PLANNING COMMISSION MEETING

7:00 PM

October 10, 2019

Prior to the Meeting: 5:30 p.m. ***Planning Commissioner Training and Parks Dedication Study Update***

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

5. APPROVAL OF MINUTES
September 26, 2019 Meeting Minutes

6. RESOLUTIONS

DRAFT RESOLUTION
A Resolution to Adopt the 2019 Three-Mile Area Plan
Applicant: **Town of Parker**
Location: **Townwide**
Department: **Community Development, Carolyn-Washee Freeland**

7. PUBLIC HEARINGS

NEWLIN CROSSING FILING 1 - Minor Development Plat
Applicant: **Plan West - Representative, David Brehm**
Location: **Generally located at the Northeast Corner of Mainstreet and Chambers Road**
Department: **Community Development, Carolyn Parkinson**
TRAKiT No.: **SUB19-013**

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT

PLANNING COMMISSION MINUTES
September 26, 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 Richard Foerster, Ruth Ann Nelson, John Howe and Erik Frandsen. Alternates Tracie Manske and Susan Caudill were present and seated for the absent Commissioners Duane Hopkins and Eliana Burke. Alternate Kimberly Rodell was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the September 12, 2019 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:02 P.M. E-470 RIGHT-OF-WAY NORTHEAST - Zoning
Applicant: Town of Parker
Location: Generally located north of Cottonwood Drive adjacent to the east and west borders of E-470
Department: Community Development, Carolyn Parkinson
TRAKiT No.: Z19-015

Paul Workman, Planner, on behalf of Carolyn Parkinson, presented the staff report for the E-470 Right-of-Way Northeast – Zoning. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the zoning request.

Planning Commissioners had no questions for staff.

APPLICANT PRESENTATION
None, staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:06 P.M. E-470 RIGHT-OF-WAY NORTHEAST - Zoning
PLANNING COMMISSION DISCUSSION
All Commissioners and the Chair agreed the zoning request meets the criteria for approval.

Commissioner John Howe moved that the Planning Commission recommend that Town Council approve the E-470 Right-of-Way Northeast – Zoning request. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:08 P.M. CANVAS FILING NO. 1 - Minor Development Plat
Applicant: Level 5 LLC, Sean Morrical
Location: Northeast Corner of Parker Road and Ponderosa Drive
Department: Community Development, Paul Workman
TRAKiT No.: SUB18-010

Paul Workman, Planner, presented the staff report for the Canvas Filing No. 1 – Minor Development Plat. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the Canvas Filing No. 1 – Minor Development Plat.

Planning Commissioners discussed with staff:

- if the southerly access will go through the drainage area; (*Staff said the access is not contiguous with the drainage area.*)
- if the gas line that runs through the site is safe; (*Staff said based on staff's review of referrals the gas line is no longer in service.*)
- if the access to the site will be the same as today or will it move north towards Parker Road; (*Staff deferred to the applicant to respond. Michael Swanton, Baseline Corporation, 6160 Johnson Way, Arvada, CO 30339 said the access has been moved 10 to 20 feet east along Ponderosa Drive; away from the intersection with Parker Road.*)

APPLICANT PRESENTATION
There was no applicant presentation and no further questions for the applicant.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

Commissioner Richard Foerster asked staff if there are plans to put a traffic signal at Pine and Ponderosa. Staff said they are unaware of plans to put a traffic signal at that intersection which is in Douglas County's jurisdiction.

PUBLIC HEARING: CLOSED: 7:15 P.M. CANVAS FILING NO. 1 - Minor Development Plat

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said the request meets all six criteria for approval of the plat; he said it will be nice for new development to provide sales tax revenue as well as be a nice addition for the area.

Commissioner Richard Foerster said it will be nice to have the vacant land developed. He supported recommending Town Council approve the request.

Commissioner Erik Frandsen said it not only meets the criteria for approval but also turns the property into usable lots. He supported recommending Town Council approve the request.

Commissioner Susan Caudill agreed the request will be great to develop that area of Town.

Commissioner Ruth Ann Nelson agreed and looked forward to the new development.

Commissioner Tracie Manske agreed.

Chair Gary Poole said he is glad to see development of the property; he supported recommending Town Council approve the request.

Commissioner John Howe moved that the Planning Commission recommend that Town Council approve the Canvas Filing No.1 – Minor Development Plat. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:18 P.M. DRAFT ORDINANCE

A Bill for an Ordinance to Amend Section 10.13.080 of the Parker Municipal Code Concerning the Kiosk Program

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

Bryce Matthews, Planning Manager, presented the staff report for the update to the Land Development Ordinance concerning the Kiosk Program. Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners discussed with staff:

- if the existing kiosk signs will be removed; (*Staff said they have all been removed.*)
- that one was seen on Jordan Road; (*Staff requested an email for staff to have it removed*.)
- if the program costs would be borne by the builders; (*Staff said yes.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:21 P.M. DRAFT ORDINANCE
A Bill for an Ordinance to Amend Section 10.13.080 of the Parker Municipal Code Concerning the Kiosk Program

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

Commissioner Richard Foerster moved that the Planning Commission recommend the Town Council approve an ordinance to amend Section 10.13.080 of the Parker Land Development Ordinance concerning the Kiosk Program. Commissioner John Howe seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:23 P.M. DRAFT ORDINANCE
A Bill for an Ordinance to Amend Chapter 13.02 of the Parker Municipal Code to Add a Definition for "Tourist Homes"
Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for the update to the Land Development Ordinance concerning the definition and non-allowance of "tourist homes". Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners discussed with staff:

- if the term "tourist home" refers to peer-to-peer accommodations; (*Staff said that is correct; short-term rentals.*)
- the reason for choosing the definition "tourist home"; (*Staff said short-term rentals are not permitted within the current code but not defined; the Town has received a complaint and determined having a definition for short-term rental within the Municipal Code would provide clarity to them not being permitted*.)
- if the complaints are based on hosted peer-to-peer units or empty units; (*Staff said the complaints have been on empty units.*)
- why exclude hosted peer-to-peer accommodations in the definition; (*Staff said this is a policy discussion; there are still impacts with hosted accommodations that the Town is trying to address*.)

- the consequences to those that continue to offer short-term rentals since it is not permitted; (*Staff said enforcement is complaint driven by reaching out to the property owner; advising them to stop the short-term rental; if not, a violation would be issued; if that didn't stop the short-term rental, then the property owner would be summoned to court.*)
- if Community Services is able to enforce stopping short-term rentals today or if this definition will allow enforcement or provide additional enforcement; (*Staff said this definition will clarify existing enforcement.*)

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:32 P.M. DRAFT ORDINANCE
A Bill for an Ordinance to Amend Chapter 13.02 of the Parker Municipal Code to Add a Definition for "Tourist Homes"

PLANNING COMMISSION DISCUSSION
All Commissioners agreed this request provides clarity and strong guidelines for enforcement of the existing Municipal Code and recommended approval by Town Council except Commissioner Ruth Ann Nelson for the reason that peer-to-peer rentals with a host is part of a growing, shared-economy movement in this country. Commissioner Ruth Ann Nelson said peer-to-peer rentals with a host should be permitted with rules for allowed numbers and registration requirements; she said she believed the proposed definition does not solve the problem of short-term rentals.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve an ordinance to amend Chapter 13.02 of the Parker Land Development Ordinance concerning the definition of "tourist homes". Commissioner Richard Foerster seconded; a vote was taken and passed 6:1 with Commission Ruth Ann Nelson voting against for the above reasons.

PUBLIC MEETING: OPENED: 7:41 P.M. DRAFT ORDINANCE
A Bill for an Ordinance to Add a New Section 13.07.170, Entitled Association, to the Parker Municipal Code
Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for the update to the Land Development Ordinance concerning the addition of a new Section 13.07.170, entitled association, to the Parker Municipal Code. Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners discussed with staff:

- if the one builder mentioned in staff's report will be required to form a Homeowners' Association (HOA); (*Staff said the mentioned project will not have an HOA.*)
- that Cottonwood and Country Meadows will remain without an HOA; (*Staff said that is correct*.)
- the only way for Cottonwood and Country Meadows to form an HOA is for the homeowners to petition for one; (*Staff said that is correct.*)

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:45 P.M. DRAFT ORDINANCE
A Bill for an Ordinance to Add a New Section 13.07.170, Entitled Association, to the Parker Municipal Code

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

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve an ordinance to add Section 13.07.170 of the Parker Land Development Ordinance requiring Entitled Associations with the amendments provided by staff at the Public Meeting. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:47 P.M. DRAFT ORDINANCE
A Bill for an Ordinance to Amend Section 13.03.030, Entitled Planning Department Adjustments, of the Parker Municipal Code
Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for the update to the Land Development Ordinance concerning amending Section 13.03.030, Entitled Planning Department Adjustments, of the Parker Municipal Code. Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners discussed with staff:

- if this will help builders and developers; (*Staff said this request will help the Planning Department and existing businesses make updates by shortening the process and may assist developers.*)

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:50 P.M. DRAFT ORDINANCE
A Bill for an Ordinance to Amend Section 13.03.030, Entitled Planning Department Adjustments, of the Parker Municipal Code

PLANNING COMMISSION DISCUSSION
All Commissioners agreed this request makes sense to improve efficiencies and recommended approval by Town Council.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve an ordinance to amend Section 13.03.030 of the Parker Land Development Ordinance concerning the Planning Department adjustments. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS
None

STAFF ITEMS
Next Planning Commission training, 5:30 p.m. October 10, 2019 and a study session on parks dedications.

ADJOURNMENT
The meeting was adjourned at 7:53 p.m.

_____ _____

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair

Planning Commission Staff Report

Planning Commission Date:	**10/10/2019**
Town Council Date:	**11/4/2019**
Hearing Type:	**DRAFT RESOLUTION** **A Resolution to Adopt the 2019 Three-Mile Area Plan**
Location:	**Town of Parker – Three-Mile Radius**
Project Planner:	**Carolyn Washee-Freeland, Associate Planner**
Applicant:	**Town of Parker**
Executive Summary:	The Town of Parker Three-Mile Area Plan (the 'Plan'), was originally adopted by Town Council in 2006 and is a plan document developed to comply with the Municipal Annexation Act of 1965. State law requires that the Town update the Plan annually.
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council adopt the Town of Parker's 2019 Three-Mile Area Plan."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council deny adoption of the Town of Parker's 2019 Three-Mile Area Plan."

"I move the Planning Commission vote to continue adoption of the Town of Parker's 2019 Three-Mile Area Plan to a future date."

I. BACKGROUND/DISCUSSION

The Plan was prepared for the purpose of complying with the Municipal Annexation Act of 1965 which is intended to ensure that municipalities are able to provide services in newly annexed areas. Section 31-12-105(e)(I) of the Colorado Revised Statutes provides that:

"Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces,

public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area."

Overview of 2019 Three-Mile Area Plan

The Plan was prepared to address the requirements as outlined in the Colorado Revised Statute Section 31-12-105(e)(I), regarding unincorporated lands located within three (3) miles of the Town's current municipal boundaries. The unincorporated land described in the Plan includes properties located in Douglas, Arapahoe and Elbert Counties. The Plan boundary perimeters also encompass incorporated areas located within portions of the City of Lone Tree, City of Centennial, City of Foxfield, City of Aurora, Town of Castle Rock and the City of Castle Pines. Unincorporated lands within the three-mile boundary total approximately 49,753 acres or 77.74 square miles.

The 2019 Plan is brief since the Parker 2035 Master Plan establishes a Planning Area Boundary and the Town Master Plan already address many of the requirements of the Statute. The Plan framework has eight (8) chapters:

- Introduction
- Overview of Sub-Areas
- Transportation
- Parks, Natural Areas, and Open Land Related Items
- Utilities and Related Items
- Proposed Land Uses
- Enclaves Located within Parker
- Map Exhibits

These chapters refer to those plans, policies, maps and other documents adopted by the jurisdictions that are located within the Three-Mile Plan area. The 2019 Three Mile Plan has only minor updates to maps and the lists of existing plans to reflect changes that have occurred since the 2018 Three Mile Plan.

What the Plan does:

- References planning documents from the Town of Parker and nearby jurisdictions
- Complies with state law

What the Plan does not do:

- Change the Master Plan
- Change the Parker Planning Area
- Change the Town's regulations or zoning
- Obligate the Town to change any of the above

II. PRIOR ACTIONS

Date	Action
11-05-2018	Town Council Adopted the 2018 Three-Mile Area Plan

III. RECOMMENDATION

Staff recommends the Planning Commission recommend Town Council adopt the 2019

Three-Mile Area Plan.

IV. ATTACHMENTS

DRAFT Resolution

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

RESOLUTION NO. 19-0, Series of 2019

TITLE: A RESOLUTION TO ADOPT THE TOWN OF PARKER, COLORADO, THREE-MILE AREA PLAN

WHEREAS, the Municipal Annexation Act of 1965 provides that municipalities need a three-mile area plan (the "Plan");

WHEREAS, the Plan should generally describe the proposed location, character and extent of roads, bridges, parks, open spaces, public utilities and transportation facilities within the three-mile plan area; and

WHEREAS, the Municipal Annexation Act of 1965 requires the Plan to be updated at least once annually.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby adopts the Three-Mile Area Plan, which is attached hereto as **Exhibit 1** and incorporated by this reference.

RESOLVED AND PASSED this _____ day of _____, 2019.

