



PLANNING COMMISSION MEETING

7:00 PM

August 8, 2019

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
August 1, 2019 Meeting Minutes
6. **PUBLIC HEARINGS**

CHAMBERS ROAD – Zoning

Applicant: Town of Parker

Department: Community Development, Stacey Nerger

- (1) **NEWLIN CROSSING PLANNED DEVELOPMENT AMENDMENT
NO. 1 – Zoning**
Location: Northeast Corner of Chambers Road and Mainstreet
TRAKiT: Z19-003
- (2) **PUBLIC SERVICE COMPANY OF COLORADO AND CHAMBERS
ROW – Zoning**
Location: East of Chambers Road north of Heirloom Parkway
TRAKiT: Z19-004
- (3) **MAINSTREET AND CHAMBERS EAST TRACT D – Zoning**
Location: Southeast corner of Mainstreet and Chambers Road
TRAKiT: Z19-005
- (4) **CHAMBERS ROAD ZONING NO. 1 – Zoning**
**Location: East of Chambers Road north of the Public Service
Company Right-of-Way**
TRAKiT: Z19-006

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



PLANNING COMMISSION MINUTES

August 1, 2019

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

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

Also, present were Commissioners Duane Hopkins, Richard Foerster, Ruth Ann Nelson, John Howe and Eliana Burke. Alternate Susan Caudill was present. Commissioner Erik Frandsen and Alternates Tracie Manske and Kimberly Rodell were absent.

Chair Gary Poole welcomed Commissioner John Howe.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the July 11, 2019 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: OPENED: 7:02P.M. HESS RANCH - Rezoning and Sketch/Preliminary Plans

Applicant: JEN Colorado 18, LLC

Location: West of Crowfoot Valley Road and between Stroh Road and Chambers Road

Department: Community Development, Paul Workman

TRAKiT No.: Z18-027, SUB18-049 and SUB18-051

Paul Workman, Planner, presented the staff reports for the Hess Ranch – Rezoning and Sketch/Preliminary Plans concurrently and called for motions for each. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the rezoning and sketch/preliminary plans requests.

Mr. Workman advised the Town received a Notice of Mineral Interests Owned by Anadarko Land Corporation and Anadarko E&P Onshore LLC and Objection on July 31, 2019. Mr. Workman said the notice and objection was reviewed by staff and the Town Attorney; it has been determined that the applicant has satisfied notification requirements established by the Town's Land Development Ordinance and the Colorado Revised Statutes and no further action is required by the Town.

Planning Commissioners discussed with staff:

- if there will be cash-in-lieu payments for schools or if land will be dedicated for schools; *(Staff said as part of the original zoning and entitlement process for Hess Ranch land dedications for the Douglas County School District have been satisfied.)*
- if the applicant will provide funds along with Douglas County to expand Crowfoot Valley Road; *(Staff said the applicant does not have an obligation to contribute to the widening of Crowfoot Valley Road other than the turn- and auxiliary-lanes needed to support traffic from the development.)*
- the project timeline to the completion of the development; *(Staff said the applicant has indicated completion of Segment One within three to five years depending on market conditions and includes the Segment One infrastructure improvements and proposed residential lotting for Planning Commission recommendation later this year.)*
- which Planning Area would allow THd zoning; *(Staff said there are no Planning Areas in Segment One that have a THd zoning designation.)*
- if the Community Development Department considered the importance of allowing independent living uses in Segment One; *(Staff said yes but Segment One is focused on single-family homes whereas the development of Segment Two will allow for a greater variety of uses including senior housing.)*

APPLICANT PRESENTATION

Larry Jacobson, Front Range Communities, 4100 E Mississippi, Suite 500, Denver, CO 80246 presented:

- thanks to Planning Commission for the hearing; and to staff for their work on the project
- an introduction to the development team
- an overview of the Phase One/Segment One
- an explanation of how the drainage pattern of the land drove the need to amend the Planned Development with the application of dendritic design
- an explanation of dendritic design as environmentally sensitive and an aesthetically more pleasing way to accommodate site drainage

Matt Osborn, Front Range Communities, 4100 E Mississippi, Suite 500, Denver, CO 80246 presented:

- Planning Area 9 was designate as a Neighborhood Center but has site constraints relative to drainage, grades and access issues and is more conducive to residential development than commercial
- the zoning change provides for an increase in open space area and quality of open space
- provides for trails and trail connectivity
- a revision in the residential minimum lot size to reflect current market conditions
- the proposed rezoning and sketch/preliminary plans allow compliance to the Partial Waiver granted in May of 2019
- criteria for approval has been met
- the request to recommend approval

Planning Commissioners discussed with the applicant and staff:

- how water gets through the dendritic drainage at new roadway construction intersections; i.e. culverts; bridges; (*Mr. Osborn said it would be a combination of both minimal pipes, swales and bridges where Chambers Road crosses Lemon Gulch and where Spirit Trail Boulevard crosses Brandy Gulch.*)
- if the bridges will be two-lanes with pedestrian access on the sides or just two-lanes; (*Mr. Osborn said at build-out, Chambers Road will be a six-lane arterial; Spirit Trail will be a Major Boulevard Collector with two-lanes and a median; sidewalks will be on both sides of the bridges with the trail running under the bridges.*)
- how the dendritic drainage will affect the adjacent Trails at Crowfoot development; (*Staff said the Trails at Crowfoot shouldn't be impacted at all.*)
- the determination of when the Town of Parker will fund the build-out of Chambers Road; (*Staff said once the completion of each segment of Chambers Road is connected to Hess Road the Town will evaluate expanding Chambers Road to the full width by studying traffic volumes and market conditions.*)

Commissioner Ruth Ann Nelson asked staff how the update to Land Development Ordinance regarding Planned Development (PD) zoning fit with this proposed PD.

Staff said the project is not far enough along to answer the question specifically but, items within this PD will be part of the entitlement; items not within the approved PD would be required to meet the approved, updated Land Development Ordinance.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:44 P.M. HESS RANCH - Rezoning and Sketch/ Preliminary Plans

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said:

- this is a straight-forward request
- he agreed with the changes to Planning Area 9 due to the topography
- he appreciated that there will not be an increase in the number of dwelling units
- he supported recommending approval to Town Council.

Commissioner Ruth Ann Nelson said:

- she drove by the project and observed the different elevations of the topography
- she agreed that residential is a better use of the land over commercial
- she was excited about the use of dendritic drainage planning and hoped that it will be used in future developments
- she supported recommending approval to Town Council.

Commissioner Eliana Burke agreed.

Commissioner Richard Foerster agreed and said:

- he liked keeping the number of units the same within the PD
- he liked keeping the residential at Crowfoot and Stroh Roads and moving the commercial within the community
- the use of dendritic drainage is a good idea
- he supported recommending approval to Town Council.

Commissioner Duane Hopkins agreed and said:

- the approach to drainage is interesting and innovative; less disruptive to the environment
- the proposed lot lay-outs appear conducive to current market conditions
- he supported recommending approval to Town Council.

Chair Gary Poole said:

- he had nothing to add
- he appreciated the applicant's and staff's work for coming up with a potentially very attractive community for the residents of Parker.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the requested Hess Ranch Development rezoning. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend Town Council approve the proposed sketch and preliminary plans subject to the condition in staff's report. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole called for nominations for Vice Chair and Acting Vice Chair.

Commissioner Richard Foerster nominated Commissioner John Howe for Vice Chair.

Commissioner John Howe nominated Commissioner Eliana Burke for Acting Vice Chair.

A vote was taken; it was unanimous to appoint Commissioner John Howe Vice Chair and Commissioner Eliana Burke Acting Vice Chair.

STAFF ITEMS

Bryce Matthews, Planning Manager said the next meeting will be August 8; no training prior to the meeting. Mr. Matthews said the next training session will be prior to the August 22 meeting.

ADJOURNMENT

The meeting was adjourned at 7:51 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 8/8/2019

Town Council Date: 8/19/2019

Hearing Type: Public Hearing
Chambers Road - Zoning
TRAKiT No(s): Z19-003, Z19-004, Z19-005 and Z19-006

Location: Generally located around the intersection of Chambers Road and Mainstreet

Project Planner: Stacey Nerger, Planner

Applicant: Town of Parker Community Development and Public Works/Engineering Departments

Executive Summary: The applicant, the Town of Parker, is proposing to annex and zone several pieces of property along Chambers Road and Mainstreet as required within the Intergovernmental Agreement (IGA) between the Town of Parker and Douglas County for the construction of Chambers Road south of Mainstreet. In addition, the Town is proposing to zone a property south of Mainstreet that was annexed, but never zoned.

- Tract P of Meridian International Business Center Planned Development which is located at the northeast corner of Chambers Road and Mainstreet to be zoned Newlin Crossing Planned Development.
- Public Service Company of Colorado (PSCo) property consisting of a portion of the PSCo/Xcel utility corridor outside of the Chambers Road ROW to be zoned PF-Public Facility District.
- Tract D Mainstreet and Chambers East Subdivision located south of Mainstreet on the east side of Chambers Road was annexed as part of the Newlin Crossing Planned Development but not zoned. It is proposed to be zoned OS-Open Space District.
- A portion of property located north of the PSCo property and outside of the Chambers Road ROW to be zoned OS-Open Space District.

Staff Recommendation: Approval

RECOMMENDED MOTION

1. *"I move the Planning Commission recommend Town Council approve the Newlin Crossing Planned Development Amendment No. 1 zoning request."*
2. *"I move the Planning Commission recommend Town Council approve the Public Service Company of Colorado and Chambers ROW zoning request."*
3. *"I move the Planning Commission recommend Town Council approve the Mainstreet and Chambers East Tract D zoning request."*
4. *"I move the Planning Commission recommend Town Council approve the Chambers Road No. 1 zoning request."*

ALTERNATIVE MOTIONS

1. *"I move the Planning Commission recommend Town Council approve the Newlin Crossing Planned Development Amendment No. 1 zoning request, subject to the following conditions:"*
 - List proposed conditions
 2. *"I move the Planning Commission recommend Town Council approve Public Service Company of Colorado and Chambers ROW zoning request, subject to the following conditions:"*
 - List proposed conditions
 3. *"I move the Planning Commission recommend Town Council approve the Mainstreet and Chambers East Tract D zoning request, subject to the following conditions:"*
 - List proposed conditions
 4. *"I move the Planning Commission recommend Town Council approve the Chambers Road No. 1 zoning request, subject to the following conditions:"*
 - List proposed conditions
-
1. *"I move the Planning Commission recommend Town Council deny the Newlin Crossing Planned Development Amendment No. 1 zoning as the request does not meet the following approval criteria:"*
 - List criteria not met (either by staff or Planning Commission)
 2. *"I move the Planning Commission recommend Town Council deny the Public Service Company of Colorado and Chambers ROW zoning as the request does not meet the following approval criteria:"*
 - List criteria not met (either by staff or Planning Commission)
 3. *"I move the Planning Commission recommend Town Council deny the Mainstreet and Chambers East Tract D zoning as the request does not meet the following approval criteria:"*
 - List criteria not met (either by staff or Planning Commission)
 4. *"I move the Planning Commission recommend Town Council deny the Chambers Road No. 1 zoning as the request does not meet the following approval criteria:"*
 - List criteria not met (either by staff or Planning Commission)
-
1. *"I move the Planning Commission vote to continue the Newlin Crossing Planned Development Amendment No. 1 zoning request to a future date."*
 2. *"I move the Planning Commission vote to continue the Public Service Company of Colorado and Chambers ROW zoning request to a future date."*

3. *"I move the Planning Commission vote to continue the Mainstreet and Chambers East Tract D zoning request to a future date."*
4. *"I move the Planning Commission vote to continue the Chambers Road No. 1 zoning request to a future date."*

I. BACKGROUND/DISCUSSION

The Town of Parker and Douglas County entered into an Intergovernmental Agreement (IGA) in August 2015 for cost sharing of the Chambers Road widening from Mainstreet to Hess Road. The Chambers Road widening and related improvements identified in the IGA were completed in 2018. As a requirement of the IGA, the Town agreed to annex the section of Chambers Road located in unincorporated Douglas County from Mainstreet south to the Town boundary at the Heirloom (Parker Homestead) neighborhood.

The annexation and zoning of these properties will align the Town's western boundary with the Planning Area for the Parker 2035 Master Plan, reflect existing Town ownership of the right-of-way (ROW) and ensure the continuity of municipal services. In addition, the Town is proposing to zone several small properties that are being annexed, but are not ROW. The area to be annexed and zoned consists of multiple properties and will require five (5) separate annexations and four (4) separate zonings for the following:

Annexations

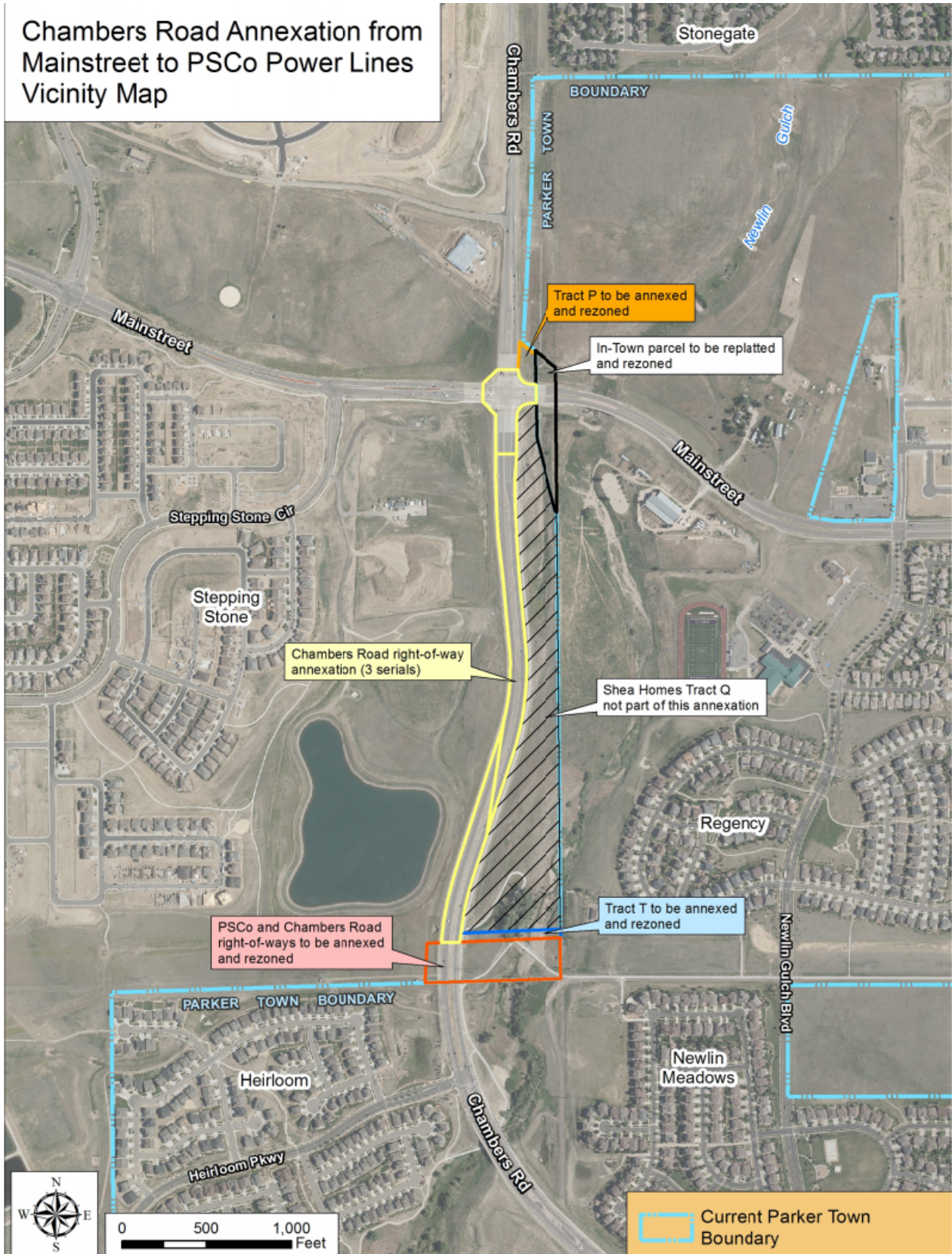
- Annexation of Chambers Road ROW south of Mainstreet will consist of three (3) serial annexations.
- Public Service Company of Colorado (PSCo) property consisting of a portion of the PSCo/Xcel utility corridor extending from the east side of Chambers Road to the current western limit of the Town.
- Town owned Tract P which is the remnant of the Meridian International Business Center Planned Development and is located at the northeast corner of Chambers Road and Mainstreet.

