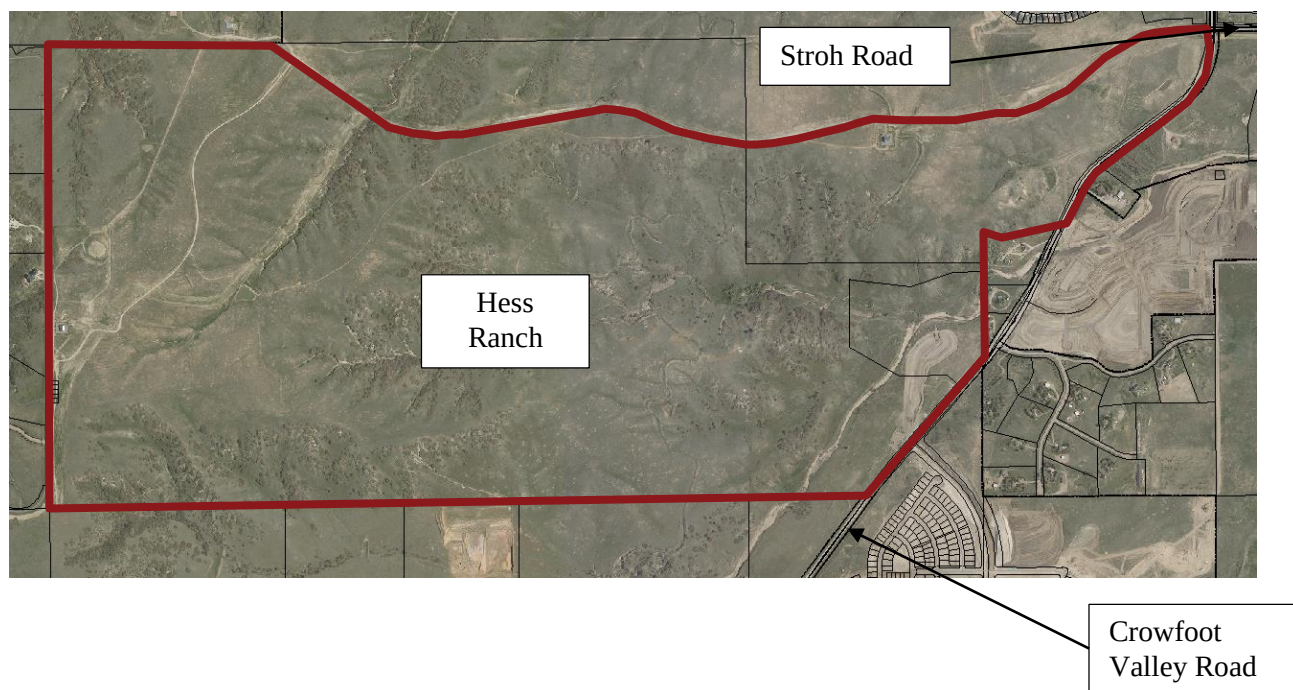
I. BACKGROUND/DISCUSSION

The subject property is generally located at the southwest corner of Crowfoot Valley Road and Stroh Road. The site is currently undeveloped and surrounded by an undeveloped site to the north (Anthology North), unincorporated Douglas County residential development, the Meadowlark development and the Trails at Crowfoot development to the east, undeveloped parcels located in unincorporated Douglas County to the south and the balance of the Hess Ranch development (currently undeveloped) to the west.

The applicant, JEN Colorado 18, LLC, is requesting the approval of sketch and preliminary plans for what is known as the “spine infrastructure” for Segment 1 of the Hess Ranch development. The “spine infrastructure” includes the Stroh Road and Chambers Road extensions and the creation of Spirit Trail Boulevard that will connect with Stroh Road and Chambers Road. The sketch and preliminary plans also include the necessary drainage tracts to serve the new roadways. The applicant has submitted these applications ahead of the individual lotting sketch and preliminary plans in order to be able to start construction on the infrastructure that will support construction of the areas for the individual residential lots.

The approval of the sketch and preliminary plans does not formally create the right-of-way and drainage tracts. Instead, the approval of the applications will allow for the applicant to execute a final plat that is consistent with the sketch and preliminary plans that will create the right-of-way to be dedicated to the Town. The applicant has submitted sketch and preliminary plans for the individual residential lots for future development and these applications will come before Planning Commission for evaluation later in 2019.

Hess Ranch Vicinity Map



Spine Infrastructure Sketch and Preliminary Plan Project Area



II. PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) and zoned for a variety of residential and commercial uses.
2003	The west half of the subject property was voluntarily annexed by the Town (Ordinance 2.140) and zoned as PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to allow a variety of residential and commercial uses.
2008	Town Council approved a PD Amendment to allow a variety of residential and commercial uses.
2015	The current PD-Planned Development zoning covering the subject property was approved by Town Council and allows for a variety of residential and commercial uses.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development		
Master Plan Area	Low-Density Residential		
Site Acreage	1,135.86 acres		
Subdivision	Hess Ranch 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	Douglas County	Douglas County Zoning	Undeveloped
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Crowfoot Valley Road and single-family detached residential units
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	Low Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Low Density Residential: Consists of an overall gross density of 2.2 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.B Land Use 1.E Land Use 1.F Land Use 1.G Community Appearance and Design 1.A Community Appearance and Design 1.D Housing and Neighborhoods 2.A Transportation 2 Transportation 2.B Transportation 2.C Transportation 2.D Transportation 3.A Transportation 3.C Transportation 5

	Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 2.C Natural Resource Protection 2.D Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.F Natural Resource Protection 4.H
Inconsistent Goals/Strategies	None
Staff Analysis	The proposed sketch and preliminary plans are for the platting of roadway and drainage infrastructure to support future development of the subject property. The submitted applications have been determined to meet the Town Master Plan goals as identified above.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Sketch Plan/Preliminary Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks are based on the type of residential unit that is proposed in each Planning Area.	Building setbacks will be reviewed at the time of building permit submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	A maximum of 3,379 residential units are allowed in the entire Hess Ranch development per the zoning.	Zero units are proposed as a part of this sketch and preliminary plan. Compliance with the maximum residential units will be reviewed in accordance with future sketch and preliminary plans for residential lotting.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area.	Building heights will be reviewed at the time of the residential design matrix submittal or at the time of Site Plan review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	Lot sizes are based on the type of residential development that is proposed in each Planning Area.	Lot sizes will be reviewed at the time of future sketch and preliminary plans for residential lotting.	☐ 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 for the streetscape with the sketch and preliminary plans 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	The proposed sketch and preliminary plans are for roadway infrastructure. Therefore no parking is required for the proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Miscellaneous	Additional right-of-way dedication and grading.	Per the annexation agreement for the subject property, the applicant is responsible for the construction of half of the roadways that are proposed. However, the applicant is responsible for the design and grading of the entirety of the roadways. The applicant has designed the entirety of the roadways and will grade the entirety of the roadway.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The current sketch and preliminary plans applications are for the design and construction of roadways and associated drainage. Therefore, many of the details for development are not applicable. For the development requirements that are applicable, the applicant has demonstrated compliance as detailed above.		

VI. DESIGN REVIEW

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

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Hess Ranch development will be served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, will be constructed to

connect these two arterial streets. The Stroh Road and Chambers Road extensions provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development as it has been contemplated and initially laid out. At full capacity, Stroh Road and Chambers Road will be four lane arterial roadways. However, as agreed to in the annexation agreement for Hess Ranch, the applicant is responsible for designing and grading the entirety of these roadways, but will only be constructing the southern two lanes of these arterials. The Town will construct the northern two lanes at some point in the future when traffic counts warrant the expansion of these roadways. The expansion of these roadways will be done as a part of a future Capital Improvement Program (CIP) process.

Stroh Road, Chambers Road and Spirit Trail Boulevard will provide access to the future filings for individual residential lots that are planned for this development. All future access from these roadways will meet the Town's spacing criteria. The applicant has submitted these applications ahead of the individual lotting sketch and preliminary plans in order to be able to start construction on the infrastructure that will support construction of the areas for the individual residential lots. The construction schedule for the infrastructure is longer than the construction schedule for the residential lot areas and will allow the applicant to have the infrastructure in place in time for the residential areas.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consultants	Advisory comments
CenturyLink	Advisory comments
Cherry Creek Water Basin Quality Authority	Advisory comments
Douglas County Assessor	No comments
Douglas County Planning	Advisory comments
Douglas County Schools	Advisory comments
Fire Life Safety	Approved
IREA	Approved
Parker Engineering	Advisory comments
Parker Police	No comments
Parker Water and Sanitation	Approved

SunMarke Station Community Association	No comments
Xcel	Advisory comments

IX. CONCLUSION

The applicant, JEN Colorado 18, LLC, is requesting the approval of sketch and preliminary plans for what is known as the “spine infrastructure” for Segment 1 of the development of Hess Ranch. The “spine infrastructure” includes the extensions to Stroh Road and Chambers Road and the creation of Spirit Trail Boulevard in order to connect Stroh Road and Chambers Road. This sketch and preliminary plan also includes the necessary drainage tracts to serve the new roadways. The applicant has submitted these applications ahead of the individual lotting sketch and preliminary plans in order to be able to start construction on the spine infrastructure before construction of the areas for the individual residential lots. The applicant has submitted sketch and preliminary plans for the individual residential lots for future development and these applications will come before Planning Commission for evaluation later in 2019.

X. RECOMMENDED CONDITIONS

1. The applicant shall dedicate utility easements as required on all Final Plats.

XI. 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



June 20, 2019

Mr. Paul Workman, Senior Planner
Town of Parker Community Development
20120 East Mainstreet
Parker, CO 80138

RE: Hess Ranch Filing No. 1 (Looking Glass) Sketch/Preliminary Plan for Infrastructure

Dear Paul,

The Henry Design Group, Inc., on behalf of JEN Colorado 18, LLC., the landowner and Front Range Communities, LLC the applicant, is pleased to submit this narrative in support of the proposed Filing No. 1 Sketch/Preliminary Plan for infrastructure. The following information is provided in accordance with Section 13.07-060 and 13.07-070 of the Town of Parker Land Development Code.

1. Applicant / Design Team

Owner/Applicant:

JEN Colorado 18, LLC
Front Range Communities, LLC
Matthew Osborn 303-589-5970
Lawrence Jacobson 303-748-5466
4100 E. Mississippi Ave., Suite 500
Denver, CO 80246
mosborn@frontrangecommunities.com
ljacobson@frontrangecommunities.com

Planner/Landscape Architect:

The Henry Design Group, Inc.
Karen Z. Henry, PLA
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303-446-2368
khenry@henrydesigngroup.com

Civil Engineer:

EMK Consultants, Inc.
Eric McDaniel, PE
7006 S. Alton Way, Building F
Centennial, CO 80112
303-694-1520
emcdaniel@emkc.com

Drainage Engineer:

Muller Engineering Company
Jim Wulliman, PE
777 S. Wadsworth Blvd, Suite 4-100
Lakewood, CO 80226
303-988-4939 x 231
jwulliman@mullereng.com

2. Project Location

Hess Ranch (Looking Glass) Filing No. 1 Sketch/Preliminary Plan for infrastructure consists of 1135.8589 acres of gently rolling terrain in a developing area of the Town of Parker. The site is generally described as being located in Section 33 of Township 6 South and portions of Sections 4, 5 and 6 of Township 7 South, Range 66 West of the 6th PM. The site is bounded to the north by Stroh Road and Anthology North, to the east by Crowfoot Valley Road; to the west by Douglas County land zoned A-1 and to the south by agricultural land in Douglas County.

3. Filing 1 Sketch/Preliminary Plan for Infrastructure Intent

The site is currently zoned Planned Development (PD) in Town of Parker for a variety of land uses. The intent of this Filing No. 1 Sketch/Preliminary Plan is to establish the spine roadway and drainage infrastructure for Segment 1 of the property east of Spirit Trail Boulevard. The Sketch/Preliminary Plan also establishes eight (8) non-buildable Tracts across the 1135 acres that will need to be re-platted in the future to allow for development of the mixed-use neighborhood. It is anticipated that the first detailed Sketch/Preliminary Plan for individual developable lots will be prepared for Segment 1.

The primary roadways included within the Sketch/Preliminary Plan are the design of Stroh Road from Crowfoot Valley Road to Spirit Trail Boulevard (Collector); Spirit Trail Boulevard from Stroh Road to Chambers Road; and Chambers Road from Spirit Trail Boulevard to Crowfoot Valley Road.

The Sketch/Preliminary Plan Filing No. 1 for infrastructure drainage improvements are provided to accommodate storm drainage needs from the primary road corridors. These drainage improvements are considered the initial phase, with future improvements necessary with the design of the development areas. The proposed drainage system implements a wholistic low maintenance stream approach. The approach uses techniques to reduce the increased runoff from development to levels closer to natural predeveloped watershed conditions and thus enable softer practices -- more reliant on-stream form, vegetation, and natural materials -- to stabilize streams. Generally, this establishes a dendritic drainage framework for a more sensitive and natural approach to

drainage swales and stormwater detention facilities that will be located within open space corridors, Planning Areas, Lemon Gulch and the primary stream corridor which bisects the property. Additionally, the wholistic low maintenance stream approach aids in preserving more of the existing native vegetation.

The more specific design at time of the detailed Sketch Plan and Preliminary Plan for individual developable lots will reinforce the modifications proposed by the accompanying PD Amendment which includes a more sensitive design to the site's natural topography, existing vegetation and drainage system. The PD also provides additional open space, and a comprehensive trail network while incorporating a more natural approach to the drainage system including vegetated swales to convey storm drainage from within the Planning Areas to the primary natural drainage corridors and detention facilities.

4. Zoning

The proposed Sketch/Preliminary Plan for infrastructure is in conformance with the proposed PD Amendment for to the Hess Ranch PD. The eight (8) Tracts indicated on the Sketch/Preliminary Plan are designated on the PD Plan Amendment for a variety of future residential uses, mixed uses, parks, open space and schools. The concurrent PD Amendment application proposes modifications to Segment 1 of the Hess Ranch PD. The amendment provides for minor adjustment to the Planning Area Boundaries and the proposed number of dwelling units within each Planning Area in response to the site's topography, existing vegetation and proposed natural, low maintenance drainage system. The PD Amendment does not increase the number of dwelling units permitted in Segment 1 of the original Hess Ranch PD.

5. Surrounding Land Uses

North: Town of Parker - Anthology North PD – Residential

South: Douglas County A-1

East: Town of Parker – Meadowlark PD and Douglas County A-1 and RR

West: Douglas County A-1

6. Development Schedule

The area proposed within the initial phase of development located east of Spirit Trail Boulevard is anticipated to have the entitlement process complete in summer of 2019 with infrastructure commencing as soon as possible after infrastructure plans have been approved. Buildout of this initial phase is predicted to occur over the next three (3) to five (5) years. Future phases will occur based on market demand.

7. Filing No. 1 Sketch/Preliminary Plan for Infrastructure

The following plans and reports are Included with the Filing 1 Sketch/Preliminary Plan for infrastructure submittal:

- a. Sketch/Preliminary Plan Exhibit
- b. Roadway Construction Plans and documents
- c. Drainage Report and Plan
- d. Utility Report and Construction documents
- e. Master Street Tree plan
- f. Traffic Impact Analysis

- g. Geology/Soil Report
- h. Existing Conditions Map
- i. Tree Inventory to follow under separate cover

Overall, this Sketch/Preliminary Plan for Infrastructure establishes the framework for the Final Plat which is the next step to facilitate the design and construction of the infrastructure necessary for the development of Looking Glass. As proposed, the Sketch/Preliminary Plan for infrastructure is in conformance with the Hess Ranch-North Parcel PD as amended and the Town of Parker 2035 Master Plan.

Thank you for your time and consideration of the Hess Ranch- Looking Glass Filing No. 1 Sketch/Preliminary Plan for infrastructure. As always, we look forward to continuing to work with the Town to see this exciting neighborhood to fruition. Please feel free to contact me if you have any questions or need additional information.

Sincerely yours,

A handwritten signature in black ink that reads "Karen Z. Henry". The signature is fluid and cursive, with a large loop at the end of the last name.

Karen Z. Henry
President, Henry Design Group, Inc.

cc: Matthew Osborn, and Lawrence Jacobson Front Range Communities, LLC
Eric McDaniel, EMK Consultants, Inc.