TOWN OF PARKER, COLORADO

_____
Mike Waid, Mayor

ATTEST:

_____
Carol Baumgartner, Town Clerk

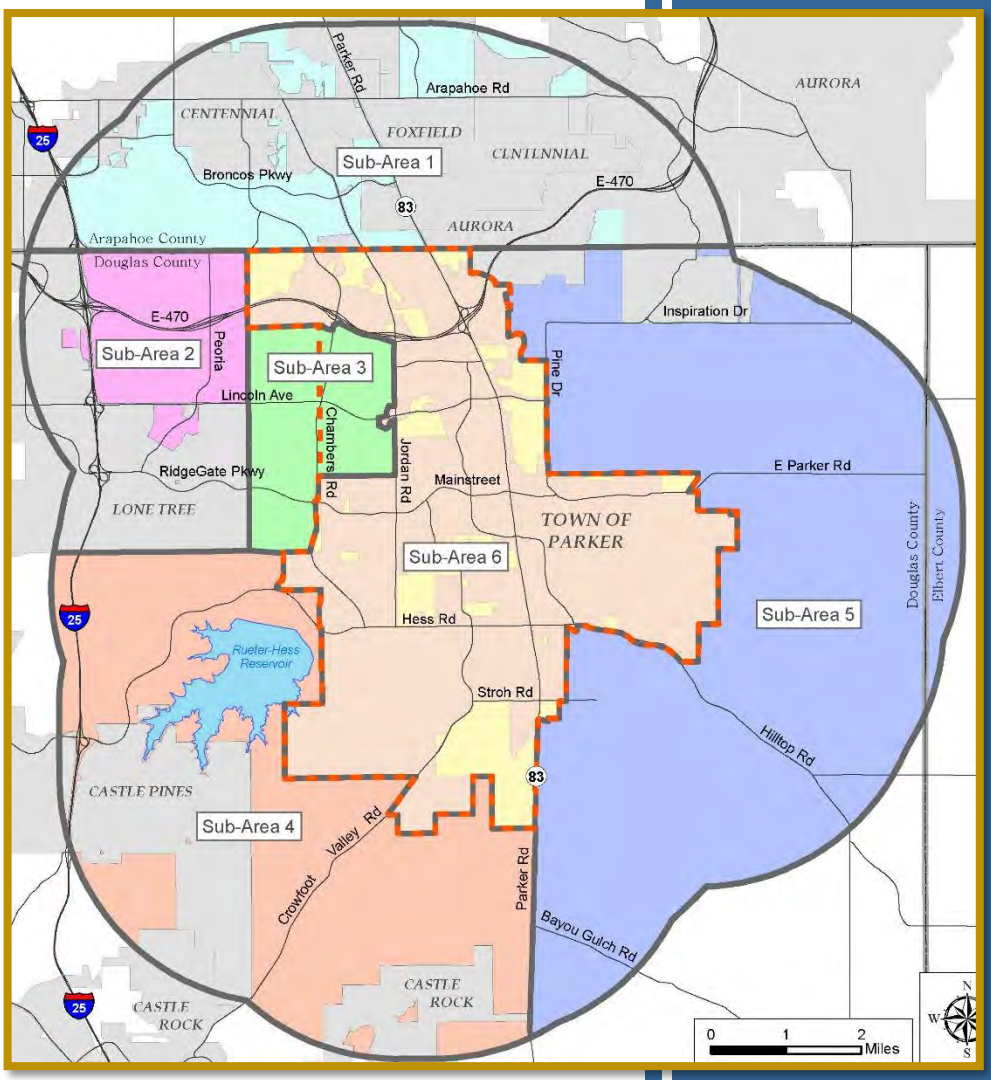
DRAFT

EXHIBIT 1

PARKER
COLORADO

2019 Three-Mile Area Plan

for the Town of Parker, Colorado



Updated: November 2019

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III. Transportation 5
IV. Parks, Natural Areas, and Open Land Related Items 6
V. Utilities and Related Items 7
V. Proposed Land Uses 7
VI. Enclaves Located within Parker 8
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Map 1 – Surrounding Jurisdictions
Map 2 – Transportation Facilities
Map 3 – Significant Waterways
Map 4 – Significant Parks
Map 5 – Water and Sanitation Districts
Map 6 – County Zoning

I. Introduction

Purpose

The Three-Mile Area Plan is a policy document developed to comply with the Municipal Annexation Act of 1965. The purpose of this Plan is to ensure the adequate provision of municipal services within newly annexed lands based on Section 31-12-105(e)(I) of the Colorado Revised Statutes which provides that:

> *"Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area."*

The Statute requires a municipality to adopt an annexation plan prior to the annexation of any land into the municipality. Parker's Three-Mile Area Plan provides a general description of all unincorporated lands located within three miles of the Town's municipal boundaries. The Town of Parker's 2035 Master Plan, as amended, provides guidance on proposed land uses within the Town's planning area. Proposed annexations should be consistent with the Town's Master Plan and Three-Mile Area Plan.

Methodology

The methodology used to develop the Three-Mile Area Plan focused on the use of GIS mapping, data collection, and research of unincorporated lands located within the Town's three-mile boundary. Parker's three-mile boundary was then divided into six (6) Sub-Areas (see figure 1) to facilitate the analysis. Unincorporated lands located within each Sub-Area were examined to determine general character, land use, transportation, extent of infrastructure, open space, and parks and recreation, and are further defined on maps 1 through 6.

2019 Three-Mile Area Plan
Town of Parker, Colorado

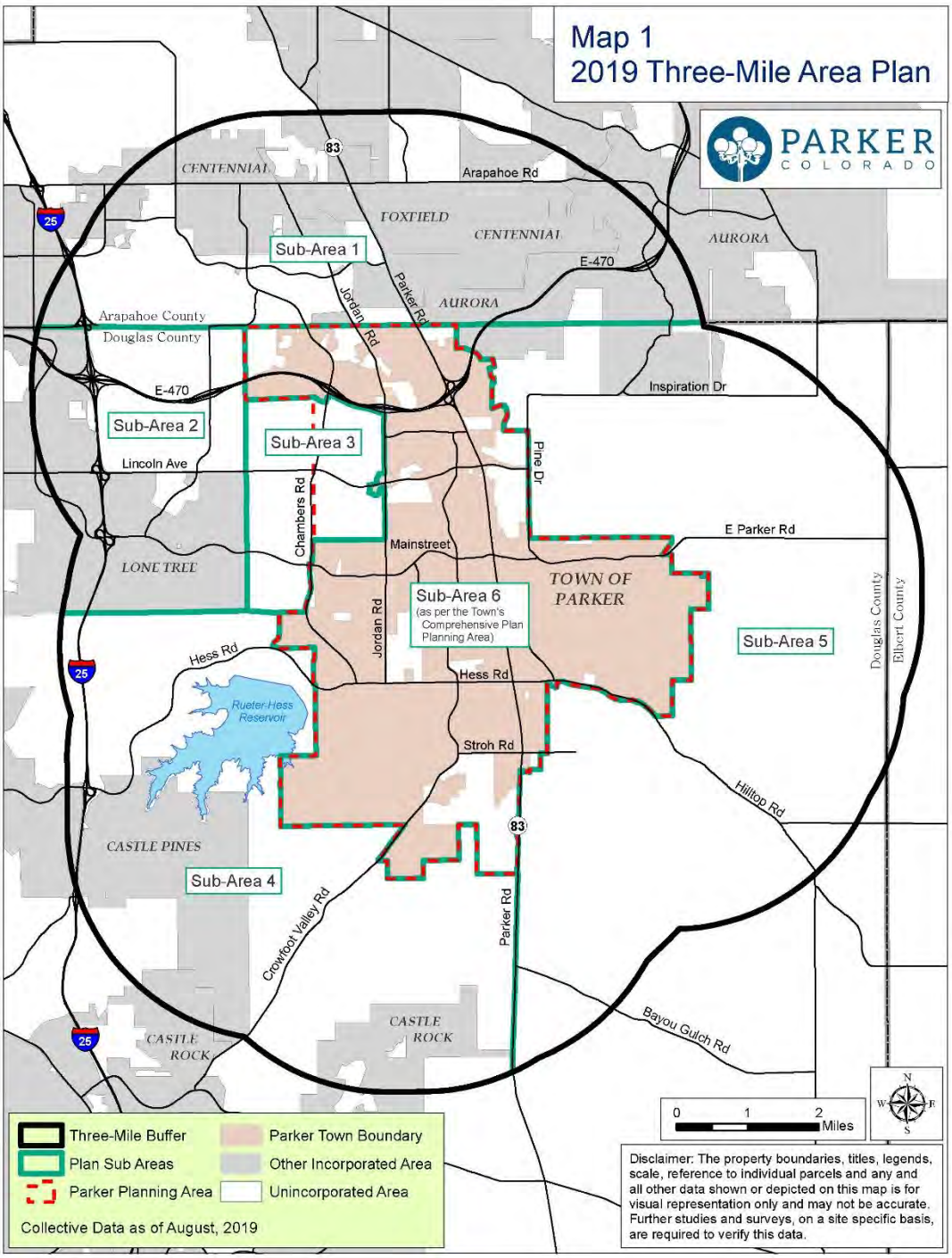


Figure 1 – Town of Parker Three-Mile Boundary – based on the Town's Municipal Boundary

II. Overview of Sub-Areas

The land described in this Three-Mile Area Plan includes properties located in Douglas, Arapahoe, and Elbert Counties. The Three-Mile Area Plan boundary perimeters also encompass the municipal boundaries of the City of Lone Tree, City of Centennial, City of Foxfield, City of Aurora, Town of Castle Rock, and the City of Castle Pines. The general character of land ranges from rolling hills, high plains grasslands, bluffs, forest, as well as highly developed urban areas. In 2019, unincorporated lands within the three-mile boundary total approximately 49,753 acres or 77.74 square miles (see table 1).

Table 1 – Total acreage of all unincorporated land within Parker's three-mile boundary (excludes any municipal lands)

Parker Three-Mile Area Plan Sub-Areas	Total Unincorporated Acreage
Sub-Area One	4,594
Sub-Area Two	2,954
Sub-Area Three	2,966
Sub-Area Four	12,859
Sub-Area Five	23,726
Sub-Area Six	2,654
Grand Total Acreage	**49, 753**

Relevant Plans, Policies and Other Documents

Parker's Three-Mile Area Plan references plans, policies, maps and other documents that have been adopted by the Town of Parker and other jurisdictions within the Three-Mile Area Plan area. These plans, policies, maps and documents describe the proposed location, character and extent of specific infrastructure and development characteristics.

III. Transportation

The following documents relate to the transportation specific issues within the Plan area:

Streets, Bridges and Parkways

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Town of Parker Transportation Master Plan
- Town of Parker Bike Lane Plan
- Parker Complete Streets Policy
- Town of Parker Salisbury Estates Neighborhood Objective
- Douglas County Comprehensive Master Plan 2040
- Douglas County 2030 Transportation Plan
- Douglas County Comprehensive Bike Plan/Map
- Arapahoe County Comprehensive Plan
- Arapahoe County 2035 Transportation Plan
- Arapahoe County Bicycle/Pedestrian Master Plan
- City of Aurora Places Comprehensive Plan

- City of Castle Pines Comprehensive Plan
- City of Centennial Comprehensive Plan
- City of Centennial Transportation Master Plan
- City of Lone Tree Comprehensive Plan
- Town of Castle Rock 2030 Comprehensive Plan
- Town of Castle Rock Transportation Plan
- Elbert County Comprehensive Plan
- West Elbert County Transportation Master Plan

Transit Services and Terminals for Public Transportation

- Town of Parker Transit Feasibility Study
- Town of Parker Fixed Guideway Transit Study
- Regional Transportation District Southeast Corridor Service Plan
- DRCOG 2040 Metro Vision Regional Transportation Plan

Airport/Aviation Fields

The attached map entitled "Map 2: Transportation Facilities, Three-Mile Area Plan" locates the sole airport within the Plan, Centennial Airport. Airports and aviation fields are further referenced in Centennial Airport Authority's Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines.

Other Public Ways

- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Parks, Recreation and Open Space Master Plan
- Douglas County Parks Trails and Open Space Plan
- Elbert County Open Lands, Parks and Trails Plan.

IV. Parks, Natural Areas, and Open Land Related Items

The following documents relate to issues regarding parks, natural areas, and open land related items within the Town of Parker and in unincorporated areas in the Plan:

Waterways

- The attached map entitled "Map 3: Significant Waterways, Three-Mile Area Plan" locates all significant waterways within the Plan area
- Cherry Creek Basin Open Space Conservation and Stewardship Plan
- Major Drainageway Plan from Cherry Creek Reservoir to Scott Road
- Reuter-Hess Reservoir 2016 Recreation Master Plan
- Town of Parker Municipal Code, 13.05.010 Floodplain Regulations
- Town of Parker Storm Drainage and Environmental Criteria Manual

Waterfronts

Any and all waterfronts associated with waterways within the Plan area.

Playgrounds, Squares and Parks

The attached map entitled "Map 4: Significant Parks, Three-Mile Area Plan Boundary" locates all significant parks within the Plan area.

Open Space

- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Parks, Recreation and Open Space Master Plan
- Douglas County Parks Trails and Open Space Plan
- Elbert County Open Lands, Parks and Trails Plan
- Arapahoe County Open Space Master Plan

V. Utilities and Related Items

The following documents relate to issues regarding utilities and related items for the Plan:

Public Utilities*

- The attached map entitled "Map 5: Water and Sanitation Districts, Three-Mile Area Plan"
- Cottonwood Water and Sanitation District Plan
- Parker Water and Sanitation District Water and Sanitation Plan
- Stonegate Village Metro District Master Plan
- The Town of Parker does not provide any terminals for water, light, sanitation, transportation and power.

** Most water and sanitation districts located within the three-mile area have service plans that are not referenced in this plan. The Special District Control Act, requiring special districts to have a service plan, has been in existence since 1965 and was updated in 1981. Under C.R.S. § 32-1-208, Districts organized without a service plan are more or less deemed to have a service plan called a "statement of purposes." Districts with a "statement of purposes" for a service plan are not listed in this document.*

V. Proposed Land Uses

The following documents relate to issues regarding proposed land uses within the Town of Parker and in unincorporated areas in the Plan:

Land Uses defined within the Planning Area

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Douglas County Comprehensive Plan
- The attached map entitled "Map 6: County Zoning, Three-Mile Area Plan"

Land Use defined outside the Planning Area

- Douglas County Comprehensive Plan
- Arapahoe County Comprehensive Plan
- Elbert County Master Plan
- The attached map entitled "Map 6: County Zoning, Three-Mile Area Plan"

VI. Enclaves Located within Parker

Parker has unincorporated enclaves that are located entirely within the outer boundaries of the Town, within Douglas County. Predominant land uses for the enclaves are residential, rural residential, agricultural, outdoor storage, light industrial, landscape nursery, and farming activities. Each enclave is further described as follows.

