



TOWN COUNCIL STUDY SESSION AGENDA
April 27, 2020
6:30 PM

I. Town Council Items

II. Study Session Items

1. Anthology North & Hess Ranch Update - Workman/Simon/Mestdagh - 30 minutes



MEMORANDUM

TO: Honorable Mayor and Members of Town Council

FROM: Paul Workman, Senior Planner
BrieAnna Simon, Associate Planner
Bryce Matthews, Planning Manager
Alex Mestdagh, Engineering Service Manager

DATE: April 27, 2020

SUBJECT: Anthology North & Hess Ranch Update

ISSUE:

The Anthology North and Hess Ranch Planned Developments are the largest remaining development projects in the Town of Parker. Community Development and Engineering staff last provided a general update to the Town Council about the Planned Developments in Spring, 2019 when the Council approved a Partial Waiver Resolution for each project.

Staff wishes to update the Town Council about the Planned Developments because the property owners and their development partners have made substantial progress in advancing the projects during the past year.

FISCAL/BUDGET IMPACT:

N/A

BACKGROUND:

The Anthology North and Hess Ranch Planned Developments represent the last major growth sector in the Town of Parker. Together, the properties are 4.3 square miles or 2,744 acres in total area. They have been approved by the Town Council for a development yield of up to 6,684 homes, 62 acres of commercial development, 149 acres of mixed-use development, 115 acres of parks, 626 acres of open space, five (5) schools and two (2) fire houses.

The initial phase of the Hess Ranch Planned Development, Trails at Crowfoot, was approved by the Town Council several years ago and is currently under construction east of Crowfoot Valley Road and south of Lemon Gulch. The next phase, known as Segment 1 of Looking Glass, that is west of Crowfoot Valley Road and south of Stroh Road was approved by the Town Council in 2019. It is currently going through the Final Plat review and approval process. The property owner is currently advancing Segment 2 of Looking Glass focused upon the intersection of Chambers and Stroh Roads. They recently submitted a sketch and preliminary

plat application that is under review for administrative completeness.

The initial phase or Segment 1 of the Anthology North Planned Development is for an area east of Chambers Road, south of Great Plains Way and west of French Creek Avenue. The property owner and their development partner recently submitted a sketch and preliminary plat application that is under review for administrative completeness.

RECOMMENDATION:

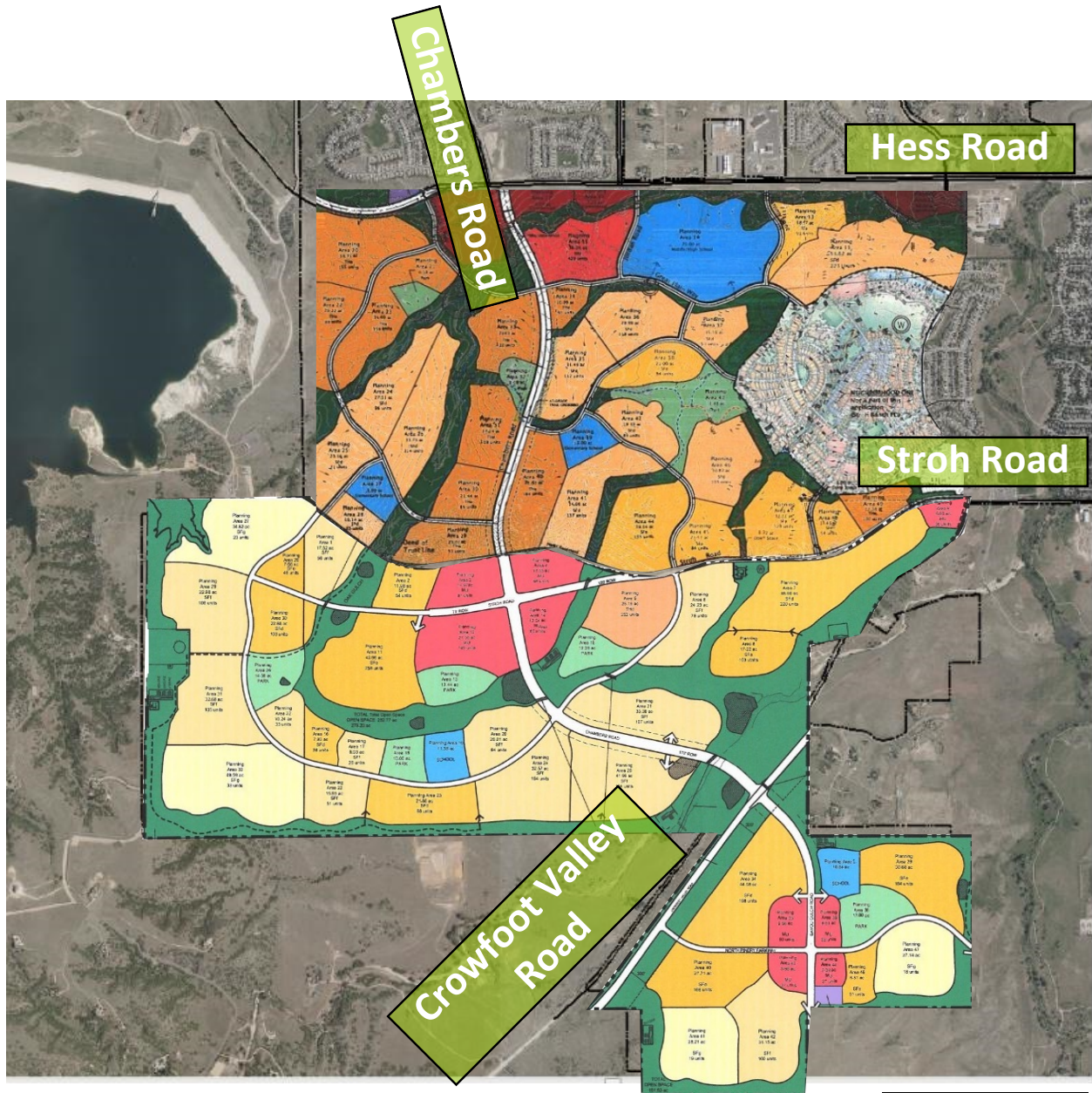
For update purposes only

REQUESTED DIRECTION:

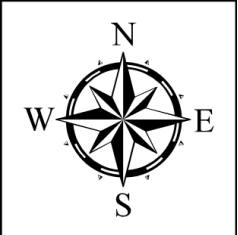
For update purposes only

ATTACHMENT:

1. AN-HR Vicinity Map
2. Anthology North PD Plan
3. Hess Ranch PD Plan

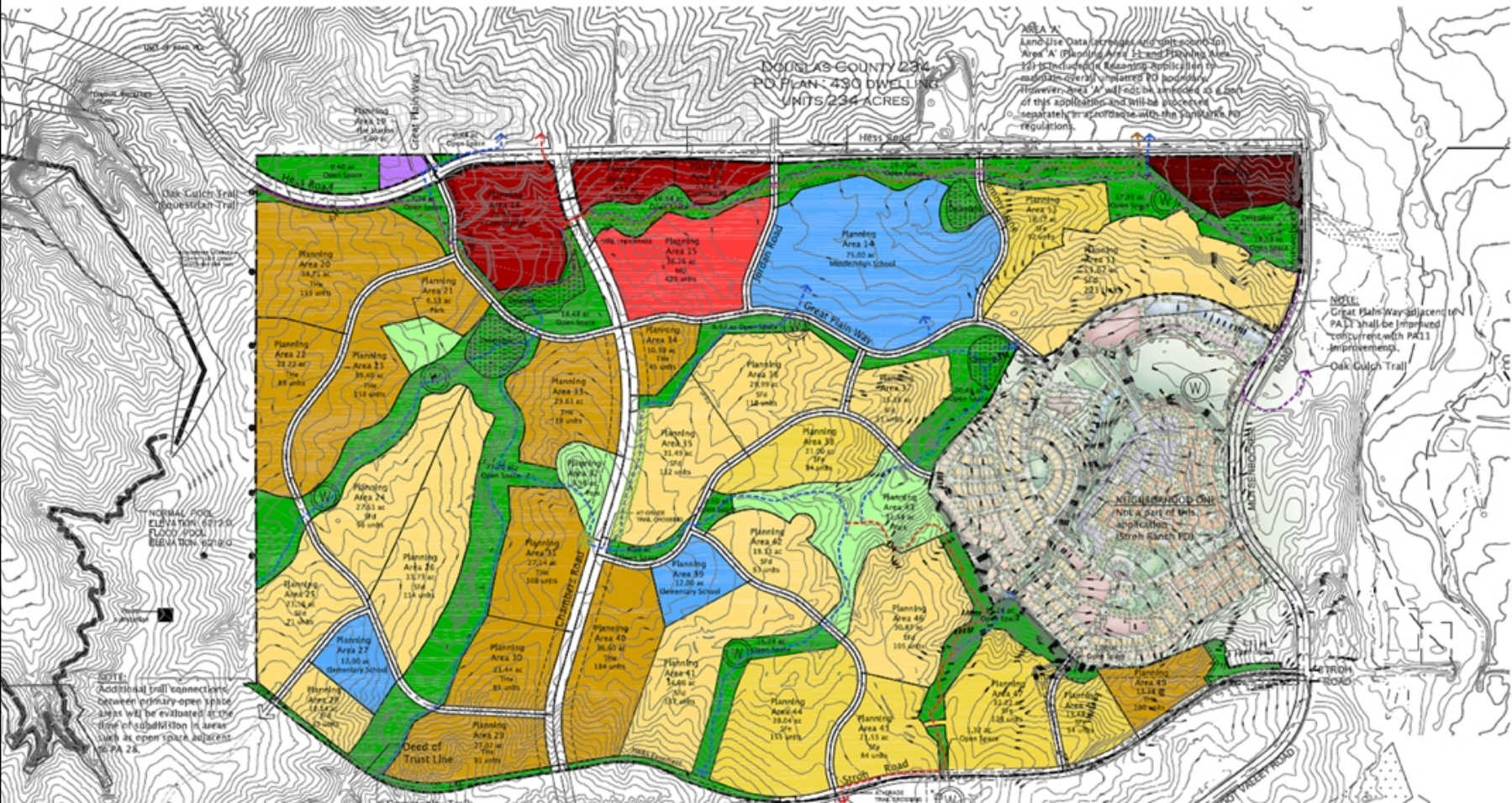


Anthology North/Hess Ranch
Vicinity Map



Anthology North Development Plan

AMENDMENT #1
COUNTY OF DOUGLAS, STATE OF COLORADO
1207.9 ACRES - 3,305 UNITS



COMMUNITY DEVELOPMENT
DEPARTMENT

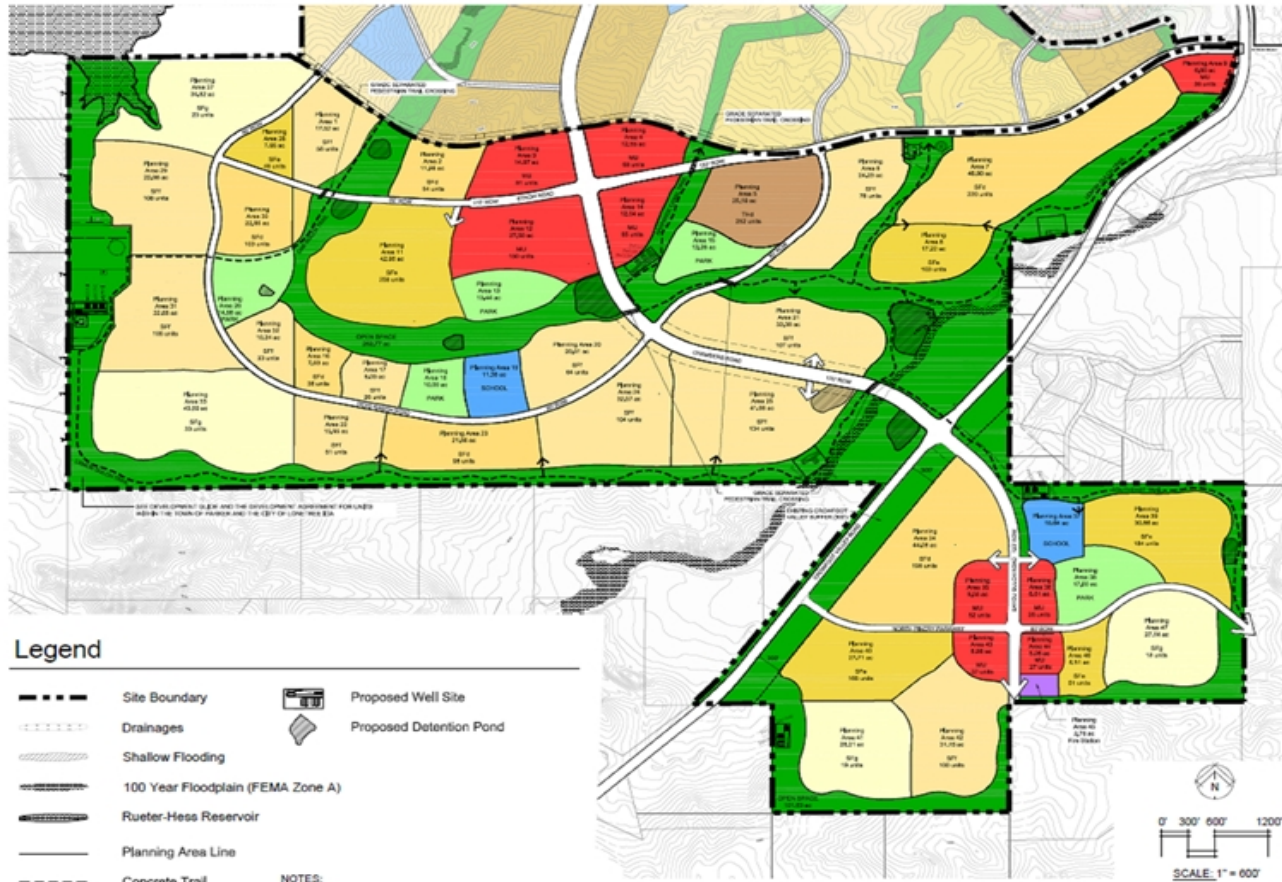


PARKER
COLORADO

Hess Ranch Development Plan

HESS RANCH PLANNED DEVELOPMENT DEVELOPMENT PLAN - 1535.99 acres

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



Parcel #	Land Use	Gross Acres	Max. Density (per Dec.)	Net Acres Minus Roads	Net Acres Minus Ponds & Slopes	DU (Shows on Plan)
1	SPF	19.47	3.2	17.52	-	56
2	SPF	13.35	4.5	11.98	-	54
3	MU	36.63	5.42	34.97	-	61
4	MU	13.94	5.42	13.05	-	68
5	MU	27.98	10.0	25.38	-	252
6	SPF	26.93	3.2	24.73	-	78
7	SPF	54.93	4.5	48.93	-	220
8	SPF	28.13	4.5	27.23	-	223
9	MU	7.75	5.42	6.95	-	36
11	SPF	47.73	4.5	43.96	-	258
12	MU	30.75	5.42	27.70	-	249
13	Park	13.44	-	13.44	-	-
14	MU	13.38	5.42	12.26	-	65
15	Park	12.26	-	12.26	-	-
16	SPF	8.81	4.5	7.95	-	36
17	SPF	8.52	3.2	8.05	-	26
18	Park	30.00	-	30.00	-	-
19	SCHOOLS	11.39	-	11.39	-	-
20	SPF	22.23	3.2	20.58	-	64
21	SPF	37.69	3.2	34.96	-	107
22	SPF	17.72	3.2	16.95	-	51
23	SPF	24.29	4.5	22.89	-	98
24	SPF	36.93	3.2	34.17	-	108
25	SPF	46.62	3.2	43.96	-	134
26	Park	14.58	-	14.58	-	-
27	SPF	38.69	3.67	34.65	-	73