Zonings

- Tract P of Meridian International Business Center will be zoned Newlin Crossing Planned Development and included as part of the commercial land area.
- Tract D of the Mainstreet and Chambers East Subdivision Filing No. 1 located south of Mainstreet on the east side of Chambers Road was annexed as part of the Newlin Crossing Annexation, but was never zoned. This property is proposed to be zoned Open Space as part of this application.
- Public Service Company of Colorado (PSCo) property consisting of a portion of the PSCo/Xcel utility corridor outside of the Chambers Road ROW will be zoned Public Facilities.
- A portion of property located north of the PSCo property and outside of the Chambers Road ROW (currently proposed to be annexed as part of Chambers Road Annexation No. 1) is proposed to be zoned Open Space.

Vicinity Map

Chambers Road Annexation from Mainstreet to PSCo Power Lines Vicinity Map



II. PRIOR ACTIONS (Mainstreet and Chambers East Tract D zoning)

Date	Action
June 20, 2016	Tract D Mainstreet and Chambers East Subdivision Filing No. 1 was annexed as part of the Newlin Crossing Property Annexation. The portion of the property located north of Mainstreet was zoned Newlin Crossing Planned Development, but the portion located south of Mainstreet was never officially zoned.

PRIOR ACTIONS (All other proposed zonings)

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

III. CURRENT SITE DATA (Newlin Crossing Planned Development)

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Neighborhood Center		
Site Acreage	0.50		
Subdivision	Meridian International Business Center		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Neighborhood Center	PD - Planned Development	Vacant /Newlin Crossing Development
South	Neighborhood Center	Douglas County Zoning	Vacant
East	Neighborhood Center	PD - Planned Development	Vacant /Newlin Crossing Development
West	Douglas County	Douglas County Zoning	Meridian International Business Center PD - Residential

IV. CURRENT SITE DATA (Mainstreet and Chambers East Tract D zoning)

Existing Zoning	Not Currently zoned		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Neighborhood Center		
Site Acreage	1.133 acres		
Subdivision	N/A		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Neighborhood Center	PD - Planned Development	Vacant / Newlin Crossing Development

South	Neighborhood Center	Douglas County Zoning	Vacant
East	Neighborhood Center	PD - Planned Development	Vacant
West	Neighborhood Center	Douglas County Zoning	Vacant

V. CURRENT SITE DATA (Public Service Company Property)

Existing Zoning	Douglas County Agricultural-1		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Low Density Residential		
Site Acreage	4.207 acres		
Subdivision	N/A		
Existing Use	Public Service Transmission Lines and East West Trail		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Low Density Residential	Douglas County Zoning	Vacant/ East West Trail connection
South	Low Density Residential	PD - Planned Development	Open Space/ trail connections for the Parker Homestead Development
East	Low Density Residential	Public Facilities District	Public Service Transmission Lines
West	Douglas County	Douglas County Zoning	Public Service Transmission Lines

VI. CURRENT SITE DATA (Chambers Road No. 1)

Existing Zoning	Douglas County PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Douglas County Zoning		
Master Plan Area	Low Density Residential		
Site Acreage	0.68 acre		
Subdivision	Meridian International Business Center		
Existing Use	East West Trail connection		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Low Density Residential	Douglas County Zoning	Vacant/Open Space
South	Low Density Residential	Douglas County Zoning	Public Service Transmission Lines
East	Low Density Residential	PD - Planned Development	Parker Water – well / Residential
West	Douglas County	PD - Planned Development	Vacant/Open Space

VII. PARKER 2035 MASTER PLAN (Newlin Crossing and Mainstreet and Chambers East Tract D zoning)
[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Community Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Neighborhood Centers: Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Neighborhood Center should range from a combined 50,000 to 250,000 square feet. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.E
Staff Analysis	This property is located within a Neighborhood Center whose intent is to provide commercial uses which focus on retail, services, small offices, recreational uses and restaurants. The requested zoning is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: it will help ensure adequate opportunities for expansion of the Town's economic base. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

PARKER 2035 MASTER PLAN (All others)
[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.C Land Use 1.E
Staff Analysis	The subject properties are located within the Low Density Residential corridor as designated by the Parker 2035 Master Plan. This area is intended for single-family development, parks and open space. The requested zoning for Open Space and Public Facilities will support the existing uses on the property. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

VIII. LAND DEVELOPMENT ORDINANCE (Newlin Crossing PD)

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	None	None	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Commercial	Commercial uses including office, retail, service and restaurant.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	60 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Town's Master Plan for the allowed uses and the requested height maximum for buildings. Based on this analysis, staff has determined that the request is consistent with the potential for development as recommended by the Parker 2035 Master Plan.		

Comment [MB1]: Tract D is also in the Neighborhood Center, think about how to articulate for this section.

LAND DEVELOPMENT ORDINANCE (Tract D)

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	None	None	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Commercial	Open Space	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	35 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Town's Master Plan. The annexation and zoning fulfills the Town of Parker goal of actively pursuing annexation of enclaves and roads to allow for continuity of services within the Parker 2035 Planning Area.		

LAND DEVELOPMENT ORDINANCE (All others)

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Up to 2.2 dwelling units per net acre	None	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Single-family residential	Open Space and Public Facilities for the Public Service Company power lines.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	35 feet for Open Space and determined at time of Site Plan for Public Facility Zoning.	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Town's Master Plan. The annexation and zoning fulfills the Town of Parker goal of actively pursuing annexation of enclaves and roads to allow for continuity of services within the Parker 2035 Planning Area.		

IX. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

A need exists for the annexation and zoning of the subject properties, for the reasons that it will (1) allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; (2) satisfies the requirements within the Town and Douglas County IGA for the annexation of this portion of Chambers Road; and (3) promotes orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Urban Growth Area.

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

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

Newlin Crossing PD

This property is a remnant half-acre parcel that was owned by the property owner to the south and west. It has been anticipated that this parcel would be given to the Town by the property owner and then negotiated into the development of the Newlin Crossing Planned Development. The property is located within a Neighborhood Center designation of the Master Plan and surrounded on the north by approximately 12 acres of commercial land.

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

All other properties

These properties were required to be annexed and zoned as a part of the IGA between the Town and Douglas County for the construction of Chambers Road. In addition, the annexation and zoning will help clean up the Town's boundary. The Town has been working for several years to clean up the Town's boundaries. The subject property is contiguous with the Town and is described in the Parker 2035 General Land Use Plan as being located within the Town's Planning Area.

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

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

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

N/A

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

Newlin Crossing PD

The property is located within a Neighborhood Center designation of the Master Plan and surrounded on the north by approximately 12 acres of commercial land. The property on the west and southwest have been developed within Douglas County for limited commercial and residential uses. The remnant half-acre is directly adjacent to commercial land within the Newlin Crossing Planned Development and would be best developed as a whole commercial development.

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

Tract D

This property was annexed as part of the Newlin Crossing Planned Development, but was never zoned south of Mainstreet. This tract of land is within the Neighborhood Center designation of the Master Plan, but is located within an area that will make it hard for development. Open space is a compatible use within the Neighborhood Center and will fit with the proposed development of open space on the property located to the west.

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

All other properties

These properties were required to be annexed and zoned as a part of the IGA between the Town and Douglas County for the construction of Chambers Road. In addition, the annexation and zoning will help clean up the Town's boundary. The Town has been working for several years to clean up the Town's boundaries. The subject property is contiguous with the Town and is described in the Parker 2035 General Land Use Plan as being located within the Town's Planning Area.

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

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

Roadway infrastructure exists around these properties which meet the intended use of each property. No additional improvements are anticipated with the property's zoning. If any of the properties develop in the future, additional access and circulation will be required.

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

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

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

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

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

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

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

- 8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.**
As detailed in Section VII of this staff report, the proposed zoning for each property is consistent with the objectives identified within the Town's Master Plan.

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

- 9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.**
The properties are located within existing water and sewer districts and infrastructure exists serving adjoining properties. If developed in the future, the property will be able to receive adequate services.

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

X. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No Comment
Aztec Consultants	No Comment
Douglas County Planning	No Comment
Douglas County Public Works	The western boundary of the Newlin Crossing parcel is not in line with the Right-of-Way - This was done on purpose based on an Exemption Plat the Town is processing concurrently. A portion of the west boundary will be dedicated as additional right-of-way for Chambers Road. No Comment (All others)
Douglas County Assessor's Office	No Comment
Xcel	Public Service Company has no objection to the proposed annexation and zoning, contingent upon their ability to maintain all existing rights.
IREA	No Comment
CenturyLink	No Comment
Comcast	No Comment
Parker Water and Sanitation District	Approved (All zonings other than Newlin Crossing PD, Newlin Crossing PD is located within Stonegate Village Metro District for water and sewer)
Stonegate Village Metro District	No Comment (Newlin Crossing PD)

XI. CONCLUSION

The Town of Parker and Douglas County entered into an IGA regarding the cost sharing of Chambers Road widening from Mainstreet to Hess Road. The Chambers Road widening and related improvements identified in the IGA were completed in 2018. As part of that IGA, the Town agreed to annex the section of Chambers Road located in unincorporated Douglas County from Mainstreet south to the Town boundary at the Heirloom (Parker Homestead) neighborhood. The proposed zonings will clean up and provide zonings to the portion of the annexation area outside of the right-of-way. These zoning requests have been determined to meet the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends approval of the request.

XII. RECOMMENDED CONDITIONS

None

XIII. ATTACHMENTS

1. Ordinance No. 3.347
2. Ordinance No. 3.348
3. Ordinance No. 3.349
4. Ordinance No. 3.350
5. Rezoning Maps
6. Referral Agency Comments

Comment [NS2]: I have the final versions so I will just remove Draft and will use the actual Ordinances.

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

NEWLIN CROSSING PLANNED DEVELOPMENT - FIRST AMENDMENT

Development Plan

LEGAL DESCRIPTION

PARCEL 1

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20, SAID POINT BEING THE POINT OF BEGINNING, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 TO BEAR NORTH 00°30'38" WEST WITH ALL BEARINGS HEREIN REFERENCED THERETO; THENCE NORTH 89°38'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 2005.47 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 743 OF THE DOUGLAS COUNTY RECORDS;

THENCE SOUTH 00°17'05" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1292.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 743 AND TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 145, PAGE 480 OF THE DOUGLAS COUNTY RECORDS;

THENCE SOUTH 89°38'14" WEST A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 145, PAGE 480;

THENCE SOUTH 16°27'41" WEST A DISTANCE OF 1355.59 FEET TO A NON-TANGENT CURVE ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAIN STREET (FORMERLY WEST PARKER BEING THE SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NUMBER 2006048258 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY LINE OF WEST MAIN STREET;

- THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET, THE CHORD OF WHICH BEARS NORTH 62°40'26" WEST 593.70 FEET, A CENTRAL ANGLE OF 30°11'13", AN DISTANCE OF 600.62 FEET TO A POINT OF TANGENCY;
- THENCE NORTH 47°34'49" WEST A DISTANCE OF 258.90 FEET TO A POINT OF TANGENT CURVE;
- THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 28°54'39", AN ARC DISTANCE OF 635.78 FEET TO A POINT OF NON-TANGENCY;
- THENCE NORTH 48°29'16" WEST A DISTANCE OF 278.85 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20;

THENCE NORTH 00°30'38" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1653.22 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINS 4,108,439 SQUARE FEET OR **94.317 ACRES** MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 00°30'38" EAST, A DISTANCE OF 2696.41 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER SOUTH 00°30'38" EAST, A DISTANCE OF 1796.69 FEET;

THENCE NORTH 85°56'47" WEST, A DISTANCE OF 49.52 FEET;

THENCE NORTH 85°31'26" WEST, A DISTANCE OF 51.50 FEET;

THENCE SOUTH 87°22'52" WEST, A DISTANCE OF 20.43 FEET TO THE EASTERLY LINE OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 RECORDED AT RECEPTION NUMBER 2005057700 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EASTERLY LINES OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 THE FOLLOWING (2) COURSES:

- NORTH 01°14'43" WEST, A DISTANCE OF 181.89 FEET;
- NORTH 51°09'42" WEST, A DISTANCE OF 91.14 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS EXHIBIT "B" AND RECORDED AT RECEPTION NUMBER 2005052742 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND THE WESTERLY LINES OF SAID PARCEL THE FOLLOWING (3) COURSES:

- NORTH 03°05'39" EAST, A DISTANCE OF 730.68 FEET THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10080.00 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°46'49", AN ARC LENGTH OF 665.06 FEET;
- TANGENT TO SAID CURVE NORTH 00°41'10" WEST, A DISTANCE OF 152.92 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE NORTH 88°20'35" EAST, A DISTANCE OF 128.56 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINS 265,479 SQUARE FEET OR **6.095 ACRES** MORE OR LESS.