List of Enclaves

Canyon Rim Circle & Chambers Road
Zoned: Planned Development
Land Use: Canyon Creek Condos Residential

Jordan Road & Acer Drive
Zoned: Planned Development (Cottonwood 11 Amendment 1)
Land Use: Single Family Residential

Jordon Road & Apache Plume Dr.
Zoned: Planned Development (Cottonwood 10B1st Amd)
Land Use: Single Family Residential

Jordon Road & Cottonwood Drive
Zoned: Planned Development (Cottonwood Mixed Commercial Industrial 1)
Land Use: Lt. Industrial, Residential, Open Space, a portion of the Cherry Creek Trail

Lincoln Avenue & Dransfeldt Road
Zoned: Agricultural One
Land Use: Residential (Peaslee Property)

Parker Road & Parkglenn Way
Zoned: Commercial (Parker Pro Park Amd 1 & Parker Professional Park)
Land Use: Commercial

Newlin Gulch Blvd & E. Meadow Vista Circle
Zoned: Agricultural One
Land Use: Vacant

Mainstreet & Newlin Gulch Blvd (North)
Zoned: Agricultural One
Land Use: Church Property

Hess Road, Jordan Road, Todd Drive & Motsenbocker Road
Zoned: Agricultural One, Rural Residential and Light Industrial
Land Use: Douglas County Public Works, Cherry Creek Highlands Large Lot Residential, Outdoor RV Storage and Garden/Nursery

Motsenbocker Road (North of Parker's Parks & Open Space facility)
Zoned: Agricultural One
Land Use: Landscaping Company

Twenty-Mile Road (west of Parker Road)
Zoned: Agricultural One
Land Use: Flat Acres Farm (Pope Property)

Motsenbocker Road & King Court
Zoned: Rural Residential
Land Use: Large Lot Residential (King Ranch Estates)

Hess Road & Pine Bluffs Way (on Cockriel Drive)
Zoned: Agricultural One
Land Use: Cockriel Boarding Stables