LOOKING GLASS FILING NO. 1

SKETCH/PRELIMINARY PLAN

THE INTENT OF THIS PLAN IS TO CREATE RIGHT-OF-WAY FOR MAJOR ROADWAYS
AND SUPPORT FUTURE DEVELOPMENT OF THE SURROUNDING PLANNING AREAS.
A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6
TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1,135.86 ACRES

SHEET 1 OF 9
COVER SHEET

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 89 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF 73.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CROWFOOT VALLEY ROAD, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS, LSP NO. 10002474, SAID POINT ALSO BEING THE POINT OF BEGINNING;

- THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING TEN (10) COURSES;
- 1) SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 84.10 FEET TO A POINT OF NON-TANGENT CURVATURE;
 - 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 21 MINUTES 48 SECONDS, A RADIUS OF 885.12 FEET, AND AN ARC LENGTH OF 21.06 FEET, (CHORD BEARS SOUTH 00 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 21.06 FEET);
 - 3) SOUTH 13 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 317.67 FEET TO A POINT OF NON-TANGENT CURVATURE;
 - 4) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 25 MINUTES 44 SECONDS, A RADIUS OF 787.50 FEET, AND AN ARC LENGTH OF 74.62 FEET, (CHORD BEARS SOUTH 17 DEGREES 03 MINUTES 01 SECONDS WEST, A DISTANCE OF 74.59 FEET) TO A POINT OF COMPOUND CURVATURE;
 - 5) ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 52 SECONDS, A RADIUS OF 885.00 FEET, AND AN ARC LENGTH OF 157.52 FEET, (CHORD BEARS SOUTH 32 DEGREES 13 MINUTES 49 SECONDS WEST, A DISTANCE OF 157.31 FEET);
 - 6) SOUTH 52 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
 - 7) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 48 SECONDS, A RADIUS OF 900.00 FEET, AND AN ARC LENGTH OF 248.92 FEET, (CHORD BEARS SOUTH 45 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 248.13 FEET);
 - 8) SOUTH 53 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 1,098.00 FEET TO A POINT OF CURVATURE;
 - 9) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 17 MINUTES 24 SECONDS, A RADIUS OF 1,010.00 FEET, AND AN ARC LENGTH OF 481.07 FEET, (CHORD BEARS SOUTH 39 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF 476.53 FEET)

- 10) SOUTH 25 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF 433.56 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND RECORDED AT RECEPTION NO. 9123329 OF THE AFOREMENTIONED RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 79 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 645.52 FEET;
 - 2) NORTH 79 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 197.45 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;
- THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 314.41 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;
- THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,041.28 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING SEVEN (7) COURSES:

- 1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 48 MINUTES 48 SECONDS, A RADIUS OF 3,761.00 FEET, AND AN ARC LENGTH OF 119.93 FEET, (CHORD BEARS SOUTH 41 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 119.02 FEET);
- 2) SOUTH 40 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 245.65 FEET;
- 3) SOUTH 42 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 958.65 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 07 MINUTES 22 SECONDS, A RADIUS OF 7,692.00 FEET, AND AN ARC LENGTH OF 419.23 FEET, (CHORD BEARS SOUTH 40 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 419.18 FEET)
- 5) SOUTH 51 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 3.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 6) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 08 SECONDS, A RADIUS OF 7,688.00 FEET, AND AN ARC LENGTH OF 306.73 FEET, (CHORD BEARS SOUTH 37 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 306.71 FEET);
- 7) SOUTH 36 DEGREES 40 MINUTES 21 SECONDS WEST, A DISTANCE OF 79.57 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE NORTH 89 DEGREES 43 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1275.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE NORTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2639.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 2643.05 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,644.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE CENTER LINE OF SAID SECTION 6, A DISTANCE OF 5,240.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6;

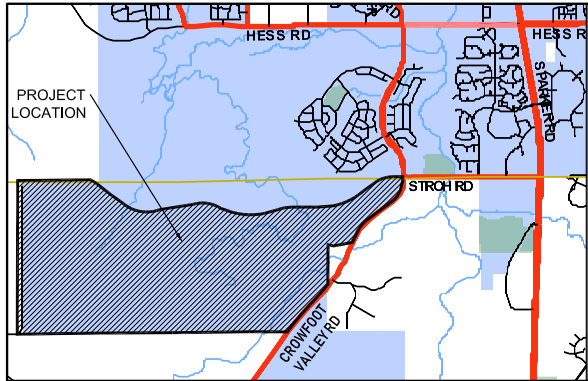
THENCE NORTH 89 DEGREES 24 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,484.33 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 23 SECONDS, A RADIUS OF 1,335.23 FEET, AND AN ARC LENGTH OF 263.49 FEET, (CHORD BEARS SOUTH 57 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 263.06 FEET);

THENCE SOUTH 52 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 651.65 FEET;

THENCE SOUTH 55 DEGREES 15 MINUTES 38 SECONDS EAST, A DISTANCE OF 412.28 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 35 MINUTES 03 SECONDS, A RADIUS OF 1,265.85 FEET, AND AN ARC LENGTH OF 1382.69 FEET (CHORD BEARS SOUTH 79 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 1,314.97 FEET);



LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 81 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,141.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 07 MINUTES 53 SECONDS, A RADIUS OF 2408.42 FEET, AND AN ARC LENGTH OF 999.86 FEET, (CHORD BEARS SOUTH 81 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 988.27 FEET);

THENCE NORTH 71 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 415.03 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 57 MINUTES 29 SECONDS, A RADIUS OF 2408.42 FEET, AND AN ARC LENGTH OF 1,091.15 FEET (CHORD BEARS SOUTH 88 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,081.84 FEET);

THENCE NORTH 74 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 480.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 1,374.23 FEET, AND AN ARC LENGTH OF 480.22 FEET (CHORD BEARS NORTH 79 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 477.78 FEET);

THENCE NORTH 89 DEGREES 32 MINUTES 38 SECONDS EAST, A DISTANCE OF 543.29 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 07 SECONDS EAST, A DISTANCE OF 307.11 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 59 SECONDS, A RADIUS OF 11,639.30 FEET, AND AN ARC LENGTH OF 555.22 FEET, (CHORD BEARS NORTH 85 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 555.17 FEET) TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 24 MINUTES 54 SECONDS, A RADIUS OF 2,197.49 FEET, AND AN ARC LENGTH OF 936.40 FEET, (CHORD BEARS NORTH 66 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 929.33 FEET);

THENCE NORTH 52 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 242.53 FEET;

THENCE NORTH 54 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 556.22 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 01 MINUTES 26 SECONDS, A RADIUS OF 1,070.97 FEET, AND AN ARC LENGTH OF 596.59 FEET, (CHORD BEARS NORTH 74 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 590.83 FEET);

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 314.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MOTSENBOKER ROAD;

THENCE SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 49,478,012 SQUARE FEET OR 1,135.859 ACRES

SURVEYOR'S CERTIFICATE

I, STEPHEN H. HARDING, PLS #29040, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SKETCH/PRELIMINARY PLAN OF LOOKING GLASS FILING NO. 1 WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS SKETCH/PRELIMINARY PLAN HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



STEPHEN H. HARDING, PLS
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

OWNER

IN WITNESS WHEREOF, JEN COLORADO 18, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HERETO SUBSCRIBED BY LAWRENCE JACOBSON, MANAGER OF FRONT RANGE COMMUNITIES, LLC, THIS _____ DAY OF _____, 2019, A.D.

BY: _____
MANAGER OF _____

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY _____
MANAGER OF _____

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND MY OFFICIAL SEAL.

MY BUSINESS ADDRESS IS: _____

NOTARY PUBLIC

NOTES

1. HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE TRACTS, TREE LAWNS, AND MEDIAN LANDSCAPING.
2. TEN FOOT (10') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND TEN FOOT (10') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE REAR LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
3. LANDSCAPING MAY BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES AND EASEMENTS BUT NO SOLID STRUCTURES. SOLID STRUCTURES INCLUDE, BUT NOT LIMITED TO FENCES AND UTILITY BOXES. SHRUBS AND PLANTING SHALL BE NO TALLER THAN 3 FEET AND TREE CANOPIES SHALL BE NO LOWER THAN 6 FEET. LANDSCAPING WITHIN THIS AREA SHALL BE MAINTAINED BY THE LANDOWNER OR HOA.
4. THE 100-YEAR FLOODPLAIN DELINEATED ON THE PLAT IS THE REGULATORY 100-YEAR FLOODPLAIN AS DEPICTED ON THE TOWN OF PARKER FLOOD INSURANCE RATE MAP PANEL 080310 0089 F, DATED SEPTEMBER 30, 2005.
5. BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 4, T7S, R66W, 6TH P.M. WHICH BEARS S89°14'06"W BETWEEN THE MONUMENTS SHOWN HEREIN.
6. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.

LAND USE SUMMARY

DESCRIPTION	AREA	
RIGHT-OF-WAY	29,064 AC	
UNBUILDABLE TRACTS	1106.795 AC	
TOTAL	1135.859 AC	

TRACT	AREA	USE	PROPOSED OWNERSHIP
A	209.683 AC	UNBUILDABLE TRACTS	RETAINED BY OWNER
B	78.026 AC	UNBUILDABLE TRACTS	RETAINED BY OWNER
C	21.036 AC	UNBUILDABLE TRACTS	RETAINED BY OWNER
D	17.275 AC	UNBUILDABLE TRACTS	RETAINED BY OWNER
E	29.064 AC	RIGHT-OF-WAY	RETAINED BY OWNER
F	0.292 AC	UNBUILDABLE TRACTS	RETAINED BY OWNER
G	0.391 AC	UNBUILDABLE TRACTS	RETAINED BY OWNER
H	0.106 AC	UNBUILDABLE TRACTS	RETAINED BY OWNER
J	781.986 AC	UNBUILDABLE TRACTS	RETAINED BY OWNER
TOTAL	1135.859 AC		

SHEET INDEX

- 1 COVER SHEET
- 2 OVERALL SITE
- 3-9 PLAT SHEETS

APPLICANT/DEVELOPER:

FRONT RANGE COMMUNITIES, LLC.
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
CONTACT: LAWRENCE JACOBSON
303-748-5466

PLANNER:

HENRY DESIGN GROUP
1501 WAZEE STREET
SUITE 1-C, DENVER,
COLORADO 80202
303-446-2568

ENGINEER/SURVEYOR:

EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, CO 80112
(303) 694-1520



PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
1501 WAZEE STREET
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(303) 694-1520 www.emk.com
JOB NO. 13095.00

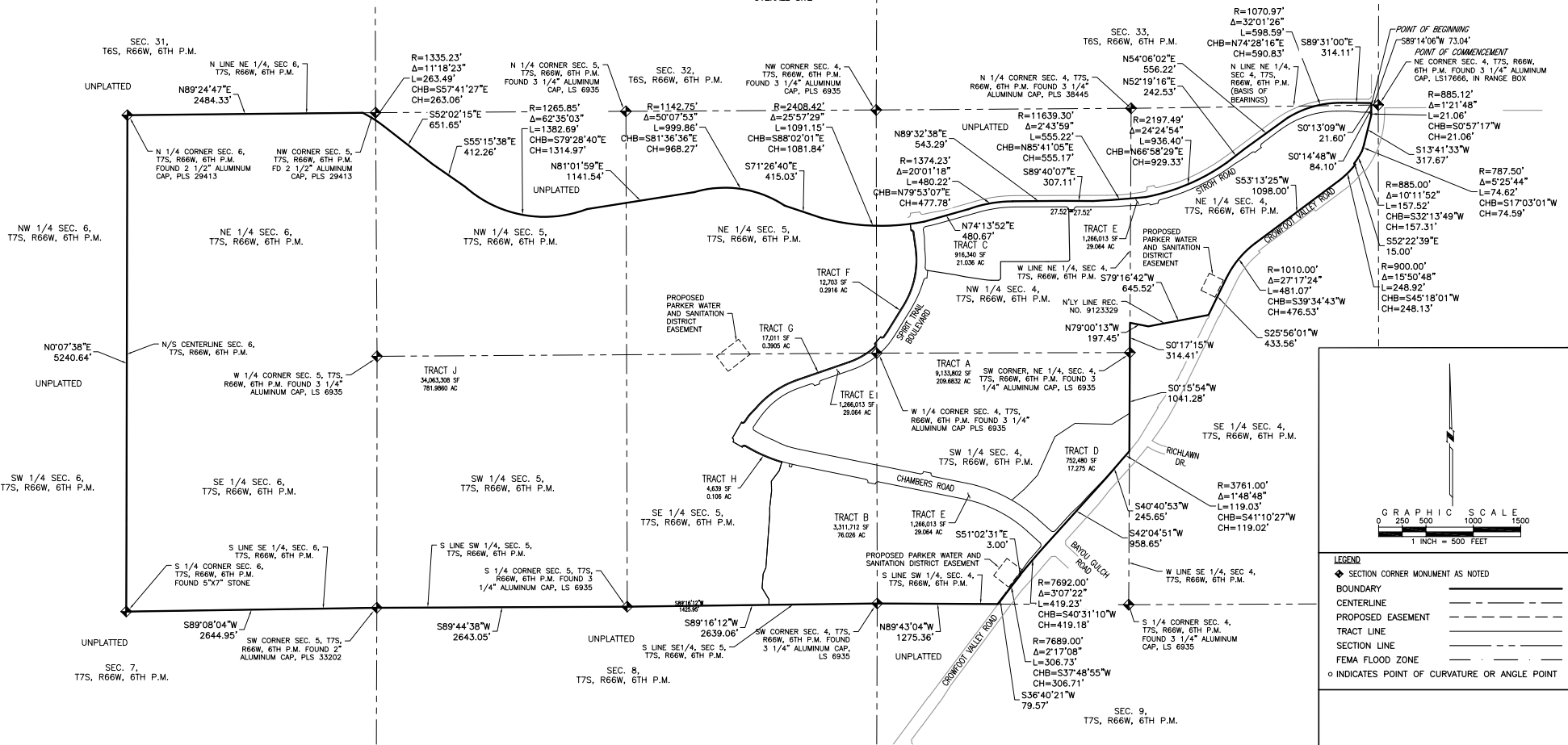
LOOKING GLASS FILING NO. 1

DATE PREPARED: NOVEMBER 16, 2018
REVISED: JUNE 17, 2019
APPLICANT/DEVELOPER
FRONT RANGE COMMUNITIES, LLC
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
ATTN: LAWRENCE JACOBSON
SHEET 1 OF 9

LOOKING GLASS FILING NO. 1

SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1.135,86 ACRES
SHEET 2 OF 9
OVERALL SITE



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LOOKING GLASS FILING NO. 1

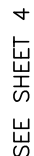
DATE PREPARED: NOVEMBER 16, 2018

APPLICANT/DEVELOPER
FRONT RANGE COMMUNITIES, LLC
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80248
ATTN: LAURENCE JACOBSON

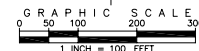
SHEET 2 OF 9

SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1,135.86 ACRES
SHEET 3 OF 9
PLAT SHEET



SEE SHEET 4



LEGEND

BOUNDARY

CENTERLINE

PROPOSED EASEMENT

TRACT LINE

SECTION LINE

FEMA FLOOD ZONE

○ INDICATES POINT OF CURVATURE OR ANGLE POINT

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LOOKING GLASS FILING NO. 1

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DENVER, COLORADO 80246
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SHEET 3 OF 9

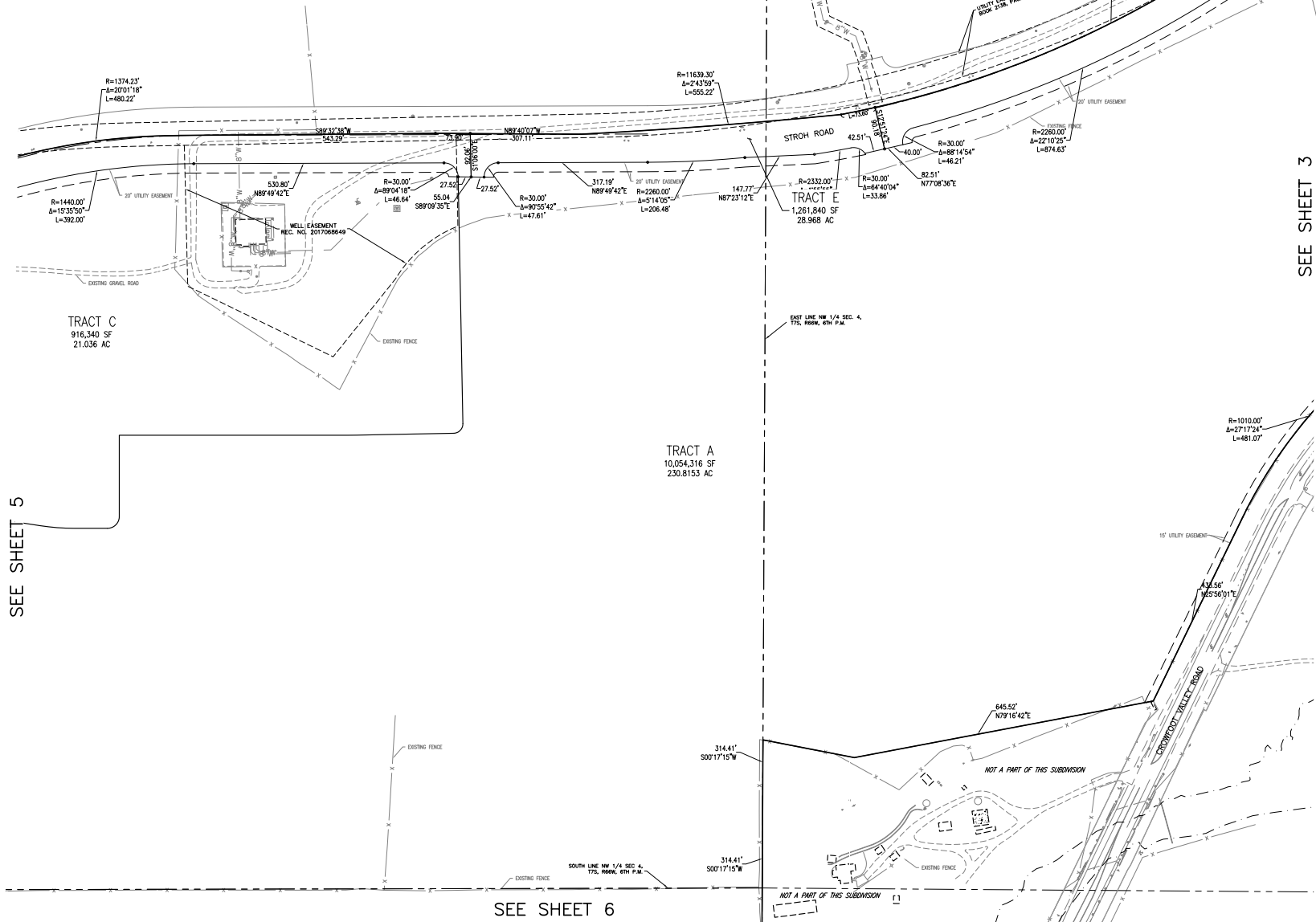
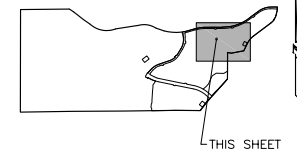
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1,135.86 ACRES
SHEET 4 OF 9
PLAT SHEET