TRACT A - TOWN OF PARKER

TRACT "A", MAINSTREET - WEST - RIGHT-OF-WAY SUBDIVISION EXEMPTION PLAT RECORDED AT RECEPTION NUMBER 2015052262 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

TRACT OF LAND CONTAINS 15,335 SQUARE FEET OR **0.352 ACRES** MORE OR LESS.

TRACT P - TOWN OF PARKER

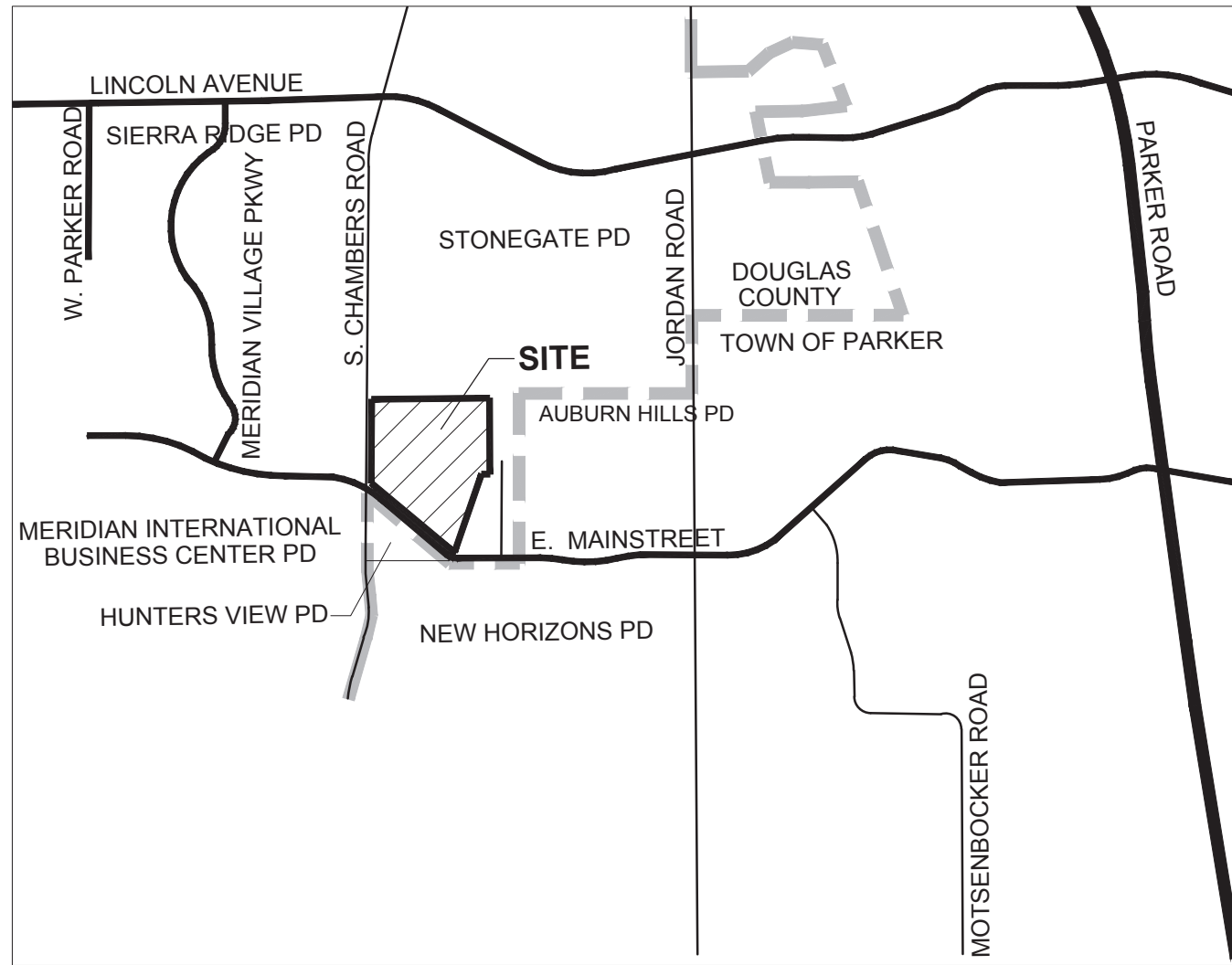
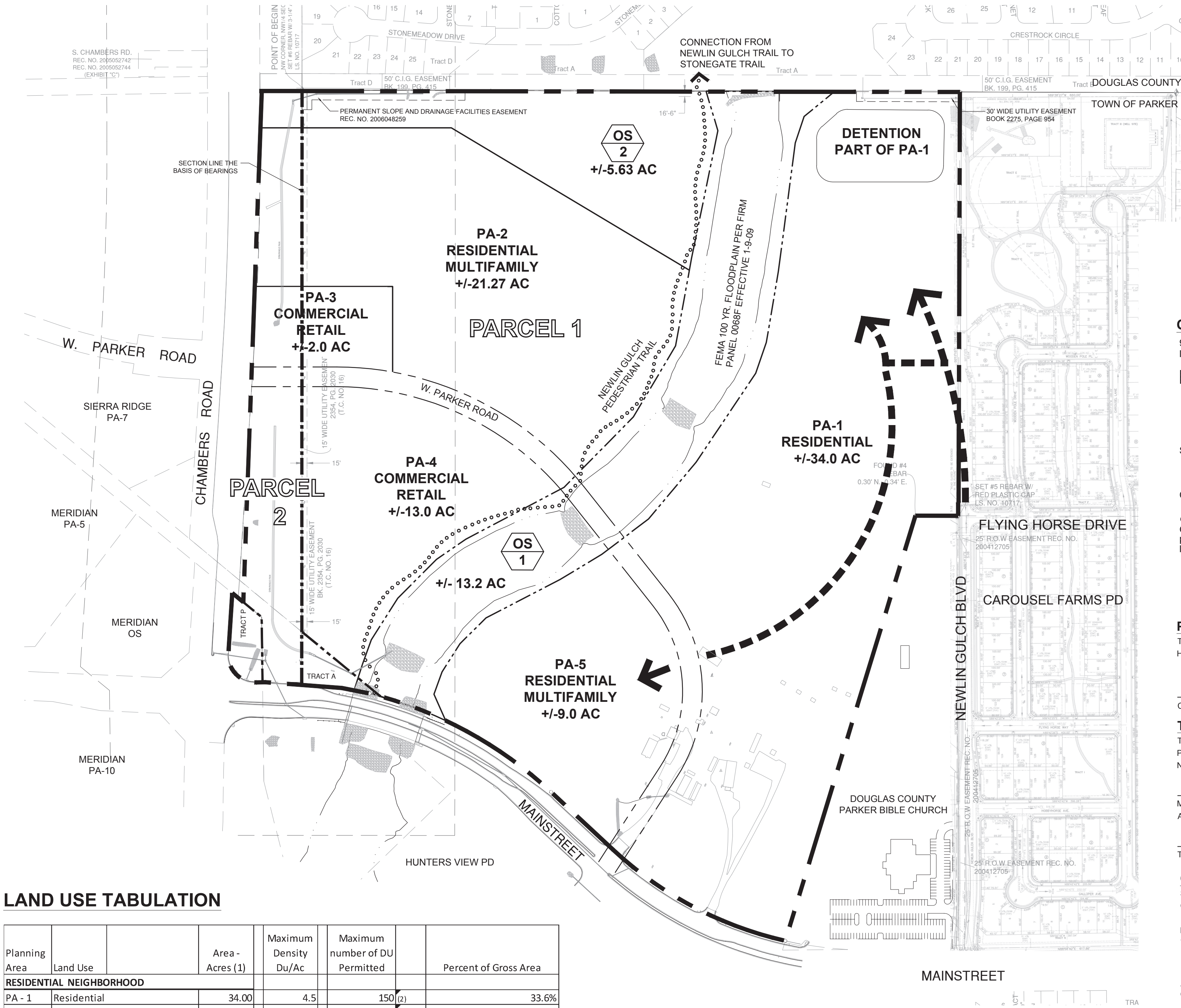
TRACT P, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7, RECORDED AT RECEPTION NO. 2005057700 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER, LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, STATE OF COLORADO.

TRACT OF LAND CONTAINS 21,896 SQUARE FEET OR **0.503 ACRES** MORE OR LESS.

NOTES:

- DEVELOPMENT OF PA-1 WILL INCLUDE A LOCAL STREET CONNECTION TO CAROUSEL FARMS. THE ALIGNMENT AND CONNECTION TO CAROUSEL FARMS TO BE DETERMINED WITH THE FINAL PLAT FOR PA-1.
- WEST PARKER ROAD WILL BE A 60' RESIDENTIAL COLLECTOR RIGHT-OF-WAY.
- ZONING IS TO THE CENTERLINE OF THE ADJACENT INTERNAL STREETS.

A Portion of the NW 1/4 of Section 20 and in the NE 1/4 of Section 19, Township 6 South, Range 66 West of the 6th Principle Meridian, Town of Parker, County of Douglas, State of Colorado



OWNERSHIP CERTIFICATION

98 W. PARKER, A COLORADO LLLP, a Colorado limited liability limited partnership

By: LSP Investments, LLP, a Colorado limited liability partnership, its General Partner

Wesley A. Segelke
Managing General Partner

STATE OF COLORADO

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Wesley A. Segelke as Managing General Partner of LSP Investments, LLP, a Colorado limited liability partnership, as General Partner of 98 W. PARKER, LLLP, a Colorado limited liability limited partnership.

WITNESS my hand and official seal.

Notary Public
My commission expires: _____

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 _____

COMMUNITY DEVELOPMENT 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 _____, 20____ FOR THE PROPERTY DESCRIBED AS NEWLIN CROSSING. THE ZONING INFORMATION SHOWN HEREIN WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AT RECORDER

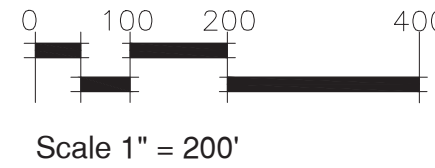
MAINSTREET

LEGEND

- PD ZONING BOUNDARY
- FLOODPLAIN
- LOCAL STREET CONNECTION
- FUTURE ACCESS (T.B.D.)
- NEWLIN GULCH TRAIL

NEWLIN CROSSING PLANNED DEVELOPMENT - FIRST AMENDMENT Development Plan

OWNER	PLANNING/LANDSCAPE ARCHITECTURE	Town of Parker, Colorado
98 W. PARKER, A COLO. LLLP C/O SEGELKE & CO. STE. 300 1720 S. BELLAIRE STREET DENVER, COLORADO 80222	PLAN WEST INC. 767 SANTA FE DRIVE DENVER, COLORADO 80204 TEL: (303) 741-1411	job no. 2018-41 date 06-03-2015 revisions 02-05-2016 04-15-2016 04-26-2016 12-03-2018 04-17-2019
ENGINEER	WBC ENGINEERING & CM, LLC 224 POTOMAC STREET STE. 102 AURORA, COLORADO 80011 TEL: (303)-365-9825	sheet 1 of 1

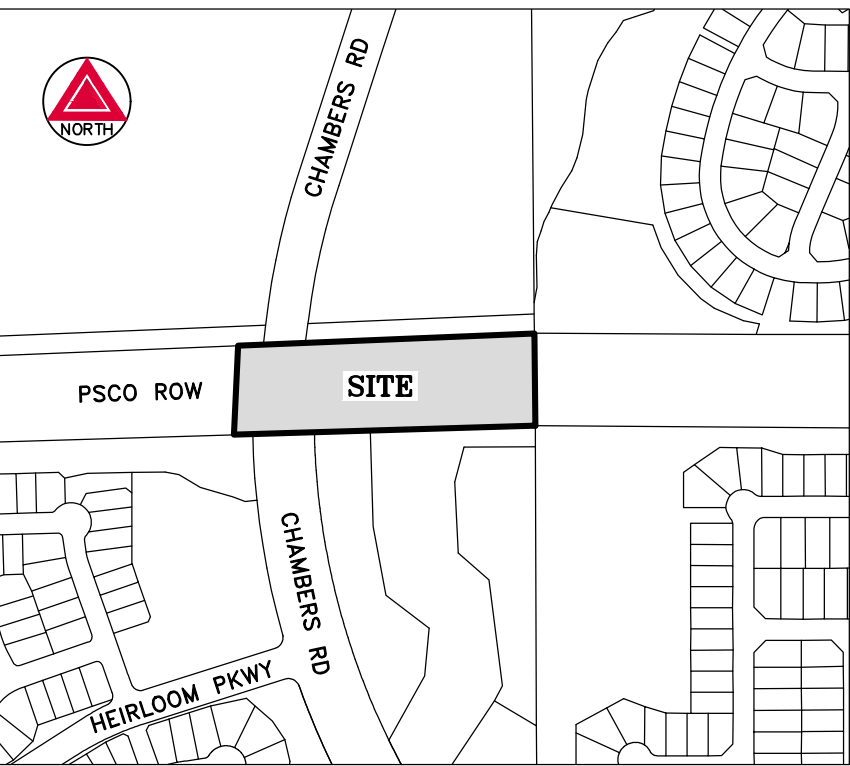
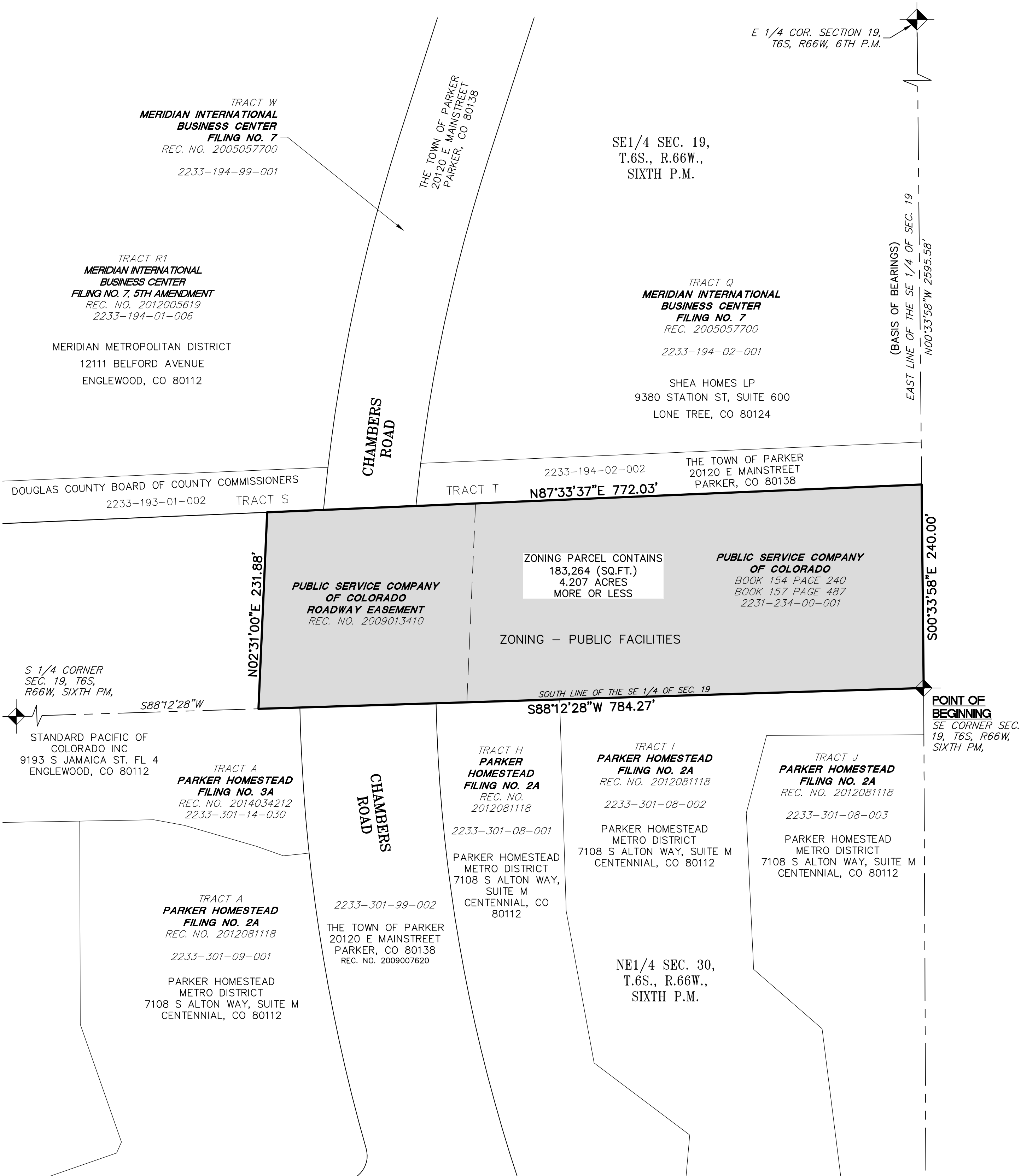


PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
767 Santa Fe Drive Denver, CO 80204 303-741-1411 planwest.com

THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND EASE OF REFERENCE ONLY. INCLUSION OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.

CHAMBERS ROAD AND PSCO ROW – ZONING MAP

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES

1. BASIS OF BEARINGS
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. THIS ZONING MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO, TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.
4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS ZONING MAP PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2019, FOR THE PROPERTY DESCRIBED AS THE CHAMBERS ROAD AND PSCO ROW PROPERTY. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

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

GERALD E. BOYSEN JR.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 32428
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2019 A.D., AT _____ A.M./P.M. AND WAS RECORDED AT _____

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

EXISTING ZONING

AI – AGRICULTURAL ONE

PROPOSED ZONING

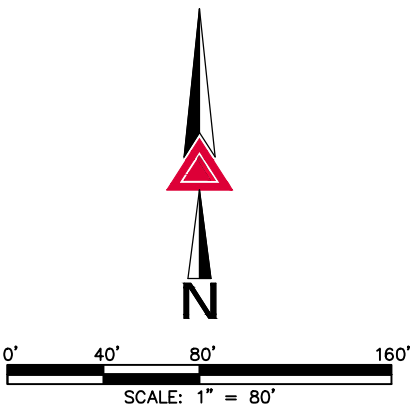
PF – PUBLIC FACILITIES

LEGEND

ZONING PARCEL BOUNDARY

LOT OR PARCEL LINE

ROW LINE



SCALE 1"=80'		DATE 9/14/2018	
CWB REVISED PER TOWN COMMENTS		CWB REVISED PER TOWN COMMENTS	
6/04/19		3/22/19	
CWB		CWB	
REVISED PER TOWN COMMENTS		REVISED PER TOWN COMMENTS	
BY		DATE	

CHAMBERS ROAD AND PSCO ROW - ZONING MAP
SE 1/4 SEC. 19, T6S, R66W, SIXTH PM
DOUGLAS COUNTY, COLORADO

PREPARED FOR
TOWN OF PARKER
20120 E. MAINSTREET, PARKER, CO 80138

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

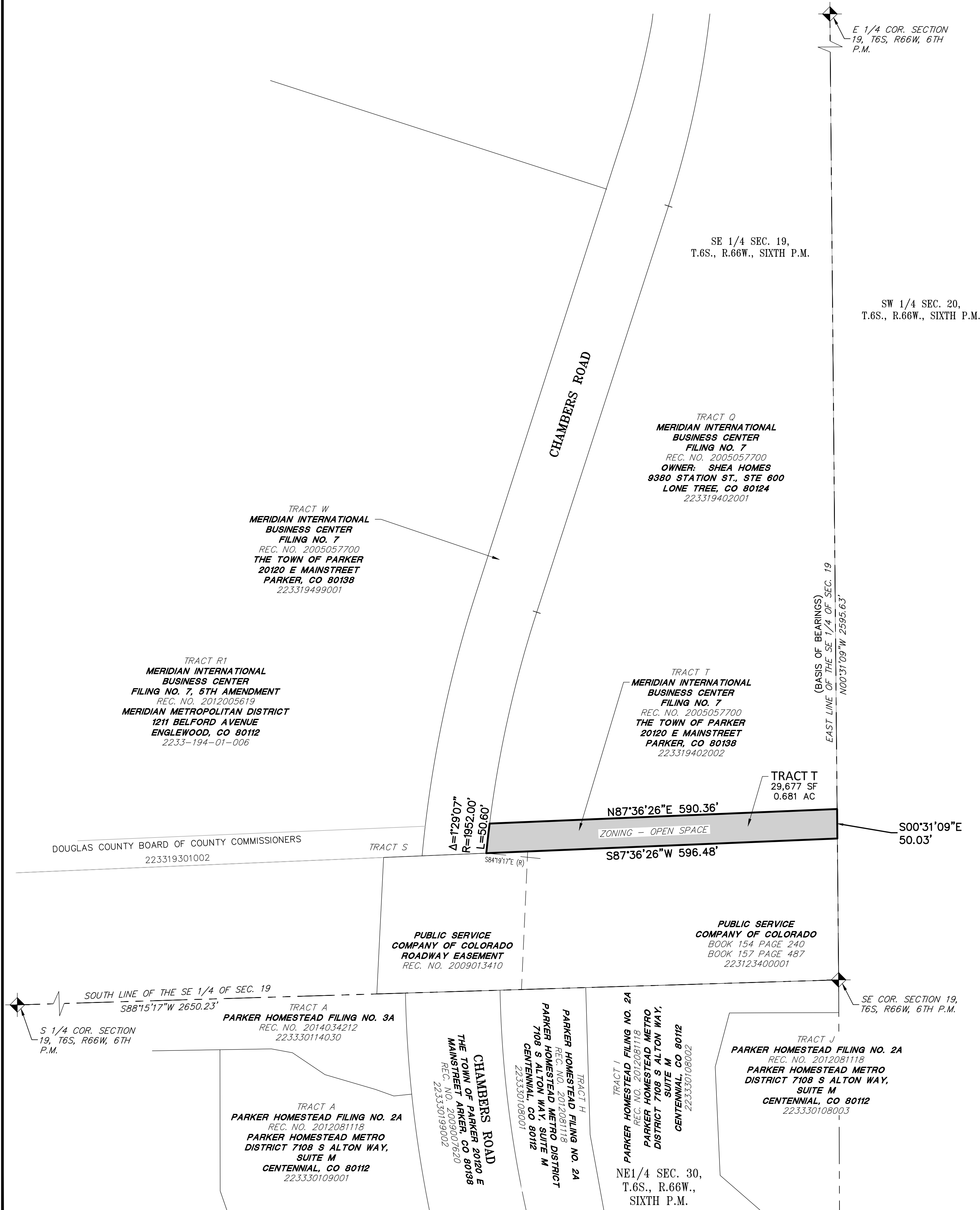
AZTEC
CONSULTANTS, INC.

24918-20
JOB NO.

CHAMBERS ROAD – TRACT T

ZONING MAP

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

TRACT T, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7 RECORDED AT RECEPTION NO. 2005057700, TOGETHER WITH THE TECHNICAL PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NO. 2006070018, ALL IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER, LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING AN AREA OF 0.681 ACRES, (29,677 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR NORTH 00°31'09" WEST.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. THIS ZONING MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO, TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.
4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2019, FOR THE PROPERTY DESCRIBED AS THE CHAMBERS ROAD – TRACT T. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

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

GERALD E. BOYSEN JR.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 32428
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

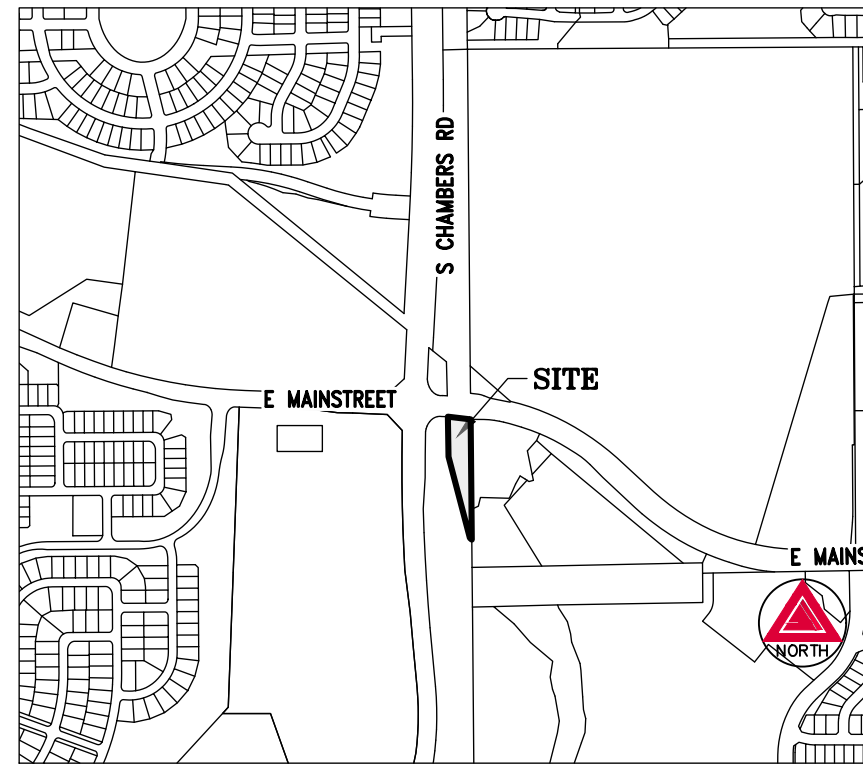
I HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2019 A.D., AT _____ A.M./P.M. AND WAS RECORDED AT _____

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

SCALE 1"=100'	OWN CWB	DATE 12/17/2018
	REVISED PER TOWN COMMENTS	REVISION DESCRIPTION
	6/04/19	
	3/22/19	
	DATE	BY
TRACT T- ZONING MAP SE 1/4 SEC. 19, T.6S., R.66W., 6TH P.M. DOUGLAS COUNTY, COLORADO PREPARED FOR TOWN OF PARKER 20120 E. MAINSTREET, PARKER, CO 80138		
SHEET ONE OF 1 SHEETS		
24918-24 JOB NO.		

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



A PARCEL OF LAND BEING A PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2015033275 IN THE OFFICE OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG SAID EAST LINE AND THE EASTERLY BOUNDARY OF TRACT Q, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7, RECORDED AT RECEPTION NO. 2005057700 IN SAID RECORDS, AND THE TECHNICAL PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NO. 2006070018 IN SAID RECORDS, NORTH 00°30'33" WEST, A DISTANCE OF 156.62 FEET TO THE MOST SOUTHERLY CORNER OF SAID CERTAIN PARCEL OF LAND AND THE POINT OF BEGINNING;

1. NORTH 48°42'39" WEST, A DISTANCE OF 12.52 FEET;
2. NORTH 14°45'38" WEST, A DISTANCE OF 437.35 FEET;
3. NORTH 01°14'38" WEST, A DISTANCE OF 193.25 FEET;

THENCE ALONG SAID EASTERLY BOUNDARY AND SAID EAST LINE, SOUTH 00°30'33" EAST, A DISTANCE OF 620.02 FEET TO THE POINT OF BEGINNING.