VII. Map Exhibits

Map 1 – Surrounding Jurisdictions

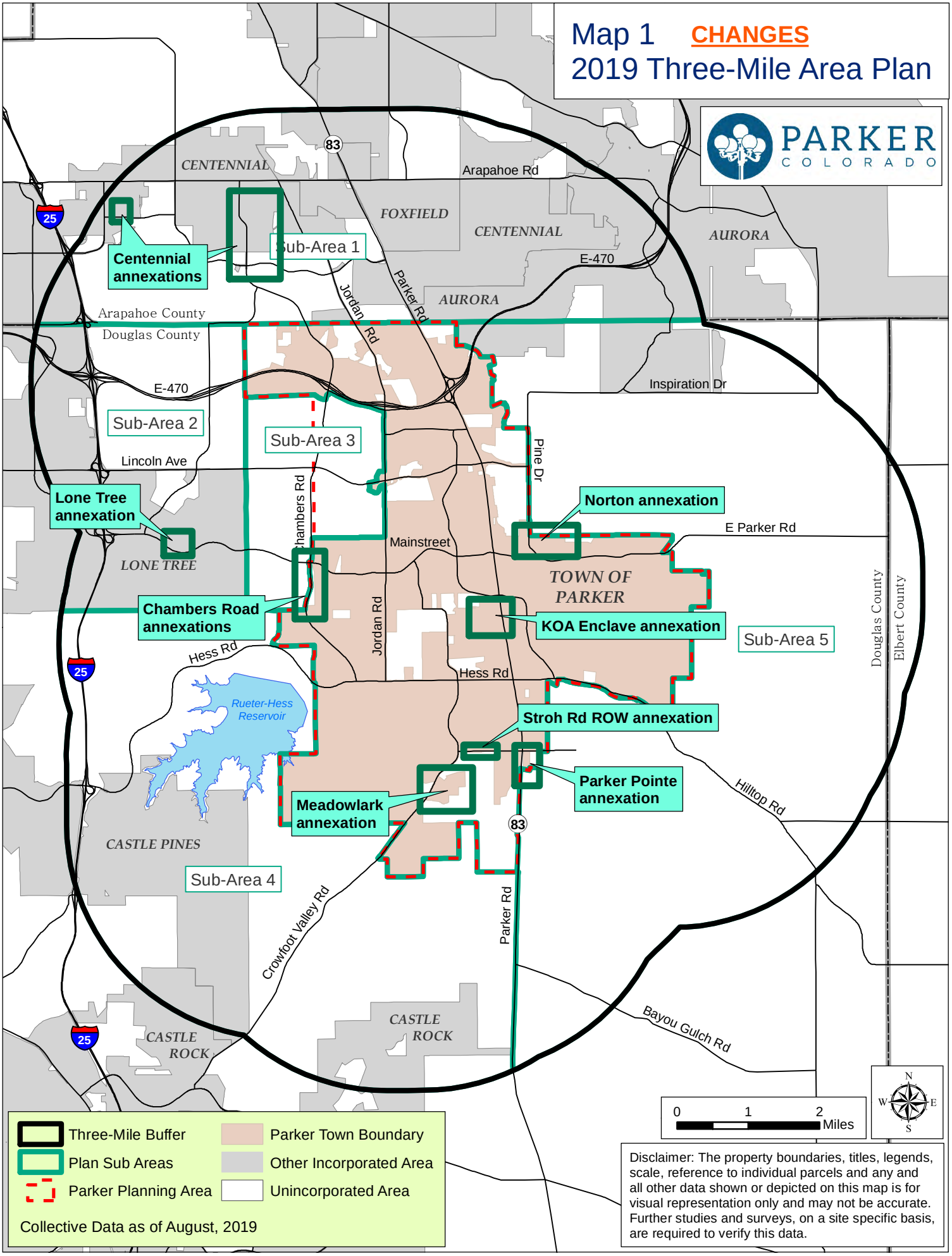
Map 2 – Transportation Facilities

Map 3 – Significant Waterways

Map 4 – Significant Parks

Map 5 – Water and Sanitation Districts

Map 6 – County Zoning


Map 1 CHANGES
2019 Three-Mile Area Plan
PARKER COLORADO
CENTENNIAL
FOXFIELD
CENTENNIAL
AURORA
AURORA
Arapahoe Rd
E-470
Centennial annexations
Sub-Area 1
Jordan Rd
Parker Rd
Arapahoe County
Douglas County
E-470
Inspiration Dr
Sub-Area 2
Sub-Area 3
Lincoln Ave
Pine Dr
Lone Tree annexation
Norton annexation
E Parker Rd
Chambers Rd
Mainstreet
LONE TREE
TOWN OF PARKER
Chambers Road annexations
KOA Enclave annexation
Sub-Area 5
Douglas County
Elbert County
Jordan Rd
Hess Rd
Hess Rd
Rueter-Hess Reservoir
Stroh Rd ROW annexation
Parker Pointe annexation
Hilltop Rd
Meadowlark annexation
CASTLE PINES
Sub-Area 4
Crowfoot Valley Rd
Parker Rd
CASTLE ROCK
CASTLE ROCK
Bayou Gulch Rd
Three-Mile Buffer
Plan Sub Areas
Parker Planning Area
Parker Town Boundary
Other Incorporated Area
Unincorporated Area
Collective Data as of August, 2019
0 1 2 Miles
N W E S
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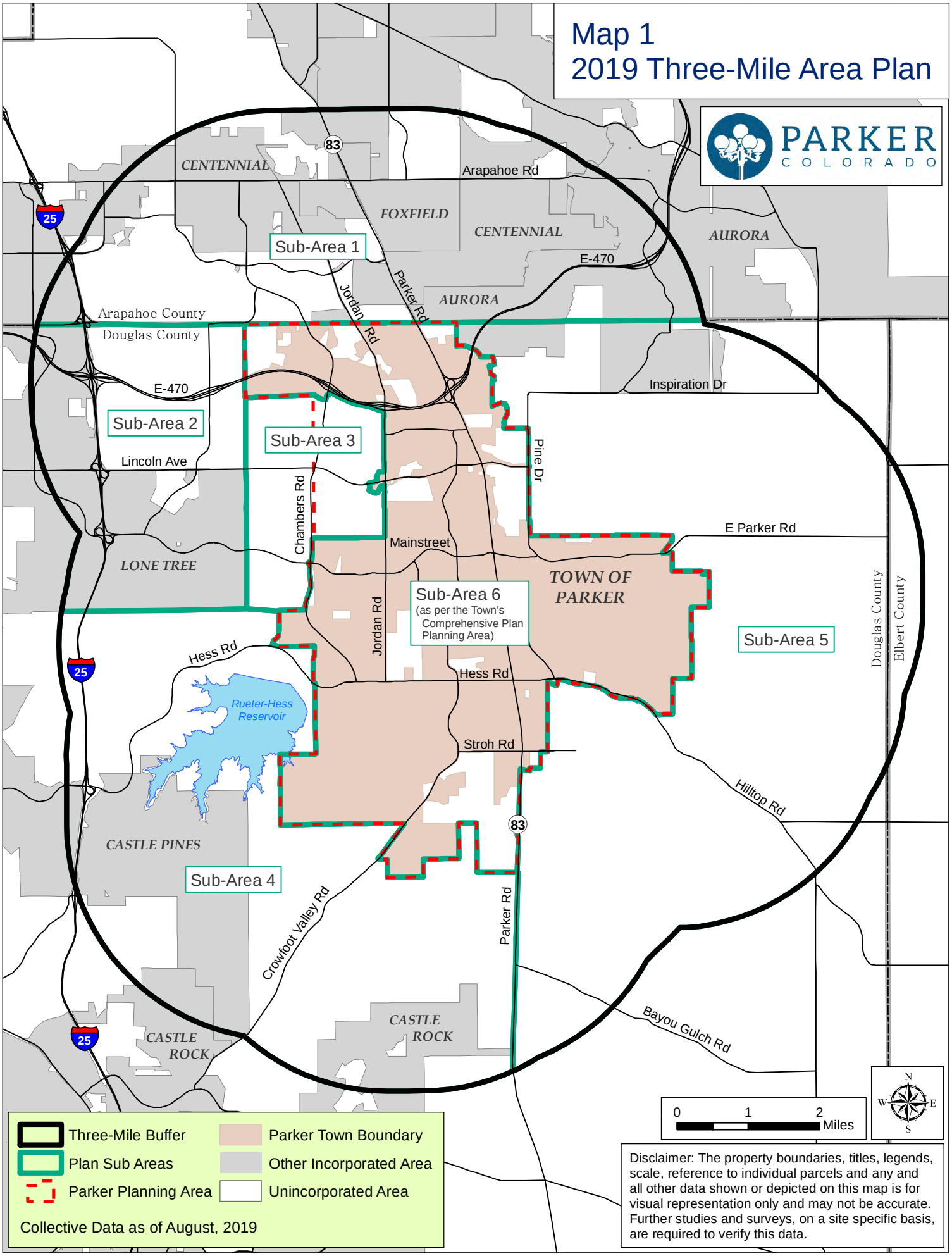
Map 1
2019 Three-Mile Area Plan
PARKER
COLORADO
CENTENNIAL
FOXFIELD
CENTENNIAL
AURORA
AURORA
Arapahoe Rd
E-470
Sub-Area 1
Jordan Rd
Parker Rd
Arapahoe County
Douglas County
E-470
Inspiration Dr
Sub-Area 2
Sub-Area 3
Lincoln Ave
Chambers Rd
Pine Dr
E Parker Rd
Mainstreet
LONE TREE
TOWN OF PARKER
Sub-Area 6
(as per the Town's Comprehensive Plan Planning Area)
Jordan Rd
Sub-Area 5
Douglas County
Elbert County
Hess Rd
Hess Rd
Rueter-Hess Reservoir
Stroh Rd
Hilltop Rd
CASTLE PINES
Sub-Area 4
Crowfoot Valley Rd
Parker Rd
CASTLE ROCK
CASTLE ROCK
Bayou Gulch Rd
Three-Mile Buffer
Plan Sub Areas
Parker Planning Area
Parker Town Boundary
Other Incorporated Area
Unincorporated Area
Collective Data as of August, 2019
0 1 2 Miles
N W E S
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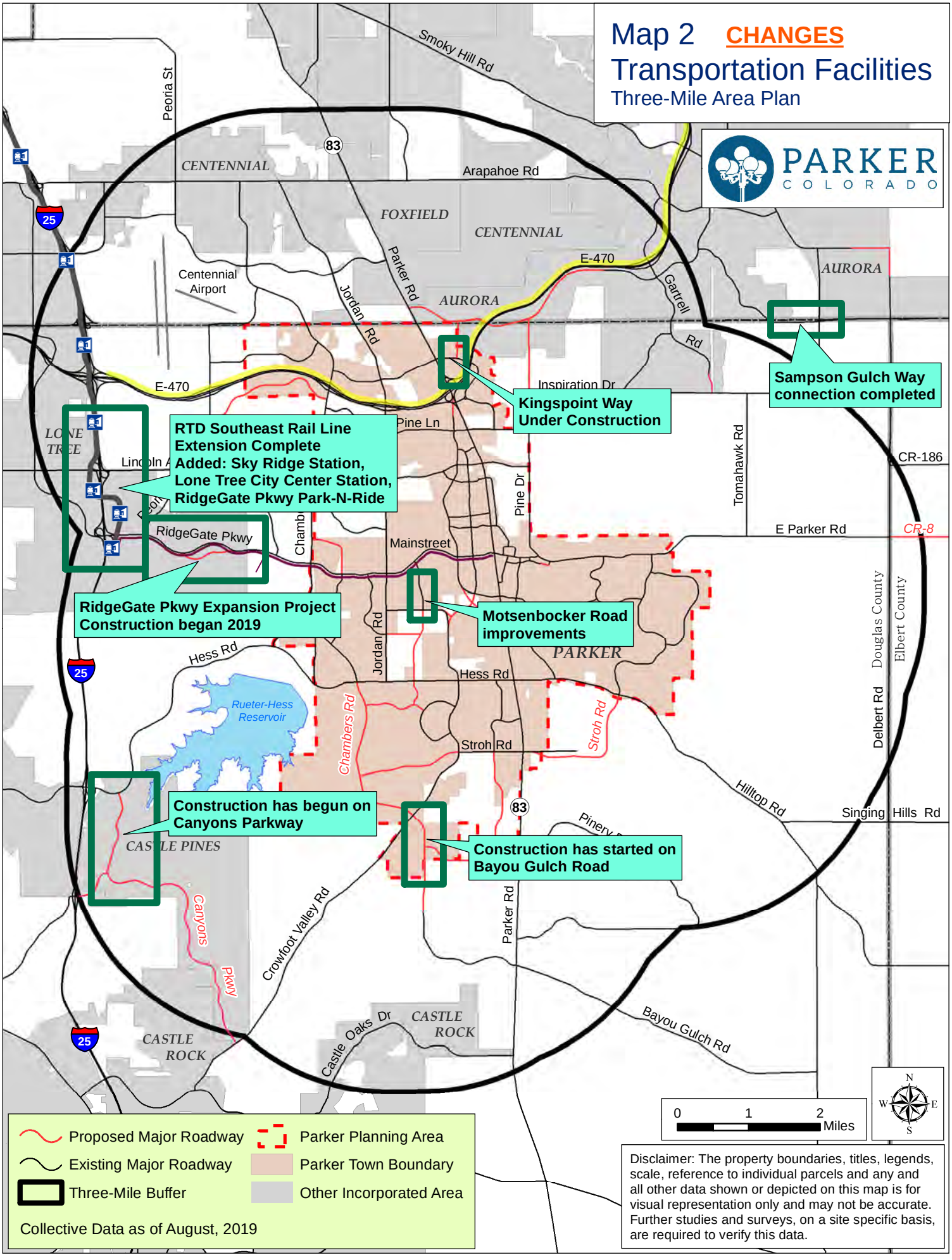
Map 2 CHANGES
Transportation Facilities
Three-Mile Area Plan
PARKER COLORADO
Sampson Gulch Way connection completed
Kingspoint Way Under Construction
RTD Southeast Rail Line Extension Complete
Added: Sky Ridge Station, Lone Tree City Center Station, RidgeGate Pkwy Park-N-Ride
RidgeGate Pkwy Expansion Project Construction began 2019
Motsenbocker Road improvements
Construction has begun on Canyons Parkway
Construction has started on Bayou Gulch Road
Smoky Hill Rd
Peoria St
CENTENNIAL
Arapahoe Rd
FOXFIELD
CENTENNIAL
Centennial Airport
Parker Rd
Jordan Rd
AURORA
E-470
Gartrell Rd
AURORA
Inspiration Dr
Pine Ln
LONE TREE
Lincoln A
RidgeGate Pkwy
Chamb
Mainstreet
Pine Dr
Tomahawk Rd
CR-186
E Parker Rd
CR-8
PARKER
Hess Rd
Jordan Rd
Hess Rd
Rueter-Hess Reservoir
Chambers Rd
Stroh Rd
Stroh Rd
Douglas County
Elbert County
Delbert Rd
Hilltop Rd
Singing Hills Rd
CASTLE PINES
Pinery
Canyons Pkwy
Crowfoot Valley Rd
Parker Rd
Castle Oaks Dr
CASTLE ROCK
CASTLE ROCK
Bayou Gulch Rd
Proposed Major Roadway
Existing Major Roadway
Three-Mile Buffer
Parker Planning Area
Parker Town Boundary
Other Incorporated Area
Collective Data as of August, 2019
0 1 2 Miles
N W E S
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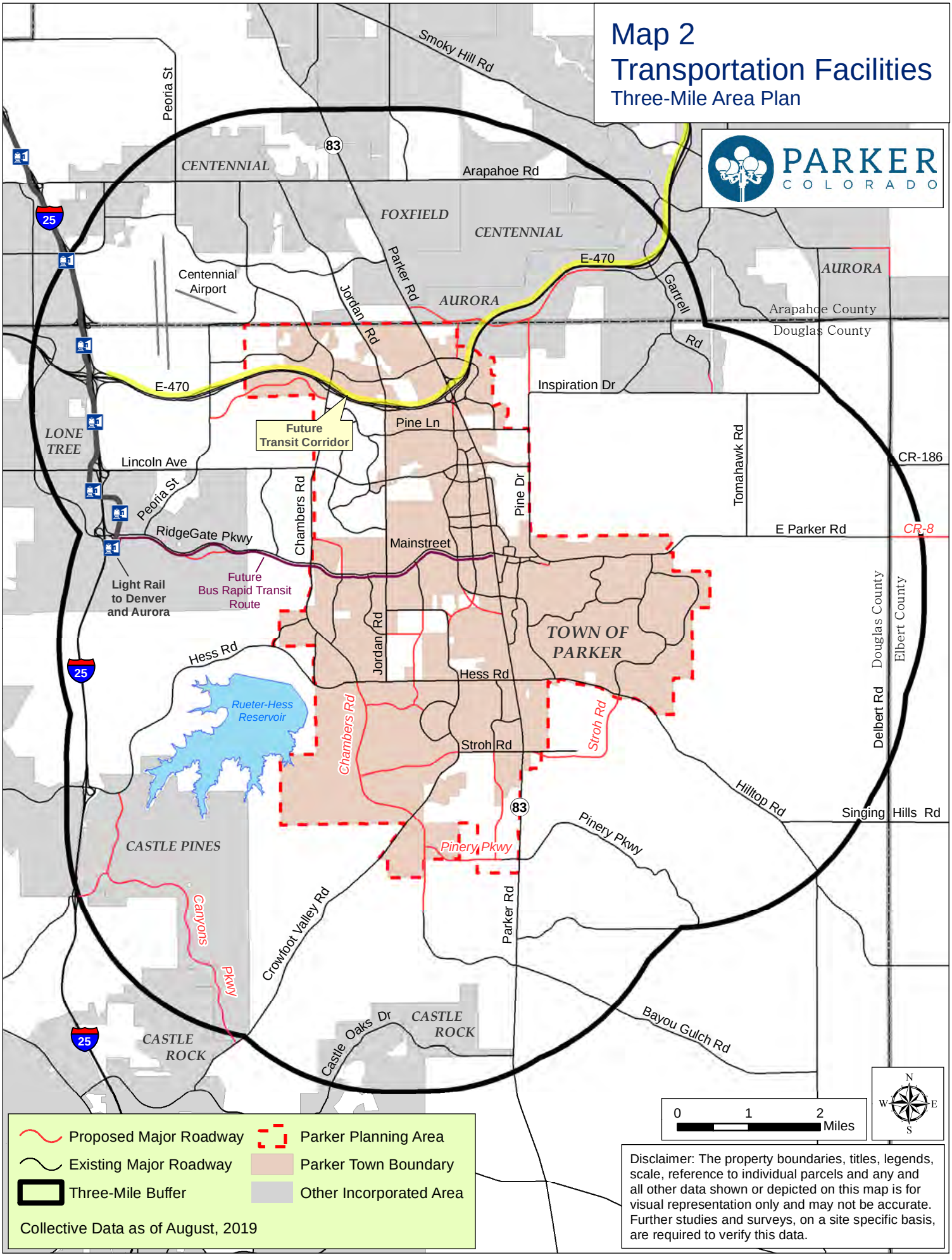
Map 2
Transportation Facilities
Three-Mile Area Plan
PARKER
COLORADO
Smoky Hill Rd
Peoria St
CENTENNIAL
83
Arapahoe Rd
FOXFIELD
CENTENNIAL
Parker Rd
E-470
AURORA
Centennial Airport
Jordan Rd
Gartrell Rd
AURORA
Arapahoe County
Douglas County
Inspiration Dr
E-470
Future Transit Corridor
Pine Ln
LONE TREE
Lincoln Ave
Tomahawk Rd
CR-186
Peoria St
Chambers Rd
Pine Dr
RidgeGate Pkwy
Mainstreet
E Parker Rd
CR-8
Light Rail to Denver and Aurora
Future Bus Rapid Transit Route
Jordan Rd
TOWN OF PARKER
Douglas County
Elbert County
Hess Rd
Hess Rd
Rueter-Hess Reservoir
Chambers Rd
Stroh Rd
Stroh Rd
Delbert Rd
Hilltop Rd
Singing Hills Rd
83
Pinery Pkwy
CASTLE PINES
Pinery Pkwy
Canyons Pkwy
Crowfoot Valley Rd
Parker Rd
Bayou Gulch Rd
Castle Oaks Dr
CASTLE ROCK
CASTLE ROCK
0 1 2 Miles
N
W E
S
Proposed Major Roadway
Existing Major Roadway
Three-Mile Buffer
Parker Planning Area
Parker Town Boundary
Other Incorporated Area
Collective Data as of August, 2019
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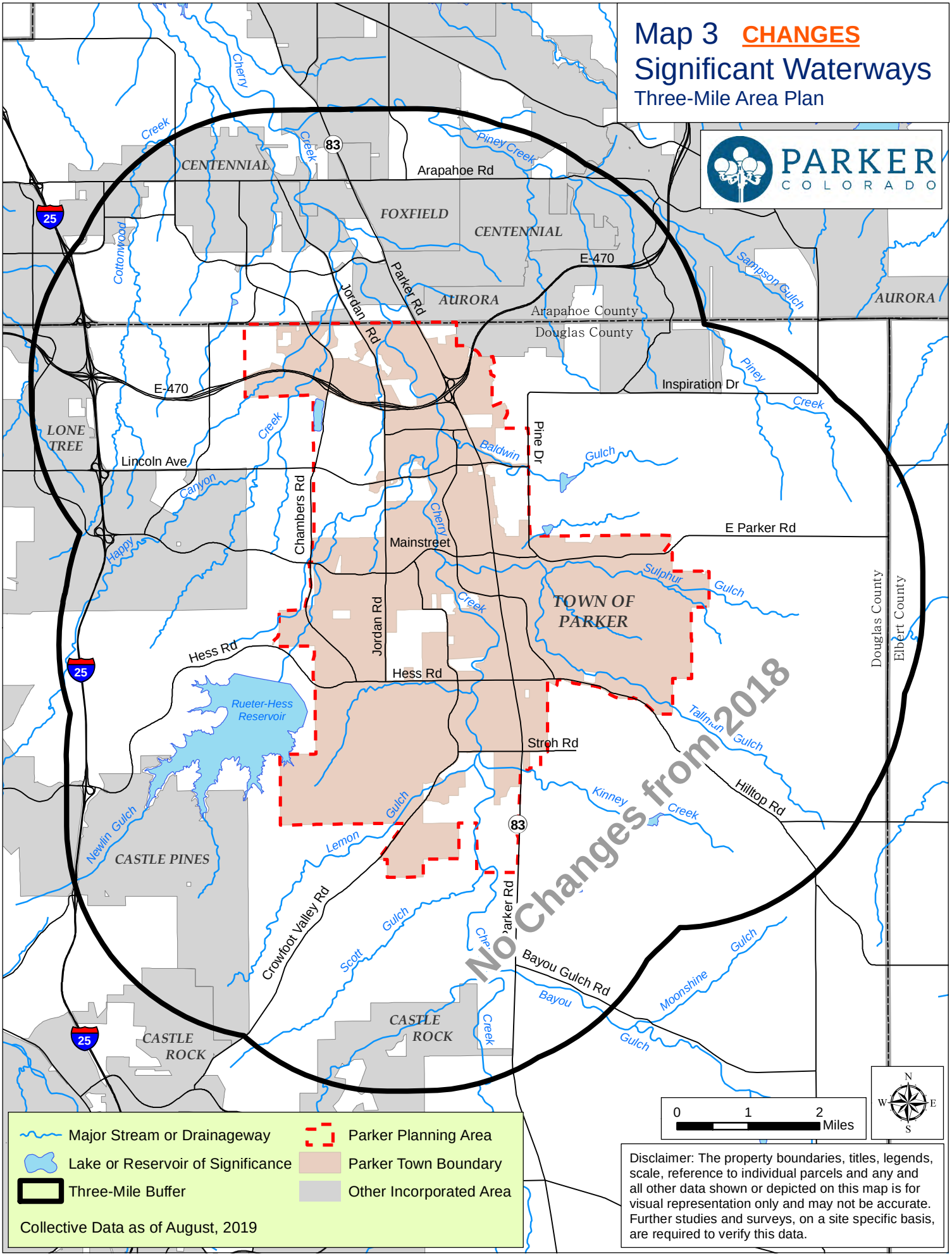
Map 3 CHANGES
Significant Waterways
Three-Mile Area Plan
PARKER COLORADO
CENTENNIAL
FOXFIELD
CENTENNIAL
AURORA
AURORA
LONE TREE
CASTLE PINES
CASTLE ROCK
CASTLE ROCK
TOWN OF PARKER
Arapahoe Rd
E-470
E-470
Parker Rd
Jordan Rd
Arapahoe County
Douglas County
Inspiration Dr
Lincoln Ave
Chambers Rd
Mainstreet
Pine Dr
E Parker Rd
Jordan Rd
Hess Rd
Hess Rd
Stroh Rd
Crowfoot Valley Rd
Parker Rd
Bayou Gulch Rd
Hilltop Rd
Douglas County
Elbert County
Rueter-Hess Reservoir
Cherry Creek
Piney Creek
Cottonwood Creek
Sampson Gulch
Piney Creek
Baldwin Gulch
Sulphur Gulch
Tallman Gulch
Kinney Creek
Lemon Gulch
Scott Gulch
Bayou Gulch
Moonshine Gulch
Newlin Gulch
Happy Canyon Creek
No Changes from 2018
Major Stream or Drainageway
Lake or Reservoir of Significance
Three-Mile Buffer
Parker Planning Area
Parker Town Boundary
Other Incorporated Area
Collective Data as of August, 2019
0 1 2 Miles
N W E S
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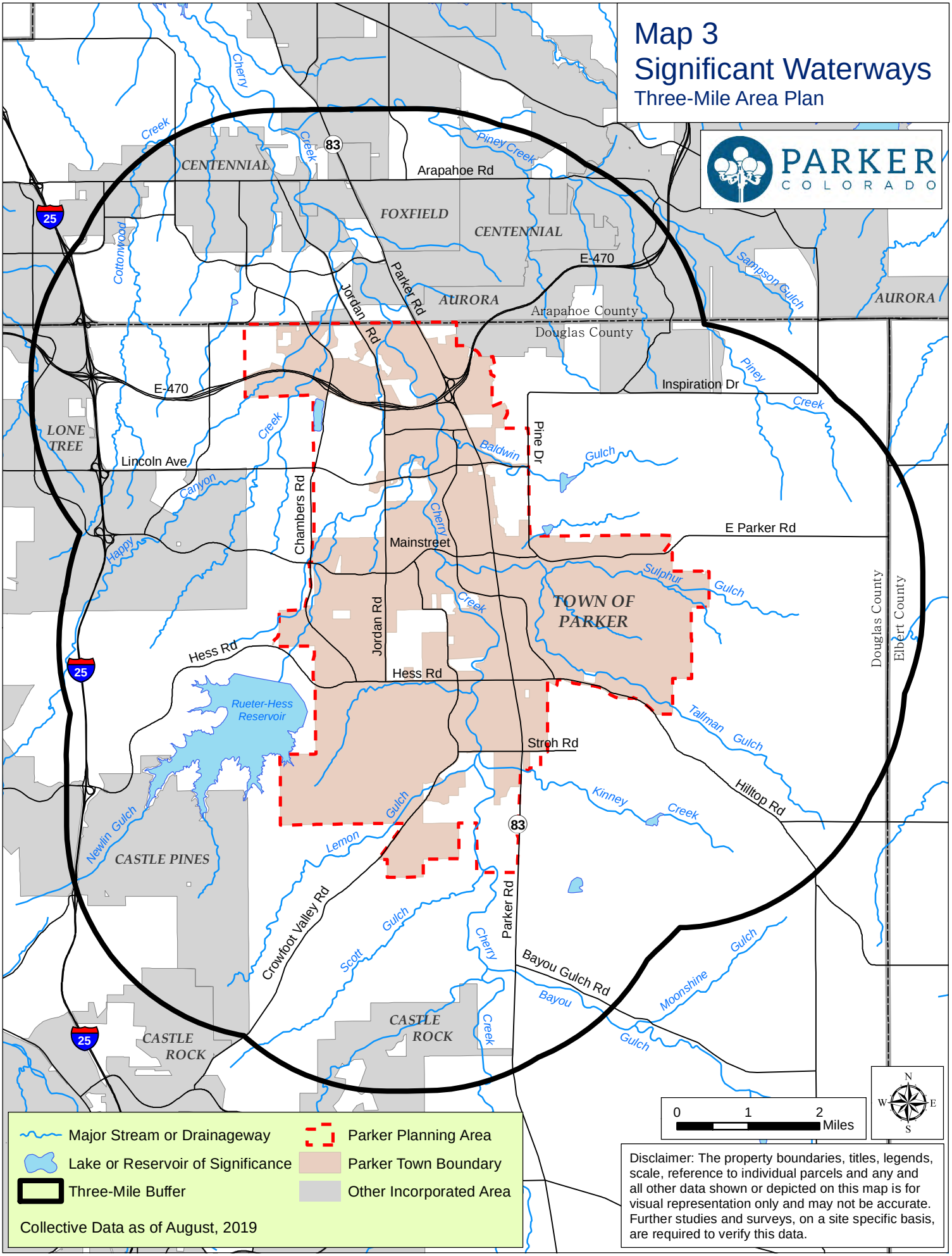
Map 3
Significant Waterways
Three-Mile Area Plan
PARKER
COLORADO
CENTENNIAL
FOXFIELD
CENTENNIAL
AURORA
AURORA
LONE TREE
CASTLE PINES
CASTLE ROCK
CASTLE ROCK
TOWN OF PARKER
Arapahoe Rd
E-470
E-470
Arapahoe County
Douglas County
Douglas County
Elbert County
Inspiration Dr
Lincoln Ave
Mainstreet
E Parker Rd
Hess Rd
Hess Rd
Stroh Rd
Hilltop Rd
Bayou Gulch Rd
Crowfoot Valley Rd
Parker Rd
Parker Rd
Chambers Rd
Jordan Rd
Jordan Rd
Pine Dr
Rueter-Hess Reservoir
Cherry Creek
Piney Creek
Cottonwood Creek
Happy Canyon
Baldwin Gulch
Sulphur Gulch
Tallman Gulch
Kinney Creek
Lemon Gulch
Scott Gulch
Bayou Gulch
Moonshine Gulch
Sampson Gulch
Piney Creek
Newlin Gulch
0 1 2 Miles
N
W E
S
Major Stream or Drainageway
Lake or Reservoir of Significance
Three-Mile Buffer
Parker Planning Area
Parker Town Boundary
Other Incorporated Area
Collective Data as of August, 2019
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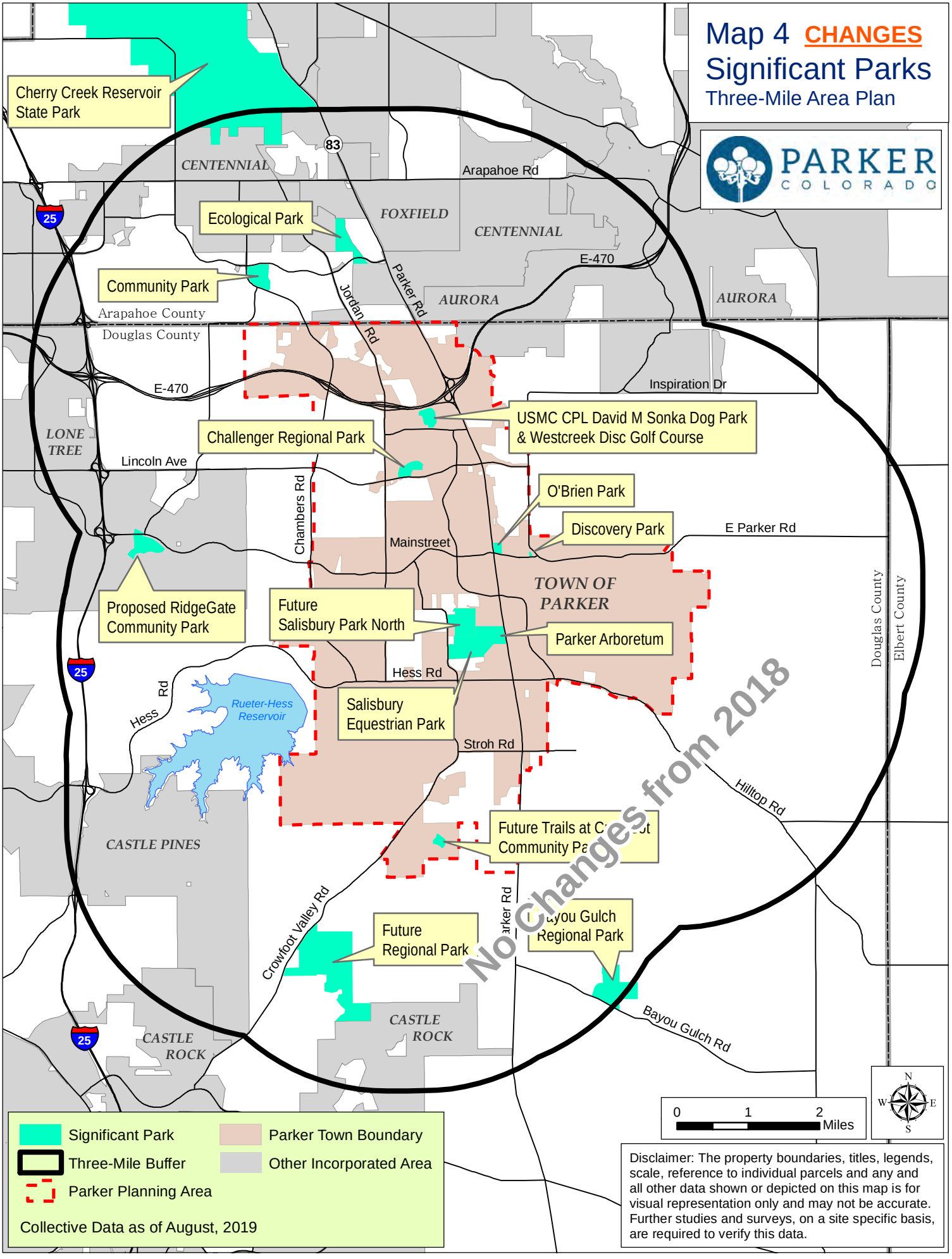
Map 4 CHANGES
Significant Parks
Three-Mile Area Plan
PARKER COLORADO
Cherry Creek Reservoir State Park
Ecological Park
Community Park
Arapahoe County
Douglas County
CENTENNIAL
FOXFIELD
CENTENNIAL
AURORA
AURORA
Arapahoe Rd
E-470
Parker Rd
Jordan Rd
Inspiration Dr
USMC CPL David M Sonka Dog Park & Westcreek Disc Golf Course
Challenger Regional Park
LONE TREE
Lincoln Ave
Chambers Rd
O'Brien Park
Discovery Park
Mainstreet
E Parker Rd
TOWN OF PARKER
Douglas County
Elbert County
Proposed RidgeGate Community Park
Future Salisbury Park North
Parker Arboretum
Hess Rd
Hess Rd
Rueter-Hess Reservoir
Salisbury Equestrian Park
Stroh Rd
Hilltop Rd
CASTLE PINES
Future Trails at C ot Community Pa
Crowfoot Valley Rd
arker Rd
Future Regional Park
ayou Gulch Regional Park
CASTLE ROCK
CASTLE ROCK
Bayou Gulch Rd
No Changes from 2018
Significant Park
Three-Mile Buffer
Parker Planning Area
Parker Town Boundary
Other Incorporated Area
Collective Data as of August, 2019
0 1 2 Miles
N W E S
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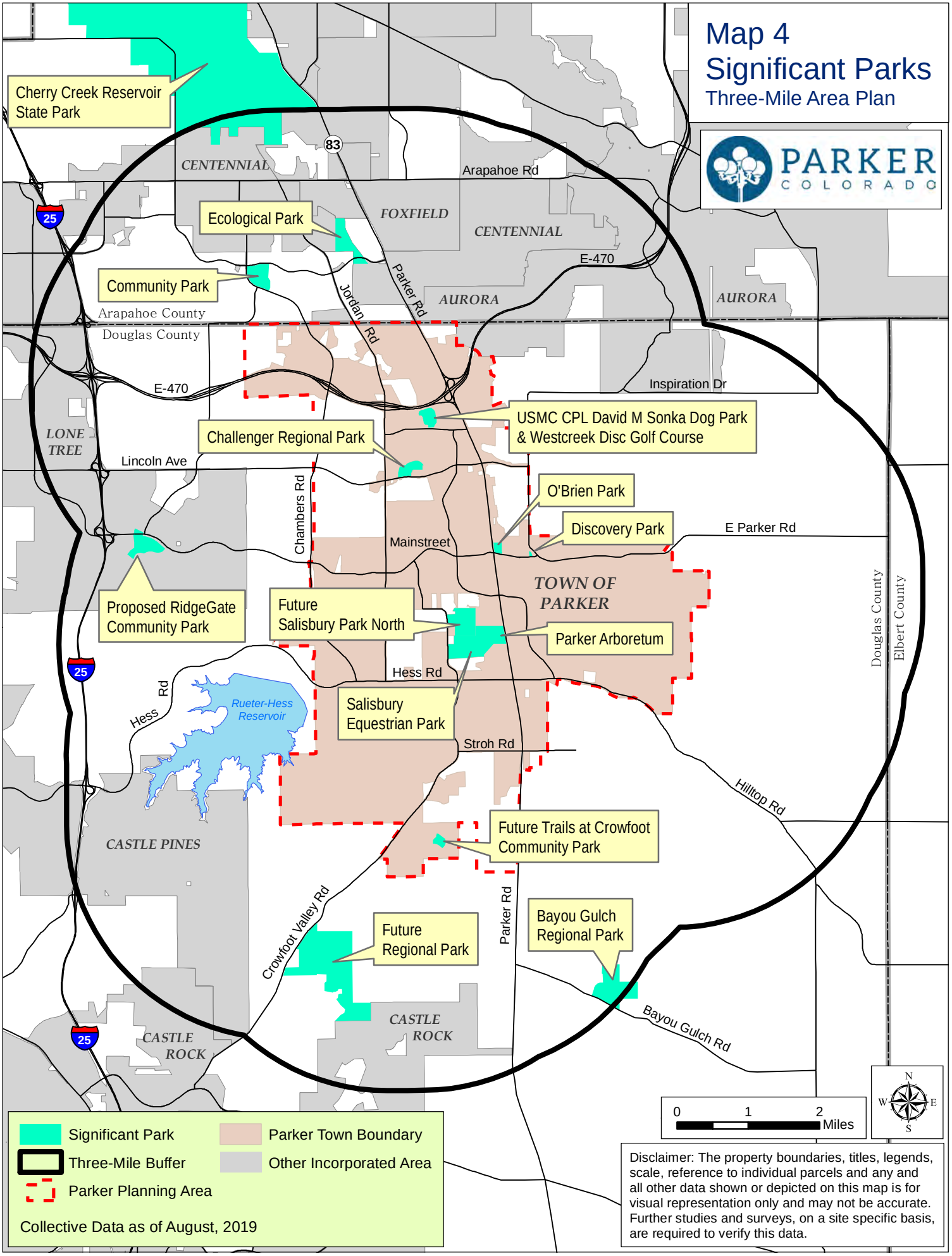
Map 4
Significant Parks
Three-Mile Area Plan
PARKER
COLORADO
Cherry Creek Reservoir State Park
Ecological Park
Community Park
Challenger Regional Park
USMC CPL David M Sonka Dog Park & Westcreek Disc Golf Course
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Future Salisbury Park North
Parker Arboretum
Salisbury Equestrian Park
Future Trails at Crowfoot Community Park
Future Regional Park
Bayou Gulch Regional Park
CENTENNIAL
FOXFIELD
AURORA
LONE TREE
CASTLE PINES
CASTLE ROCK
TOWN OF PARKER
Arapahoe County
Douglas County
Elbert County
Arapahoe Rd
E-470
Jordan Rd
Parker Rd
Inspiration Dr
Lincoln Ave
Chambers Rd
Mainstreet
E Parker Rd
Hess Rd
Stroh Rd
Hilltop Rd
Crowfoot Valley Rd
Bayou Gulch Rd
Rueter-Hess Reservoir
83
25
0 1 2 Miles
N W E S
Significant Park
Three-Mile Buffer
Parker Planning Area
Parker Town Boundary
Other Incorporated Area
Collective Data as of August, 2019
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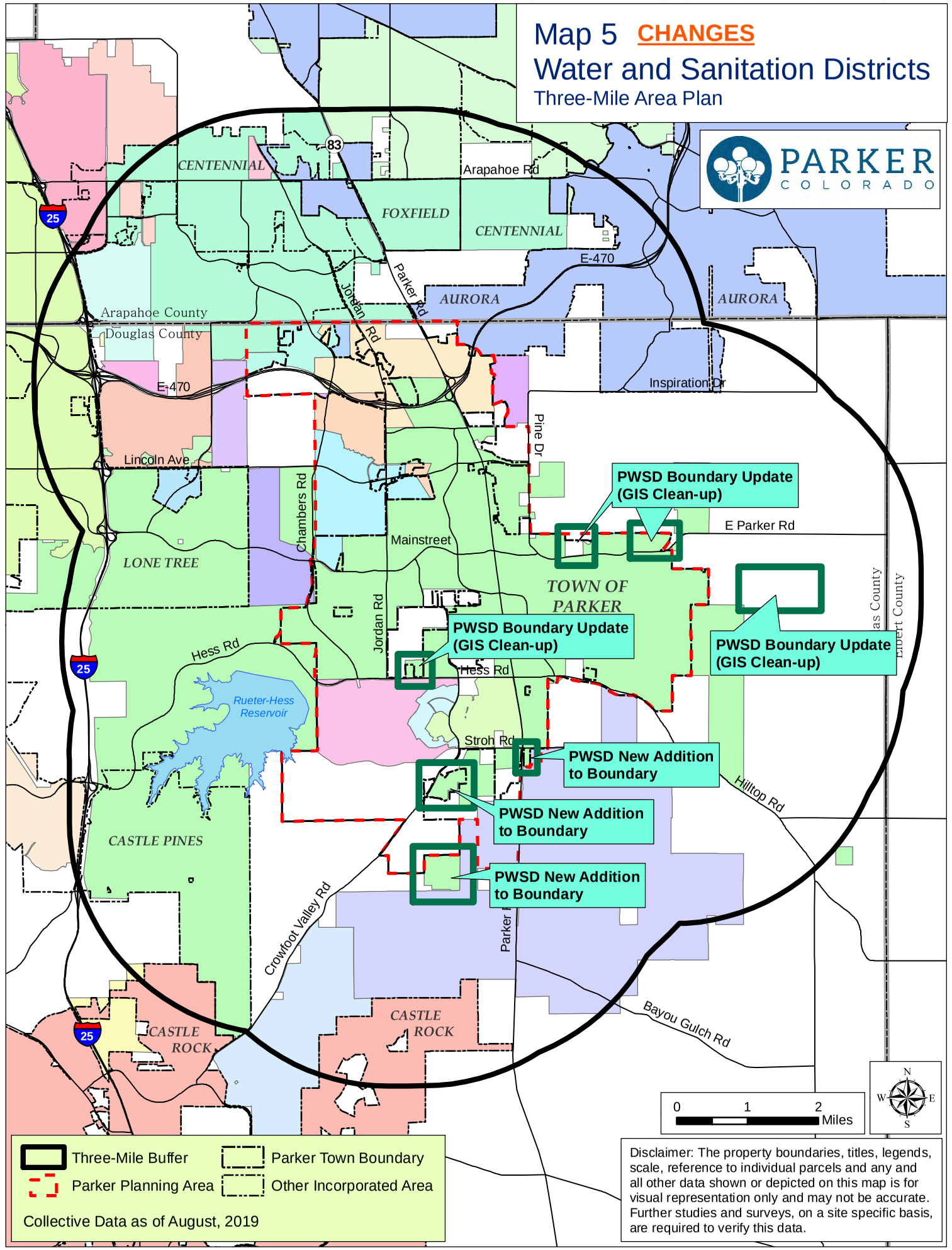
Map 5 CHANGES
Water and Sanitation Districts
Three-Mile Area Plan



