



PLANNING COMMISSION MEETING

7:00 PM

June 11, 2020

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

May 28, 2020 Meeting Minutes

6. PUBLIC HEARINGS

PARKER AND PINE - Rezone and Minor Development Plat

Applicant: Evt Parker Colorado, L.L.C.

Location: Southwest corner of Parker Road and Pine Lane

Department: Community Development, Carolyn Parkinson

TRAKiT Nos.: Z19-027/SUB18-020

- A. Draft Ordinance No. 3.193. - A Bill for an Ordinance Amending Ordinance 3.193, Series of 2002, By the Deletion of Certain Property from the PD-Planned Development Known as Parker Auto Plaza**
- B. Draft Ordinance No. 3.355 - A Bill for an Ordinance Rezoning Certain Property Within the Town of Parker, Colorado, Commonly Known as the Parker and Pine Property to PD - Planned Development Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith**
- C. Minor Development Plat**

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



PLANNING COMMISSION MINUTES

May 28, 2020

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 John Howe, Richard Foerster, Ruth Ann Nelson, Erik Frandsen and Eliana Burke. Alternate Tracie Manske was seated for the vacant position; Alternates Susan Caudill and Kimberly Rodell were present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the April 9, 2020 meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:02 P.M. DRAFT ORDINANCE NO. 3.01.122 - A Bill for an Ordinance to Amend Section 13.01.080 of the Parker Municipal Code Concerning Fees to be Established by Council Resolution

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

Bryce Matthews, Planning Manager, and Dannette Robberson, Assistant to the Town Administrator, presented the staff report for the draft update to Section 13.01.080 concerning fees to be established by Council resolution. 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 development applications prior to Town Council approval on June 15, 2020 will be bound by the proposed ordinance; (*Staff said no; only new development applications submitted after the effective date of the approved ordinance will be bound by the proposed ordinance.*)

- process for fee increases; *(Staff said if the proposed ordinance is approved, the development fees from 2020 will be increased annually, in phases based on the TishlerBise cost recovery fee study and subject to an ongoing five-year study review which will consider the Construction Cost Index (CCI) for that time. The CCI at that time, is not yet known.)*
- the significant site plan cost difference for non-residential versus residential; *(Staff said the difference is a result of the required amount of plan review time per site plan type.)*
- the reason for higher Planned Development (PD) amendment fees compared to the general charges that appear within other municipalities; *(Staff said the higher fees reflect the time required to negotiate the amendments to the PD.)*
- if feedback regarding the fees was solicited from the development community; *(Staff said the Development Liaison Committee and development stakeholders were provided the study methodology and data through meetings and staff availability for discussions.)*

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:23 P.M. DRAFT ORDINANCE NO. 3.01.122 - A Bill for an Ordinance to Amend Section 13.01.080 of the Parker Municipal Code Concerning Fees to be Established by Council Resolution

PLANNING COMMISSION DISCUSSION

Commissioners discussed the request:

- explains why Town of Parker developments are historically lower than other municipalities
- will allow the Town of Parker to recoup and pass on the cost of service to new developments
- provides fees that are in-line with other jurisdictions
- is long overdue and will be good for both the Town of Parker and developers
- will be good for development
- provides for best-practice
- supports the current state of the Town of Parker budget conditions and allows those that use Town services a means to pay for the services
- provides a middle-ground to move forward in paying for services

Commissioner John Howe moved that the Planning Commission recommend Town Council approve an Ordinance to amend the Parker Municipal Code regarding establishing fees by Council Resolution. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Staff advised the Planning Commissioners that due to the Safer-at-Home Orders limiting gatherings to less than 10 people, Planning Commission meetings will continue to be held virtually.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 6/11/2020

Town Council Date: 7/6/2020

Hearing Type: Public Hearing

PARKER AND PINE – Rezone and Minor Development Plat
Owner: EVT PARKER COLORADO, L.L.C
TRAKiT Nos: Z19-027/SUB18-020

Location: Southwest corner of Parker Road and Pine Lane

Project Planner: Carolyn Parkinson, Planner

Applicant: Dan Skeeahan – Kimley Horn

Representative: Bill Mahar – Norris Design

Executive Summary: The applicant is proposing a Rezone and Minor Development Plat (MDP) for Parker Auto Plaza Filing 1 Lot 1 Block 3. The proposal will remove the subject property from Parker Auto Plaza Planned Development (PD) and create a new PD and Minor Development Plat (MDP). The new PD will refine the commercial uses permitted and allow for residential development on the southwestern portion of the property. The MDP will create six commercial lots and one tract intended for multifamily development.

Staff Recommendation: Approval (Zoning)
Approval with Conditions (MDP)

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve an ordinance to delete certain property from the PD-Planned Development Known as Parker Auto Plaza.

“I move the Planning Commission recommend Town Council approve an ordinance for the Parker and Pine Planned Development Guide and Map.”

“I move the Planning Commission recommend Town Council approve the Parker and Pine Minor Development Plat subject to the condition in staff’s report;”

- 1. Prior to recordation, the applicant will satisfy all engineering comments related to SUB18-020.***

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve an ordinance to delete certain property from the PD-Planned Development Known as Parker Auto Plaza, subject to the following conditions:

“I move the Planning Commission recommend Town Council approve an ordinance for the Parker and Pine Planned Development Guide and Map, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council approve the Parker and Pine Minor Development Plat:”

“I move the Planning Commission recommend Town Council deny an ordinance to delete certain property from the PD-Planned Development Known as Parker Auto Plaza.

“I move the Planning Commission recommend Town Council deny an ordinance for the Parker and Pine Planned Development Guide and Map 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 recommend Town Council deny the Parker and Pine 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 request for an ordinance to delete certain property from the PD-Planned Development Known as Parker Auto Plaza.

“I move the Planning Commission vote to continue the ordinance for the Parker and Pine Planned Development Guide and Map to a future date.”

“I move the Planning Commission vote to continue the Parker and Pine Minor Development Plat to a future date.”

I. BACKGROUND/DISCUSSION

Rezone

The subject property is currently located within the boundaries of the Parker Auto Plaza PD. The applicant is requesting that the property be removed from the Parker Auto Plaza PD and rezoned to a new PD titled Parker and Pine Mixed Use Development. This new PD will update commercial uses and establish development design standards enforceable through an Architectural Control Committee (ACC) and the Town's site plan process. These development standards exceed the Town Design Standards and ensure cohesiveness and compatibility throughout the development. Specific requirements for the highly visible corner of Parker Road and Pine Lane address minimum square footage for both the building footprint and designated 'active outdoor space'. The PD will permit residential multifamily in the southwest corner of the property. A mix of retail/commercial uses that include daycare up to 14, 000 square feet are permitted on the remaining six lots.

Minor Development Plat (MDP)

The site contains 15.925 acres adjacent to Baldwin Gulch Trail and is currently vacant. The MDP will create six commercial lots and one tract (Tract A). This tract is intended for future residential multifamily development. The tract also includes the internal roadway network that will serve both the commercial lots and the multifamily development. A replat of this tract will be required prior to any multifamily development on the site.