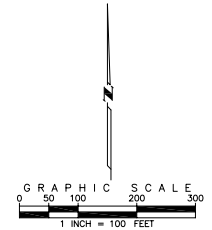
KEY MAP



SEE SHEET 3

SEE SHEET 5

SEE SHEET 6



LEGEND	
BOUNDARY	—————
CENTERLINE	—————
PROPOSED EASEMENT	- - - - -
TRACT LINE	—————
SECTION LINE	—————
FEMA FLOOD ZONE	—————
o INDICATES POINT OF CURVATURE OR ANGLE POINT	

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SHEET 4 OF 9

SKETCH/PRELIMINARY PLAN

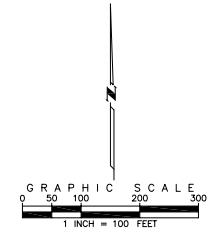
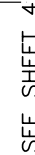
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1,135.86 ACRES

SHEET 5 OF 9

PLAT SHEET

THIS SHEET



LEGEND

BOUNDARY	=====
CENTERLINE	-----
PROPOSED EASEMENT	- - - - -
TRACT LINE	=====
SECTION LINE	-----
FEMA FLOOD ZONE	=====

o INDICATES POINT OF CURVATURE OR ANGLE POINT



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SHEET 5 OF 9

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SKETCH/PRELIMINARY PLAN

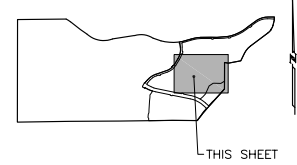
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1,135.86 ACRES

SHEET 6 OF 9

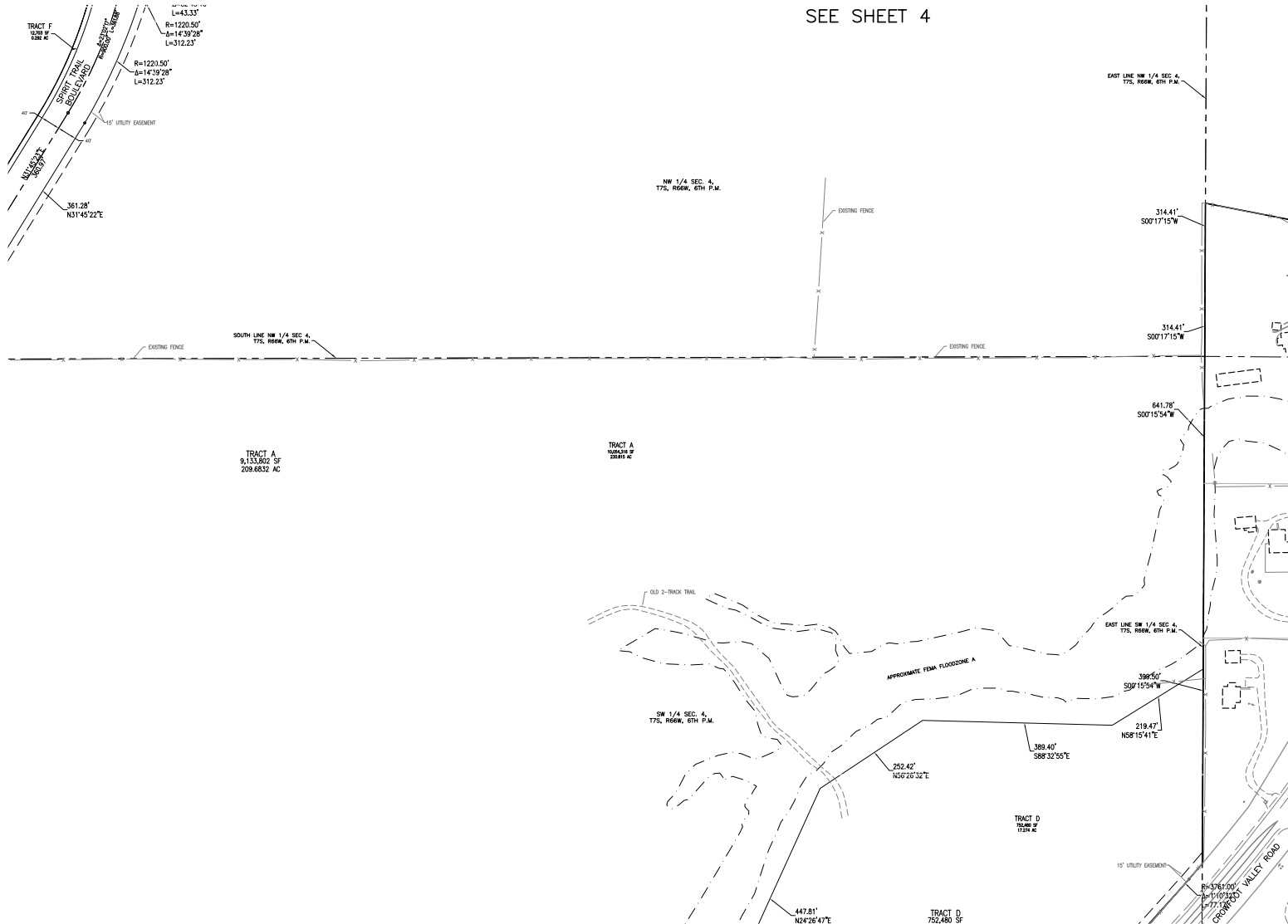
PLAT SHEET

KEY MAP



SEE SHEET 4

SEE SHEET 7



LEGEND

BOUNDARY	_____
CENTERLINE	_____
PROPOSED EASEMENT	_____
TRACT LINE	_____
SECTION LINE	_____
FEMA FLOOD ZONE	_____

o INDICATES POINT OF CURVATURE OR ANGLE POINT

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 DENVER, COLORADO 80246
 ATTN: LAWRENCE JACOBSON

SHEET 6 OF 9

SEE SHEET 8

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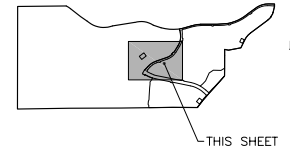
SKETCH/PRELIMINARY PLAN

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1,135.86 ACRES

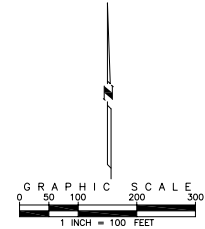
SHEET 7 OF 9
PLAT SHEET

KEY MAP



SEE SHEET 5

SEE SHEET 6



LEGEND	
BOUNDARY	—————
CENTERLINE	—————
PROPOSED EASEMENT	- - - - -
TRACT LINE	—————
SECTION LINE	—————
FEMA FLOOD ZONE	—————
o INDICATES POINT OF CURVATURE OR ANGLE POINT	

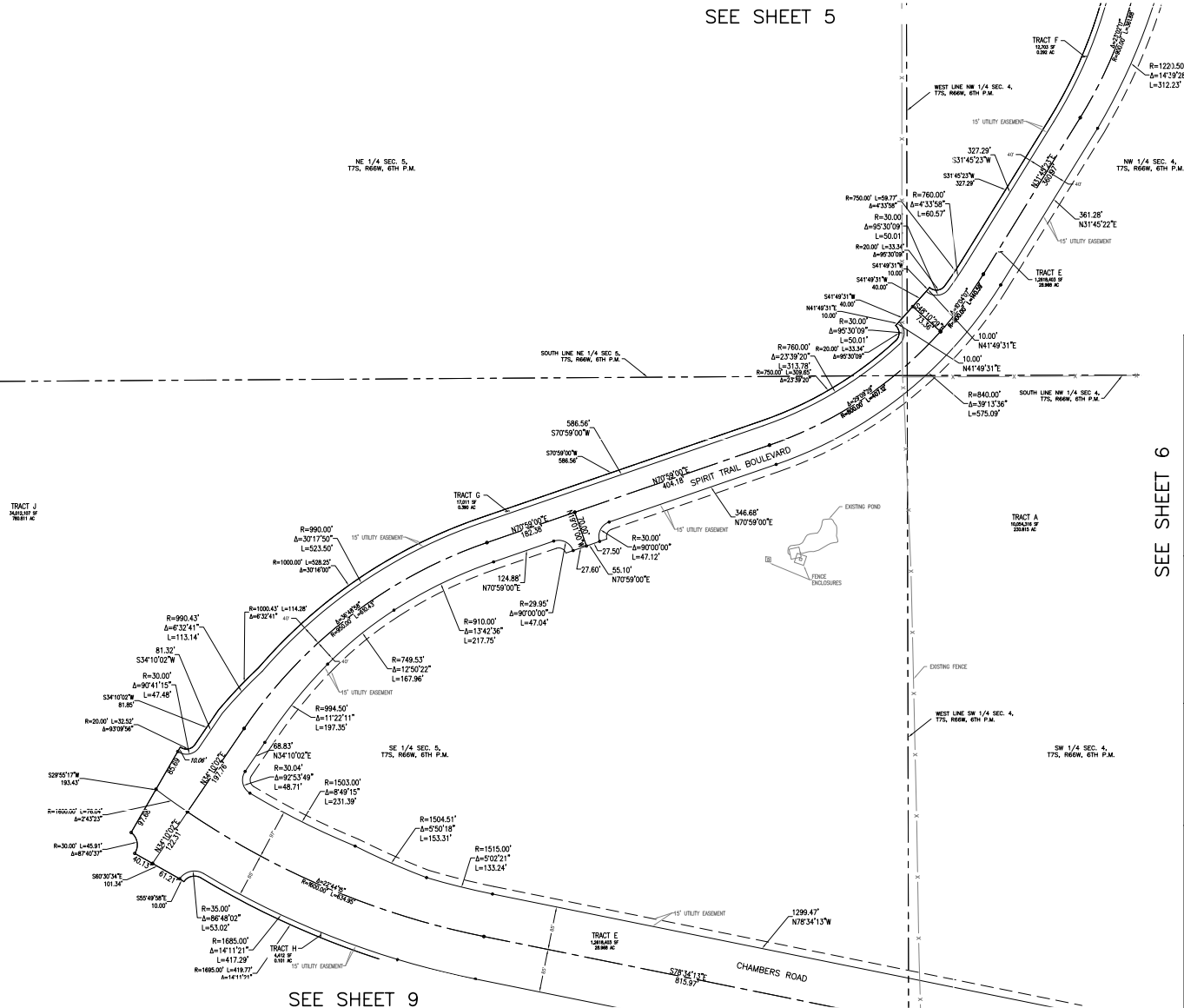
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SHEET 7 OF 9

SEE SHEET 9



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SKETCH/PRELIMINARY PLAN

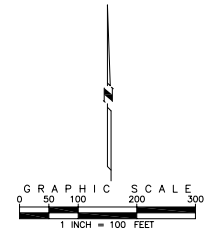
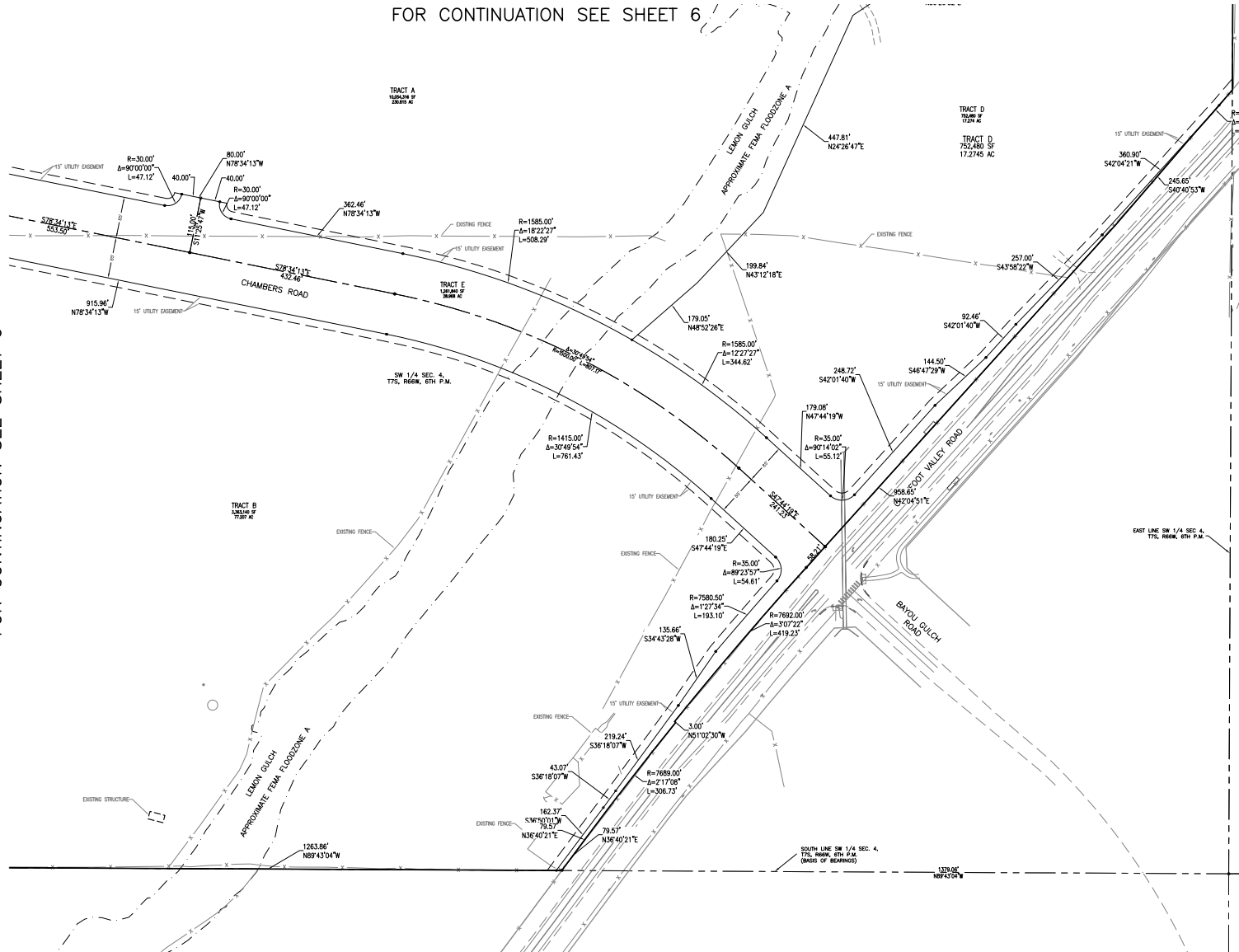
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1,135.86 ACRES
SHEET 8 OF 9
PLAT SHEET

FOR CONTINUATION SEE SHEET 6

KEY MAP



FOR CONTINUATION SEE SHEET 9



LEGEND

BOUNDARY	---
CENTERLINE	---
PROPOSED EASEMENT	---
TRACT LINE	---
SECTION LINE	---
FEMA FLOOD ZONE	---
o INDICATES POINT OF CURVATURE OR ANGLE POINT	

PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7806 SOUTH ALTON WAY, BLDG. F
DENVER, COLORADO 80248
(303)694-1520 www.EMKco.com

JOB NO. 13095.00
LOOKING GLASS FILING NO. 1
DATE PREPARED: NOVEMBER 16, 2018
APPLICANT/DEVELOPER
FRONT RANGE COMMUNITIES, LLC
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80248
ATTN: LAWRENCE JACOBSON
SHEET 8 OF 9