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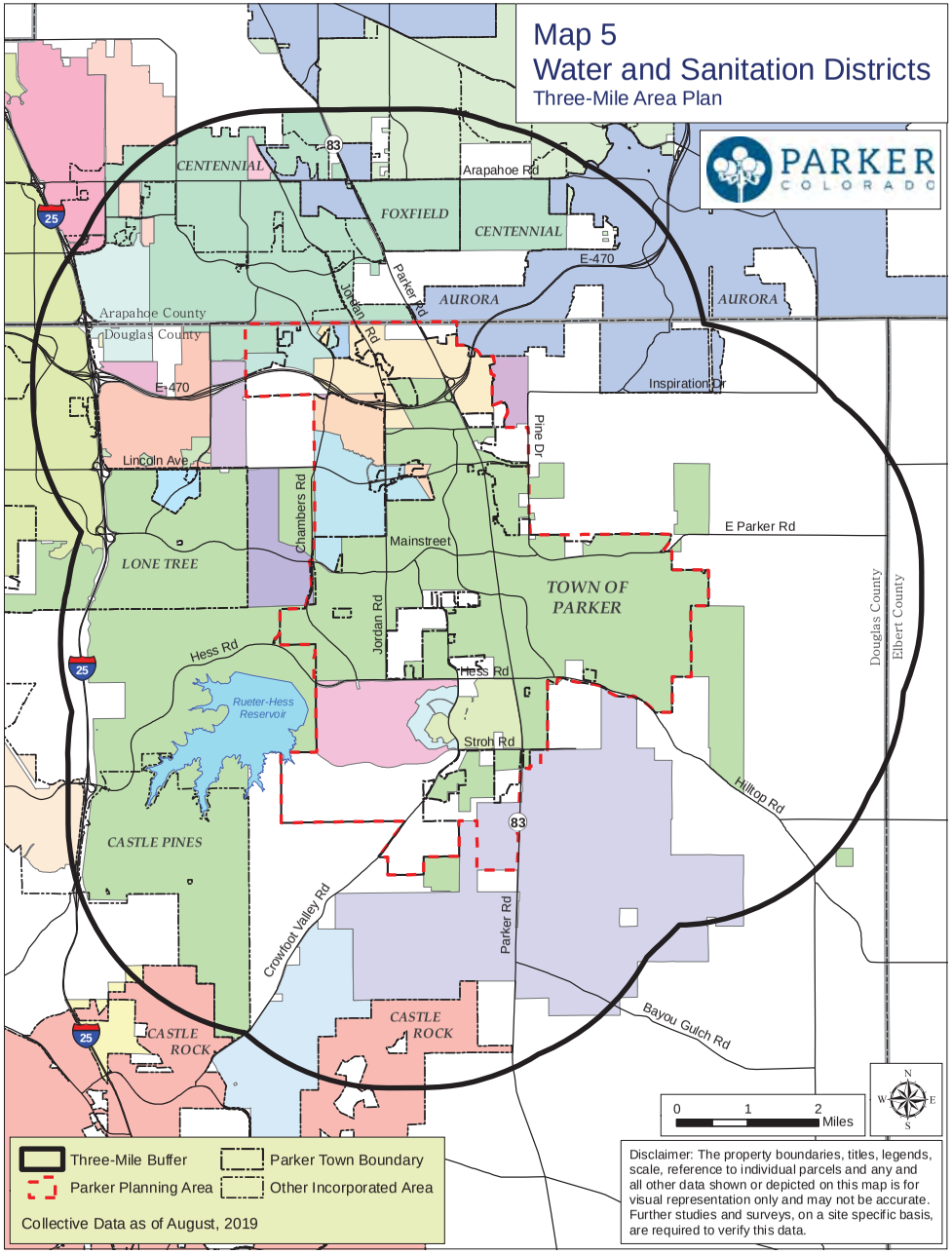
Water & Sanitation Districts