II. PRIOR ACTIONS

Date	Action
1994	Annexation and zoning of Maclachlan and Saddletree properties
1995	Annexation and zoning of Listen property
2002	Above properties rezoned Parker Auto Plaza PD
2007	Annexation and zoning of Enclave 3 property - zoned Parker Auto Plaza PD

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Title 32 Overlay District		
PD & Plan Area	Parker Auto Plaza – Block 3		
Master Plan Area	Central Commercial		
Site Acreage	15.925 Acres		
Subdivision	Parker Auto Plaza		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Regional Commercial Retail	Modified Commercial	Goblers Nob Multi-Tenant Retail
South	Central Commercial	Open Space Modified Commercial	Baldwin Gulch Trail- Parker Marketplace II Shopping Center
East	Central Commercial	Modified Commercial	Peakview Shopping Center
West	Central Commercial	PD - Planned Development /Commercial	Vacant

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.F Housing and Neighborhoods 3.A Housing and Neighborhoods 3.B Housing and Neighborhoods 4.C

	Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.E
Inconsistent Goals/Strategies	None
Staff Analysis	The proposal is consistent with the goals and strategies within the Parker 2035 Master Plan. <u>Land Use and Jobs and Economic Vitality</u> The project provides opportunity for future expansion of the Town's economic base in an appropriate location and has bus access in close proximity to support alternate transportation choices. <u>Housing and Neighborhoods</u> The project provides an additional housing type that will maintain housing options in Parker by meeting the needs of a wide range of the population including young families, professionals and seniors. The development is located adjacent to a bus stop and is in close proximity to E470 and Town commercial areas, allowing for housing opportunities near transportation services.

OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Road Corridor Plan
Policies/Guidelines/Strategies	Does not conflict with the Policies and Goals of the Plan.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	This proposal aligns with the Parker Road Corridor Plan. Identified improvements to the Pine Lane intersection are included in the Town's 10 year Capital Improvement Program (CIP) and are scheduled for construction by 2023. The Town has been approved for a grant for these improvements from DRCOG for the 2020-2023 Transportation Improvement Program (TIP) cycle.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY			
Provisions	Existing/Required	Proposed	Analysis
Setbacks/Commercial	Front – 10' min Side – 10' min	Structures are not a part of this proposal.	☐ Consistent

	Rear – 10' min Residential Use – 25'	Required setbacks will be met at time of site plan approval.	☐ Inconsistent ☒ N/A
Setbacks/Residential	The minimum building setbacks in the Residential Planning Area shall be determined at time of site plan, but shall not be more than eighty (80') or less than ten feet (10') from public streets.		
Density/Residential	175 DU's total for the multifamily development.	Tract A, the residential component, will be platted at a future date. Density will be limited to 175 DU per the PD Guide.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	No building within the Mixed Residential Planning Area shall exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	All required streetscape, open space and common area landscape associated with the MDP have been satisfied. Individual lot requirements will be met at site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be met at site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Rezone and MDP against the requirements in the Parker and Pine Mixed Development PD zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	The Central Commercial District allows for higher density residential uses as part of a development with a mix of uses. No specific density calculation is provided.	The residential density allowed within this PD is 175 DU's - approximately 22 DU/AC. This proposal is consistent with the Master Plan character area. The zoning incorporates a mix of retail and service uses with multifamily residential.	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	The proposed zoning for this development allows for a mix of business and commercial uses. Higher density multifamily residential uses are also permitted.	Specific commercial uses are not yet known. Compliance with allowed uses for both commercial and residential areas within the PD will be enforced at site plan approval and/or building permit.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Height/Stories	No building within the Mixed Residential Planning Area shall exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Staff Analysis	Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road, growth in this Character Area should focus on retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. The uses, density and overall design considerations recommended within the Master Plan for the Central Commercial District are consistent with the proposed PD zoning.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is located at the intersection of Parker Road and Pine Lane; providing good transportation connections to major transportation corridors such as E470 and Parker Road. Access into the development will be provided from existing access points on Parker Road, Pine Lane and Twenty Mile Road.

As part of the MDP the applicant has submitted roadway construction plans and will construct the private access roads. These private access roads will provide vehicular and pedestrian connectivity between uses within the development.

The private roadways will conform to Town of Parker criteria. Though the roadways will be located within the multifamily tract they will be maintained by the owner's association.

Connectivity to the local and regional trail system is directly adjacent via Baldwin Gulch Trail. Per the Subdivision Improvement Agreement (SIA), a pedestrian connection to Baldwin Gulch Trail is required within Tract A (The multifamily tract). The specific location will be determined at time of site plan.

An improved bus stop on Parker Road provides an additional alternative for access to and from the development.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.
 - *This project aims to develop a portion of the site as residential which the current zoning does not support. In addition to allowing residential use for the site, a rezone will help to relieve restrictions on the build-to line enabling easier building placement.*

Staff Analysis

Currently the PD contains front building setback criteria that hinder the development of this important corner and the creation of a vibrant and activated space desired by the Town. Additionally, the current zoning does not permit residential uses. the Parker 2035 Master Plan supports multifamily residential at this location in support of the commercial corridor. The use is compatible with surrounding uses including existing multifamily development nearby and new multifamily under construction to the northwest. The mix of commercial and residential uses will encourage activation of this site and also help to create an urban edge along these two major roadways.

Based on this analysis, staff has determined that the request meets this criterion.

2. The particular parcel of ground is indeed the correct site for the proposed development.
 - *The project's parcel is in a prominent location with three adjacent*

arterials to the property making it the correct site for the proposed development.

- *The rezoning of this particular site will help to achieve the goals for “Jobs and Economic Vitality” in Ch. 9 of the Parker 2035 Master Plan, including:*
 - *2.A. Nurture and support established businesses and ensure adequate opportunities for future and expanded commercial activity within designated areas of Town, as specified on the General Land Use Plan.*
 - *2.E. Continue to attract new retailers and support existing retailers wishing to expand in order to fill existing vacant space.*

Staff Analysis

The subject property is located on a prominent corner, providing an opportunity to further the economic goals within the Parker 2035 Master Plan with construction of new commercial development. The residential component is compatible with nearby multifamily residential development and provides a transition between Parker Road and more sensitive open space and residential areas to the south and west.

Based on this analysis, staff has determined that the request meets this criterion.

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

Staff Analysis

An error has not occurred within the original zoning.

4. There have been significant changes in the area to warrant a zone change.
 - *This rezoning application is consistent with the significant zoning changes that have occurred in the adjacent area in recent years. For example, the Westcreek Development (north side of Pine Lane) was rezoned in 2016 to allow a mix of uses including multifamily residential, commercial, retail, and office. Similarly, the Parker Auto Plaza 1st Amendment to the south and west of the site has recently seen increased commercial development taking place, in conformance with the mix of uses allowed in the Parker Auto Plaza Development Guide.*
 - *This request to rezone to a mixed-use Planned Development is also consistent with the “General Land Use Plan” in the Parker 2035 Master Plan, which envisions ‘Central Commercial’ development along major transportation corridors that surround this site, including Parker Road, Twenty Mile Road, and nearby Lincoln Avenue. The Master Plan states that “growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with*

a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses.”

- *Finally, this rezoning application is in alignment with Goal 1.C of the Master Plan, to “Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community.”*

Staff Analysis

This area has experienced significant changes in recent years. Improvements to Pine Lane have created alternative connections to and from the commercial core of Town providing an opportunity to expand the Town’s commercial development. There is existing multifamily development to the northwest of the site (The Enclave), and new multifamily development (The Depot and Westcreek Condominiums) to the north.

Based on this analysis, staff has determined that the request meets this criterion.