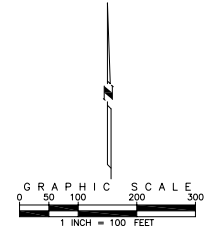
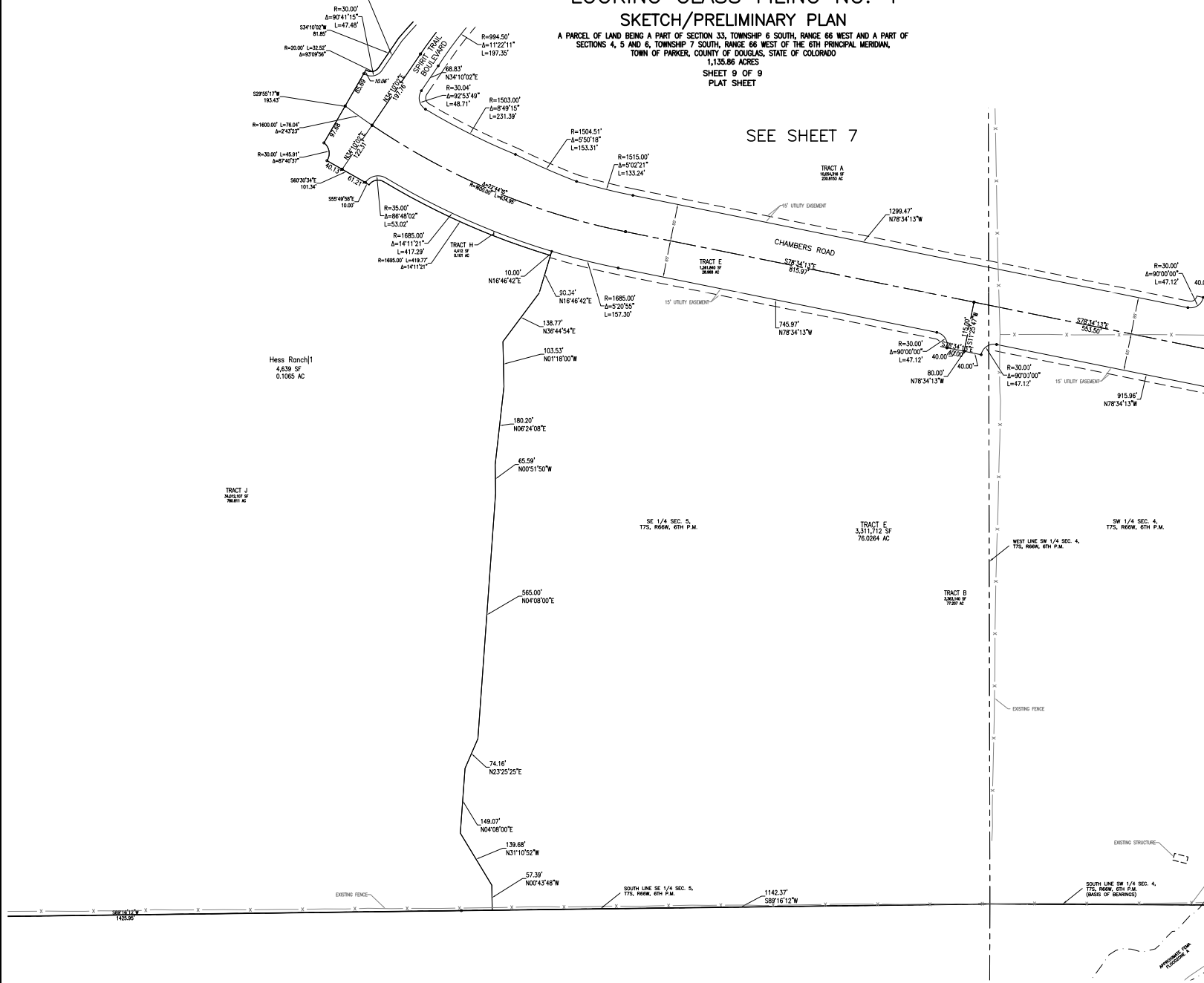
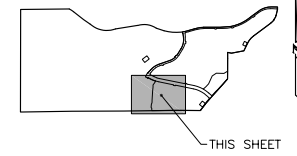
LOOKING GLASS FILING NO. 1

SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1,135.86 ACRES
SHEET 9 OF 9
PLAT SHEET

SEE SHEET 7

KEY MAP



LEGEND

BOUNDARY	_____
CENTERLINE	_____
PROPOSED EASEMENT	_____
TRACT LINE	_____
SECTION LINE	_____
FEMA FLOOD ZONE	_____

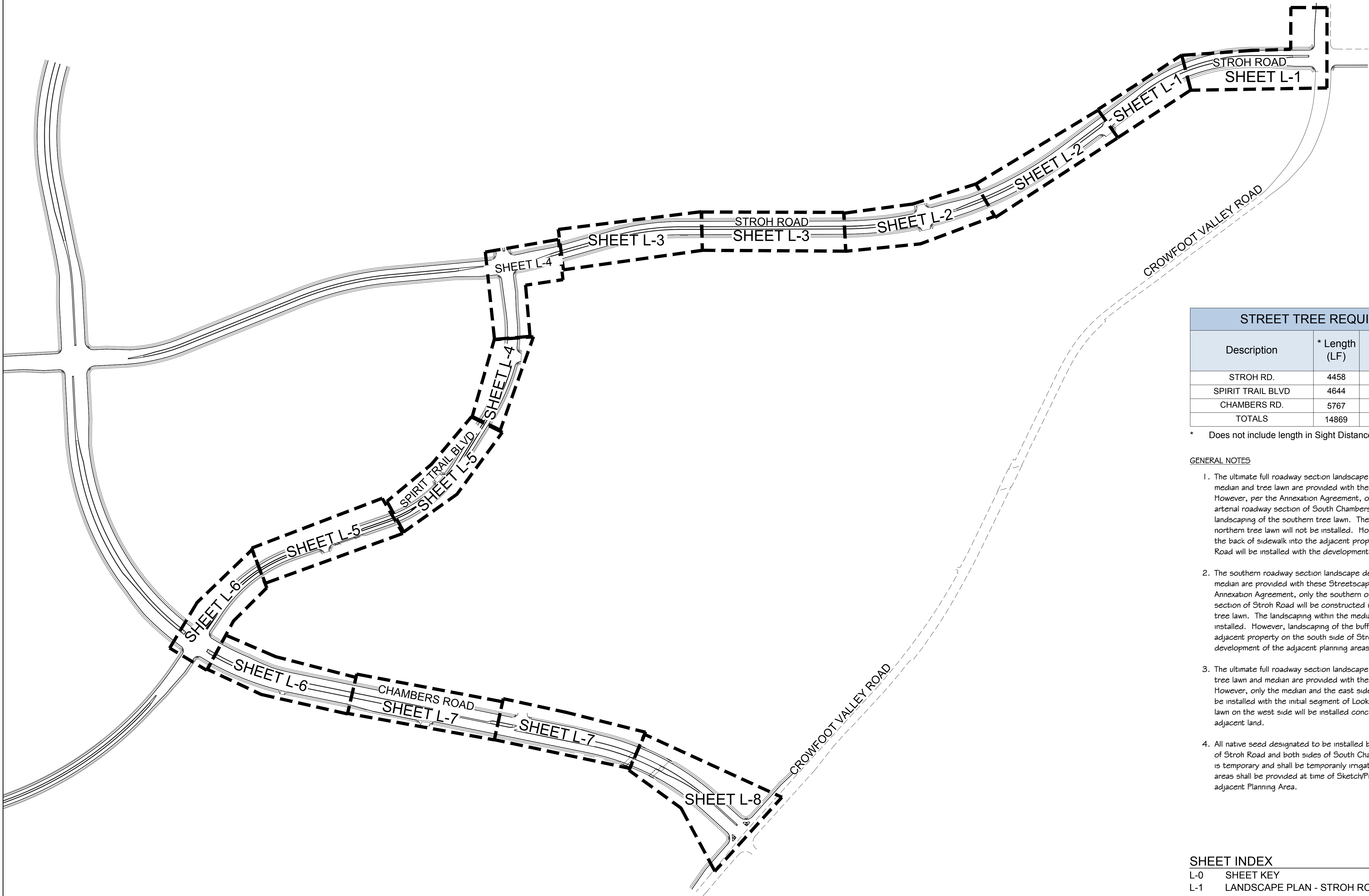
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4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
ATTN: LAWRENCE JACOBSON

SHEET 9 OF 9



STREET TREE REQUIREMENTS			
Description	* Length (LF)	Trees Required (1/40')	Trees Provided
STROH RD.	4458	112	106
SPIRIT TRAIL BLVD	4644	116	120
CHAMBERS RD.	5767	144	140
TOTALS	14869	372	366

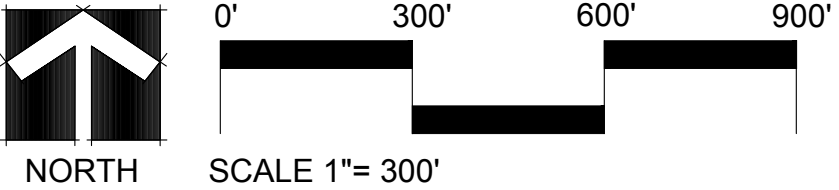
* Does not include length in Sight Distance Triangles.

GENERAL NOTES

1. The ultimate full roadway section landscape design for the South Chambers Road median and tree lawn are provided with these Streetscape/Landscape Plans. However, per the Annexation Agreement, only the southern one-half of the full arterial roadway section of South Chambers Road will be constructed including landscaping of the southern tree lawn. The landscaping within the median and northern tree lawn will not be installed. However, landscaping of the buffers from the back of sidewalk into the adjacent property on both sides of South Chambers Road will be installed with the development of the adjacent planning areas.
2. The southern roadway section landscape design for the Stroh Road tree lawn and median are provided with these Streetscape/Landscape Plans. However, per the Annexation Agreement, only the southern one-half of the full arterial roadway section of Stroh Road will be constructed including landscaping of the southern tree lawn. The landscaping within the median and northern tree lawn will not be installed. However, landscaping of the buffers from the back of sidewalk into the adjacent property on the south side of Stroh Road will be installed with the development of the adjacent planning areas.
3. The ultimate full roadway section landscape design for the Spirit Trail Boulevard tree lawn and median are provided with these Streetscape/Landscape Plans. However, only the median and the east side tree lawn landscaping and buffer will be installed with the initial segment of Looking Glass. The landscaping of the tree lawn on the west side will be installed concurrent with development of the adjacent land.
4. All native seed designated to be installed back of sidewalk along the south side of Stroh Road and both sides of South Chambers Road and Spirit Trail Boulevard is temporary and shall be temporarily irrigated to establish. Final design of these areas shall be provided at time of Sketch/Preliminary Plan and Final Plat for the adjacent Planning Area.

SHEET INDEX

- L-0 SHEET KEY
- L-1 LANDSCAPE PLAN - STROH ROAD
- L-2 LANDSCAPE PLAN - STROH ROAD
- L-3 LANDSCAPE PLAN - STROH ROAD
- L-4 LANDSCAPE PLAN - STROH ROAD & HESS RANCH ROAD
- L-5 LANDSCAPE PLAN - HESS RANCH ROAD
- L-6 LANDSCAPE PLAN - CHAMBERS ROAD & HESS RANCH ROAD
- L-7 LANDSCAPE PLAN - CHAMBERS ROAD
- L-8 LANDSCAPE PLAN - CHAMBERS ROAD
- L-9 PLANT LIST & PLANT DETAILS
- L-10 PLANT & SITE DETAILS



NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	12-4-18	-
2	2ND SUBMITTAL	03-29-19	-
3	3RD SUBMITTAL	06-20-19	-
4			

HESS RANCH FILING NO. 1
(LOOKING GLASS FILING NO. 1)
STREETSCAPE PLAN
PARKER, COLORADO
LANDSCAPE PLAN

Owner/Developer
Front Range Communities
JEN Colorado 18, LLC
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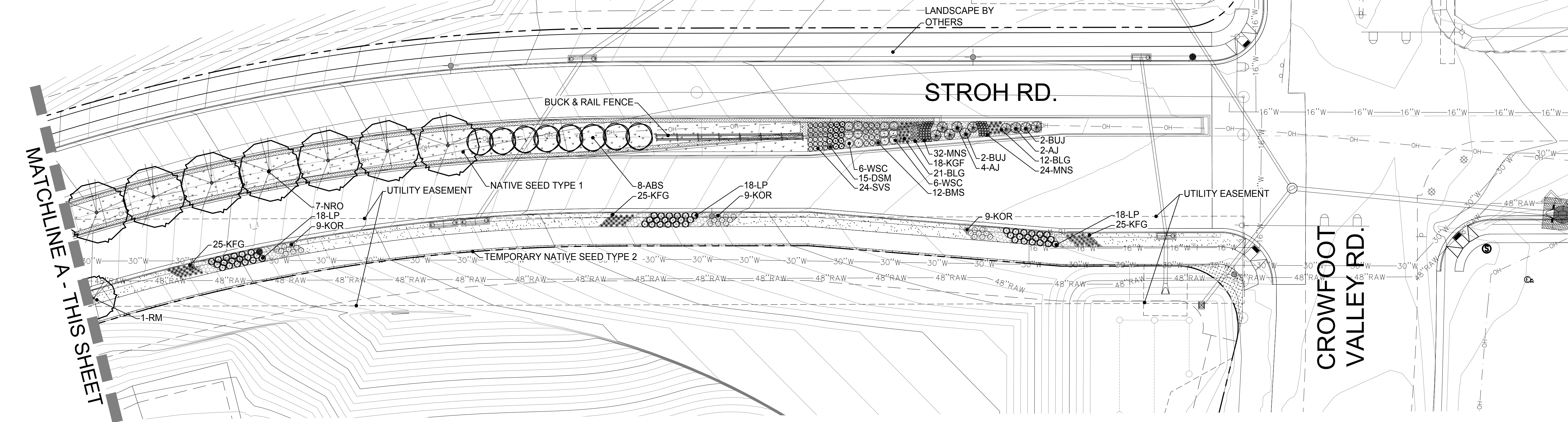
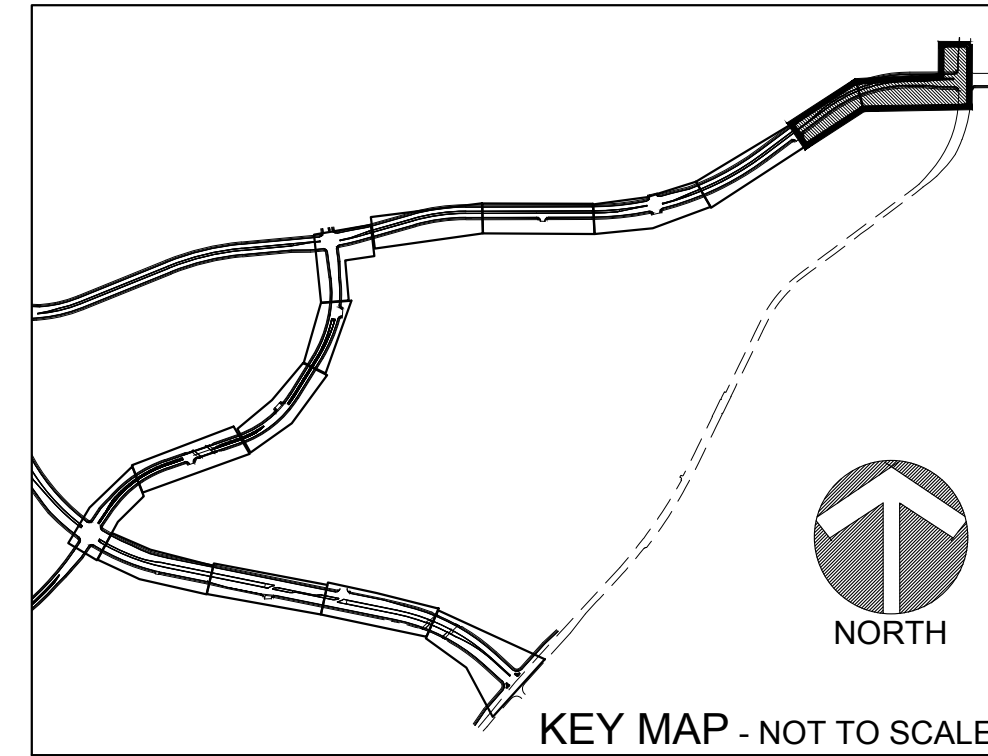
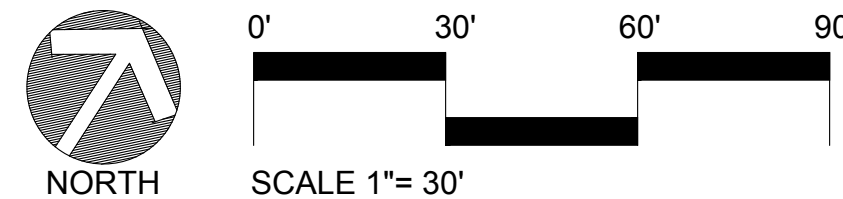
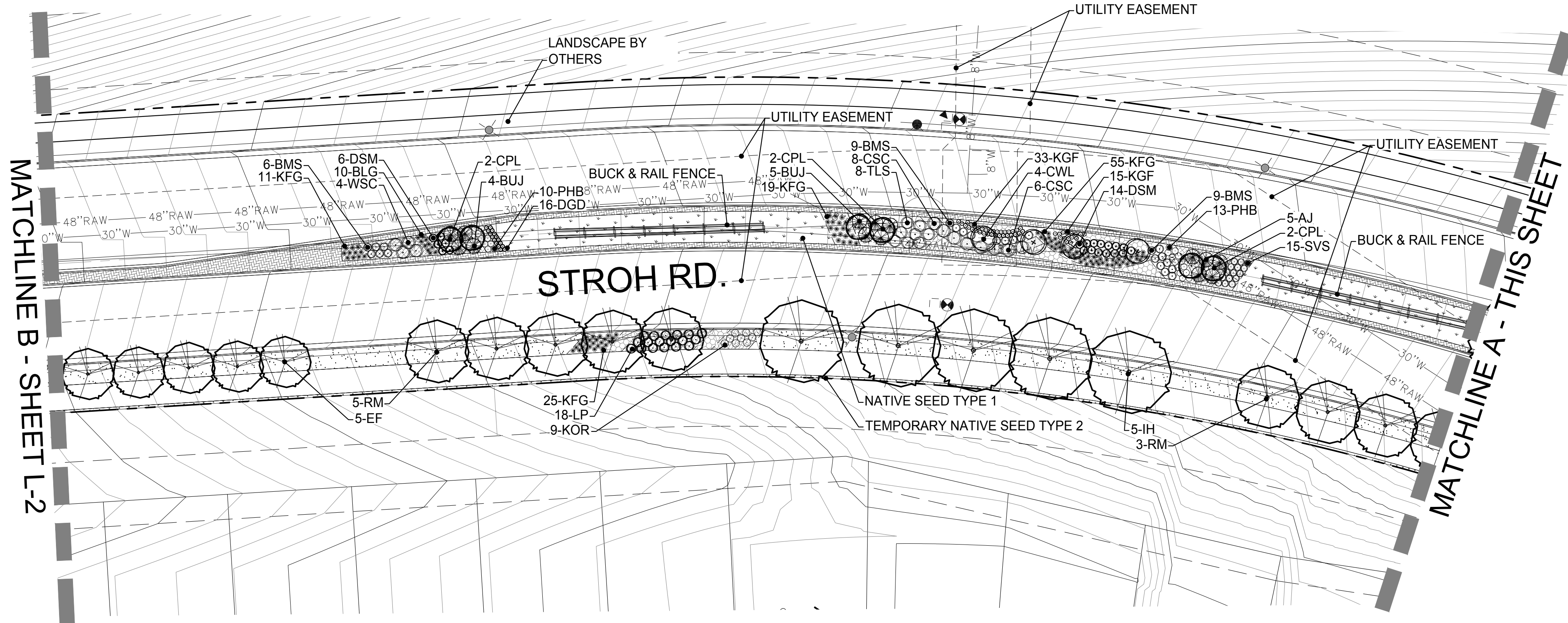
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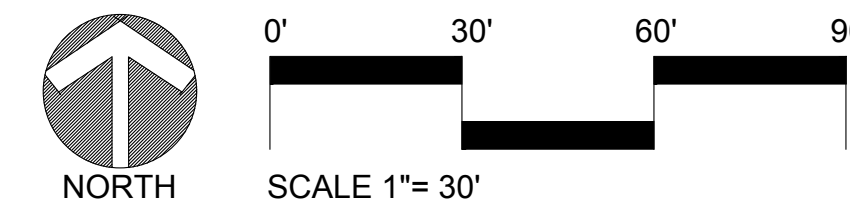