- Airport Vista Metro District 2
- Anthology West Metro District 2-6
- Arapahoe County Water & Wastewater Authority
- Aurora Water
- Castle Pines North Metro District
- Castlewood Water & Sanitation District A, B & D
- Cherry Creek South Metro District 1
- Cherry Creek South Metro District 4-11
- Compark Business Campus Metro
- Compark Business Campus Metro Dist Debt Svc 1 & 2
- Cottonwood Water & Sanitation District
- Crowfoot Valley Ranch Metro District 2
- Denver SE Suburban Water & Sanitation District
- E-470 Potomac Metro District
- East Cherry Creek Valley Water & Sanitation District
- East Valley Metro Water & Sanitation District
- Havana Water & Sanitation District
- Inverness Water & Sanitation District
- Inverness Water & Sanitation District Debt Service
- Inverness Water & Sanitation District Debt Svc 2
- Lincoln Park Metro District
- Lincoln Park Metro District Debt Service
- Meridian Metro Debt Service 1 & 2
- Meridian Metro District
- Meridian Village Metro District 1-4
- North Meridian Metro District
- Parker Water & Sanitation District
- Sierra Vista Douglas Mutual Water Co
- Silver Heights Water & Sanitation District
- South Meridian Metro District Debt Service 1-3
- Southgate Water District
- Stonegate Village Metro District
- Town of Castle Rock



Water & Sanitation Districts

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- Anthology West Metro District 2-6
- Arapahoe County Water & Wastewater Authority
- Aurora Water
- Castle Pines North Metro District
- Castlewood Water & Sanitation District A, B & D
- Cherry Creek South Metro District 1
- Cherry Creek South Metro District 4-11
- Compark Business Campus Metro
- Compark Business Campus Metro Dist Debt Svc 1 & 2
- Cottonwood Water & Sanitation District
- Crowfoot Valley Ranch Metro District 2
- Denver SE Suburban Water & Sanitation District
- E-470 Potomac Metro District
- East Cherry Creek Valley Water & Sanitation District
- East Valley Metro Water & Sanitation District
- Havana Water & Sanitation District
- Inverness Water & Sanitation District
- Inverness Water & Sanitation District Debt Service
- Inverness Water & Sanitation District Debt Svc 2
- Lincoln Park Metro District
- Lincoln Park Metro District Debt Service
- Meridian Metro Debt Service 1 & 2
- Meridian Metro District
- Meridian Village Metro District 1-4
- North Meridian Metro District
- Parker Water & Sanitation District
- Sierra Vista Douglas Mutual Water Co
- Silver Heights Water & Sanitation District
- South Meridian Metro District Debt Service 1-3
- Southgate Water District
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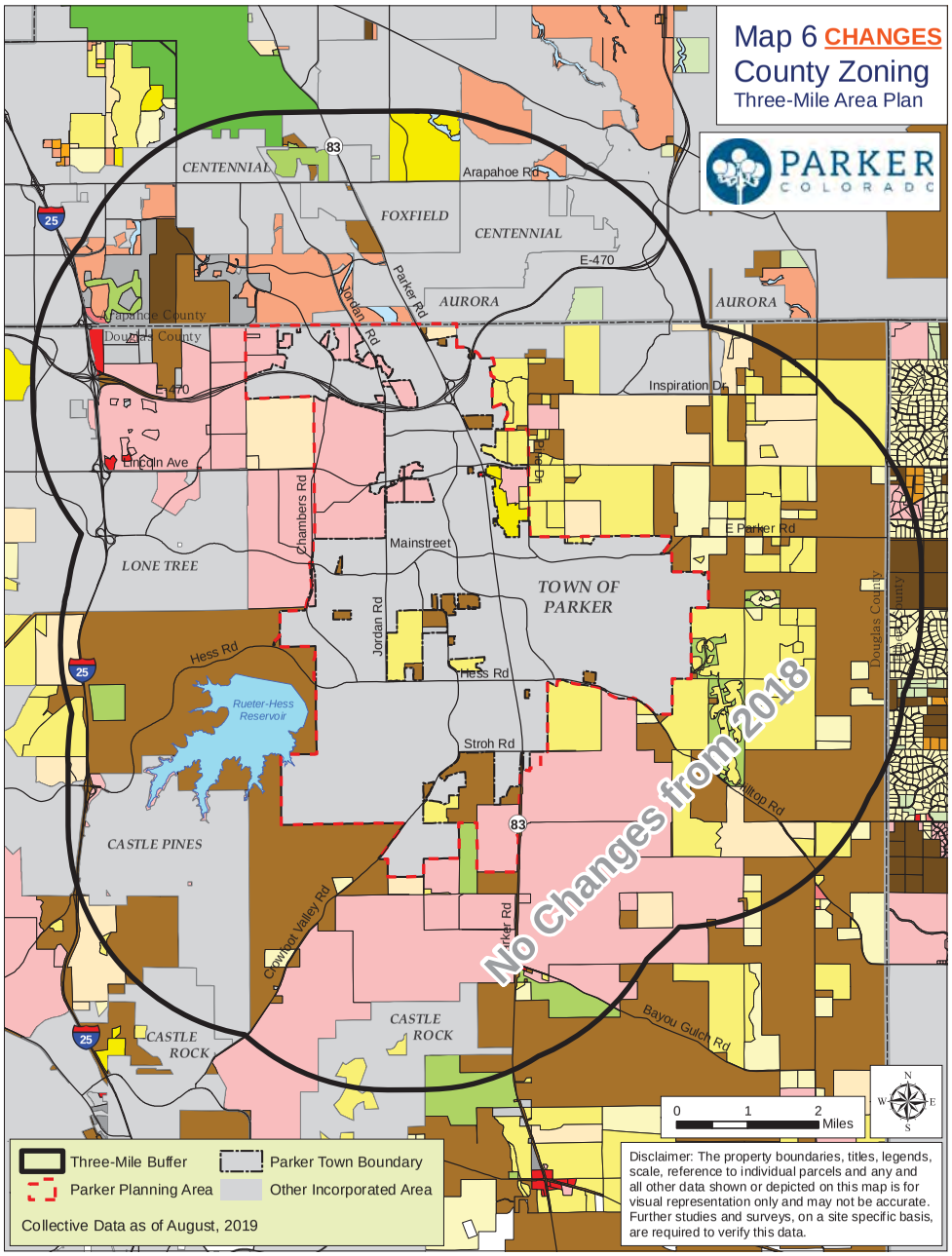
- Town of Castle Rock



Arapahoe County Zoning

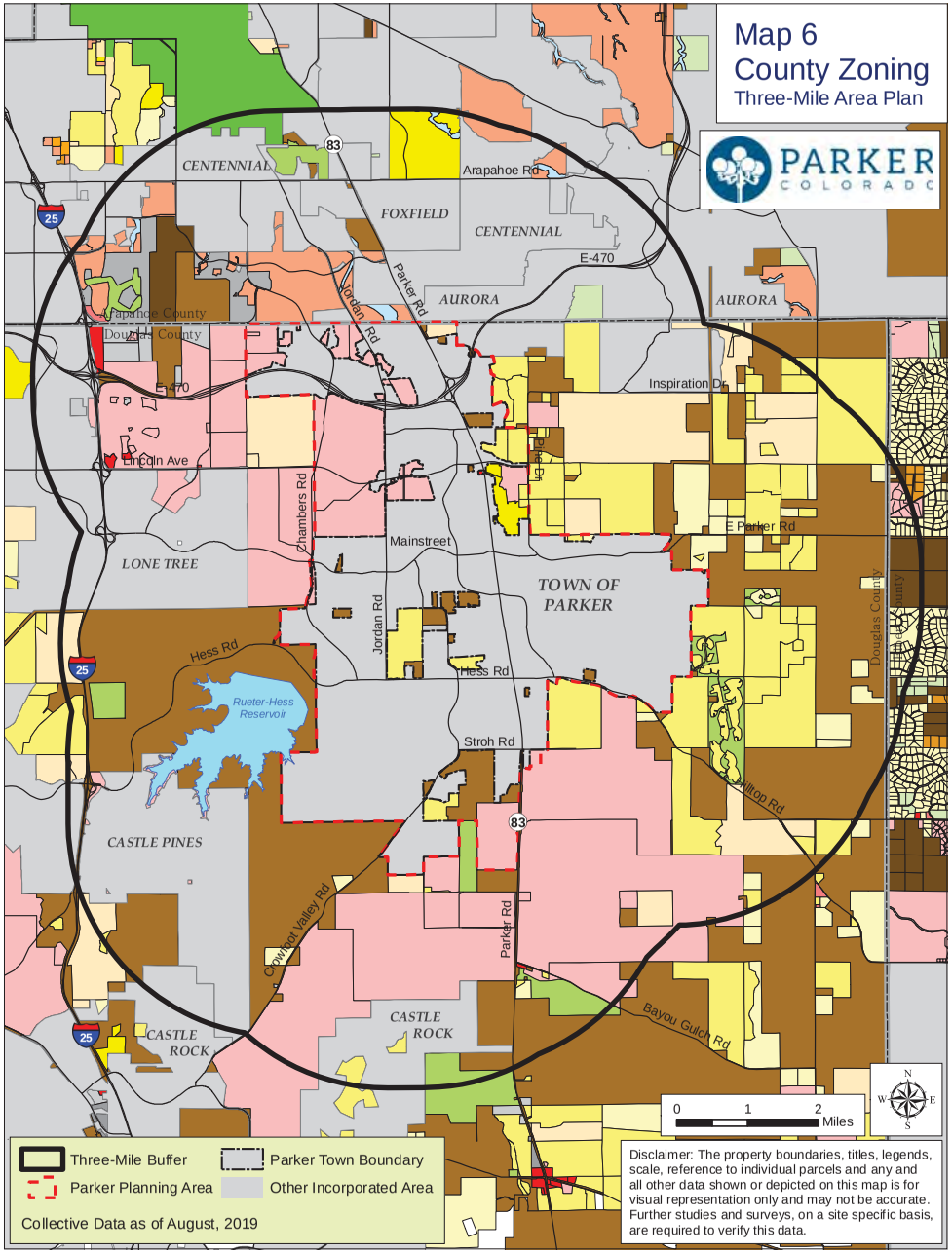
- A-1 (Agriculture)
- A-2 (Agriculture)
- B-5 (Business)
- F (Floodplain)
- I-1 / I-1 PUD (Industrial)
- M-U PUD / MDP (Mixed Use)
- O (Office)
- R-1 (Residential)
- R-3 / R-3 PUD (Residential)
- R-4 / R-4 PUD (Residential)
- R-A (Residential - Agriculture)
- R-E (Residential - Estate)
- R-P / R-P PUD (Residential)
- R-PH (Residential - High Density)
- R-PM / R-PM PUD (Residential - Moderate Density)
- R-PSF (Residential - Single Family)
- U.S.A. (Federal Land)

Douglas County Zoning

- A1 (Agriculture)
- B (Business)
- C (Commercial)
- ER (Estate Residential)
- GI (General Industrial)
- LI (Light Industrial)
- LRR (Large Rural Residential)
- OS (Open Space)
- PD (Planned Development)
- RR (Rural Residential)
- SR (Suburban Residential)

Elbert County Zoning

- A (Agriculture)
- AR (Agriculture - Residential)
- B (Business)
- C (Commercial)
- PUD (Planned Unit Development)
- RA (Residential - Agriculture)
- RA-1 (Residential - Agriculture)
- ROW (Right-of-way)



Arapahoe County Zoning

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- A-2 (Agriculture)
- B-5 (Business)
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- I-1 / I-1 PUD (Industrial)
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- R-1 (Residential)
- R-3 / R-3 PUD (Residential)
- R-4 / R-4 PUD (Residential)
- R-A (Residential - Agriculture)
- R-E (Residential - Estate)
- R-P / R-P PUD (Residential)
- R-PH (Residential - High Density)
- R-PM / R-PM PUD (Residential - Moderate Density)
- R-PSF (Residential - Single Family)
- U.S.A. (Federal Land)

Douglas County Zoning

- A1 (Agriculture)
- B (Business)
- C (Commercial)
- ER (Estate Residential)
- GI (General Industrial)
- LI (Light Industrial)
- LRR (Large Rural Residential)
- OS (Open Space)
- PD (Planned Development)
- RR (Rural Residential)
- SR (Suburban Residential)

Elbert County Zoning

- A (Agriculture)
- AR (Agriculture - Residential)
- B (Business)
- C (Commercial)
- PUD (Planned Unit Development)
- RA (Residential - Agriculture)
- RA-1 (Residential - Agriculture)
- ROW (Right-of-way)