5. Adequate circulation exists and traffic movement would not be impeded by development; and
 - *Existing access points are present and will remain unchanged. A project specific Traffic Impact Study will be supplied which will go over needed improvements.*

Staff Analysis

Town of Parker Engineering has reviewed the submitted traffic study. Satisfaction of any remaining comments regarding traffic will be made a condition of approval.

This condition will ensure that this criterion is met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
 - *Proposed rezoning will not incur additional municipal service costs. Municipal services cost having been previously addressed during the initial annexation process. Additionally, no public roads or other publicly maintained items are proposed.*

Staff Analysis

This site has been previously platted and utility stubs are in close proximity. Access is existing and will be unchanged by this proposal. Some improvements to the detention pond are needed to ensure water quality. These improvements will be the responsibility of the applicant and will be ensured through the building/public works permit process.

Based on this analysis, staff has determined that the request meets this criterion.

7. There are minimal environmental impacts or impacts can be mitigated.
 - *The rezoning application does not adversely impact environmental conditions. Property Owner has been corresponding with representatives from Prairie Dog Protection since August 2018, and has allowed*

concerned citizens to access the site to relocate the prairie dogs. Prairie Dog Protection requested adequate time (through summer 2019) to relocate the prairie dogs, time which was granted. Unfortunately, Prairie Dog Protection and other concerned citizens were ultimately unable to relocate the prairie dogs, so in preparation of construction the Property Owner hired a professional exterminator in November 2019 to remove the prairie dogs from the site in accordance with State and local requirements.

- *We also understand that the Town recently adopted a prairie dog management ordinance (Ordinance 3.353) that would encourage developers 'to partner with non-profit conservation/public interest groups to relocate prairie dogs' before resorting to humane means of extermination. The ordinance further states that if relocation is infeasible or prohibits, 'the applicant shall utilize humane extermination using a professional exterminator' and that 'all products must be approved by the Colorado Department of Agriculture, U.S. Fish and Wildlife Service and the U.S. Environmental Protection Agency.' Although this ordinance was not approved prior to the prairie dog removal, we were proactive in our approach as far back as 2018 and met these requirements before they were adopted.*

Staff Analysis

There were no indications/objections from referral agencies of environmental impacts resulting from this proposal.

Prairie dog mitigation has taken place on this site. This proposal predates the recently adopted ordinance regarding removal of Prairie Dogs from a development site. The applicant is under no obligation to comply with the new ordinance. Nevertheless, information provided by the applicant indicates that concerned citizens and organizations were given the opportunity to remove the animals but were unable to do so. In the absence of this alternative, the applicant has stated compliance with state regulations regarding the removal of the Prairie Dogs.

Future Site Plan applications will be required to meet all applicable Land Development Ordinance (LDO) standards including those that pertain to environmental impacts.

Based on this analysis, staff has determined that the request meets this criterion.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.
 - *Based on the Master Plan – General Land Use Plan zoning map, Medium Density Residential is directly to the east and west of the current Central Commercial zoning block, where the project lies. Therefore, a mix of residential and commercial uses for the project is in line with the Town Master Plan. The 2035 Master Plan further states that the central commercial district should focus on higher density residential uses as part of a development with a mix of uses, and a design that focuses on vehicle*

and pedestrian connectivity between uses. Therefore, the proposal is consistent with the 2035 Master Plan.

Staff Analysis

As detailed in Section IV of this staff report, the proposed Planned Development zoning is consistent with the Parker 2035 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.
 - *Waste, sewage disposal, and water will be unchanged. With the addition of residential spaces, schools and parks will be impacted, but will be mitigated by fee-in-lieu.*

Staff Analysis

Water and sewer for the project will be provided by Parker Water and Sanitation District. The District's approval of the referral for the project has indicated their ability to provide for the development.

School and Park dedication requirements are applicable only to the residential component of the proposal. These requirements will be met at time of platting for Tract A, the residential component of the proposal.

Based on this analysis, staff has determined that the request meets this criterion.

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments-MDP	Zoning
Aztec	No additional comments	
Building	Advisory comments -General process information	No comment
Century Link	No comment	
Centennial Airport	No comment	Advisory comment-Avigation Recommend Easement.
Cherry Creek Basin Water Authority	No comment	
Colorado Dept of Transportation	No Comment	
Comcast	No comment	

Comprehensive Planning	No comment	Advisory comments in support of the proposal.
Douglas County Assessor	No comment	
Douglas County Planning	No comment	
Douglas County Schools	No comment	
E470 Highway Authority	No comment	
Economic Development	Approved	
Fire Life Safety	Approved	No comment
IREA	Approved	
Parker Automotive Metro District	No comment	
PSCO	No conflict	No comment
RTD	Approved	No referral sent
Tri County Health	Completed	No referral sent
TOP engineering	Minor corrections needed- will be a condition of approval.	No referral sent

VIII. CONCLUSION

This proposal will remove the subject property from the Parker Auto Plaza Filing 1 Plat and PD. The property will be rezoned Parker and Pine Mixed Use Development PD and replatted as Parker and Pine Minor Development Plat. The new PD zoning will update commercial uses and add multifamily residential as an allowed use. The replat will create six commercial lots and one tract. A replat of Tract A will be required prior to any multifamily development on the site.

This site is located within the Central Commercial District of the Master Plan. The uses, density and overall design considerations recommended for this district are consistent with the proposed PD and with the nine approval criteria for rezoning requests. The applicant has demonstrated compliance with the requirements of the Land Development Ordinance for Minor Development Plats.

Therefore, staff is recommending that the Planning Commission recommend approval of the Parker and Pine Mixed Use Development PD. Staff also recommends approval of the Parker and Pine Minor Development Plat subject to the condition contained in staff's report.

IX. RECOMMENDED CONDITIONS (Parker and Pine Minor Development Plat)

1. Prior to recordation, the applicant will satisfy all engineering comments related to

SUB18-020.

X. ATTACHMENTS

Zoning

1. Planned Development Guide and Design Standards
2. Rezone Exhibit
3. Zoning Referral Agency Comments
4. Draft Ordinance No. 3.193.4 -remove from Parker Auto Plaza
5. Draft Ordinance No. -rezone to Parker and Pine

Replat

6. Minor Development Plat
7. Landscape Plan
8. Replat referral agency comments
9. Applicant's Prairie Dog Mitigation Statement

Report Approved By: Bryce Matthews, Planning Manager

ORDINANCE NO. 3.193.4, Series of 2020

TITLE: A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 3.193, SERIES OF 2002, BY THE DELETION OF CERTAIN PROPERTY FROM THE PD-PLANNED DEVELOPMENT AREA KNOWN AS PARKER AUTO PLAZA

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for rezoning certain property described in the attached **Exhibit A**, within the Town of Parker, Colorado, as PD-Planned Development within the property known as Parker and Pine Planned Development (the "Property"), pursuant to Town of Parker Land Development Ordinance.

a. Public notice has been given of such rezoning by publication on the Town of Parker's website, at least fifteen (15) days prior to the public hearing of such rezoning.

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

d. Notice of such proposed hearing was posted on the property for fifteen (15) consecutive days prior to said hearing.

e. The factors contained in Section 13.04.240(b)(6)(f) of the Parker Land Development Ordinance for rezoning of the property described in Exhibit A to PD-Planned Development have been satisfied.