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LEGEND

	SHADE TREE		SHRUB		SOD		4"- 8" ROCK COBBLE MULCH		SPLASHBLOCK		BUCK & RAIL FENCE
	ORNAMENTAL TREE		ORNAMENTAL GRASS		NATIVE SEED - TYPE 1		1 1/2" RIVER ROCK MULCH		6-18" SANDSTONE BLOCKS		SIGHT DISTANCE TRIANGLE
	EVERGREEN TREE		LANDSCAPE EDGER		NATIVE SEED - TYPE 2		3/4" GRANITE ROCK MULCH		STREET LIGHT		RIGHT-OF-WAY



HESS RANCH FILING NO. 1 (LOOKING GLASS FILING NO. 1) STREETSCAPE PLAN PARKER, COLORADO LANDSCAPE PLAN

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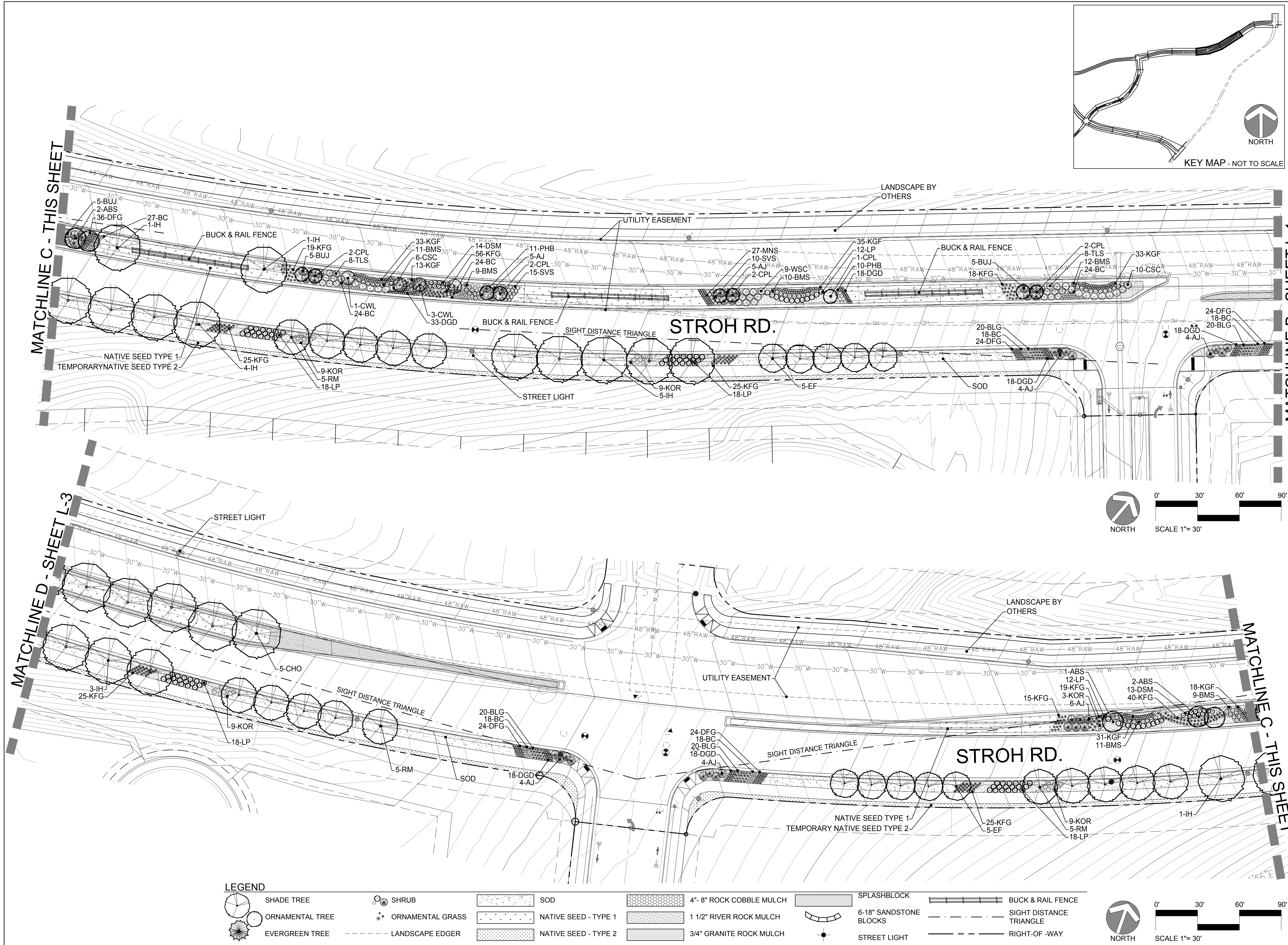
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L-1



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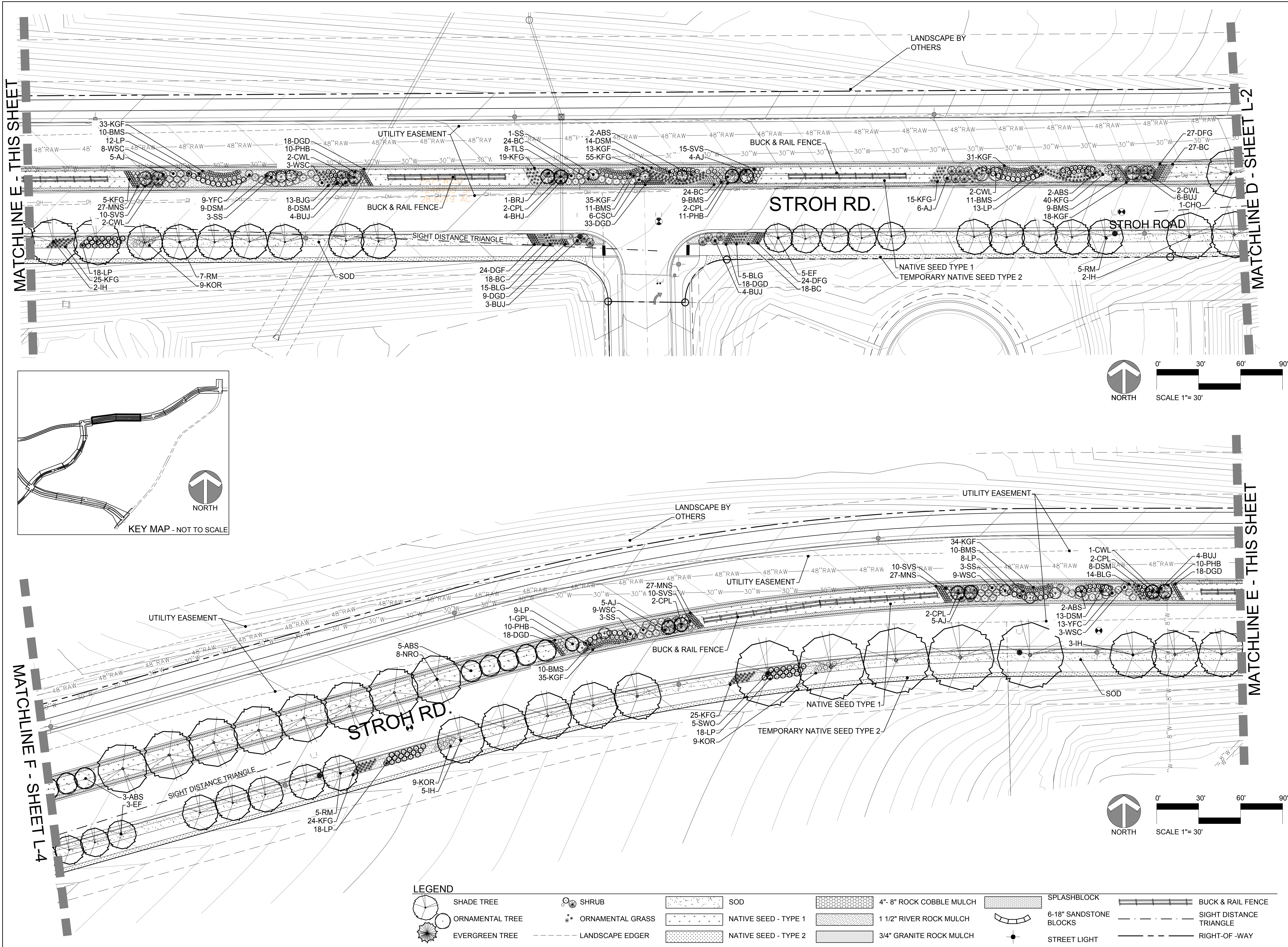
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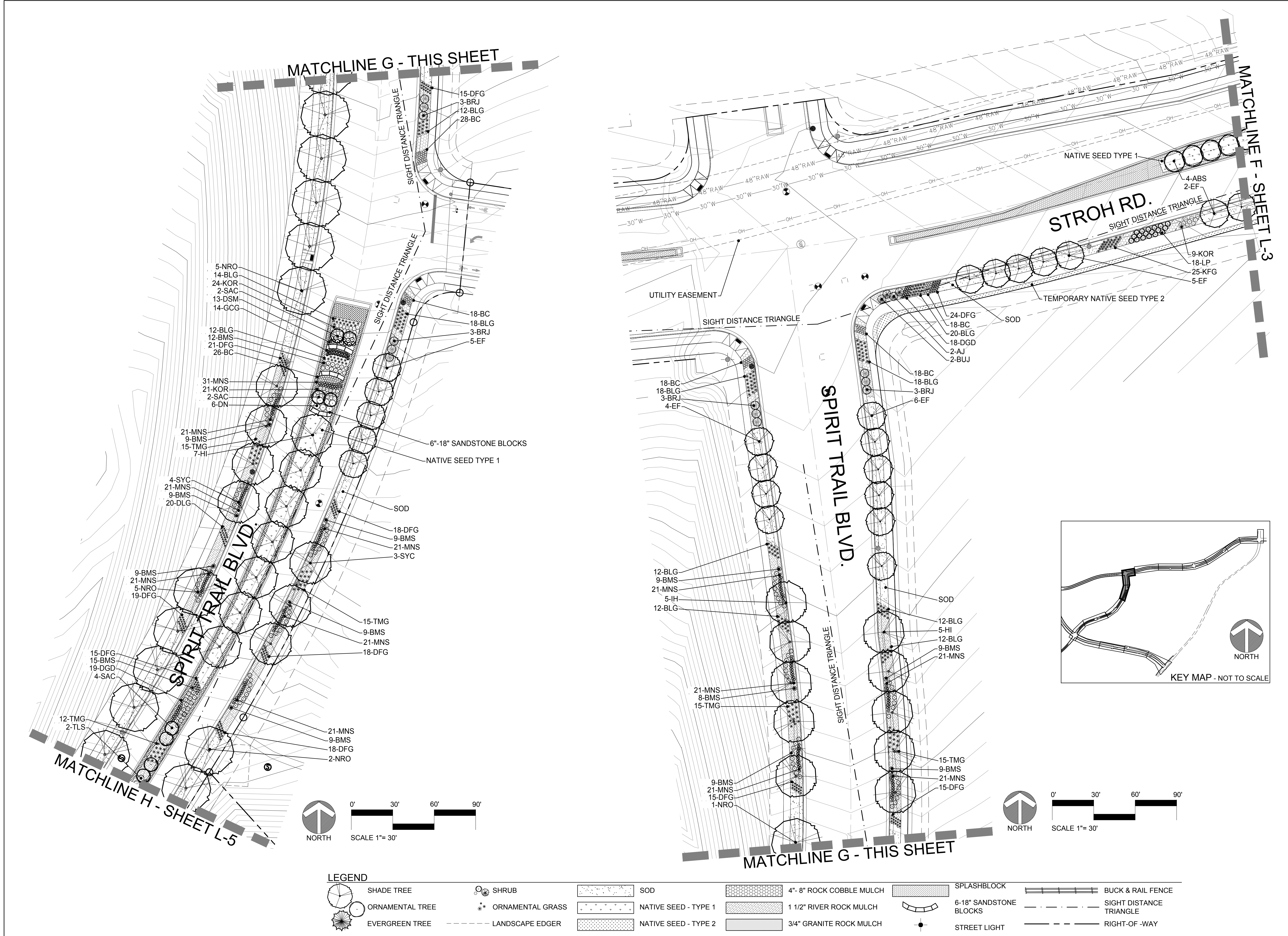
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4			