PARKER COLORADO

Planning Commission Staff Report

Planning Commission Date:	**10/10/2019**
Town Council Date:	**11/4/2019**
Hearing Type:	**Public Hearing** **NEWLIN CROSSING FILING 1 – Minor Development Plat** **TRAKiT No.: SUB19-013**
Location:	**Northeast Corner of Mainstreet and Chambers Road**
Project Planner:	**Carolyn Parkinson, Planner**
Applicant:	**Plan West – Representative, David Brehm**
Executive Summary:	**The applicant, Plan West, is proposing a Minor Development Plat to create 16 unbuildable tracts for future residential, commercial, roadway and trail and open space uses. The intent is to create saleable tracts for future development.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Newlin Crossing Filing No. 1 - Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Newlin Crossing Filing No. 1 - Minor Development Plat, subject to the following conditions:
-List conditions"

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

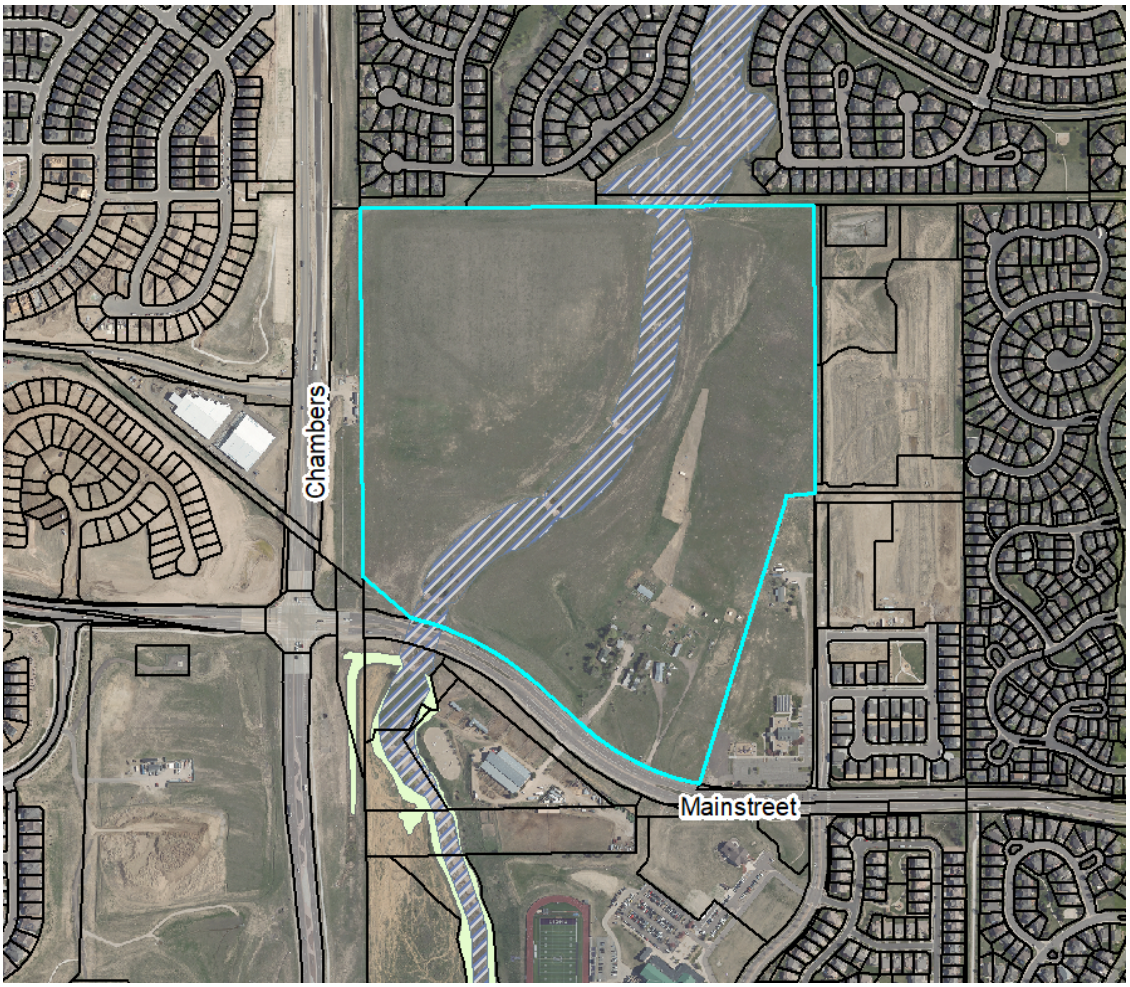
"I move the Planning Commission vote to continue the Newlin Crossing Filing No. 1 - Minor Development Plat to a future date."

I. BACKGROUND/DISCUSSION

This is a Minor Development Plat request to create sixteen (16) unbuildable tracts within approximately 101 total acres. The tracts include residential, commercial, roadway and trail and open space uses and reflect the existing Newlin Crossing Planned Development (PD zoning. The intent of the proposal is to create saleable tracts for future development. The proposed lots vary in size from .35 acres to 33.34 acres. The site is currently used for agricultural and ranching purposes.

The site was annexed into the Town in 2016 and zoned PD. This PD allows for 450 total residential units, 14 acres of commercial development and approximately 19 acres of floodplain/open space. As required by the Annexation Agreement, the plat includes separate tracts for the Newlin Gulch Trail. Newlin Gulch trail is a regional north/south trail that is partly constructed north and south of the site.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
2016	Town Council approved the annexation and zoning of the subject property.

CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Newlin Crossing
Master Plan Area	Medium Density Residential
Site Acreage	Approximately 101 acres
Subdivision	Newlin Crossing Filing 1
Existing Use	Agricultural

Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Douglas County	Douglas County Zoning	SF residential-Stonegate
South	Low Density Residential	PD - Planned Development	Horse riding facility and church- New Horizons Hunter's View
East	Medium Density Residential	PD - Planned Development	SF Residential- Carousel Farms and church
West	Douglas County	Douglas County Zoning	SF Residential Commercial Self Storage

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	**Medium Density Residential:** Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. **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.A Land Use 1.C Land Use 1.D Land Use 1.F Land Use 1.G Land Use 1.I Housing and Neighborhoods 1.A
Inconsistent Goals/Strategies	None
Staff Analysis	Staff has reviewed the requested Minor Development Plat against the Town's Master Plan and has determined that the request is consistent with the goals identified above. The proposed plat would create tracts for residential, commercial, roadway, trails and open space that are consistent with medium density residential development and neighborhood centers as identified in the Master Land Use Plan and which are allowed by the zoning.

IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	N/A	No buildable lots will be created by this plat.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A	No buildable lots will be created by this plat.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	N/A	No buildable lots will be created by this plat.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	N/A	No buildable lots will be created by this plat.	☐ Consistent ☐ Inconsistent ☒ N/A

Lot Coverage	N/A	No buildable lots will be created by this plat.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	No buildable lots will be created by this plat. Appropriate landscaping will be required for subsequent development plat submittals.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	No lots will be created by this plat. Minimum parking requirements will be met for subsequent development plat submittals.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The request is for the approval of a Minor Development Plat to create sixteen (16) unbuildable tracts. Compliance with all development standards will be required with subsequent development plat submittal(s). The proposed Minor Development Plat is in conformance with the approved zoning.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Two access points for the overall development have been provided on this plat. These form the 'backbone' for the future collector road and circulation within the development. The plat reserves the right-of-way for a future collector road and the Newlin Gulch Trail tracts as a future pedestrian circulation component. All other internal vehicular circulation and appropriate alternative transportation provisions will be required as a component of subsequent development plats.

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consulting	No Comment
Town of Parker Engineering	Approved
Fire and Life Safety	Approved
Parker Water and Sanitation District	Approved
Douglas County	Completed
Xcel	Advisory Comments
IREA	Approved
Stonegate Village Metro District	Advisory Comments
Town of Parker Economic Development	Approved

Stonegate HOA	No Comment
New Horizons HOA	No Comment
Douglas County Schools	No comment
Douglas County Planning	No Comment
Douglas County Assessors	No Comment
Cottonwood Water and Sanitation	No Comment
Comprehensive Planning	Approved
Comcast	No Comment
Century Link	Approved
Centennial Airport	No Comment
Building	Approved
Bradbury Ranch HOA	No Comment
Auburn Hills HOA	No Comment

VII. CONCLUSION

The applicant is requesting the approval of a Minor Development Plat in order to create sixteen (16) unbuildable tracts. The zoning of the property allows for the proposed uses. The applicant has demonstrated that the proposal is consistent with the Master Plan and is compliant with the Land Development Ordinance for a Minor Development Plat. An SIA based on the annexation agreement will provide triggers for infrastructure as these tracts develop. The annexation requirement for a separate tract for the Newlin Gulch Trail has been met. Therefore, staff is recommending that Planning Commission recommend approval for the Newlin Crossing Filing No. 1 Minor Development Plat.

VIII. RECOMMENDED CONDITIONS

N/A

IX. ATTACHMENTS

1. Minor Development Plat
2. Referral Agency Comment(s)

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

NEWLIN CROSSING FILING NO. 1

A PLAT OF A PARCEL OF LAND LOCATED WITHIN THE
NORTHWEST QUARTER OF SECTION 20 AND NORTHEAST QUARTER OF SECTION 19,
ALL IN TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
101.113 ACRES – 16 TRACTS
SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS B AND C INCLUSIVE, MAINSTREET AND CHAMBERS EAST SUBDIVISION FILING NO. 1 SUBDIVISION EXEMPTION PLAT RECORDED AUGUST 22, 2019 AT RECEPTION NO. 2019052525, ALL OF TRACT A, MAINSTREET–WEST–RIGHT–OF–WAY SUBDIVISION EXEMPTION PLAT RECORDED JULY 24, 2015 AT RECEPTION NO. 2015052262, A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 21, 2015 AT RECEPTION NO. 2015033275 ALL RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°38'10" EAST, A DISTANCE OF 2005.73 FEET TO THE NORTHWEST CORNER OF CAROUSEL FARMS SUBDIVISION FILING NO. 1 FINAL PLAT RECORDED SEPTEMBER 21, 2016 AT RECEPTION NO. 2016066033 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID CAROUSEL FARMS SUBDIVISION FILING NO. 1 FINAL PLAT SOUTH 00°17'07" EAST, A DISTANCE OF 1292.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY SOUTH 89°38'46" WEST, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 16°30'07" WEST, A DISTANCE OF 1355.77 FEET TO THE NORTHERLY RIGHT–OF–WAY OF MAINSTREET AS DEPICTED ON SAID MAINSTREET–WEST–RIGHT–OF–WAY SUBDIVISION EXEMPTION PLAT AND THE BEGINNING OF A NON–TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1140.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 12°15'56" EAST;

THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY, THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID MAINSTREET AND CHAMBERS EAST SUBDIVISION FILING NO. 1 SUBDIVISION EXEMPTION PLAT AND THE EASTERLY RIGHT–OF–WAY OF SOUTH CHAMBERS ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 10, 2005 AT RECEPTION NO. 2005052742 IN SAID OFFICIAL RECORDS THE FOLLOWING FIFTEEN (15) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°09'15", AN ARC LENGTH OF 599.97 FEET;
2. NORTH 47°34'49" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 258.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1260.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°54'39", AN ARC LENGTH OF 635.78 FEET;
4. SOUTH 13°30'36" WEST, NON–TANGENT TO SAID CURVE, A DISTANCE OF 5.23 FEET;
5. NORTH 78°45'29" WEST, A DISTANCE OF 97.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 78.00 FEET;
6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°30'15", AN ARC LENGTH OF 14.30 FEET;
7. NORTH 68°15'05" WEST, NON–TANGENT TO SAID CURVE, A DISTANCE OF 28.82 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 115.00 FEET THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22°09'00" WEST;
8. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°05'46", AN ARC LENGTH OF 30.30 FEET;
9. NORTH 82°56'46" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 94.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°57'06", AN ARC LENGTH OF 51.85 FEET;
11. NORTH 87°53'52" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 41.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 61.50 FEET;
12. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°59'36", AN ARC LENGTH OF 97.67 FEET;
13. NORTH 03°05'44" EAST, TANGENT TO SAID CURVE, A DISTANCE OF 899.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10080.00 FEET;
14. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°46'49", AN ARC LENGTH OF 665.06 FEET;
15. NORTH 00°41'05" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 152.92 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19;

THENCE ALONG SAID NORTH LINE NORTH 88°20'40"EAST, A DISTANCE OF 128.55 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 101.113 ACRES, (4,404,495 SQUARE FEET), MORE OR LESS.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 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.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO 16 TRACTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **NEWLIN CROSSING FILING NO. 1.** THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS–OF–WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

98 W. PARKER, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
BY: LSP INVESTMENTS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, ITS GENERAL PARTNER

_____
WESLEY A. SEGELKE, AS MANAGING GENERAL PARTNER
STATE OF COLORADO)
) SS
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.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

TOWN OF PARKER

BY: _____

TITLE: _____

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____, BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

MORTGAGEE:
PLAMOR INVESTMENT COMPANY, A COLORADO LLLP

BY: _____
JILL D. PEDICORD PETERSON, AS GENERAL PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____, BY JILL D. PEDICORD PETERSON, AS A GENERAL PARTNER OF THE PLAMOR INVESTMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL;

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

MORTGAGEE:

BY: _____
JULIE PEDICORD ADAMS, INDIVIDUAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____, BY JULIE PEDICORD ADAMS, INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL;

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

APPLICANT/DEVELOPER
98 WEST PARKER, LLLP
1720 S. BELLAIRE STREET, SUITE 300
DENVER, CO 80222

ENGINEER
WBC ENGINEERING & CM, LLC
PO BOX 460625
AURORA, CO 80046–0625

ACKNOWLEDGEMENT

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

98 W. PARKER, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: LSP INVESTMENTS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, ITS GENERAL PARTNER

_____
BY: WESLEY A. SEGELKE, AS MANAGING GENERAL PARTNER

STATE OF COLORADO)
) SS
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

TOWN OF PARKER, COLORADO

_____
TOWN CLERK

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY _____, AS TOWN CLERK, OF **TOWN OF PARKER, COLORADO**

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

MORTGAGEE:
PLAMOR INVESTMENT COMPANY, A COLORADO LLLP

BY: _____
JILL D. PEDICORD PETERSON, AS GENERAL PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____, BY JILL D. PEDICORD PETERSON, AS A GENERAL PARTNER OF THE PLAMOR INVESTMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL;

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

MORTGAGEE:

BY: _____
JULIE PEDICORD ADAMS, INDIVIDUAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____, BY JULIE PEDICORD ADAMS, INDIVIDUAL.