Section 2. The Property identified in Exhibit A is hereby deleted from the PD-Planned Development area known as Parker Auto Plaza, and is rezoned as more particularly set forth in Ordinance No. 3.355, approved concurrently herewith.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the property.

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

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this

Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Legal Description

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03" EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57" WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11" EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41" EAST, 7.00 FEET TO A POINT OF NONTANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41" EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14" EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18" EAST, 66.60 FEET;
6. SOUTH 23°56'20" EAST, 264.14 FEET;
7. SOUTH 10°49'51" EAST, 88.19 FEET;
8. SOUTH 23°56'20" EAST, 553.91 FEET;
9. SOUTH 66°06'54" WEST, 51.46 FEET;
10. NORTH 45°24'20" WEST, 109.52 FEET;
11. NORTH 64°44'06" WEST, 193.03 FEET;
12. SOUTH 89°59'52" WEST, 417.86 FEET;
13. NORTH 00°00'08" WEST, 240.75 FEET;
14. NORTH 89°42'09" WEST, 404.78 FEET;
15. NORTH 00°17'51" EAST, 25.00 FEET;
16. NORTH 89°42'09" WEST, 136.54 FEET TO A POINT OF NONTANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06" EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09" WEST A LENGTH OF 63.88 FEET;
18. SOUTH 86°37'09" WEST, 6.07 FEET TO A POINT OF NONTANGENT CURVATURE;
19. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 77°59'36" EAST, A RADIUS OF 631.00 FEET, THRU A CENTRAL ANGLE OF 17°27'40", AN ARC LENGTH OF 192.30 FEET, WHOSE CHORD BEARS NORTH 03°16'34" WEST A LENGTH OF 191.56 FEET;
20. NORTH 05°27'16" EAST, 123.41 FEET TO A POINT OF NONTANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45" EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43" EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.

ORDINANCE NO. 3.355, Series of 2020

TITLE: A BILL FOR AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE PARKER AND PINE PROPERTY TO PD-PLANNED DEVELOPMENT PURSUANT TO THE PARKER LAND DEVELOPMENT ORDINANCE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for rezoning certain property described in attached **Exhibit 1**, within the Town of Parker, Colorado, to PD-Planned Development, pursuant to the Parker Land Development Ordinance.

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

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

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

e. The requirements of Section 13.04.240 of the Parker Land Development Ordinance for rezoning of the Property have been satisfied.

Section 2. The Property is hereby zoned as provided in the Development Plan and the Development Guide, as provided in **Exhibit 2**, which is attached hereto and incorporated by this reference. The uses permitted for the Property are specifically described in Exhibit 2.

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

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

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper

legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

Legal Description

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03" EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57" WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11" EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41" EAST, 7.00 FEET TO A POINT OF NONTANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41" EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14" EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18" EAST, 66.60 FEET;
6. SOUTH 23°56'20" EAST, 264.14 FEET;
7. SOUTH 10°49'51" EAST, 88.19 FEET;
8. SOUTH 23°56'20" EAST, 553.91 FEET;
9. SOUTH 66°06'54" WEST, 51.46 FEET;
10. NORTH 45°24'20" WEST, 109.52 FEET;
11. NORTH 64°44'06" WEST, 193.03 FEET;
12. SOUTH 89°59'52" WEST, 417.86 FEET;
13. NORTH 00°00'08" WEST, 240.75 FEET;
14. NORTH 89°42'09" WEST, 404.78 FEET;
15. NORTH 00°17'51" EAST, 25.00 FEET;
16. NORTH 89°42'09" WEST, 136.54 FEET TO A POINT OF NONTANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06" EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09" WEST A LENGTH OF 63.88 FEET;
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20. NORTH 05°27'16" EAST, 123.41 FEET TO A POINT OF NONTANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45" EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43" EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.

Parker and Pine Mixed Use Development Planned Development Guide

May 29, 2020

Prepared for: EVT Parker Colorado, LLC
c/o: Eisenberg Company, Inc.
2710 E. Camelback Road, Suite 210
Phoenix, AZ 85016

Prepared by: Kimley-Horn and Associates, Inc
4582 S. Ulster Street, Suite 1500
Denver, CO 80237

Parker and Pine Mixed Use

Development Guide

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SECTION I - OBJECTIVE, PURPOSE, INTENT, APPLICATION

A. Objective:

The objective for the Parker and Pine Mixed Use Development is to create a viable commercial center in response to the accelerated development of the E-470 Corridor at the northwestern edge of the Town of Parker. Such a development will offer the opportunity for a blend of office, commercial, hospitality, and multi-family uses.

B. Purpose:

The purpose of the Parker and Pine Mixed Use Planned Development Guide (hereinafter sometimes referred to as "Development Guide") is to establish standards for the comprehensive development and improvement of the property. The Development Guide will provide opportunities for innovative design and the necessary flexibility for changing community needs.

C. Intent:

The intent of the Parker and Pine Mixed Use Planned Development is to create better opportunities for community growth within the Town of Parker. This will include a variety of uses including multi-family, office, and commercial development. The Parker and Pine Mixed Use PD provides the development standards that will encourage and promote innovative development to help enhance the character and quality of the Town of Parker.

The intent of the Development Guide is to establish specific criteria for the comprehensive development and improvement of the property. The standards will help guide the development in an orderly manner to provide the residents of Parker with a comfortable place to work, play and shop.

In support of the Town of Parker's 2035 Master Plan, it is the intent of this Development Guide to direct and encourage the following:

1. Provide for commercial, retail, restaurants, entertainment, and higher density residential to support a pedestrian environment;
2. Provide for a well-located mixed-use development that creates a sense of community among those who work, live, and play in the environment;
3. Encourages quality commercial, retail, and services uses that ensure adequate opportunities for future expansion of our economic base in an appropriate location in the community;
4. Encourage innovative approaches to mixed-use development meet the growing demands of the population;
5. Encourage the development of a community incorporating the best features of modern design;
6. Encourages an alternative development type which will minimize the strain on existing and future facilities in and around the Parker and Pine Mixed Use Planned Development. The efficient mixing of uses in the development is intended to reduce vehicle trips and reinforce the walkability of the community;
7. Conserve and enhance the value of the land; and
8. Encourages a sensitive design and layout that integrates the land's natural characteristics to protect the native landscape and topographical features with the built environment of commercial, retail, service, and higher density residential.

D. Application:

Standards for development shall apply to all property contained within the Parker and Pine Mixed Use Development that is illustrated on the Development Plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the site.

Provisions of this guide shall prevail and govern the uses permitted within the area defined as the Parker and Pine Mixed Use PD. This guide only supersedes the specific zoning category, not the Town of Parker's Municipal Code, as amended.

END OF SECTION

SECTION II - AUTHORITY

A. Authority:

The authority for this PD Development Guide is Section 13.04.150. (PD-Planned Development) of the Town of Parker Land Development Ordinance.

B. Adoption:

The adoption of this Development Guide shall evidence the findings and decision of the Town Council of the Town of Parker that this Development Guide for Parker and Pine Mixed Use Planned Development is authorized by the provisions of Section 13.04.150 of the Town of Parker Land Development Ordinance.