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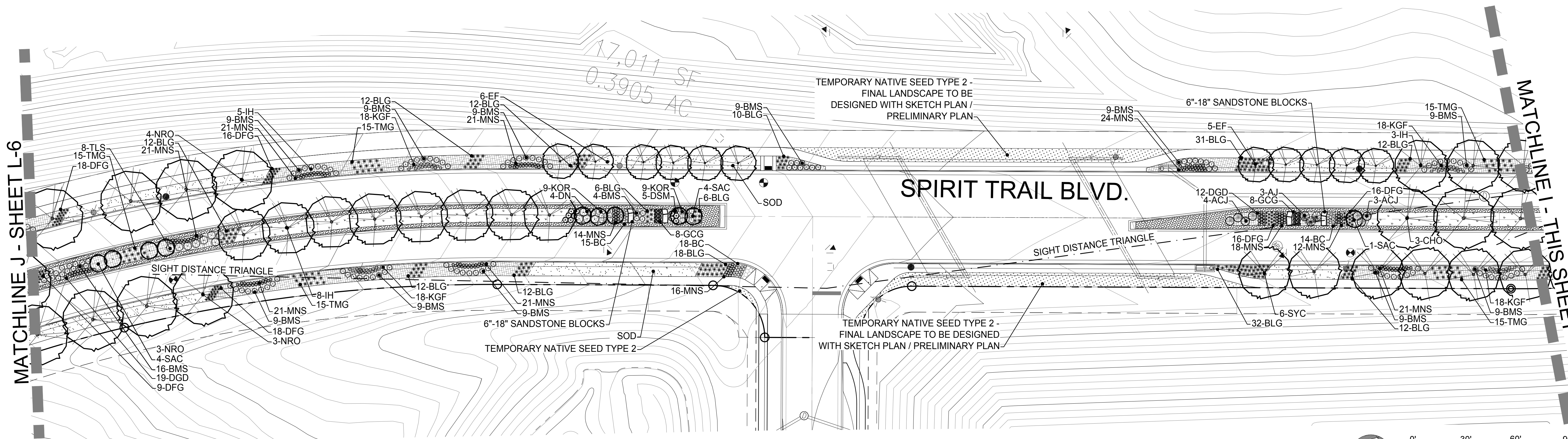
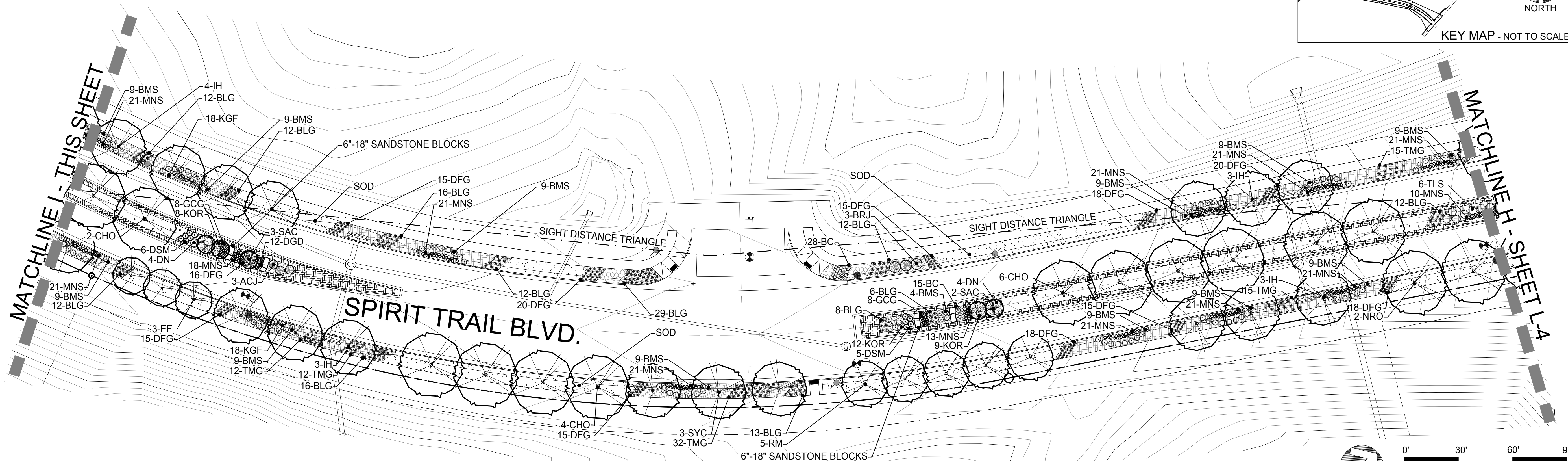
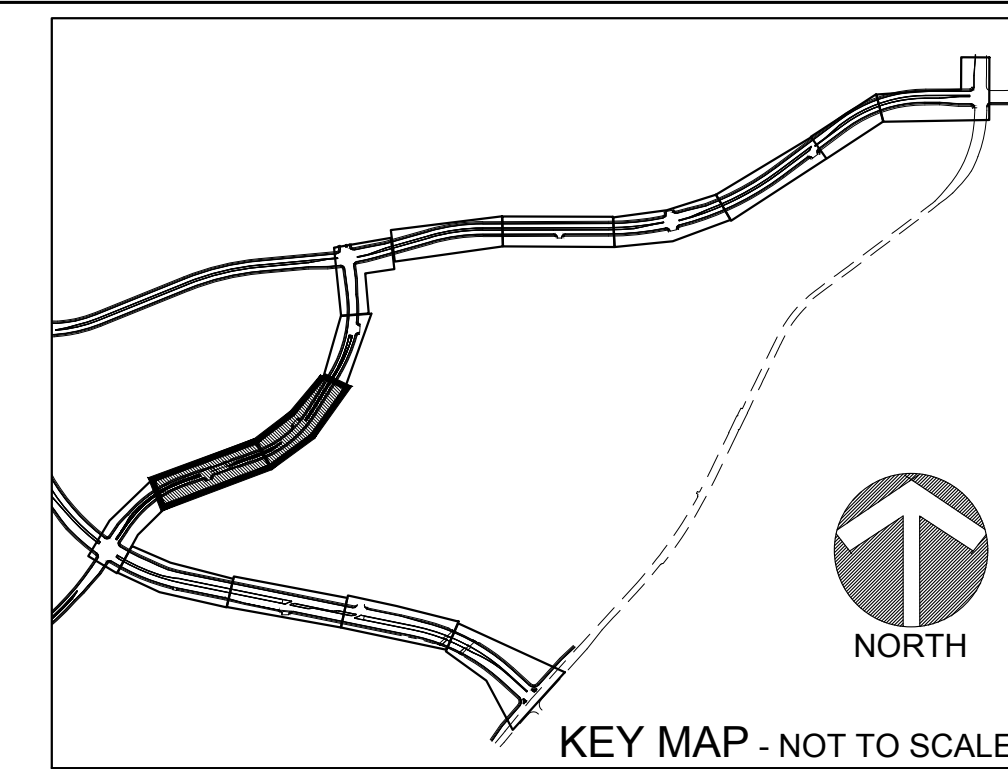
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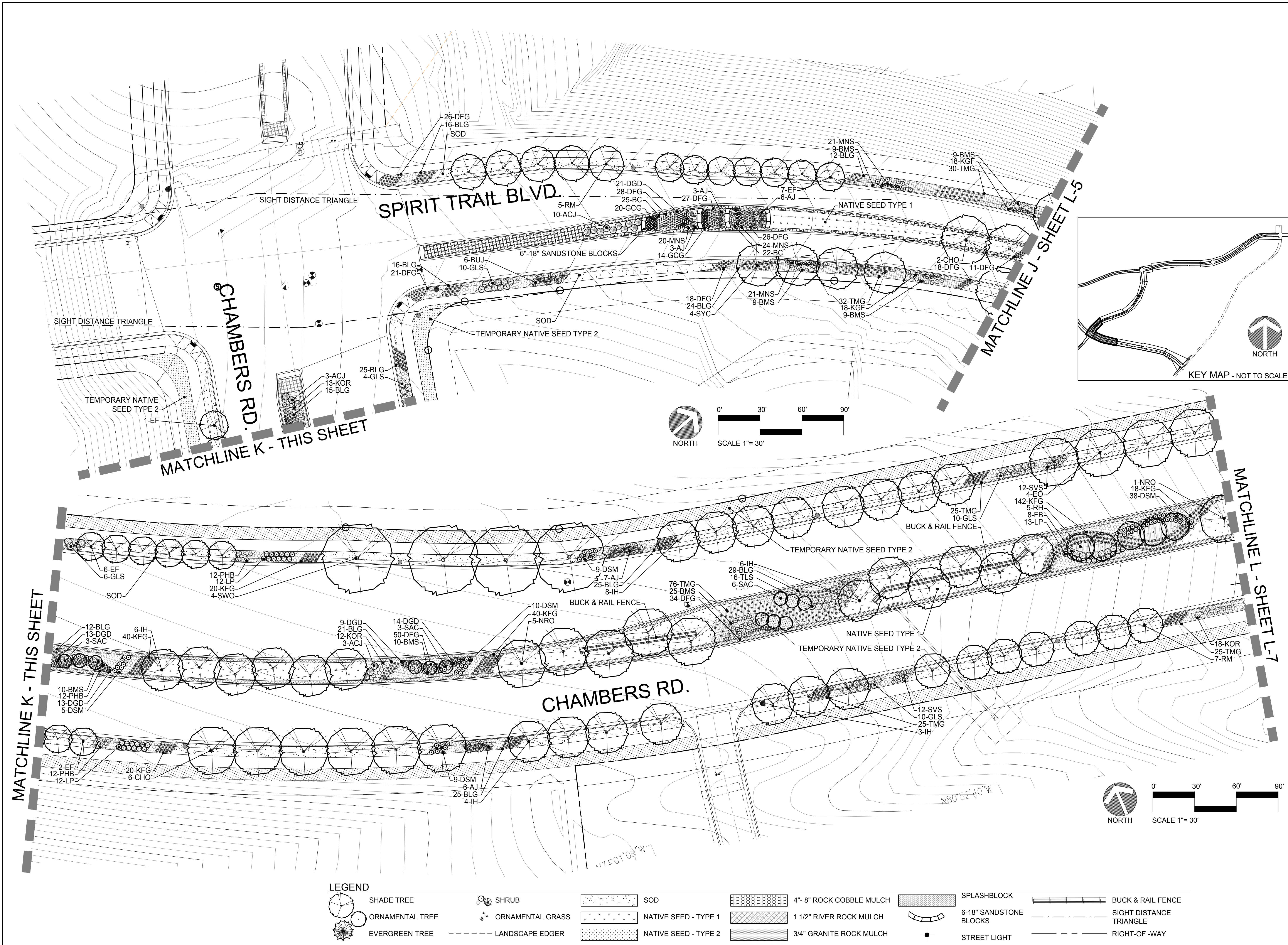
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CADD FILE: -

L-5



LEGEND

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	ORNAMENTAL TREE		ORNAMENTAL GRASS		NATIVE SEED - TYPE 1		1 1/2\" RIVER ROCK MULCH		6\"-18\" SANDSTONE BLOCKS		SIGHT DISTANCE TRIANGLE
	EVERGREEN TREE		LANDSCAPE EDGER		NATIVE SEED - TYPE 2		3/4\" GRANITE ROCK MULCH		STREET LIGHT		RIGHT-OF-WAY



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4			

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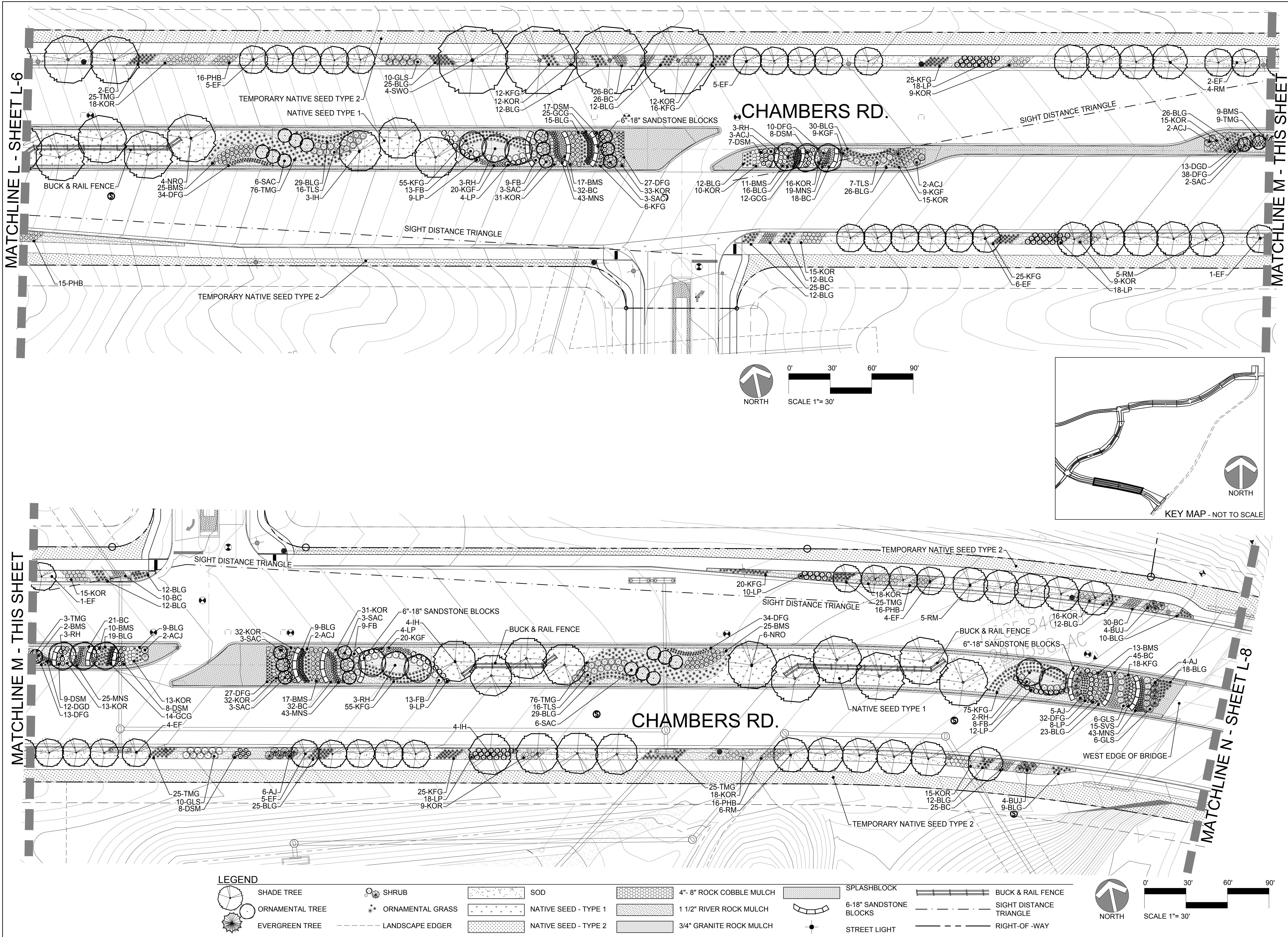
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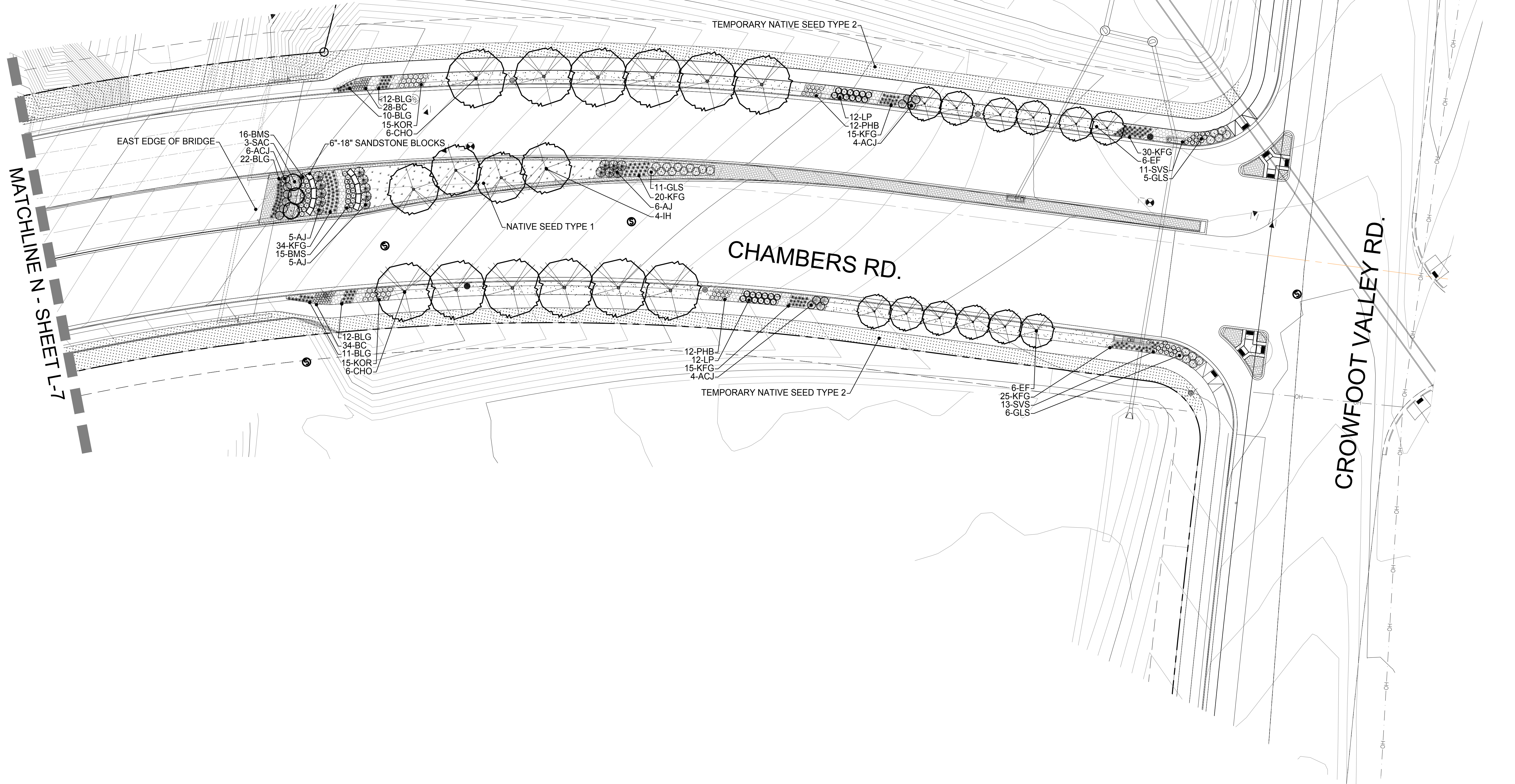
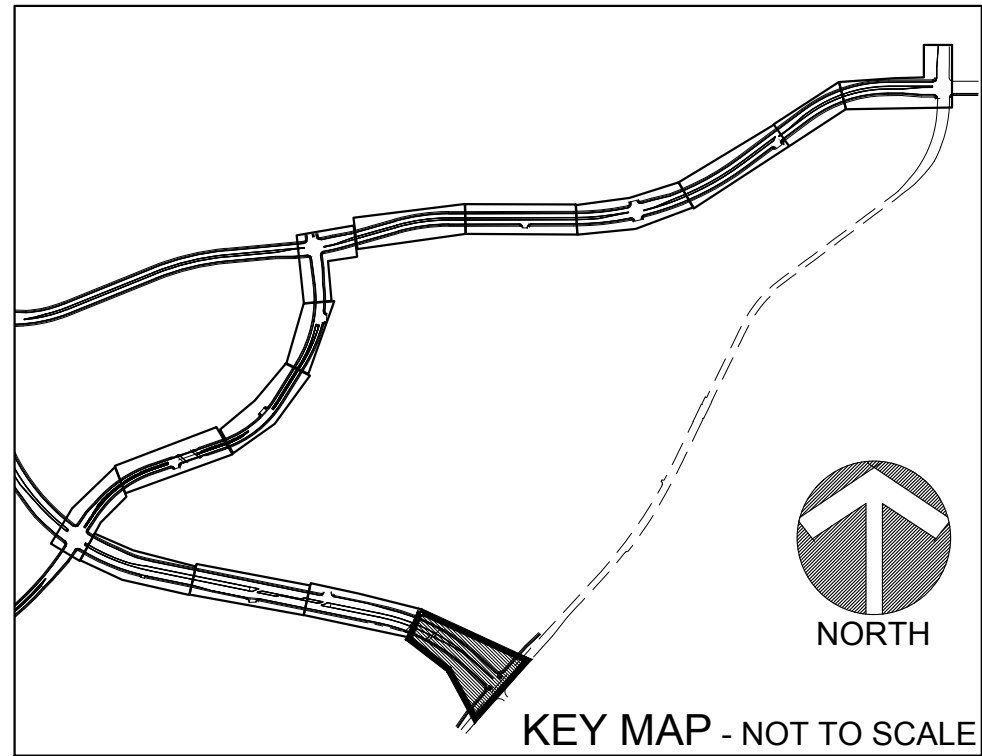
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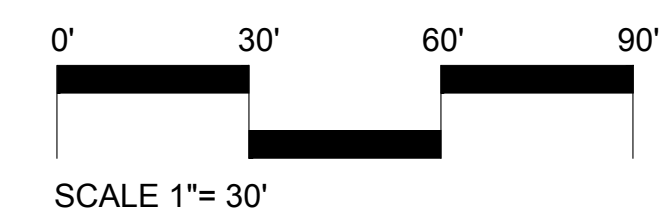