PLANNING COMMISSION CERTIFICATE

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF _____, 2019, FOR THE PROPERTY DESCRIBED AS MAINSTREET AND CHAMBERS EAST - TRACT D. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

ATTEST: TOWN CLERK

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

GERALD E. BOYSEN JR.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 32428
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

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

STATE OF COLORADO)
) ss
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____

_____ 2019 A.D., AT _____ A.M./P.M. AND WAS

RECORDED AT

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

TRACT D- ZONING MAP NE 1/4 SEC. 19, T.6S., R.66W., 6TH P.M. DOUGLAS COUNTY, COLORADO		PREPARED FOR TOWN OF PARKER 20120 E. MAINSTREET, PARKER, CO 80138		AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		6/04/19 CWB REVISED PER TOWN COMMENTS 3/22/19 CWB REVISED PER TOWN COMMENTS		DATE BY REVISION DESCRIPTION		SCALE 1"=100'	
SHEET ONE		OF 1 SHEETS		24918-24		JOB NO.		DATE 12/17/2018		CWB CWB	

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

Z19-003

▼	AzTec Consultants,...	Reviewer	Dean Cates	Sent	5/6/2019
	Group ZONING 2ND 15	Remarks	(no remarks)	Due	5/28/2019
	Status NO COMMENT			Returned	5/20/2019

Z19-004

	Status REVISIONS REQUIRED			Returned	5/30/2019
▼	AzTec Consultants,...	Reviewer	Dean Cates	Sent	6/11/2019
	Group ZONING GRP 10	Remarks	(no remarks)	Due	6/25/2019
	Status NO COMMENT			Returned	6/18/2019
	REZONING MAP 10	Reviewer	Stacey Nerger	Sent	6/11/2019

Z19-005

▼	AzTec Consultants,...	Reviewer	Dean Cates	Sent	6/11/2019
	Group ZONING GRP 10	Remarks	(no remarks)	Due	6/25/2019
	Status NO COMMENT			Returned	6/18/2019

Z19-006

	Status (no status)			Returned	(mm/dd/yyyy)
▼	AzTec Consultants,...	Reviewer	Dean Cates	Sent	5/8/2019
	Group ZONING 2ND 15	Remarks	(no remarks)	Due	5/30/2019
	Status ADVISORY COMMENTS		Dean Cates	Returned	5/29/2019

CENTURYLINK COMMUNICATIONS

Z19-003

 	CenturyLink Commun...		Reviewer	CenturyLink	Sent	2/7/2019
	Group	ZONING 1ST 20	Remarks	<i>(no remarks)</i>	Due	3/7/2019
	Status	NO COMMENT			Returned	3/6/2019

Z19-004, Z19-005 and Z19-006

No Comment

COMCAST

Z19-003, Z19-004, Z19-005 and Z19-006

No Comment

DOUGLAS COUNTY ASSESSORS

Z19-003

	Douglas County Ass...	Reviewer	Brooke Decker	Sent	2/7/2019
	Group ZONING 1ST 20	Remarks	(no remarks)	Due	3/7/2019
	Status NO COMMENT			Returned	3/6/2019

Z19-004

	Douglas County Ass...	Reviewer	Brooke Decker	Sent	2/11/2019
	Group ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status NO COMMENT			Returned	3/11/2019

Z19-005

	Douglas County Ass...	Reviewer	Brooke Decker	Sent	2/11/2019
	Group ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status NO COMMENT			Returned	3/11/2019

Z19-006

status (no status)				returned (no returned yyyy)	
▼ 📄	Douglas County Ass...	Reviewer	Brooke Decker	Sent	2/11/2019
	Group ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status ADVISORY COMMENTS			Returned	3/11/2019

DOUGLAS COUNTY PLANNING/ENGINEERING

Z19-003, Z19-004, Z19-005 and Z19-006

See comment letter

Project Name: Newlin Crossing Planned Development AMD 1

Project Number: Z19-033 (DC RE2019-034)

Date Received: 02/07/2019

Jurisdiction: Town of Parker

Due Date: 03/07/2019

Stacy Nerger
Community Development Dept.
Town of Parker
20120 E Mainstreet
Parker, CO 80138

Dear Ms. Nerger

Douglas County Addressing, Public Works Engineering, and Planning Services have reviewed the materials provided as part of the above-identified project and offers the following comments:

Addressing Comments:

No Comments

Engineering Comments:

- It appears the western boundary of the tract to be added to the Planned Development is not in line with ROW associated with Chambers Road to the north of the tract. Should additional ROW be retained for planned future infrastructure in this area?

Planner Comments:

No Comments

Regards,

Joe Fowler, AICP
Chief Planner

Project Name: Unplatted PSCO ROW East of Chambers zoning -Public Facility

Project Number: Z19-004 (DCRE2019-037)

Jurisdiction: Town of Parker

Date Received: 02/11/2019

Due Date: 03/11/2019

Stacy Nerger
Community Development Dept.
Town of Parker
20120 E Mainstreet
Parker, CO 80138

Dear Ms. Nerger

Douglas County Addressing, Public Works Engineering, and Planning Services have reviewed the materials provided as part of the above-identified project and offer the following comments:

Addressing Comments:

No Comments

Engineering Comments:

No Comments

Planner Comments:

No Comments

Regards,

Joe Fowler, AICP
Chief Planner

Project Name: Mainstreet and Chambers East F1 Tract D Zoning

Project Number: Z19-005 (DC RE2019-038)

Date Received: 02/11/2019

Jurisdiction: Town of Parker

Due Date: 03/11/2019

Stacy Nerger
Community Development Dept.
Town of Parker
20120 E Mainstreet
Parker, CO 80138

Dear Ms. Nerger

Douglas County Addressing, Public Works Engineering, and Planning Services have reviewed the materials provided as part of the above-identified project and offer the following comments:

Addressing Comments:

No Comments

Engineering Comments:

No Comments

Planner Comments:

No Comments

Regards,

Joe Fowler, AICP
Chief Planner

Project Name: Meridian Int'l Business Ctr. F7 Tract T - Public Facilities

Project Number: Z19-006 (DC RE2019-040)

Date Received: 02/11/2019

Jurisdiction: Town of Parker

Due Date: 03/11/2019

Stacy Nerger
Community Development Dept.
Town of Parker
20120 E Mainstreet
Parker, CO 80138

Dear Ms. Nerger

Douglas County Addressing, Public Works Engineering, and Planning Services have reviewed the materials provided as part of the above-identified project and offer the following comments:

Addressing Comments:

No Comments

Engineering Comments:

No Comments

Planner Comments:

No Comments

Regards,

Joe Fowler, AICP
Chief Planner

IREA

Z19-003

▼	IREA 20		Reviewer	Brooks Kaufman	Sent	2/7/2019
	Group	ZONING 1ST 20	Remarks	(no remarks)	Due	3/7/2019
	Status	NO COMMENT			Returned	2/28/2019

Z19-004

▼	IREA 20		Reviewer	Brooks Kaufman	Sent	2/11/2019
	Group	ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status	NO COMMENT			Returned	3/8/2019

Z19-005

▼	IREA 20		Reviewer	Brooks Kaufman	Sent	2/11/2019
	Group	ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status	NO COMMENT			Returned	3/8/2019

Z19-006

	Status	(no status)			Returned	(mm/dd/yyyy)
▼	IREA 20		Reviewer	Brooks Kaufman	Sent	2/11/2019
	Group	ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status	NO COMMENT			Returned	3/8/2019

PARKER WATER AND SANITATION DISTRICT

Z19-004

	status	NO COMMENT			Returned	3/8/2019
▼	Parker Water and S...		Reviewer	Robert Ramsey	Sent	2/11/2019
	Group	ZONING 1ST 20 ADD	Remarks	See Notes	Due	3/11/2019
☰	Status	APPROVED			Returned	2/19/2019

Z19-005

Robert Ramsey

Parker Water and Sanitation
District 20

Please note PWSD has utilities in this area please contact PWSD before any improvements.

2/19/2019 8:16:24 AM

Z19-006

Drayton Sanderson

Parker Water and Sanitation District 20

Approved for rezone only.

2/12/2019 11:45:14 AM

TOWN OF PARKER PUBLIC WORKS/ENGINEERING

Z19-003

▼	PLANNED DEVELOPMEN...		Reviewer	Alex Mestdagh	Sent	2/7/2019
	Group	ZONING 1ST 20	Remarks	(no remarks)	Due	3/7/2019
	Status	NO COMMENT			Returned	3/8/2019

Z19-004

▼	PLANNED DEVELOPMEN...		Reviewer	Alex Mestdagh	Sent	2/11/2019
	Group	ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status	NO COMMENT			Returned	3/8/2019

Z19-005

▼	PLANNED DEVELOPMEN...		Reviewer	Alex Mestdagh	Sent	2/11/2019
	Group	ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status	NO COMMENT			Returned	3/8/2019

Z19-006

▼	PLANNED DEVELOPMEN...		Reviewer	Alex Mestdagh	Sent	2/11/2019
	Group	ZONING 1ST 20	Remarks	(no remarks)	Due	3/11/2019
	Status	NO COMMENT			Returned	3/8/2019

PUBLIC SERVICE COMPANY

Z19-003

REVIEWS

Donna George

Public Service
Company of
Colorado 10

Please be advised that Public Service Company has existing high-pressure natural gas transmission facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

5/30/2019 2:25:53 PM

Donna George

Public Service Company of Colorado
10

PSCo also has existing electric distribution facilities within this rezone area.

5/30/2019 2:27:32 PM

Z19-004

See attached letter

Z19-005

See attached letter

Z19-006

See attached letter



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 11, 2019

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

Attn: Stacey Nerger

**Re: Unplatted PSCo ROW East of Chambers Road Annexation and Zoning
Case #s ANX19-005 and Z19-004**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for the above captioned projects. Please note that PSCo's Siting and Land Rights Department has previously reviewed this request with regards to the existing electric *transmission* lines and has no conflict this proposal.

Please also note that PSCo owns and operates existing high pressure natural gas and electric *distribution* facilities within this area, and has no objection to this proposed rezone contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

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

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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 11, 2019

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

Attn: Stacey Nerger

Re: Mainstreet and Chambers East F1 Tract D Rezone, Case # Z19-005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Mainstreet and Chambers East F1 Tract D Rezone** and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

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



Right of Way & Permits

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

March 11, 2019

City and County of Denver Development Services
201 West Colfax, Department 205
Denver, CO 80202

Attn: Stacey Nerger

**Re: Meridian International Business Center Filing No. 7 Tract T –
Chambers Road Zoning No. 1, Case # Z19-006**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined that an **engineering review** is necessary for the above captioned project. Public Service Company has an existing high pressure natural gas transmission pipeline and associated land rights as shown within this rezone area. PSCo is requesting that the property owner/developer/contractor contact PSCo's Encroachment Team for review and approval of the rezone (upload all files in PDF format) at: https://www.xcelenergy.com/working_with_us/builders/encroachment_requests and click on Colorado if necessary. An engineer will then be in contact to request specific documentation.

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

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

STONEGATE VILLAGE METRO DISTRICT

Z19-003

No comment

ORDINANCE NO. 3.347, Series of 2019

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE CHAMBERS ROAD AND MAINSTREET TRACT P PROPERTY TO PD-PLANNED DEVELOPMENT DISTRICT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT CODE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Findings of Fact.

- a. The real property described in **Exhibit 1** (the “Real Property”), which is attached hereto and incorporated by this reference, is owned entirely by the Town and is not solely a public street or right-of-way.
- b. Pursuant to C.R.S. § 31-12-106(3), the Town may, by ordinance, annex the Real Property without notice and hearing as provided in C.R.S. § 31-12-108 and C.R.S. § 31-12-109.
- c. Public notice has been given by publication on the Town’s website at least fifteen (15) days prior to the public hearing of such zoning.
- d. Written notice was sent by first class mail to all owners of property that abut the Real Property, at least fifteen (15) days prior to the public hearing.
- e. Notice of such proposed hearing was posted on the Real Property for fifteen (15) days prior to said hearing.
- f. The requirements contained in Section 13.04.2409(f) of the Parker Land Development Code are satisfied for zoning the Real Property as PD-Planned Development District, as described in the Parker Land Development Code.

Section 2. The Real Property is hereby zoned PD-Planned Development District as provided in the Newlin Crossing Development Guide and Newlin Crossing Planned Development - First Amendment Development Plan, which are attached hereto as **Exhibit 2** and incorporated by this reference. The uses permitted for the Real Property are specifically described in the attached Development Guide and Development Plan.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning for the Real Property.

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

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that

this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the immediate health, safety and welfare of the public, and that this Ordinance is necessary for the immediate preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relationship to the proper legislative objectives sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 20__.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

Legal Description

TRACT P, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7. RECORDED AT RECEPTION NO. 2005057700 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER, LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, STATE OF COLORADO.

EXHIBIT 2

Development Guide and Development Plan

NEWLIN CROSSING PLANNED DEVELOPMENT - FIRST AMENDMENT

Development Plan

LEGAL DESCRIPTION

PARCEL 1

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20, SAID POINT BEING THE POINT OF BEGINNING, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 TO BEAR NORTH 00°30'38" WEST WITH ALL BEARINGS HEREIN REFERENCED THERETO; THENCE NORTH 89°38'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 2005.47 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 743 OF THE DOUGLAS COUNTY RECORDS;

THENCE SOUTH 00°17'05" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1292.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 743 AND TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 145, PAGE 480 OF THE DOUGLAS COUNTY RECORDS;

THENCE SOUTH 89°38'14" WEST A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 145, PAGE 480;

THENCE SOUTH 16°27'41" WEST A DISTANCE OF 1355.59 FEET TO A NON-TANGENT CURVE ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAIN STREET (FORMERLY WEST PARKER BEING THE SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NUMBER 2006048258 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY LINE OF WEST MAIN STREET;

- THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET, THE CHORD OF WHICH BEARS NORTH 62°40'26" WEST 693.70 FEET, A CENTRAL ANGLE OF 30°11'13", AN DISTANCE OF 600.62 FEET TO A POINT OF TANGENCY;
- THENCE NORTH 47°34'49" WEST A DISTANCE OF 258.90 FEET TO A POINT OF TANGENT CURVE;
- THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 28°54'39", AN ARC DISTANCE OF 635.78 FEET TO A POINT OF NON-TANGENCY;
- THENCE NORTH 48°29'16" WEST A DISTANCE OF 278.85 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20;

THENCE NORTH 00°30'38" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1653.22 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINS 4,108,439 SQUARE FEET OR **94.317 ACRES** MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 00°30'38" EAST, A DISTANCE OF 2696.41 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER SOUTH 00°30'38" EAST, A DISTANCE OF 1796.69 FEET;

THENCE NORTH 85°56'47" WEST, A DISTANCE OF 49.52 FEET;

THENCE NORTH 85°31'26" WEST, A DISTANCE OF 51.50 FEET;

THENCE SOUTH 87°22'52" WEST, A DISTANCE OF 20.43 FEET TO THE EASTERLY LINE OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 RECORDED AT RECEPTION NUMBER 2005057700 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EASTERLY LINES OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 THE FOLLOWING (2) COURSES:

- NORTH 01°14'43" WEST, A DISTANCE OF 181.89 FEET;
- NORTH 51°09'42" WEST, A DISTANCE OF 91.14 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS EXHIBIT "B" AND RECORDED AT RECEPTION NUMBER 2005052742 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND THE WESTERLY LINES OF SAID PARCEL THE FOLLOWING (3) COURSES:

- NORTH 03°05'39" EAST, A DISTANCE OF 730.68 FEET THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10080.00 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°46'49", AN ARC LENGTH OF 665.06 FEET;
- TANGENT TO SAID CURVE NORTH 00°41'10" WEST, A DISTANCE OF 152.92 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE NORTH 88°20'35" EAST, A DISTANCE OF 128.56 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINS 265,479 SQUARE FEET OR **6.095 ACRES** MORE OR LESS.

TRACT A - TOWN OF PARKER

TRACT "A", MAINSTREET - WEST - RIGHT-OF-WAY SUBDIVISION EXEMPTION PLAT RECORDED AT RECEPTION NUMBER 2015052262 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

TRACT OF LAND CONTAINS 15,335 SQUARE FEET OR **0.352 ACRES** MORE OR LESS.