C. 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 without any limitation on any power or authority otherwise granted by law. All provisions of this Development Guide shall run in favor of the occupants and owners of the land within the Parker and Pine Mixed Use Planned Development to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

D. Relationship to Town Regulations:

The provisions of this Development Guide shall prevail and govern the development within the Parker and Pine Mixed Use Planned Development. Where the provisions of the Development Guide do not address a specific subject, the provisions of the Town of Parker Municipal Code, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

E. Architectural Control Committee:

The Parker and Pine development is controlled by an Architectural Control Committee (ACC) whose Design Guidelines are attached as Exhibit A. All development will be subject to review and approval by the Parker and Pine ACC, subject further to Town approval, as provided by the Town of Parker Municipal Code.

F. 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 imposes higher standards or requirements shall govern unless determined otherwise by the Community Development Director.

END OF SECTION

SECTION III - CONTROL PROVISIONS

A. Control Over Use:

After the adoption of this Development Guide by the Town Council of the Town of Parker and subject to the provisions of Section 13.04.230 (Non-Conforming Situations) and these Development Standards, in conjunction with the Town of Parker Land Development Ordinance, shall control development and land use including the following:

1. Any new building or other structure, and any parcel of land, or land use; and
2. The use of any existing building, other structure or parcel of land may be changed or extended; and
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan.

For any purpose permitted or required by the provisions of this Development Guide applicable to the area in which the building, other structure or parcel of land is located, and for no other purpose. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other standards and requirements set forth or referred to in the standards and requirements for that area, and to any other applicable standards and requirements of this Development Guide.

B. Control Over Location and Bulk:

After the adoption of this Development Guide by the Town Council of the Town of Parker and subject to the provisions of Section 13.04.230 (Non-Conforming Situations) of the Town of Parker Land Development Ordinance, the location and bulk of all buildings and other structures, existing and future, shall be in conformity with:

1. All standards and requirements set forth or referred to in the standards and requirements for the area in which such buildings and other structures are located; and
2. Any other applicable standards and requirements of this Development Guide.

C. Incorporation of Development Plan:

The development of the "Parker and Pine Mixed Use Planned Development", including the type, location and boundaries of land use areas, the circulation elements, and the densities established by this Development Guide, are shown upon the "Parker and Pine Mixed Use Development Plan" (hereinafter sometimes referred to as "Development Plan"), which Development Plan is hereby incorporated by reference into this Development Guide together with everything shown thereon and all amendments thereto.

D. Planning Area Boundaries:

The boundaries and acreage of all Planning Areas within Parker and Pine Mixed Use Planned Development are shown on the Development Plan.

Amendments to planning areas shall be subject to Section 13.03.030 of the Town of Parker Municipal Code.

END OF SECTION

SECTION IV - GENERAL PROVISIONS

- A. Purpose:
The purpose of this section is to provide general provisions and clarifications of standards and requirements for development that will occur in the Parker and Pine Mixed Use Planned Development.
- B. Relationship to the Town of Parker Roadway Design and Construction Criteria Manual, as Amended:
Regarding public roadways, all provisions of the Town of Parker Roadway Design and Construction Criteria manual, as amended, and successors thereof, as now in effect and is hereafter amended, are by this reference incorporated herein as if set forth in full.
- C. 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 imposes higher standard or requirements shall govern unless determined otherwise by the Community Development Director.
- D. Utility Connections:
Connection to Parker Water and Sanitation District facilities shall be required for each principal building constructed in the future within the Parker and Pine Mixed Use Planned Development.
- E. Underground Utility:
All electrical and communication distribution lines shall be placed underground.

END OF SECTION

SECTION V – COMMERCIAL AREAS I and II (Planning Areas 1 and 2 on PUD Rezoning Map)

A. Intent:

The Commercial planning areas provide for the opportunity to offer flexibility with the land planning and site development within a defined framework of excellence. The planning areas can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to combine supporting uses and allows development to respond to changing market conditions. The development standards will help assure quality improvements in the Town of Parker. The Commercial planning areas will help build a commercial node in the Town of Parker where you can work, shop and play.

All development shall comply with the *Commercial Design Standards* outlined within the *Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

B. Commercial Land Uses Permitted by Right:

1. Antique Shops
2. Art Supplies
3. Bakeries
4. Banks without drive-through
5. Bars and Lounges
6. Breweries and Distilleries
7. Consignment Stores
8. Clothing Stores
9. Craft and Hobby Shops
10. Daycare no larger than 14,000 square feet, subject to Section V.D.6
11. Drug stores; may include pharmacies
12. Eating and Drinking Establishment; drive in and/or carry out subject to Section V.D.5
13. Electrical and Household Appliances
14. Financial Institutions without drive-through
15. Florists
16. General Merchandise/Retail Sales and Services
17. Gift Shops
18. Grocery Stores
19. Jewelry Stores
20. Liquor Stores
21. Microbrewery
22. Music Shops
23. Offices
24. Office Supplies; may include computer and phone sales
25. Outpatient veterinary facilities where no kenneling of animal is proposed, no larger than 3,500 sq. ft.
26. Personal Service no larger than 3,500 sq. ft.; including dry cleaning services without onsite processing, therapeutic massage, and reflexology
24. Fitness Studio no larger than 3,500 sq. ft.
25. Health Club and spas no larger than 3,500 sq. ft.
26. Instructional services no larger than 3,500 sq. ft.
27. Pet Shops
28. Restaurants and other Eating Establishments
29. Shoe Stores

30. Sporting Goods and Athletic Equipment
31. Toy and Game Stores
32. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director.

C. Commercial Land Uses Permitted by Special Review:

1. Hotels
2. Daycare in excess of 14,000 square feet, subject to V.D.6

D. Development Standards:

1. **Minimum Building Size.** The minimum building square footage for the lot located at the corner of Parker Road and Pine Lane in the Commercial Area I is 17,000 square feet. Square footage between 12,000 and 17,000 may be approved at the discretion of the Planning Director where the following apply:
 - The development is entirely retail
 - the development is a single user building, not a multi-tenant building.
2. **Setbacks.** The minimum building setbacks in the Commercial Planning Areas shall be:
 - Front: 10'
 - Side: 10'
 - Rear: 10'
 - Residential Use: 25'
3. **Lot Width.** No lot shall be less than 120 feet (120') wide.
4. **Building Height.** No building within the Commercial Planning Areas shall exceed forty-five (45) feet in height except by special review.
5. **Drive-through Uses.**
 - No drive-through use shall be within a 300-foot radius of the Pine Lane and Parker Road center line intersection.
 - No more than two (2) drive-through uses shall be permitted within the Commercial Planning Area.
6. **Daycare Use.**
 - No more than 1 daycare use shall be permitted within Commercial Area II only. No daycare use is permitted in Commercial Area I.
7. **Personal Service Uses.**
 - No more than 7,500 sq. ft. personal service uses shall be permitted within Commercial Planning Area 1, unless otherwise approved by the Planning Director.

END OF SECTION

SECTION VI – HIGHWAY ORIENTED COMMERCIAL (Planning Area 3 on the PUD Rezoning Map)

A. Intent:

This section establishes standards for the Highway Oriented Commercial use area designated on the plan, which will provide for planned, orderly development, meeting the automotive and retail needs of the community as it develops.