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	EVERGREEN TREE		LANDSCAPE EDGER		NATIVE SEED - TYPE 2		3/4" GRANITE ROCK MULCH		STREET LIGHT		RIGHT-OF -WAY



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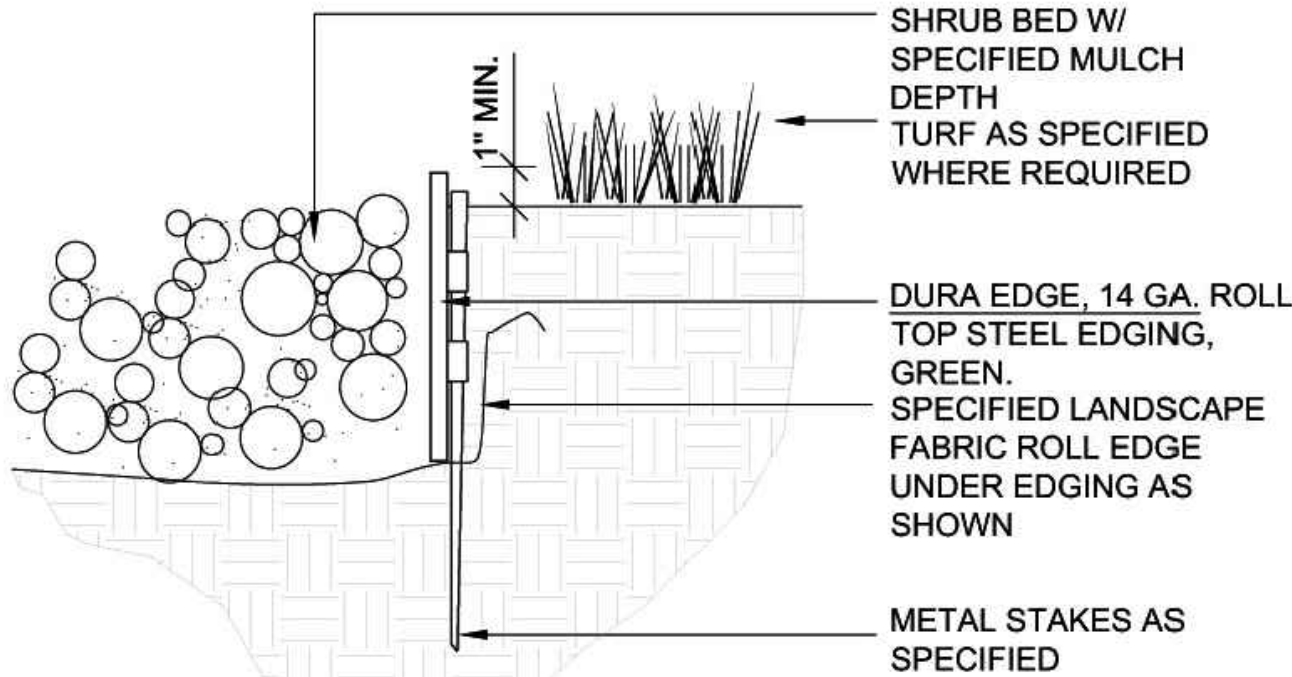
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QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHADE TREES							
41	CHO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL.	50' x 35'	B4B	MODERATE
120	EF	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL.	30' x 20'	B4B	MODERATE
6	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' x 35'	B4B	MODERATE
115	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B4B	MODERATE
54	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B4B	LOW
78	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL.	45' x 35'	B4B	MODERATE
13	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 50'	B4B	LOW
21	SYC	SYCAMORE TREE	PLATANUS OCCIDENTALIS	2.5" CAL.	65' x 65'	B4B	MODERATE
ORNAMENTAL TREES							
25	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	15' x 15'	B4B	MODERATE
26	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	2" CAL.	15' x 10'	B4B	MODERATE
19	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 18'	B4B	MODERATE
65	SAC	SARGENT CRABAPPLE	MALUS SARGENTII	2" CAL.	10' x 10'	B4B	MODERATE

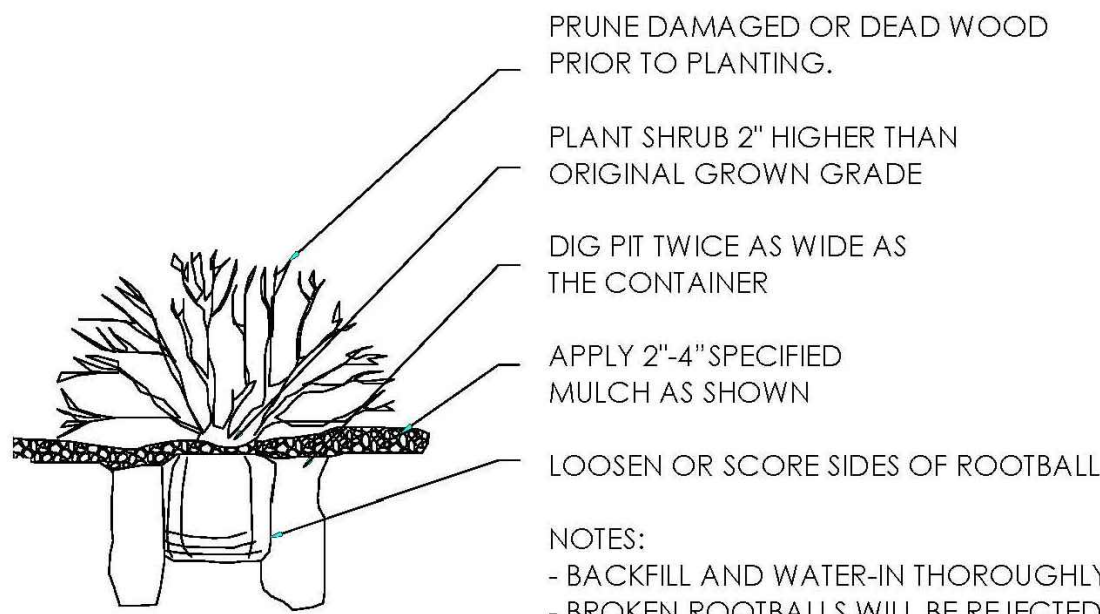
QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHRUBS						
49	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	0.5' x 3'	5 GALLON	LOW
124	AJ	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	1.5' x 6'	5 GALLON	LOW
765	BM6	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	4' x 3'	5 GALLON	LOW
15	BRJ	BLUE RUG JUNIPER	JUIPERUS HORIZONTALIS 'WILTONII'	0.5' x 1'	5 GALLON	LOW
75	BWJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	12' x 6'	5 GALLON	LOW
30	C9C	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'FAUNEE BUTTES'	1.5' x 5'	5 GALLON	LOW
16	CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	1.5' x 10'	5 GALLON	MODERATE
19	DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS NANUS	4' x 4'	5 GALLON	MODERATE
313	D9M	DWARF SNOWFLAKE MOCKORANGE	PHILADELPHUS VIRGINALIS	3' x 3'	5 GALLON	MODERATE
60	FB	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	4' x 4'	5 GALLON	LOW
94	GL6	GRO LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	2.5' x 7'	5 GALLON	VERY LOW
645	KOR	KNOCK OUT ROSE	ROSA X KNOCK OUT	3' x 3'	5 GALLON	MODERATE
453	LP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	2.5' x 3.5'	5 GALLON	LOW
197	PHB	PURPLE HAZE BUTTERFLY BUSH	BUDDLEIA X 'PURPLE HAZE'	2.5' x 2.5'	5 GALLON	LOW
16	SS	SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	8' x 8'	5 GALLON	MODERATE
173	SV6	SILVER SAGE	ARTEMISIA 'POWIS CASTLE'	3' x 2'	5 GALLON	LOW
103	TL6	THREE LEAF SUMAC	RHUS TRILOBATA	5' x 5'	5 GALLON	VERY LOW
57	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5' x 5'	5 GALLON	VERY LOW
18	YFC	YELLOW FLOWERING CURRANT	RIBES AUREUM	5' x 5'	5 GALLON	MODERATE
PERENNIALS / ORNAMENTAL GRASSES						
898	BC	BLUE CATMINT	NEPETA FAASSENII 'SELECT BLUE'	1.5' x 1.5'	1 GALLON	LOW
1,420	BLG	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	2' x 2'	1 GALLON	LOW
1,217	DFG	DWARF FOUNTAIN GRASS	FENNISETUM ALOPECUROIDES 'HAMELN'	1.5' x 1.5'	1 GALLON	MODERATE
472	DGD	DWARF GOLD DARKEYE DAYLILY	HEMEROCALLIS 'BLACK EYED STELLA'	1.5' x 1.5'	1 GALLON	LOW
160	GCG	GRAY CREEPING GERMANDER	TEUCRIUM AROANIUM	0.3' x 2'	1 GALLON	LOW
1,438	KFG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	4.5' x 2'	1 GALLON	MODERATE
632	KGF	KOBOLD GAYFEATHER	LIATRIS SPICATA 'KOBOLD'	2.5' x 1.5'	1 GALLON	LOW
1,114	MNS	MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	2' x 1.5'	1 GALLON	LOW
712	TMG	THIN MAN INDIANGRASS	SORGHASTRUM NUTANS 'THIN MAN'	4' x 2.5'	1 GALLON	LOW



NOTES:

- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

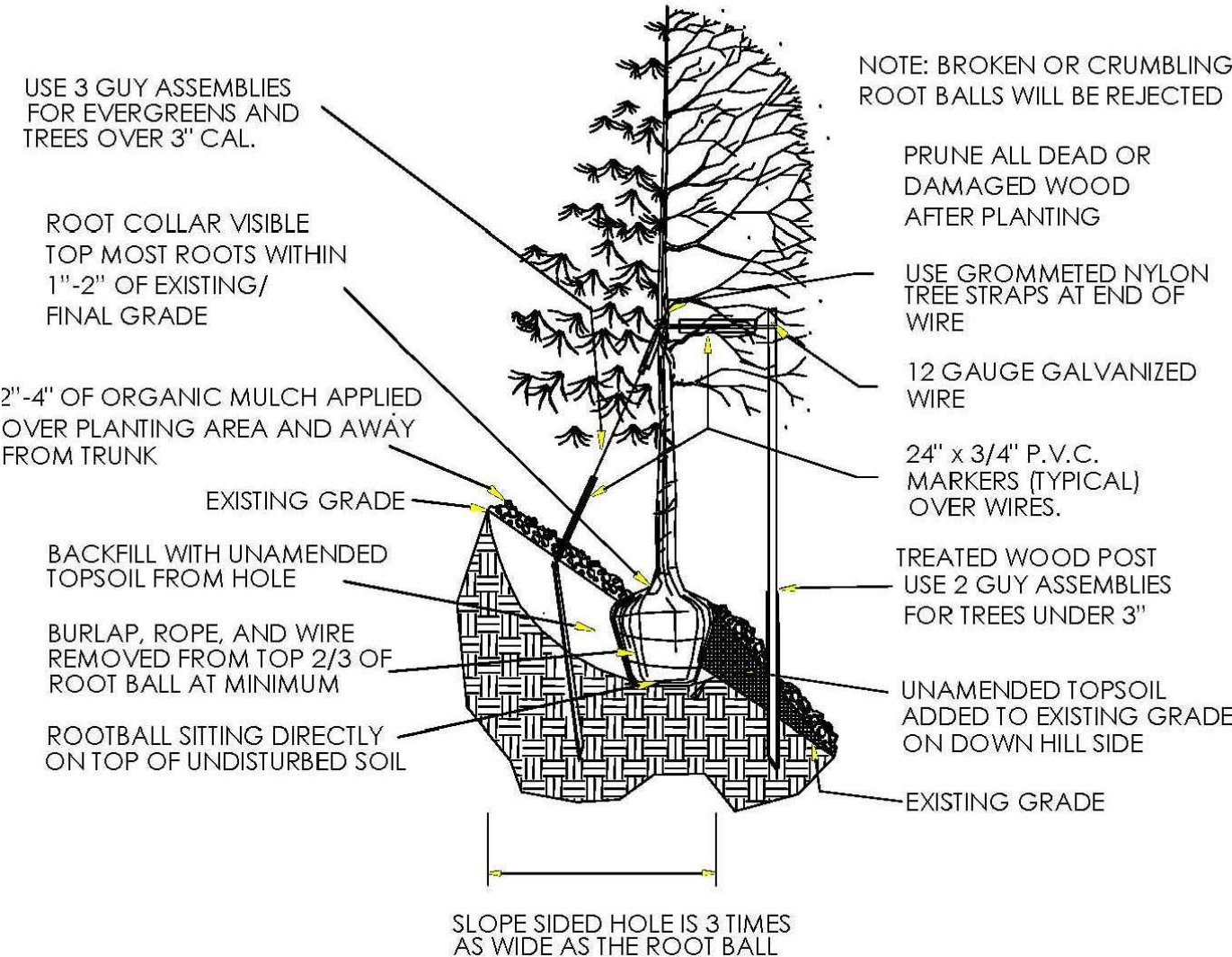
STEEL EDGING



NOTES:

- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

SHRUB PLANTING



TREE PLANTING SLOPES

LANDSCAPE NOTES

- All landscape improvements shall follow the guidelines per the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes, 2008, Public Works Technical Reference Manual and Roadway Design and Construction Criteria Manual.
- All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Parker.
- All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
- All fencing shall be as indicated on the landscape plans and details.
- All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
- Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Landscape Architect and Town of Parker, Community Development Department. All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping, as well as for fill dirt in median landscape areas.
- Before planting or seeding/sodding, soil surface to be rototilled to a minimum depth of six inches (6"). Soil Amendments as specified per Town of Parker Construction Specifications and Design Considerations Manual (see page 5 Soil Preparation and page 6 Soil Amendments) shall be applied evenly across the landscape areas at a rate of six (6) cy per 1000 square feet and rototilled to a depth of six inches (6"). Surface to be finish graded to appropriate elevations and compaction.
- If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the 'glaze' that is produced on the soil surface. This will prevent an interface that will impede proper root development.
- Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
- No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
- Cut off bottom 1/2 of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polypun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
- Planting beds, with the exception of perennial plantings, shall be mulched with rock or rock cobble mulch, as specified on detail sheet on sheet L-10, to a depth of 4" with weed barrier fabric underlayment. Perennial plantings to be mulched with shreeded cedar mulch to a depth of 4" without weed barrier fabric underlayment to promote spread of plants. All beds are to be contained by 4" x 14 gauge galvanized edger, DuraEdge or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits. Edger to separate change in materials/mulch types within planting beds. All trees to receive mulch ring as specified above.
- Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- All relocated trees must be healthy and undamaged prior to relocation.
- All sod areas shall be NATURE'S PRAIRIE TURF by TurfMaster (R), or approved equal.
- Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
- The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
- The contractor is responsible for seeding any non seeded areas disturbed during construction.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
- Call for utility locations prior to any excavation.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
- The contractor is responsible for verifying all plant quantities.
- The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.
- When seeding in the ROW, use Douglas County Permanent Drill Seed Mix.
- Per the Town of Parker Construction Specification and Design Considerations Manual, medians shall be filled with 14" of topsoil. Fill dirt for Median shall be from stockpiled on-site topsoil. Soil Amendments are as specified in landscape notes and Town of Parker Construction Specification and Design Considerations Manual.