TRACT P - TOWN OF PARKER

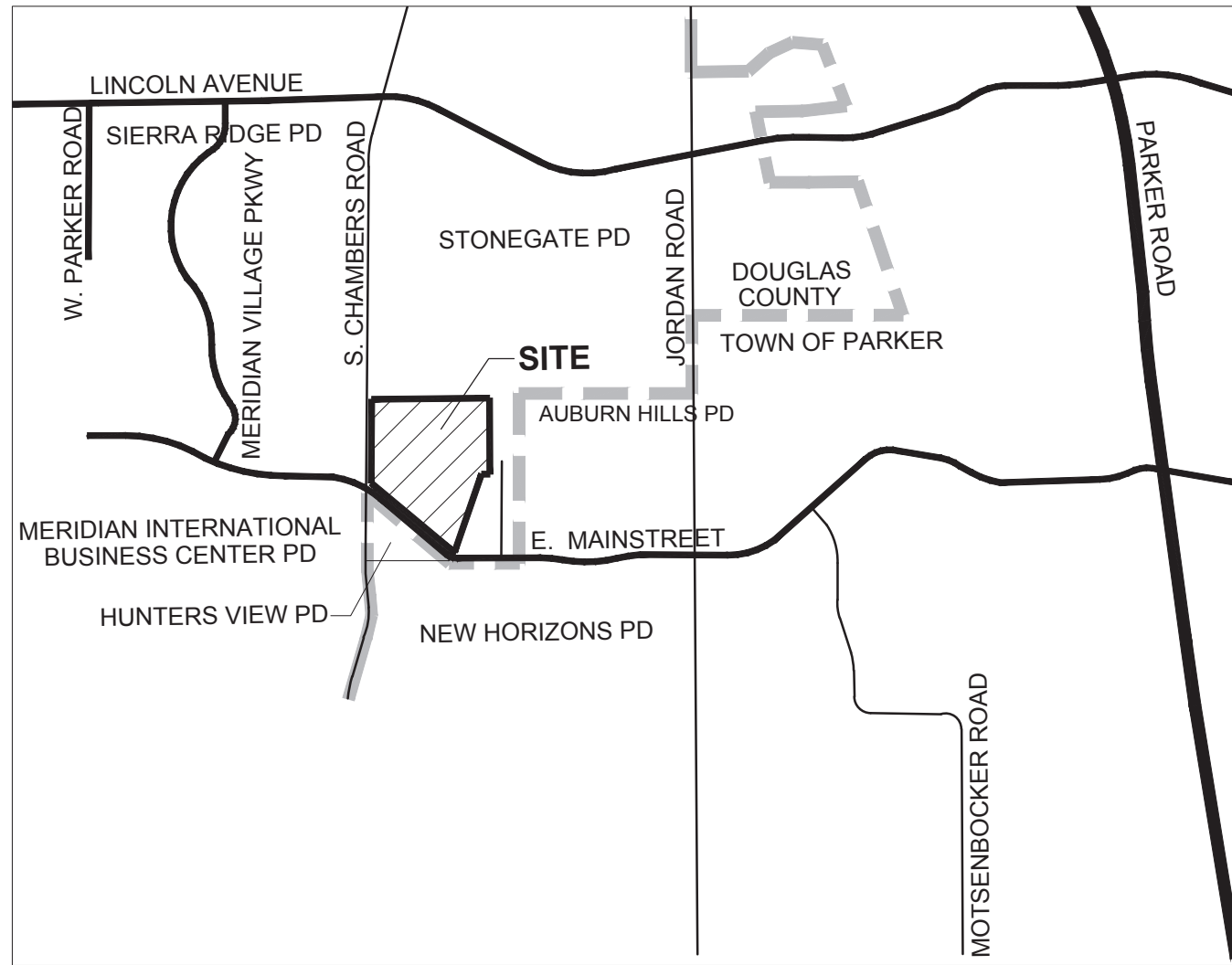
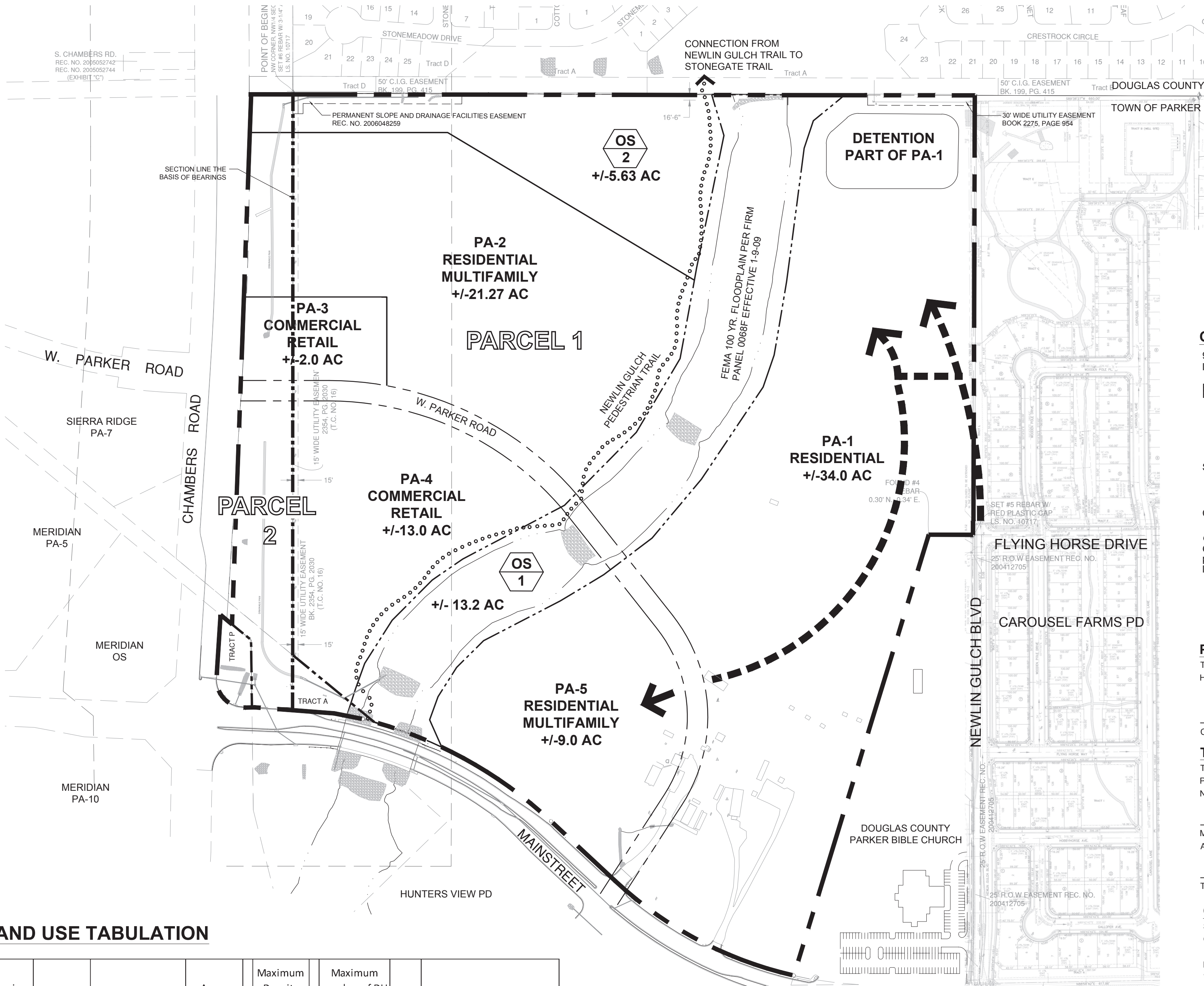
TRACT P, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7, RECORDED AT RECEPTION NO. 2005057700 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER, LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, STATE OF COLORADO.

TRACT OF LAND CONTAINS 21,896 SQUARE FEET OR **0.503 ACRES** MORE OR LESS.

NOTES:

- DEVELOPMENT OF PA-1 WILL INCLUDE A LOCAL STREET CONNECTION TO CAROUSEL FARMS. THE ALIGNMENT AND CONNECTION TO CAROUSEL FARMS TO BE DETERMINED WITH THE FINAL PLAT FOR PA-1.
- WEST PARKER ROAD WILL BE A 60' RESIDENTIAL COLLECTOR RIGHT-OF-WAY.
- ZONING IS TO THE CENTERLINE OF THE ADJACENT INTERNAL STREETS.

A Portion of the NW 1/4 of Section 20 and in the NE 1/4 of Section 19, Township 6 South, Range 66 West of the 6th Principle Meridian, Town of Parker, County of Douglas, State of Colorado



VICINITY MAP
SCALE: 1" = 3000'



OWNERSHIP CERTIFICATION

98 W. PARKER, A COLORADO LLLP, a Colorado limited liability limited partnership

By: LSP Investments, LLP, a Colorado limited liability partnership,
its General Partner

Wesley A. Segelke
Managing General Partner

STATE OF COLORADO

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Wesley A. Segelke as Managing General Partner of LSP Investments, LLP, a Colorado limited liability partnership, as General Partner of 98 W. PARKER, LLLP, a Colorado limited liability limited partnership.

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

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 _____

COMMUNITY DEVELOPMENT 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 _____, 20____ FOR THE PROPERTY DESCRIBED AS NEWLIN CROSSING. THE ZONING INFORMATION SHOWN HEREIN WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AT RECORDER

MAINSTREET

LEGEND

- PD ZONING BOUNDARY
- FLOODPLAIN
- LOCAL STREET CONNECTION
- FUTURE ACCESS (T.B.D.)
- NEWLIN GULCH TRAIL

NEWLIN CROSSING PLANNED DEVELOPMENT - FIRST AMENDMENT Development Plan

OWNER
98 W. PARKER, A COLO. LLLP
C/O SEGELKE & CO. STE. 300
1720 S. BELLAIR STREET
DENVER, COLORADO 80222

PLANNING/LANDSCAPE ARCHITECTURE
PLAN WEST INC.
767 SANTA FE DRIVE
DENVER, COLORADO 80204
TEL: (303) 741-1411

ENGINEER
WBC ENGINEERING & CM, LLC
224 POTOMAC STREET STE. 102
AURORA, COLORADO 80011
TEL: (303)-365-9825

job no. 2018-41
date 06-03-2015
revisions 02-05-2016
04-15-2016
04-26-2016
12-03-2018
04-17-2019

sheet 1 of 1



Scale 1" = 200'



PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
767 Santa Fe Drive Denver, CO 80204 303-741-1411 planwest.com

THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND EASE OF REFERENCE ONLY. INCLUSION OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.

Newlin Crossing Planned Development

Town of Parker, Colorado

Development Guide

A. Statement of Purpose

The purpose of the Newlin Crossing Development Plan and Guide is to establish standards for the comprehensive development and improvement of the property, except as provided herein. The standards contained in this Development Guide are intended to carry out the goals of this planned community. They are also intended to ensure a unified high-quality community for its residents and other users.

B. Application

These Standards, contained in the Development Guide, shall apply to all property contained within the Newlin Crossing PD as shown on the attached Development Plan, except as provided herein. These Standards, contained in the Development Guide, 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 Guide and Plan, and the Parker Municipal Code (excluding Chapter 13.04), then the Parker Municipal Code shall control.

Provisions of this guide shall prevail and govern the development, however, this guide only supersedes the specific zoning category, not the Town of Parker Land Development Code. The subdivision and zoning codes and regulations for the Town of Parker shall apply where the provisions of this guide do not address a specific subject, or where the Planning Commission or Town Council may approve changes subject to the requirements of the modification standards within this Development Guide or other applicable procedures within the Land Development Code.

C. Authority

The authority for this Development Guide is Chapter 13.04.150 (PD-Planned Developments) of the Town of Parker Land Development Code, as amended.

D. Adoption

The adoption of this Development Guide shall evidence the finding and decision of the Parker Town Council that this Development Guide for the Newlin Crossing PD is authorized by the provisions of Chapter 13.04.150 of the Town of Parker, Municipal Code, as amended.

E. Enforcement

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker. All provisions of this Development Guide shall run in favor of the residents, occupants or owners of the land on which the Newlin Crossing PD is located to the extent expressly provided in this Development Guide and in accordance with its terms and conditions, the codes of the Town of Parker, and where applicable, State law.

F. Control Over Use

After the adoption of this Development Guide by the Town Council of the Town of Parker, these Development Standards, in conjunction with the Town of Parker Municipal Code, shall control development and land use, including the following:

- 1) any new building, structure or land use;
- 2) the use of any existing building, structure or parcel of land; and,
- 3) any existing building or structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan and the Town of Parker Municipal Code.

G. Incorporation of Development Plan

The Development Plan for Newlin Crossing PD, including the type, location and boundaries of land use areas, proposed major street alignments and access points is incorporated by exhibit into this Development Guide.

H. Conflicts

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or impose higher standards or requirements shall govern unless determined otherwise by the Community Development Director

I. Agricultural and ranching uses permitted to Remain

Agricultural and ranching uses such as farming, grazing of livestock, the boarding and breeding of horses, horseback riding and training, and other supporting agricultural uses are permitted to remain until a site plan for development is approved, a building permit is issued, and construction begins on the specific planning area. Specifically, Construction for development on the west side of Newlin Gulch will not prohibit agricultural and ranching land uses to remain on the east side of the Gulch.

End of Section

Newlin Crossing PD

RESIDENTIAL

Planning Area 1

INTENT

Planning Area 1 is established to provide a low to moderate intensity residential land use as a transition to the existing church and Carousel Farms residential neighborhood,

USES PERMITTED BY RIGHT

- (1) Single Family Detached Dwelling
- (2) Duplex
- (3) Parks
- (4) Open Space
- (5) Neighborhood Recreation Centers
- (6) Places of Religious Assembly
- (7) Accessory Uses

USES PERMITTED BY SPECIAL REVIEW

- (1) Group Home
- (2) nursery schools / child care centers

DEVELOPMENT STANDARDS

- (1) Density – not to exceed:
 - a. four and one-half (4.5) dwelling units per gross acre
- (2) Maximum Building Height:
 - a. thirty-five (35) feet
- (3) Minimum Lot Area:
 - a. single-family 4,500 square feet
 - b. duplex and attached 2,000 square feet per unit
 - c. all other uses – none
- (4) Setbacks – All building foundation walls to property lot line:
 - a. north property boundary: 15 feet south of utility easement
 - b. Newlin Gulch Open Space: 10 feet side; 10 feet rear
 - c. Mainstreet 40 feet
 - d. Single-family detached:
 - i. from local street ROW
 1. Front Facade: 15 feet
 2. 10 feet with side loaded garage
 3. 20 feet from sidewalk to face of garage
 4. Side: 10 feet
 - ii. Interior lot line: 5 feet side, 10 feet rear
- (5) Minimum Lot Width:
 - a. at street: 35 feet
 - b. at cul-de-sac, knuckle, or similarly curved frontage at setback: 30 feet

End of Section

RESIDENTIAL / MULTIFAMILY (RMF)

PLANNING AREA 2 and 5

INTENT

The intent of the Residential / Multifamily Planning Areas is to provide a moderate density residential neighborhood as a transition to retail, office and personal/business services. Multifamily residential is permitted to transition from lower intensity uses located within PA-1, and the commercial/retail uses within PA-3 and PA-4. This village context will create an opportunity for a sustainable, vibrant mixed-use neighborhood where commercial uses provide products, services and employment opportunities for the residential community and the residential uses provide consumers and employees for the non-residential uses. Furthermore, the design intent is to enhance the pedestrian environment with uses interconnected within the property and to the larger community, providing access from alternative modes of transportation.