All development shall comply with the *Commercial Design Standards* outlined within the *Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

B. Highway Oriented Commercial Land Uses Permitted by Right:

- a. Antique Shops
- b. Art Supplies
- c. Bakeries
- d. Bars and Lounges
- e. Breweries and Distilleries
- f. Car Wash; may include automatic or coin operated as a principal use
- g. Clothing Stores
- h. Convenience Stores; may include sales of gasoline and automotive fuel products
- i. Craft and Hobby Shops
- j. Drug stores; may include pharmacies
- k. Eating and Drinking Establishment; drive in and/or carry out, subject to V.D.5.
- l. Electrical and Household Appliances
- m. Financial Institutions with drive-through
- n. Florists
- o. General Merchandise/Retail Sales and Services
- p. Gift Shops
- q. Grocery Stores
- r. Hotels and motels, including restaurants, gift shops, and other accessories
- s. Indoor Amusement and Recreational Establishments
- t. Jewelry Stores
- u. Liquor Stores
- v. Microbrewery
- w. Music Shops
- x. Offices
- y. Office Supplies; may include computer and phone sales
- z. Personal Service no larger than 3,500 sq. ft.; may include, but are not limited to:
 - bb. Fitness Studio, maximum 3,500 square feet
 - cc. Health Club and spas, maximum 3,500 square feet
 - dd. Instructional services, maximum 3,500 square feet
 - ee. Pet Shops
 - ff. Restaurants and other Eating Establishments
 - gg. Shoe Stores
 - hh. Sporting Goods and Athletic Equipment
 - ii. Toy and Game Stores
 - jj. Veterinary clinics, provided only household, domesticated animals are treated, and there is no provision for overnight kenneling of animals
 - kk. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director

- C. Highway Oriented Commercial Land Uses Permitted by Special Review:
- a. Ambulance Services
 - b. Automobile sales (new and used), rental and leasing
 - c. Automobile and truck service and repair facilities
 - d. Sales, leasing and rental of motorized equipment
 - e. Emergency Care Facilities
 - f. Display Parking of Automotive Vehicles; may include motorcycles, recreational vehicles, and other type of motorized vehicle) for sale with the front or side yard setback of a lot
- D. Development Standards:
- a. Setbacks. The minimum building setbacks in the Commercial Planning Area shall be determined at time of site plan, but shall not be more than eighty (80') or less than ten feet (10') from public streets.
 - b. Building Height. No building within the Commercial Planning Area shall exceed forty-five (45) feet in height except by special review.

END OF SECTION

SECTION VII – MIXED RESIDENTIAL (Planning Area 4 on the PUD Rezoning Map)

A. Intent:

The mixed residential planning area provides for the opportunity to offer flexibility with the land planning and site development. The planning area can be developed with variety of high-density residential uses. The land uses allow housing to promote a sustainable mixed-use environment. The residential land use should promote a pedestrian-oriented environment

B. Residential Land Uses Permitted by Right:

- a. Multi-family
- b. Mixed-Use Residential; includes residential above first floor retail/commercial/office
- c. Retail/commercial/office in support
- d. Convenience retail; without gas pumps
- e. Office/professional, accounting, law, consulting
- f. Retail sales
- g. Bar and Lounge
- h. Eating Establishment; without drive-through
- i. Personal Services, not to exceed 3,500 square feet may include, but are not limited to:
- j. Fitness Studio, maximum 3,500 square feet
- k. Health Club and spas, maximum 3,500 square feet
- l. Instructional services, maximum 3,500 square feet
- m. Single-Family Attached; Townhome
- n. Open Space
- o. Public Plazas, Courts and Gathering Spaces
- p. Recreation Center – Club House for private use to serve the residential development
- q. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director.

C. Development Standards:

- a. Residential Uses. Not to exceed 175 dwelling units for the Mixed Residential Planning Area.
- b. Setbacks. The minimum building setbacks in the Residential Planning Area shall be determined at time of site plan, but shall not be more than eighty (80') or less than ten feet (10') from public streets.
- c. Building Height. No building within the Mixed Residential Planning Area shall be exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.
- d. Minimum Lot Area. None.
- e. Personal Service Uses. No more than 6,000 square feet of personal service uses shall be permitted within the commercial planning areas. At the discretion of the Planning Director, this may be increased by 25% to a maximum of 7,500 square feet provided that:
 1. There is a minimum of 10% floor space dedicated to a retail component of the personal service use or
 2. The specific use proposed is not available within a ½ mile radius of the development.

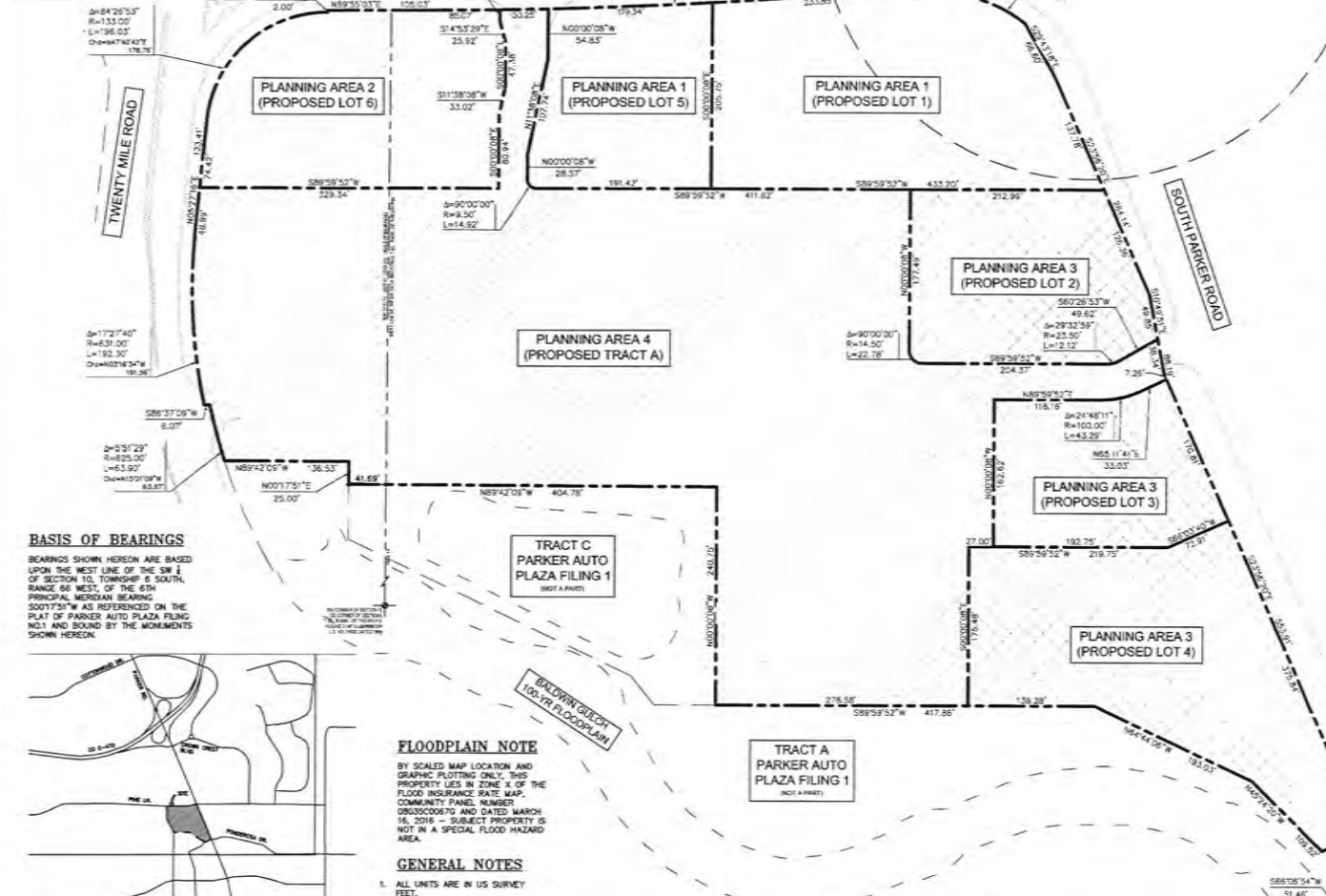
END OF SECTION

PARKER AND PINE PLANNED DEVELOPMENT - DEVELOPMENT PLAN

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PROPERTY LINE
PA - 1 (COMMERCIAL)
PA - 2 (COMMERCIAL)
PA - 3 (HIGHWAY ORIENTED COMMERCIAL)
PA - 4 (MIXED RESIDENTIAL)



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.