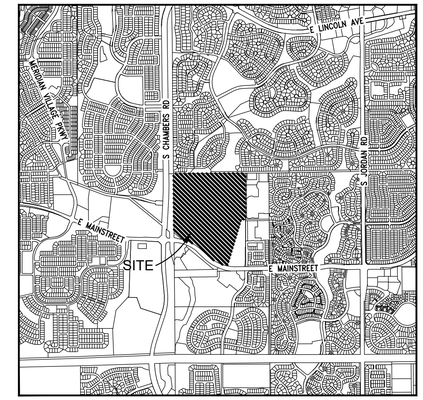
WITNESS MY HAND AND OFFICIAL SEAL;

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

GENERAL NOTES

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70605410 WITH AN EFFECTIVE DATE OF DECEMBER 19, 2018 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH A 3–1/4" DIAMETER ALUMINUM CAP STAMPED "LS 10717 2008" AND AT THE NORTH QUARTER CORNER BY A NO. 6 REBAR WITH A 2–1/2" ALUMINUM CAP STAMPED PLS 29430, ASSUMED TO BEAR NORTH 89°38'10" EAST.
3. 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.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, PANEL 68 OF 495, MAP NUMBER 08035C0064G, EFFECTIVE DATE MARCH 16, 2016, THIS PARCEL IS LOCATED WITHIN "OTHER AREAS, ZONE X", DESCRIBED IN THE LEGENDS OF ABOVE MENTIONED MAPS AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND WITHIN SPECIAL FLOOD HAZARD AREAS, SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
6. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508 CRS.
8. TRACT L IS HEREBY DEDICATED TO THE TOWN OF PARKER AS PUBLIC RIGHT–OF–WAY. ALL CURRENT AND FUTURE OWNERS OF THE PARCELS CREATED BY THIS PLAT, AND ALL FUTURE OWNERS OF ANY FURTHER SUBDIVISIONS OF THESE PARCELS, SHALL HAVE THE RIGHT TO CONSTRUCT A ROADWAY WITHIN THIS TRACT AND UTILIZE THE TRACT FOR ACCESS, IN ACCORDANCE WITH THE ANNEXATION AGREEMENT FOR THE PROPERTY.
9. TRACT L WILL REMAIN THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER UNTIL SUCH TIME AS A PUBLIC ROADWAY IS CONSTRUCTED WITHIN THE TRACT AND GRANTED FINAL ACCEPTANCE BY THE TOWN OF PARKER. THE PROPERTY OWNER, AND ALL FUTURE PROPERTY OWNERS, UNDERSTAND AND AGREE THAT THE BOUNDARIES OF THIS TRACT MAY BE REQUIRED TO BE MODIFIED TO ACCOMMODATE THE FINAL DESIGN OF THE ROADWAY.
10. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS I AND J FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
11. NO FUTURE DEVELOPMENT OF ALL OR ANY PORTION OF THE PROPERTY SUBJECT TO THIS PLAT SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO TRACTS F, G, H, K, AND M THAT ARE HEREBY ESTABLISHED AS PARCELS TO BE RE–PLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THESE TRACTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION AGREEMENT WITH EACH REPLAT APPLICATION. NO PORTION OF THESE TRACTS SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO, STAKING, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE PROPERTY IS RE–PLATTED AND/OR SITE PLAN APPROVAL IS OBTAINED.
12. TRACTS I AND J WILL BE CONVEYED TO A FUTURE OWNER'S ASSOCIATION OR, IF APPROVED BY THE TOWN OF PARKER, A TITLE 32, C.R.S., SPECIAL DISTRICT, TO BE FORMED FOR THIS DEVELOPMENT TO ENSURE CONTINUED MAINTENANCE AND OPERATION OF THE DRAINAGE WAY CONTAINED WITHIN.
13. UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF PARKER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



VICINITY MAP
SCALE 1" = 2,000'

TITLE VERIFICATION

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70605410 WITH AN EFFECTIVE DATE OF DECEMBER 19, 2018 AT 5:00 P.M.

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY _____, AS ___ _____, OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

TOWN APPROVAL CERTIFICATE

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 20_____, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

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

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

_____
MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____, 20____.

_____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, GERALD E. BOYSEN, JR., A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **NEWLIN CROSSING FILING NO. 1** WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 12TH DAY OF OCTOBER 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

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

GERALD E. BOYSEN, JR., PLS 32428
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

FOR REVIEW

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20___, A.D.,

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

_____
DOUGLAS COUNTY CLERK AND RECORDER

LAST REVISION: 2019–09–23

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

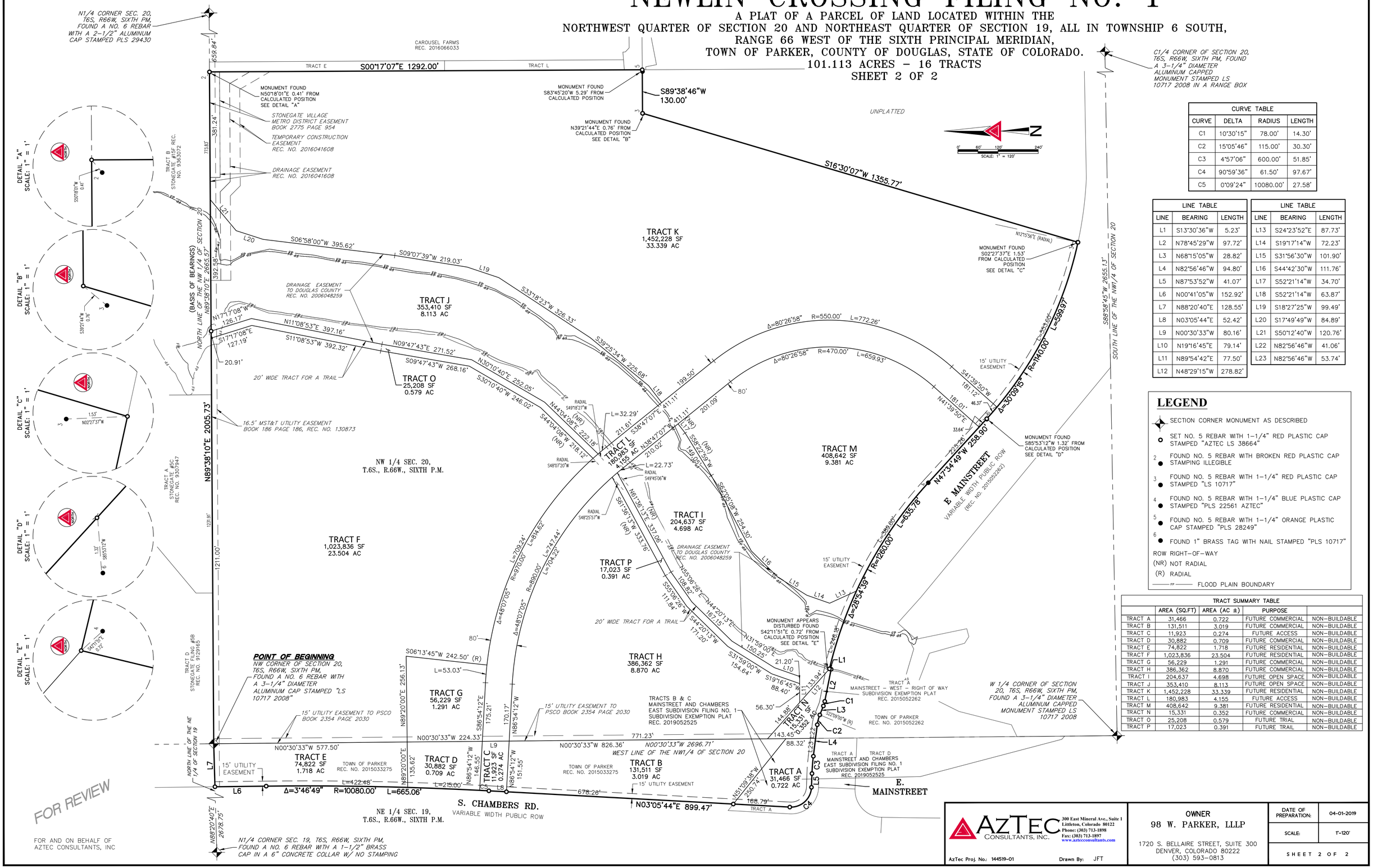
AzTec Proj. No.: 144519-01 Drawn By: JFT

OWNER
98 W. PARKER, LLLP
1720 S. BELLAIRE STREET, SUITE 300
DENVER, COLORADO 80222
(303) 593–0813

DATE OF PREPARATION:	04-01-2019
SCALE:	NA
SHEET 1 OF 2	

NEWLIN CROSSING FILING NO. 1

A PLAT OF A PARCEL OF LAND LOCATED WITHIN THE
NORTHWEST QUARTER OF SECTION 20 AND NORTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
101.113 ACRES – 16 TRACTS
SHEET 2 OF 2



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°30'15"	78.00'	14.30'
C2	15°05'46"	115.00'	30.30'
C3	4°57'06"	600.00'	51.85'
C4	90°59'36"	61.50'	97.67'
C5	0°09'24"	10080.00'	27.58'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°30'36"W	5.23'
L2	N78°45'29"W	97.72'
L3	N68°15'05"W	28.82'
L4	N82°56'46"W	94.80'
L5	N87°53'52"W	41.07'
L6	N00°41'05"W	152.92'
L7	N88°20'40"E	128.55'
L8	N03°05'44"E	52.42'
L9	N00°30'33"W	80.16'
L10	N19°16'45"E	79.14'
L11	N89°54'42"E	77.50'
L12	N48°29'15"W	278.82'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S24°23'52"E	87.73'
L14	S19°17'14"W	72.23'
L15	S31°56'30"W	101.90'
L16	S44°42'30"W	111.76'
L17	S52°21'14"W	34.70'
L18	S52°21'14"W	63.87'
L19	S18°27'25"W	99.49'
L20	S17°49'49"W	84.89'
L21	S50°12'40"W	120.76'
L22	N82°56'46"W	41.06'
L23	N82°56'46"W	53.74'

LEGEND

- SECTION CORNER MONUMENT AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38664"
- 2 FOUND NO. 5 REBAR WITH BROKEN RED PLASTIC CAP STAMPING ILLEGIBLE
- 3 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 10717"
- 4 FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "PLS 22561 AZTEC"
- 5 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28249"
- 6 FOUND 1" BRASS TAG WITH NAIL STAMPED "PLS 10717"

ROW RIGHT-OF-WAY
(NR) NOT RADIAL
(R) RADIAL
FP FLOOD PLAIN BOUNDARY

TRACT SUMMARY TABLE				
	AREA (SQ.FT)	AREA (AC ±)	PURPOSE	
TRACT A	31,466	0.722	FUTURE COMMERCIAL	NON-BUILDABLE
TRACT B	131,511	3.019	FUTURE COMMERCIAL	NON-BUILDABLE
TRACT C	11,923	0.274	FUTURE ACCESS	NON-BUILDABLE
TRACT D	30,882	0.709	FUTURE COMMERCIAL	NON-BUILDABLE
TRACT E	74,822	1.718	FUTURE RESIDENTIAL	NON-BUILDABLE
TRACT F	1,023,836	23.504	FUTURE RESIDENTIAL	NON-BUILDABLE
TRACT G	56,229	1.291	FUTURE COMMERCIAL	NON-BUILDABLE
TRACT H	386,362	8.870	FUTURE COMMERCIAL	NON-BUILDABLE
TRACT I	204,637	4.698	FUTURE OPEN SPACE	NON-BUILDABLE
TRACT J	353,410	8.113	FUTURE OPEN SPACE	NON-BUILDABLE
TRACT K	1,452,228	33.339	FUTURE RESIDENTIAL	NON-BUILDABLE
TRACT L	180,983	4.155	FUTURE ACCESS	NON-BUILDABLE
TRACT M	408,642	9.381	FUTURE RESIDENTIAL	NON-BUILDABLE
TRACT N	15,331	0.352	FUTURE COMMERCIAL	NON-BUILDABLE
TRACT O	25,208	0.579	FUTURE TRAIL	NON-BUILDABLE
TRACT P	17,023	0.391	FUTURE TRAIL	NON-BUILDABLE

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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DATE OF PREPARATION:	04-01-2019
SCALE:	1"=120'
SHEET 2 OF 2	

Bryce Matthews — COMPLETENESS REVIEW
Review voided by bmat.
4/5/2019 4:08:47 PM

Carolyn Parkinson — FINAL PLAT 20
Review voided by CPAR.
4/15/2019 1:29:35 PM

Brooks Kaufman — IREA 20
The Association will address utility easements as the development changes the tracts to filings and buildable sites.
5/8/2019 6:26:28 AM

Bryce Matthews — Comprehensive Planning 20
This proposed Minor Development Plat does not conflict with the Parker 2035 Master Plan
5/9/2019 8:14:52 AM

Carolyn Parkinson — CenturyLink Communications 20
Per attached approval letter
5/10/2019 1:52:15 PM

Donna George — Public Service Company of Colorado 20
please see attached
5/13/2019 8:41:29 AM

Chris Boyd — Douglas County Planning Services Division 20
See attached Douglas County Eng-Plan Comments - SUB19-013
5/13/2019 5:57:56 PM

Dylan Heberlein — Centennial Airport 20
Thank you for the opportunity to review the minor plat. The Arapahoe County Public Airport Authority has the following comments to make on the project:

• Even though the plat is being developed into unbuildable tracts, we highly recommend the execution of an avigation easement for the property for the future residential developments that will be built. The process of subdividing the parcel for the purpose of future residential development is an ideal time to include the easement. If assistance is needed, please let us know.

• This development lies within the Airport Influence Area (AIA) under the Airport's Land Use Guidelines. This development may be subjected to numerous aircraft overflights and their associated effects despite its distance from the runway end. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations. An avigation easement is recommended for development within/near the AIA.

• An overflight disclosure is recommended to be provided to both present and future residents.
5/14/2019 2:11:59 PM

Scott Barnett — Stonegate Village Metro District 20

The Stonegate Village Metro District has been in discussions with the owners of the project for more than five years, and agreed in 2014 to serve the development as presented at that time. While the District has the physical capacity to serve the densities requested, significant changes to the configuration presented five years ago will require additional discussion and approval.
5/14/2019 3:38:18 PM

Jacob James — PLAT - STORMWATER
The Town of Parker shall have a drainage easement over Tract J and Tract I.
5/14/2019 5:12:39 PM

Alex Mestdagh — PLAT - CIVIL

Please address plat comments previously provided with SUB18-052. The memo associated with that project has been uploaded for reference. The comments in that memo associated with the Roadway Exhibit have been addressed and can be disregarded.
5/14/2019 5:25:58 PM

Carolyn Parkinson — FINAL PLAT 20
Please see redline and development review memo attached.
5/22/2019 4:42:51 PM

Donna George — Public Service Company of Colorado 15
please see attached
7/5/2019 6:42:04 AM

Alex Mestdagh — PLAT - CIVIL
Please see uploaded memo for advisory comments.
7/12/2019 4:30:31 PM

Carolyn Parkinson — FINAL PLAT 15
Please see redline and 2nd Development Review memo.
7/16/2019 12:10:05 PM

Dean Cates — AzTec Consultants, Inc. 10

per Aztec the dedication statement and the acknowledgment statement are to be revised
8/26/2019 1:24:20 PM

Donna George — Public Service Company of Colorado 10

It is acknowledged that the requested 15-foot utility easements were added to the plat abutting Mainstreet and Chambers. The property owner/developer/contractor is reminded to

complete the application process via xcelenergy.com/InstallAndConnect. The Builder’s Call Line is 1-800-628-2121.
8/27/2019 10:18:39 AM

Carolyn Parkinson FINAL PLAT 10
The Town requires a 20' tail easement.
8/27/2019 2:17:25 PM

Carolyn Parkinson FINAL PLAT 10
The easement has been included on the plat as requested by the Town.
9/30/2019 10:07:09 AM