USES PERMITTED BY RIGHT

- (1) Multifamily
- (2) Congregate Care, Memory Care, and Assisted Living
- (3) Single Family Detached
- (4) Single Family Attached
- (5) Duplex
- (6) Accessory Structures
- (7) Open Space
- (8) Parks
- (9) Neighborhood Recreational Centers and Facilities
- (10) Assisted Living Residence
- (11) Long Term Care Facility/Nursing Home

USES by SPECIAL REVIEW

- (1) Group Home

Development Standards

- (1) Density – not to exceed:
 - a. PA – 2– thirteen and one-half (13.5) dwelling units per gross acre
 - b. PA – 5 – thirteen and one-half (13.5) dwelling units per gross acre
- (2) Maximum Building Height:
 - a. forty (40) feet
- (3) Minimum Lot Area:
 - a. single-family – 4,500 square feet
 - b. duplex and multi-family attached residential, and all other uses: none
- (4) Setback – All building foundation walls to lot property line:
 - a. north property boundary: 15 feet south of the open space tract
 - b. Newlin Gulch Open Space: 10 feet side; 10 feet rear
 - c. Chambers Road and Mainstreet: 50 feet front, 10 feet side;
10 feet rear
 - d. Residential Collector: 25 feet front, 10 feet side, 10 feet rear

- e. Single-family detached:
 - i. Front Facade: 15 feet from Right of Way
10 feet with side loaded garage
 - ii. Side: 5 feet
Along street ROW: 10 feet
 - iii. Rear: 10 feet
 - iv. Garage: 20 feet from sidewalk of a public street
 - f. attached and multifamily
 - i. Front, side, and rear façade: 5 feet from sidewalk
 - ii. Garage: 4 feet minimum from drive lane or sidewalk
- (5) Setbacks parking lots
- a. Chambers, Mainstreet, Residential Collector: 10 feet
 - b. Local streets: 10 feet
 - c. From building to parking lot or parking lot sidewalk: 8 feet
 - d. Parking lots shared among adjacent uses and development lots may use a zero setback between lots provided parking lot landscape requirements are met for the combined parking lots and a shared use agreement is executed between the shared users
- (6) Minimum Lot Width: SFD, SFA
- a. at street: 35 feet
 - b. at cul-de-sac, knuckle, or similarly curved frontage at setback: 30 feet
 - c. Multifamily and all other users: none
-

End of Section

COMMERCIAL RETAIL (CR)

Planning Areas 3 and 4

INTENT

The Commercial Retail planning areas (PA-3 and PA-4) are planned to attract users that will benefit from the surrounding residential neighborhoods and provide goods and services to the local and regional businesses and residents. The intent of the Commercial Retail planning area is to promote the combination of retail commercial uses that will support an active neighborhood commercial center.

USES PERMITTED BY RIGHT

Commercial Retail

- (1) Grocery store
- (2) Convenience retail shopping facilities, including but not limited to:
 - a. drug stores
 - b. liquor stores
 - c. convenience grocery with and without gas pumps
- (3) Retail including but not limited to:
 - a. art gallery
 - b. antiques
 - c. artisan shops
 - d. gift shop
 - e. pet shops
 - f. florists
 - g. book store
 - 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) 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. hardware and building material stores
 - e. clothing stores
 - f. shoe stores
 - g. furniture stores
 - h. household appliance stores
 - i. floor covering, drapery and upholstery stores

- j. electronics stores
- k. cosmetic store;

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
- (7) quick-serve restaurants

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) health clubs exercise, yoga, dance studio, or similar facility
 - a. Not more than 25% of the total gross floor area built in PA-4

Commercial Recreation

The following uses shall be permitted only as a supporting use to a primary use such as a restaurant, bar, night club, lounge, brewery that includes a restaurant or similar use that attracts users for the purchase of goods and services. The following uses are limited to no more than 25% of the total gross floor area of the primary use.

- (1) indoor movie theater
- (2) performing art center
- (3) bowling alley
- (4) skating rink (both ice and roller)
- (5) pool hall
- (6) arcade amusement center

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

Motor Vehicle

- (1) gasoline stations with gas pumps and car wash with and without convenience grocery store
 - a. Not more than 16 pumps
- (2) auto repair centers
- (3) tire sales and service
- (4) auto parts stores
- (5) car wash

Educational

- (1) satellite classrooms limited to not more than 5,000 Gross Square Feet
- (2) Vocational, Trade school, Instructional facility not greater than 5,000 sf

DEVELOPMENT STANDARDS

- (1) Maximum Building height:
 - a. 60 feet
- (2) Minimum lot area: none
- (3) Setbacks -- All Uses
 - a. Newlin Gulch Open Space
 - i. building 10 feet front, side and rear
 - ii. parking 10 feet
 - b. Mainstreet, Chambers Road, Residential Collector
 - i. building 30 feet
 - ii. parking 20 feet
 - c. Interior lot lines
 - i. Distance between buildings subject to fire code
 - ii. zero lot line setback allowed on shared walled developments
- (4) Minimum Lot Width: none
- (5) Pedestrian Connectivity
 - a. Commercial and retail development shall be interconnected by pedestrian-friendly sidewalks, interior walkways, enclosed corridors, concourses, or plazas

End of Section

OPEN SPACE (OS)

Planning Areas OS 1 and 2

INTENT

Open Space Areas are intended to provide buffers, passive recreation, pedestrian trails and drainage detention, and water quality ponds to satisfy requirements of residential and non-residential park and development requirements.

USES PERMITTED BY RIGHT

- (1) As defined in Section 13.04.165 of the Parker Municipal Code
- (2) Nature center/picnic area
- (3) Trails and paths
- (4) Open field play as a supplement to adjacent park improvements
- (5) Other uses consistent with the purposes of this section and compatible with the uses set forth herein, as permitted by Section 13.04.22 of the Parker Municipal Code.

End of Section

NEWLIN CROSSING PLANNED DEVELOPMENT

Development Plan

A Portion of the NW 1/4 of Section 20, Township 6 South, Range 66
West of the 6th Principle Meridian, Town of Parker, County of Douglas, State of Colorado

LEGAL DESCRIPTION

98 W. PARKER LLLP

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20, SAID POINT BEING THE POINT OF BEGINNING, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 TO BEAR NORTH 00°30'38" WEST WITH ALL BEARINGS HEREIN REFERENCED THERETO; THENCE NORTH 89°38'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 2005.47 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 743 OF THE DOUGLAS COUNTY RECORDS;

THENCE SOUTH 00°17'05" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1292.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 743 AND TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 145, PAGE 480 OF THE DOUGLAS COUNTY RECORDS;

THENCE SOUTH 89°38'14" WEST A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 145, PAGE 480;

THENCE SOUTH 16°27'41" WEST A DISTANCE OF 1355.59 FEET TO A NON-TANGENT CURVE ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAIN STREET (FORMERLY WEST PARKER BEING THE SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NUMBER 2006048258 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY LINE OF WEST MAIN STREET;

1. THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET, THE CHORD OF WHICH BEARS NORTH 62°40'26" WEST 593.70 FEET, A CENTRAL ANGLE OF 30°11'13", AN DISTANCE OF 600.82 FEET TO A POINT OF TANGENCY;
2. THENCE NORTH 47°34'49" WEST A DISTANCE OF 258.90 FEET TO A POINT OF TANGENT CURVE;
3. THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 28°54'39", AN ARC DISTANCE OF 635.78 FEET TO A POINT OF NON-TANGENCY;
4. THENCE NORTH 48°29'16" WEST A DISTANCE OF 278.85 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20;

THENCE NORTH 00°30'38" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1653.22 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINS 4,108,439 SQUARE FEET OR 94.317 ACRES MORE OR LESS.

CHAMBERS ROAD WATER QUALITY PONDS- TOWN OF PARKER

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 00°30'38" EAST, A DISTANCE OF 2696.41 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO; THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER SOUTH 00°30'38" EAST, A DISTANCE OF 1796.69 FEET; THENCE NORTH 85°56'47" WEST, A DISTANCE OF 49.52 FEET; THENCE NORTH 85°31'28" WEST, A DISTANCE OF 51.50 FEET;

THENCE SOUTH 87°22'52" WEST, A DISTANCE OF 20.43 FEET TO THE EASTERLY LINE OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 RECORDED AT RECEPTION NUMBER 2005057700 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EASTERLY LINES OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 THE FOLLOWING (2) COURSES:

1. NORTH 01°14'43" WEST, A DISTANCE OF 181.89 FEET;
2. NORTH 51°09'42" WEST, A DISTANCE OF 91.14 FEET TO THE INTERSECTION OF THE NORTHERLY OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS EXHIBIT "B" AND RECORDED AT RECEPTION NUMBER 2005052742 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND THE WESTERLY LINES OF SAID PARCEL THE FOLLOWING (3) COURSES:

1. NORTH 03°05'39" EAST, A DISTANCE OF 730.68 FEET THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10080.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°46'49", AN ARC LENGTH OF 665.06 FEET;
3. TANGENT TO SAID CURVE NORTH 00°41'10" WEST, A DISTANCE OF 152.92 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE NORTH 68°20'35" EAST, A DISTANCE OF 128.56 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINS 285,479 SQUARE FEET OR 6.095 ACRES MORE OR LESS.

TRACT A - TOWN OF PARKER

TRACT "A", MAINSTREET - WEST - RIGHT-OF-WAY SUBDIVISION EXEMPTION PLAT RECORDED AT RECEPTION NUMBER 2015052262 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

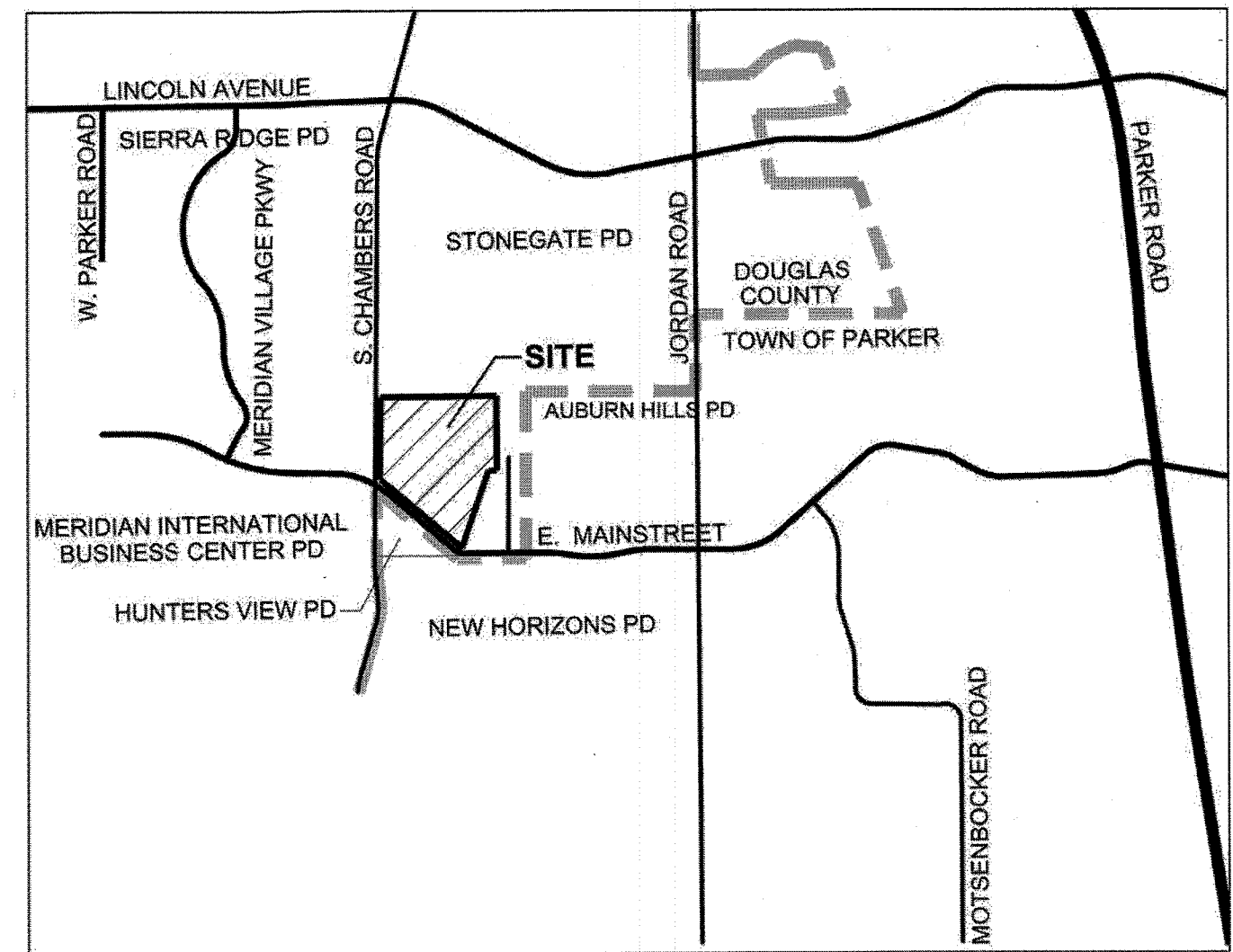
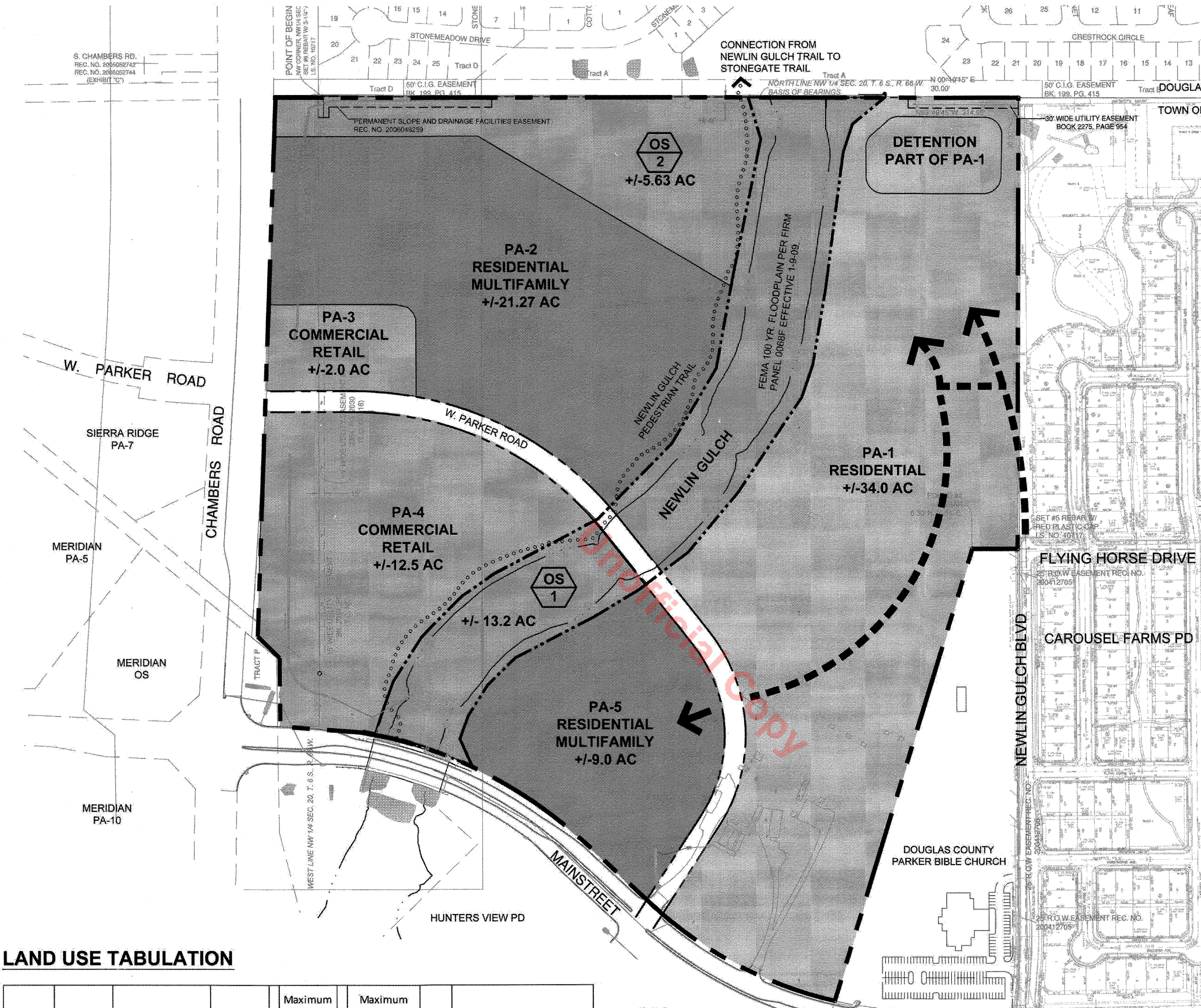
TRACT OF LAND CONTAINS 15,335 SQUARE FEET OR 0.352 ACRES MORE OR LESS.