28	SPF	8.53	6	7.66	-	46
29	SPF	36.94	3.2	34.96	-	106
30	SPF	25.40	4.5	22.89	-	93
31	SPF	36.53	3.2	34.09	-	105
32	SPF	13.38	3.2	12.26	-	37
33	SPF	51.27	3.28	47.53	-	133
34	SPF	48.98	4.5	44.98	-	198
35	MU	30.62	5.42	27.95	-	152
36	MU	7.34	5.42	6.61	-	36
37	SCHOOLS	30.04	-	30.04	-	-
38	Park	17.40	-	17.40	-	-
39	SPF	34.07	6	30.00	-	104
40	SPF	30.75	6	27.73	-	104
41	SPF	15.39	3.67	14.51	-	39
42	SPF	34.63	3.2	31.93	-	98
43	MU	7.75	5.42	6.95	-	36
44	MU	5.44	5.42	5.08	-	28
45	FIRE STATION	2.76	-	2.76	-	-
46	SPF	9.05	4.5	8.11	-	33
47	SPF	27.48	3.67	25.49	-	68
48	CORTEX SPACE	304.40	-	304.40	-	25,000
49	ROAD	106.17	-	106.17	-	-
TOTALS		1,535.99		1,440	0	1,179
FIRE STATION		2.76		2.76		
MU		113.35	5.42	105.67		513
Open Space		304.40		304.40		25,000
Park		67.28		67.28		6
Residential		862.17		792.05		1,019
Road		106.17		106.17		0
School		37.32		37.32		0
SPF		175.32	4.5	157.63		599
SPF		145.08	3.2	134.75		398
SPF		304.40	3.2	286.69		964
SPF		155.29	3.67	145.76		43
SPF		27.48	3.2	25.75		72
TOTALS		1,535.99		1,440	0	1,179

Hess Ranch Development Plan Development Plan

OWNER:
Town of Parker
1000 E. 1st Avenue
Parker, CO 80101
Phone: (703) 444-7777
FAX: (703) 444-7777

DESIGNER:
Inland Architectural Associates

Job No.: 7971401
Date: 04.24.2015
Revisions:

COMMUNITY DEVELOPMENT
DEPARTMENT



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