HESS RANCH FILING NO. 1
(LOOKING GLASS FILING NO. 1)
STREETSCAPE PLAN
PARKER, COLORADO
PLANT LIST

Owner/Developer
Front Range Communities
JEN Colorado 18, LLC
4100 E. Mississippi Ave., #500
Denver, CO 80246
303.748.5466

ER
FRONT RANGE COMMUNITIES, LLC

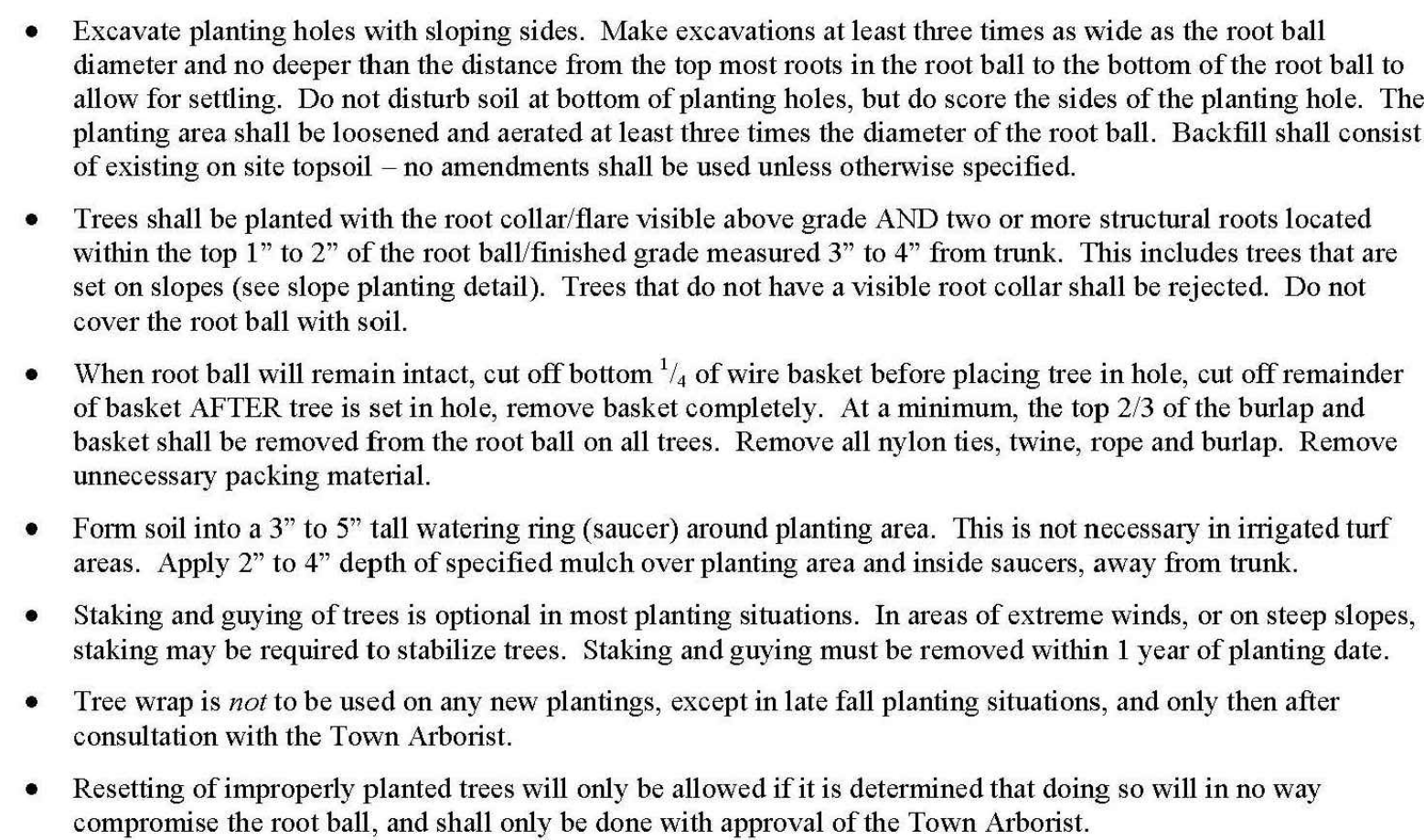
Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

EMK

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

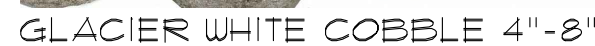
henry
design
group

DATE: 06-20-2019
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -



1. MEDIAN COVER MATERIAL SHALL BE DAVIS COLOR "SAN DIEGO BUFF" AND HAVE AN EXPOSED AGGREGATE FINISH.
2. TOOLED JOINTS IN THE MEDIAN COVER MATERIAL SHALL MATCH CURB AND GUTTER JOINTS.
3. WIDTH VARIES PER ROAD CLASSIFICATION.

A photograph showing two young, green, leafy trees standing in a field. In the foreground, there is a rustic wooden fence made of horizontal logs. The background consists of a grassy hillside under a clear blue sky.



NATURE'S PRAIRIE TURF BY TURF MASTER
OR APPROVED EQUAL.

(SEEDING RATES: DRILLED: 25 LBS/ACRE or BROADCAST: 50 LBS/ACRE)
TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX). HYDRO MULCH OR
APPROVED EQUAL.

Douglas County Permanent Drill Seed Mix					
Common Name	Botanical Name	Variety	Notes	% in Mix	Pounds of PLS Per Acre
BIG BLUESTEM	<i>Andropogon gerardi</i>	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	<i>Sorghastrum nutans</i>	CHEYENNE	PNWS	10	1
SWITCHGRASS	<i>Panicum virgatum</i>	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	<i>Bouteloua curtipendula</i>	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	<i>Pascopyrum smithii</i>	ARRIBA	PNCS	10	1.6
BLUE GRAMA	<i>Bouteloua gracilis</i>	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	<i>Elymus lanceolatus ssp. dasystachyum</i>	CRITANA	PNCS	10	1
PRAIRIE SANDREE	<i>Calamovilfa longifolia</i>	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	<i>Stipa viridula</i>	LODORM	PNCB	10	1
SLENDER WHEATGRASS	<i>Elymus trachycalus ssp. trachycalus</i>	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	<i>Elymus lanceolatus ssp. riparium</i>	SODAR	PNCS	5	0.6



1. SEEDING SHALL BE DONE WITH A BRILLION DRILL OR APPROVED MECHANICAL SEEDER. SEED SHALL BE EVENLY DISTRIBUTED ON A STILL DAY INTO A SLIGHTLY MOIST SEED BED. SEED SHALL BE DRILLED $\frac{1}{2}$ INCH INTO THE PREPARED SEED BED. IF THE SLOPE IS TOO STEEP TO DRILL, SEED SHALL BE BROADCAST AT DOUBLE THE APPLICATION RATE AND COVERED 1/8 INCH OF SOIL WITH A HARROW OR HAND RAKE FOR SMALL AREAS. THE SEEDING SHALL BE DONE IN TWO SEPARATED APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO GUARANTEE PROPER COVERAGE. DRILL SEED ACROSS SLOPES RATHER THAN UP AND DOWN, FOLLOWING THE CONTOUR TO REDUCE EROSION.
2. AFTER SEEDING OPERATIONS HAVE BEEN COMPLETED, THE ENTIRE SEEDING AREA SHALL BE HYDRO MULCHED WITH "CONUED 2000" OR APPROVED EQUAL HYDRO MULCH MATERIAL. THE HYDRO MULCH SHALL BE APPLIED BY USING A MECHANICAL HYDRO MULCHER, EVENLY DISTRIBUTED ON A STILL DAY. THE HYDRO MULCH SHALL BE APPLIED AT THE RATES RECOMMENDED BY THE MANUFACTURE. WITHIN 12 HOUR AFTER SEEDING, THE SPRINKLER SYSTEM SHALL BE ACTIVATED TO MOISTEN SEEDING AREAS TO A DEPTH OF 1 INCH. ALL SEEDING AREAS SHALL BE KEPT SO MOISTENED BY FREQUENT LIGHT WATERING UNTIL FINAL ACCEPTANCE OF THE PROJECT OR AS REQUIRED BY THE CITY LAND USE AND LAND USE REGULATIONS, AND SUCH WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. PROTECT SEEDING SLOPES (GREATER THAN 2.5 HORIZONTAL TO 1 VERTICAL) WITH EROSION CONTROL NETTING OR OTHER METHODS ACCEPTABLE TO THE DIRECTOR. COVER NETTING WITH STRAW OR OTHER ACCEPTABLE MULCH.

HESS RANCH FILING NO. 1
(LOOKING GLASS FILING NO. 1)
STREETSCAPE PLAN
PARKER, COLORADO
PLANTING DETAILS



henry
design
group

DATE: 06-20-2019
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE:

Aztec Consultants: Advisory Comments

LOOKING GLASS FILING NO. 1
SKETCH/PRELIMINARY PLAN
A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF
SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF
DOUGLAS, STATE OF COLORADO
1,135.86 ACRES
SHEET 7 OF 9
PLAT SHEET

land section 6

town of parker

Town of Parker Public Works/Engineering: Advisory Comments

Need to address minor comments prior to final plat approval

Public Service Company of Colorado: Advisory Comments

SUB18-049

Add Standard Notes

Review Type Public Service Company of
Colorado 10

Reviewer Donna George

Date Sent 6/24/2019 Today

Date Due 7/8/2019 Today

Status ADVISORY COMMENTS

Remarks see New Notes

Date Returned 6/26/2019 Today

Add to Timesheet

6/26/2019 7:05:41 AM (Donna George)
PSCo acknowledges the comment response and easements and has no
further concerns at this time.



Douglas County Planning: Advisory Comments

SUB18-049

Type (Asc) GO

Chris Boyd

Douglas County
Planning
Services
Division
15

Addressing Comments:
No Comments

Engineering Comments:
- It is suggested that ROW for the future 4-lane Crowfoot Valley
Road section, along with ROW for any auxiliary lanes, be acquired
with this plat.

Planner Comments:
No Comments
5/28/2019 1:04:22 PM



Cherry Creek Basin Water Quality Authority
8390 East Crescent Parkway, Suite 300
Greenwood Village, Colorado 80111
(P) 303.779.4525 (F) 303.773.2050

May 28, 2019

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

Subject: Hess Ranch (aka Looking Glass) – Subdivision Sketch Plan, Subdivision Preliminary Plan, and Spine Infrastructure
Case # SUB 18-051, SUB18-049, and SUB 18-050

Dear Mr. Workman:

The Cherry Creek Basin Water Quality Authority (Authority) has reviewed the subject project for point and non-point source pollutant impacts and water quality considerations in the Cherry Creek watershed. The Authority reviews land disturbance referrals for compliance with Control Regulation No. 72¹ and the Authority's CR-72 Stormwater Guidance Document².

Project Description:

The Hess Ranch (aka Looking Glass) – Subdivision Sketch Plan, Subdivision Preliminary Plan, and Spine Infrastructure plans for development of 1135.9 acres in the Town of Parker. The intent of this Filing No. 1 Sketch/Preliminary Plan is to establish the spine roadway and drainage infrastructure for Segment 1 of the property east of Spirit Trail Boulevard. The Sketch/Preliminary Plan also establishes seven (7) non-buildable Tracts across the 1135 acres that will need to be re-platted in the future to allow for development of the mixed-use neighborhood.

The Sketch/Preliminary Plan Filing No. 1 drainage improvements are provided to accommodate storm drainage needs from the primary road corridors. These drainage improvements are considered the initial phase, with future improvements needed with future development. The proposed drainage system implements a wholistic low maintenance stream approach. The approach uses techniques to reduce the increased runoff from development to levels closer to natural predeveloped watershed conditions and thus enable softer practices -- more reliant on-stream form, vegetation, and natural materials -- to stabilize streams. Generally, this establishes a dendritic drainage framework for a more sensitive and natural approach to drainage swales and stormwater detention facilities that will be located within open space corridors, Planning Areas, Lemon Gulch and the primary stream corridor which bisects the property.

Considerations:

The proposed project warrants review by the Authority because of its location within the Cherry Creek basin, and the change in imperviousness can impact runoff quantity and quality.

¹ Colorado Department of Public Health and Environment, Water Quality Control Commission, November 30, 2012. *Cherry Creek Reservoir Control Regulation 5CCR 1002-72*.

² Cherry Creek Basin Water Quality Authority, April 27, 2011. *Control Regulation 5 CCR 1002-72 Stormwater Permit Requirements Guidance Document*.

The Project will increase the site imperviousness, based on information provided by the applicant.

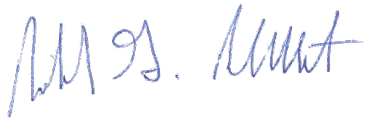
Review Comments:

Based on the review, the Authority has the following comments.

1. The Authority's CR 72 requires construction and post-construction BMPs. The approach to preserve or recreate branched stream network is consistent with the Authority's approach to maintaining the dendritic stream system.
2. The Final Drainage Report for Looking Glass - Major Drainageways Phase 1 describes temporary and permanent full-spectrum detention basins, the Authority requires that the temporary ones meet the CR 72 (provide required easements and maintenance) to ensure long-term water quality function until the phasing converts them to the permanent ones.
3. Provide more detail and information is needed (Construction Plans for post-construction BMPs and Grading and Erosion Control Plans for the construction BMPs) for complete review.

The Authority reserves the right to comment on subsequent / future submittals.

Respectively submitted,

A handwritten signature in blue ink, appearing to read "R.G. Borchardt".

Richard G. Borchardt PE, CFM
For the Cherry Creek Basin Water Quality Authority

cc: Chuck Reid, Manager, CCBWQA



January 9, 2019

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

RE: Hess Ranch Planned Development Amendment No. 2 Z18-027, Looking Glass Sketch Plan SUB18-051, Looking Glass Preliminary Plan SUB18-049, and Looking Glass Final Plat SUB18-050.

Dear Mr. Workman;

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

According to the project narrative for the PD Amendment, the intent of this proposal is to amend the eastern 335.048 acres of the PD to adjust Planning Area (PA) boundaries and the proposed number of homes within each PA in response to the site topography and the Town of Parker and Urban Drainage and Flood Control District's request for a dendritic/low maintenance drainage design. The modifications to the PAs do not increase the total approved number of dwelling units permitted within the PD. The PD Amendment provides for an increase in the proposed open space. The modifications accommodate the refined road alignments, drainage and grading needs, and intersection locations for Chambers Road, Stroh Road and Hess Ranch Boulevard through the property.

According to the project narrative for the Sketch/Preliminary Plan, the intent of this Filing No. 1 Sketch/Preliminary Plan is to establish the spine roadway and drainage infrastructure for the initial phase of the property east of Hess Ranch Road. The Sketch/Preliminary Plan also establishes seven (7) non-buildable Tracts across the 1135 acres that will need to be re-platted in the future to allow for development of the mixed-use neighborhood. It is anticipated by the applicant that the first detailed Sketch/Preliminary Plan will be prepared for the initial phase of development, which will occur east of Hess Ranch Road.

According to the project narrative for the Final Plat, the intent of this Filing No. 1 Final Plat is to establish the spine roadway and drainage infrastructure. The Plat also establishes six (6) non-buildable Tracts that will need to be re-platted in the future to allow for development of the

residential neighborhood.

The Hess Ranch PD 2nd 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 Hess Ranch PD.

The Looking Glass Sketch Plan, Preliminary Plan and Final Plat No. 1 does not include a school site. The Trails at Crowfoot Final Plat No. 9 includes 10.638-acre Tract B representing one of the two Hess Ranch PD school sites. The other school site within Hess Ranch PD is shown on the Development Plan as Planning Area 19 totaling 11.38-acres. This brings the school site dedication for Hess Ranch PD to a total of 22.018- acres (10.638-acres + 11.38-acres = 22.018-acres).

The Anthology PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of Hess Ranch PD 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 a total of 22.018-acres for school land, and DCSD's request for two 12-acre elementary school sites totaling 24-acres to be located in the Hess Ranch PD, DCSD requests cash-in-lieu for the additional 1.982- acres requested beyond the 22.018-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.

Further, DCSD requests that the applicant prepare a phase 1 environmental audit and a geo-tech report for the two school sites and provide copies to DCSD.

Additionally, with Hess PD 1st Amendment, DCSD asked for a voluntary mid-range contribution of \$1952 per residential unit towards the Capital Mitigation component. 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



CenturyLink
5025 N. Black Canyon Hwy
Phoenix, AZ 85015

January 2, 2019

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

CenturyLink File No. P811400

Re: Case No. SUB18-051 Hess Ranch
SW Corner of Stroh Rd. & Crowfoot Valley Rd., Parker, CO

This is in response to the request from the Town of Parker, Colorado for the preliminary site plan review of Case No. SUB18-051 Hess Ranch. CenturyLink has reviewed the site plan and has determined that CenturyLink has no objections to the site plan as submitted.

NOTE: Please be aware that there are buried CenturyLink Facilities located along the west side of Crowfoot Valley Road.

Respectfully,

Karen Caime

Karen Caime
Network Real Estate
Karen.Caime@centurylink.com
P811400