VICINITY MAP
1"=2,000'

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0805000670 AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES

- ALL UNITS ARE IN US SURVEY FEET.
- THE PARKER AND PINE PLANNED DEVELOPMENT EXHIBIT ILLUSTRATES PROPOSED LAND USES AND SITE DATA. LAND USE ACRES ARE APPROXIMATE. THE PLAN IS INTENDED TO ALLOW FOR CHANGES AND REFINEMENT. THE EXACT ACRES OF THE PLANNING AREAS WILL BE DETERMINED DURING PREPARATION OF INDIVIDUAL SITE IMPROVEMENT PLANS AND PLATS.

ZONING MAP EXHIBIT

LAND USE SUMMARY TABLE

PLANNING AREAS	SQ. FT.	ACRES	PERCENT	LOTS INCLUDED
PA-1 COMMERCIAL	119,719	2.7484	17.2%	LOTS 1 & 5
PA-2 COMMERCIAL	60,131	1.3804	8.7%	LOT 6
PA-3 HIGHWAY ORIENTED COMMERCIAL	185,482	4.2589	23.6%	LOTS 2, 3, & 4
PA-4 MIXED RESIDENTIAL	348,537	8.0243	50.3%	LOT 7
TOTAL PLANNING AREA	614,869	14.0520	100%	

*LOT DESIGNATIONS ARE PER THE PLAT OF THE NAME PARKER AND PINE FILING 1

LEGAL DESCRIPTION

LOT 1, BLOCK 5 PARKER AUTO PLAZA FILING NO. 1, 1ST AMENDMENT TO BE REPLACED AS PARKER AND PINE FILING 1, COUNTY OF DOUGLAS, STATE OF COLORADO

EXISTING ZONING

PARKER AUTO PLAZA 1ST AMENDMENT PLANNED DEVELOPMENT - TOWN OF PARKER

PROPOSED ZONING

PARKER AND PINE PLANNED DEVELOPMENT - TOWN OF PARKER

PROPERTY OWNER SIGNATURE

EVT PARKER COLORADO, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
SIGNATURE _____ PRINT NAME AND TITLE _____
NOTARY: _____
STATE OF _____
COUNTY OF _____
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, CHARLES N. BECKSTROM, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND 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.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33002
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

TOWN COUNCIL CERTIFICATE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED AS THE PARKER AND PINE PLANNED DEVELOPMENT. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

PLANNING COMMISSION CERTIFICATE

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

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____
A.D., AT _____ AM/PM AND WAS RECORDED AT RECEPTION

NO. _____

COUNTY CLERK AND RECORDER



Kimley-Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4542 SOUTH ULSTER STREET, SUITE 1500, DENVER, CO 80237
PHONE: 303-528-1200

Exhibit A

Parker & Pine Mixed Use Development Design Standards

Prepared for:
EVT Parker Colorado, LLC
c/o: Eisenberg Company, Inc.
2710 E. Camelback Road, Suite 210
Phoenix, AZ 85016

Purpose

The Parker & Pine Mixed Use Development is a future mixed-use center at the E-470 Corridor at the northwestern edge of the Town of Parker. Such a development will offer the opportunity for a blend of office, commercial, hospitality, and multi-family uses. This document's purpose is to describe and explain an overview of the building and design standards for such structures (the "PD Standards"). This document is in compliance with the Town of Parker's Development Design Standards adopted November 2019 (the "Town Design Standards"). In the event of a conflict with the Town Design Standards and the PD Standards, the Town's Design Standards shall control. For information regarding urban and site design, and for further details on each of the sections presented below please refer to the Town of Parker's Development Design Standards.

The primary objectives in establishing these development guidelines are:

- o To create consistency in materials and architectural design throughout the development.
- o To achieve a harmony of each building and area of development with neighboring buildings and areas of development.
- o To ensure a well-planned and well-maintained development at this important entry intersection to the Town of Parker.
- o To improve the visual image of the Town along one of its most heavily used arterials.
- o To promote a pedestrian friendly suburban environment in order to create a high quality livable community that embraces the principals of smart growth.
- o To create a greater sense of place and heritage within the Town by requiring commercial and industrial development to be designed in a manner that is germane to the Town as a whole.

In order to facilitate the development process, it is encouraged that each property owner provide their project architect, contractor and engineers with a copy of the PD Standards.

Pine and Parker Mixed Use Development Standards

Purpose: To create a composition of buildings that are high-quality, well-scaled, appropriate for their contexts, relative to human scale, sustainable and timeless.

A. Building Composition and Elements

Intent:

Organize the basic elements of a building such as walls and openings, to create a recognizable rhythm, increase visual interest and create a pedestrian-friendly environment at the street level.

Standards:

1. Bays – Buildings shall include a cadence of bays that is continuous throughout the façade creating a balanced design. Two or three bays should be selected to be larger and taller in scale. Their parapets should extend a minimum of **24"** past the overall building parapet heights. Parapets shall also be aligned with the vertical breaks in building walls and/or tenant walls. The pattern of bays, walls, and opening should be expressed in all sides of the building.
2. Fenestration - To activate the street and create visual interest, arrange windows and other openings with transparent features to include clear glazing on each façade of the building. See Town Design Standards for required transparency percentages of the ground-floor level façade.
3. Form and Massing – This design breaks down massing vertically and horizontally with bays, parapet variations and a consistent height for wainscoting, storefront, and trellis-style awnings. The front façade of each tenant space is to be primarily storefront to achieve street activation and pedestrian-scaled building design. Varied parapet roof lines are to be implemented to add visual interest. These PD Standards contain a variety of colors and materials which should alternate throughout building to avoid dull and repetitive façades. Materials described further on last page. Since these are multi-tenant buildings, there shall be vertical massing breaks at tenant party walls with changes in the plane of the facade of the building sufficient to create a visible shadow line.
4. Equipment - Mechanical and utility equipment must be screened. It shall not be visible from any street or pedestrian way.

B. Approaches to Composition

Intent:

Encourage diversity in the design of buildings and streetscapes that facilitate walking and pedestrian activity. The following options for building composition are appropriate and meet the Town Design Standards.