NOTES:

1. DEVELOPMENT OF PA-1 WILL INCLUDE A LOCAL STREET CONNECTION TO CAROUSEL FARMS. THE ALIGNMENT AND CONNECTION TO CAROUSEL FARMS TO BE DETERMINED WITH THE FINAL PLAT FOR PA-1.
2. WEST PARKER ROAD WILL BE A 60' RESIDENTIAL COLLECTOR RIGHT-OF-WAY.
3. ZONING IS TO THE CENTERLINE OF THE ADJACENT INTERNAL STREETS.

LAND USE TABULATION

Planning Area	Land Use	Area - Acres (1)	Maximum Density Du/Ac	Maximum number of DU Permitted	Percent of Gross Area
RESIDENTIAL NEIGHBORHOOD					
PA - 1	Residential	34.00	4.5	150 (2)	33.7%
PA - 2	Residential/Multifamily	21.27	13.5	200 (2)	21.1%
			sub total	350	
	Effective Density				
	Gross Area minus Flood Plain = Net Area				
	100.76 -13.24 = 87.52			4.0 du/ac	
NEIGHBORHOOD COMMERCIAL					
PA - 3	Commercial/Retail	2.00	--		2.0%
PA - 4	Commercial/Retail	12.50	--		12.4%
PA - 5	Multifamily	9.00	13.5	100 (2)	8.9%
OPEN SPACE					
OS - 1	Floodplain	13.24	--		13.1%
OS - 2	Open Space / Detention	5.63	--		5.6%
RIGHT-OF-WAY					
	60' Minor Collector	3.12	--		3.1%
	Gross Area	100.76		450	100.0%
(1) Boundaries of planning areas and rights-of-way and locations and alignments of rights-of-way, street connections and access points as depicted on this development plan are conceptual in nature and are subject to modification in connection with final engineering and final platting of the subject portion of the property.					
(2) The transfer of dwelling units among residential planning areas is acceptable provided the total number of dwelling units in any planning area does not increase by more than 10%.					



VICINITY MAP
SCALE: 1" = 3000'

OWNERSHIP CERTIFICATION

98 W. PARKER, A COLORADO LLLP, a Colorado limited liability partnership

By: LSP Investments, LLP, a Colorado limited liability partnership, its General Partner

By: Wesley A. Segelke, Managing General Partner

STATE OF COLORADO

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 20th day of June, 2016, by Wesley A. Segelke as Managing General Partner of LSP Investments, LLP, a Colorado limited liability partnership, as General Partner of 98 W. PARKER, LLLP, a Colorado limited liability partnership.

WITNESS my hand and official seal

Notary Public

My commission expires: 3-24-19

OWNERSHIP CERTIFICATION

Owner: TOWN OF PARKER

By:

Title:

Witnessed By:

STATE OF COLORADO

COUNTY OF

Subscribed and sworn to before me this day

of 20, by

My commission expires:

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 MAY 12, 2016

Don For John Fussa

COMMUNITY DEVELOPMENT 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 20th DAY OF JUNE, 2016 FOR THE PROPERTY DESCRIBED AS NEWLIN CROSSING. THE ZONING INFORMATION SHOWN HEREIN WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. 3.322

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK



CLERK AND RECORDER

STATE OF COLORADO

COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS 22nd DAY OF June, 2016 A.D. AT 6:41 A.M. AND WAS RECORDED AT RECEPTION NUMBER 2016039998

County Clerk at Recorder



NEWLIN CROSSING PLANNED DEVELOPMENT Development Plan

OWNER

98 W. PARKER, A COLO. LLLP
C/O SEGELKE & CO. STE. 300
1720 S. BELLAIRE STREET
DENVER, COLORADO 80222

PLANNING/LANDSCAPE ARCHITECTURE

PLAN WEST INC.
767 SANTA FE DRIVE
DENVER, COLORADO 80204
TEL: (303) 741-1411

job no. 2014/02

date 06-09-2016

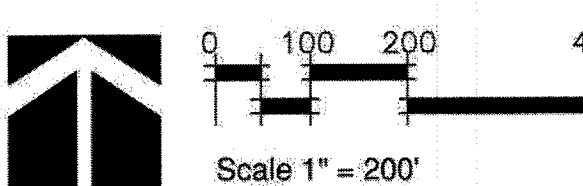
revisions

ENGINEER

WBC ENGINEERING & CM, LLC
224 POTOMAC STREET, 102
AURORA, COLORADO 80011
TEL: (303)-365-8825

02-05-2016
04-15-2016
04-26-2016

sheet 1 of 1



Scale 1" = 200'

North



PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS

767 Santa Fe Drive, Denver, CO 80204

303-741-1411

planwest.com

THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSES OF COORDINATION AND EASE OF REFERENCE ONLY. INCLUSION OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.

ORDINANCE NO. 3.350, Series of 2019

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE MAINSTREET AND CHAMBERS EAST TRACT D PROPERTY TO OS-OPEN SPACE DISTRICT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT CODE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Findings of Fact.

a. An application was submitted for zoning certain real property described in the attached **Exhibit 1**, within the Town of Parker, Colorado (the “Real Property”) as OS-Open Space District, pursuant to the Town of Parker Land Development Code.

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

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

f. Notice of such proposed hearing was posted on the Real Property for fifteen (15) days prior to said hearing.

g. The requirements contained in Section 13.04.240(f) of the Parker Land Development Code are satisfied for zoning the Real Property as OS-Open Space District, as described in the Parker Land Development Code.

Section 2. The Real Property is hereby zoned as OS-Open Space District, as described in the Parker Land Development Code.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning for the Real Property.

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

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the immediate health, safety and welfare of the public, and that this Ordinance is necessary for the immediate preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relationship to the proper legislative objectives sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town

Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

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

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 20__.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

Legal Description

A PARCEL OF LAND BEING A PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2015033275 IN THE OFFICE OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE EAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEARS NORTH 00°30'33" WEST, WITH ALL BEARINGS HEREIN BEING REFERENCED THERETO;*

*THENCE ALONG SAID EAST LINE AND THE EASTERLY BOUNDARY OF TRACT Q, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7, RECORDED AT RECEPTION NO. 2005057700 IN SAID RECORDS, AND THE TECHNICAL PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NO. 2006070018 IN SAID RECORDS, NORTH 00°30'33" WEST, A DISTANCE OF 156.62 FEET TO THE MOST SOUTHERLY CORNER OF SAID CERTAIN PARCEL OF LAND AND THE **POINT OF BEGINNING**;*

THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER, ALONG THE WESTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND, THE FOLLOWING THREE (3) COURSES;

- 1. NORTH 48°42'39" WEST, A DISTANCE OF 12.52 FEET;*
- 2. NORTH 14°45'38" WEST, A DISTANCE OF 437.35 FEET;*
- 3. NORTH 01°14'38" WEST, A DISTANCE OF 193.25 FEET;*

THENCE SOUTH 87°53'56" EAST, A DISTANCE OF 119.60 FEET TO THE EASTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND AND SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19;

*THENCE ALONG SAID EASTERLY BOUNDARY AND SAID EAST LINE, SOUTH 00°30'33" EAST, A DISTANCE OF 620.02 FEET TO THE **POINT OF BEGINNING**;*

CONTAINING AN AREA OF 1.133 ACRES, (49,337 SQUARE FEET), MORE OR LESS.

ORDINANCE NO. 3.348, Series of 2019

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE CHAMBERS ROAD AND PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY PROPERTY TO PF-PUBLIC FACILITIES DISTRICT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT CODE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Findings of Fact.

a. On July 8, 2019, the Town Council approved Resolution No. 19-045, Series of 2019, determining that the annexation petition for the real property described in **Exhibit 1** (the “Real Property”), which is attached hereto and incorporated by this reference, substantially complies with the requirements of C.R.S. § 31-12-107(1)(a) and set a public hearing for August 19, 2019, on the eligibility of the of the Real Property to be annexed into the Town as provided by state law.

b. The Town, following adoption of Resolution No. 19-045, Series of 2019, instituted the procedure for zoning the Real Property.

c. An application was submitted for zoning the Real Property as PF-Public Facilities District, pursuant to the Town of Parker Land Development Code.

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

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

f. Notice of such proposed hearing was posted on the Real Property for fifteen (15) days prior to said hearing.

g. The requirements contained in Section 13.04.240(f) of the Parker Land Development Code are satisfied for zoning the Real Property as PF-Public Facilities District, as described in the Parker Land Development Code.

Section 2. The Real Property is hereby zoned as PF-Public Facilities District as described in the Parker Land Development Code.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning for the Real Property.

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

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the immediate health, safety and welfare of the public, and that this Ordinance is necessary for the immediate preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relationship to the proper legislative objectives sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 20__.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 20__.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

Legal Description

A PARCEL OF LAND BEING A PART OF THAT CERTAIN PARCEL AS DESCRIBED IN BOOK 154 AT PAGE 240 AND IN BOOK 157 AT PAGE 487 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 BEARS NORTH 00°31'09" WEST, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO:

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND THE SOUTHERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND, SOUTH 88°12'28" WEST, A DISTANCE OF 784.27 FEET TO THE WESTERLY BOUNDARY OF A ROADWAY EASEMENT AS DESCRIBED AT RECEPTION NO. 2009013410 IN SAID RECORDS;

THENCE DEPARTING SAID SOUTH LINE, ALONG THE SAID WESTERLY BOUNDARY, NORTH 02°31'00" EAST, A DISTANCE OF 231.88 FEET TO THE NORTHERLY BOUNDARY OF THAT SAID CERTAIN PARCEL OF LAND;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 87°33'37" EAST, A DISTANCE OF 772.03 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID EAST LINE, SOUTH 00°33'58" EAST, A DISTANCE OF 240.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 4.207 ACRES, (183,264 SQUARE FEET), MORE OR LESS.

ORDINANCE NO. 3.349, Series of 2019

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE TRACT T PROPERTY TO OS-OPEN SPACE DISTRICT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT CODE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Findings of Fact.

a. On July 9, 2019, the Town Council approved Resolution No. 19-042, Series of 2019, determining that the annexation petition for real property, a portion of which is the real property described in **Exhibit 1** (the “Real Property”), which is attached hereto and incorporated by this reference, substantially complies with the requirements of C.R.S. § 31-12-107(1)(a) and set a public hearing for August 19, 2019, on the eligibility of the of the Real Property to be annexed into the Town as provided by state law.

b. The Town, following adoption of Resolution No. 19-045, Series of 2019, instituted the procedure for zoning the Real Property.

c. An application was submitted for zoning the Real Property as OS-Open Space District, pursuant to the Town of Parker Land Development Code.

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

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

f. Notice of such proposed hearing was posted on the Real Property for fifteen (15) days prior to said hearing.

g. The requirements contained in Section 13.04.240(f) of the Parker Land Development Code are satisfied for zoning the Real Property as OS-Open Space District, as described in the Parker Land Development Code.

Section 2. The Real Property is hereby zoned as OS-Open Space District, as described in the Parker Land Development Code.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning for the Real Property.

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

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the immediate health, safety and welfare of the public, and that this Ordinance is necessary for the immediate preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relationship to the proper legislative objectives sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

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

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 20__.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

Legal Description

TRACT T, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7 RECORDED AT RECEPTION NO. 2005057700, TOGETHER WITH THE TECHNICAL PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NO. 2006070018, ALL IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER, LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING AN AREA OF 0.681 ACRES, (29,677 SQUARE FEET), MORE OR LESS.