Standards:

1. This site will be designed under Option 1 of the Town Composition Standards - Composing a Building as a Single Design contained in the Town Design Standards. The constant color palette across the building includes beige and grey brick and EIFs (no more than 30% in the front façade) and massing broken down with a change in material as an accent (wood-tone and grey siding). Complementary design features and materials are trellis-style awnings at each tenant space in grey or black metal. Additionally, the corner tenant space will be designed to appear to be one and a half to two stories in height, and may include larger amounts of storefront to create an engaging and visually interesting anchor piece. Note: this document describes selected colors generically. A list of specific suggested finished can be found on the next section.
2. Trellis-Style Awnings will serve as overhangs at entries that will protrude a minimum of 2 feet beyond the supporting wall.
3. Lot 1, at the northeast corner of the site, shall provide a minimum of 2,000 SF of active outdoor space for a multi-tenant building or 1,000 SF of active outdoor space for a single tenant building. Other tenant spaces that are conducive to outdoor seating (such as restaurants and coffee shops) are encouraged to also provide outdoor spaces. Determining the tenant spaces where it is appropriate to include such an outdoor space will be dependent on the type of service provided and whether end users will benefit and make use of an outdoor option, and ultimately be decided on a case by case basis at the discretion of the Town. Specific size and locations of these potential outdoor spaces or patios will be agreed upon between the Town and the future tenant.
4. Under the Parker Municipal Code, commercial buildings have a maximum height requirement of **35 feet**. Under the Town Design Standards, buildings are required to have taller massing with a minimum height of 25 feet along the entire façade adjacent to a public roadway with the higher traffic volume. The taller massing must have a depth of at least 20 feet.

Exterior Building Palette

These PD Standards contain authentic high quality building materials from a variety of manufacturers. Please see details on the next section. The selected materials include brick, EIFs (no more than 30%), lap siding, metal and storefront. This result is an aesthetically-pleasing design that integrates surface texture and detailing that help reduce the building massing (both vertically and horizontally).

The application of these building materials must be applied and articulated in a balanced manner to complement the building design. The additional accent materials: Lap siding and metal are intended to provide architectural interest and provide for a balanced building design. Any deviation from this list of materials requires approval from the Architectural Control Committee (ACC) and must be in compliance with the Town Design Standards.

A. Exterior Building Material Requirements

Intent:

Present an image of high-quality and permanence to ensure that the buildings on this site are well-designed, durable in the Colorado climate and will complement the surrounding context.

Standards

1. Masonry Base Requirements

These PD Standards encourage the use of brick for the entire height of certain bays. In lieu of this, or in addition to, these standards require brick wainscoting throughout all sides of the buildings to create a base-middle-top visual proportion.

2. Window and Storefront Requirements

All windows must be a true window product and not a faux window. Faux windows are not permitted on any commercial or industrial building design. Window mullions shall match the color palette described in this document and must be complementary to the building design. Additionally storefront walls at the entry of each tenant space shall be **10ft** in height to convey human scale.

3. Exterior Insulation Finishing System (EIFS) Requirement

EIFS shall not be used as a primary building material and shall only be used as an accent application on any building façade. It may be used in combination with other exterior building materials on the side and rear of the building, and shall comprise no more than **30%** of the total street facing façade. EIFS may be used on upper floors of buildings three stories or greater in height and shall comprise no more than 30% of the total street facing façade and shall be applied as color integrated, with a high quality finish/texture when used on any building facade.

EIFS Alternative Compliance: (Building Façade Material Incentive)
If an applicant includes exceptionally designed building elements constructed of high quality materials on the first two stories of the building, as determined by the Planning Director, the applicant may qualify for **25%** increase to the EIFS and Stucco requirement.

B. Selected Materials and color palettes

Intent:

Exterior color palettes shall be cohesive and compatible with the colors of nearby structures and shall be used to enhance, unify, and complement the building design.

Wall Materials:

Blonde Brick
Grey Siding
Two-tone “wood-looking” siding
EIFs (up to 25%)

Storefront: Black + Clear
Black
Anodized Aluminum
Glazing

Parapets:

Metal coping pre-finished to match adj. wall

Trellis:

Grey or Black Metal

Columns/Pilasters:

EIFs and blonde brick

Doors/Windows:

Black metal framing
Grey Metal
Glazing

Overall Colors:

Base: Beige
Accents: Grey, Black, Wood

Awnings:

Black + Grey trellis style awnings or Canvas style awnings.
Color to accommodate national corporate branding, provided all requirements of the Town Design Standards are met.

Proposed specified finishes:

- Brick: Insterstate Brick; Almond; by Basalite – Or similar in style
- Brick: Insterstate Brick; Platinum; by Basalite – Or similar in style
- Metal: Black (06) and Charcoal (17) 26 gauge; matte finish; by Metal Sales – Or similar in style
- EIFs: 110 VanDyke Sand Pebble and 139 Adobe Accent ; Self-draining system; by Dryvit – Or similar in style
- Lap Siding: Hardie Board Siding; River Rock two-tone finish; Rustic series collection by Woodtone – Or similar in style
- Lap Siding: Hardie Board Siding; Aged Silver; Color Select collection by Woodtone – Or similar in style

These standards will allow a brand or franchise to add up to two (2) of their own branding colors as minor accents. These color deviations related to branding shall be minimal and accessory in nature. This is to encourage brands to still be able to convey their signature palette while also honoring the overall cohesive design intent of the site.

(Please see next page for color elevation example showing required materials and required building design and composition)

Parker & Pine Mixed Use Development Conceptual **Design Materials**

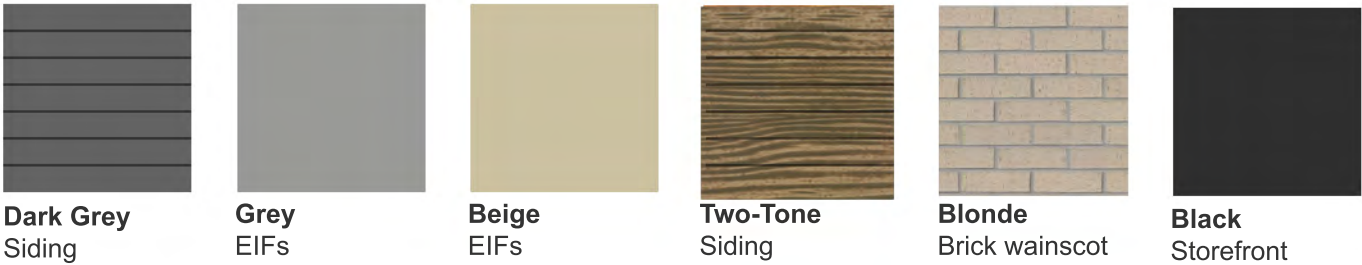
Prepared for:
EVT Parker Colorado, LLC
c/o: Eisenberg Company, Inc.
2710 E. Camelback Road, Suite 210
Phoenix, AZ 85016



Overall Colors:
Base: Beige
Accents: Grey, Black, Wood

Note: Per the town’s standards, tenants are allowed to include two (2) of their own branding colors as part of their building design in addition to the selected overall colors. This is to support branding consistency while also honoring the overall cohesive design of the pad site.

The colors and materials shown below are generic and for conceptual design intent only, and may be subject to change. Specific manufacturer, finish, and color name and number will be selected at the desgin development stage.



PARKER AND PINE FILING 1

A REPLAT OF LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 3

15.9520 ACRES - 6 LOTS & 1 TRACT

LEGAL DESCRIPTION:

LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, 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 AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **PARKER AND PINE FILING 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).

ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBLVIATE 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.

OWNER:

EVT PARKER COLORADO, LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: _____
SIGNATURE PRINT NAME AND TITLE

NOTARY:

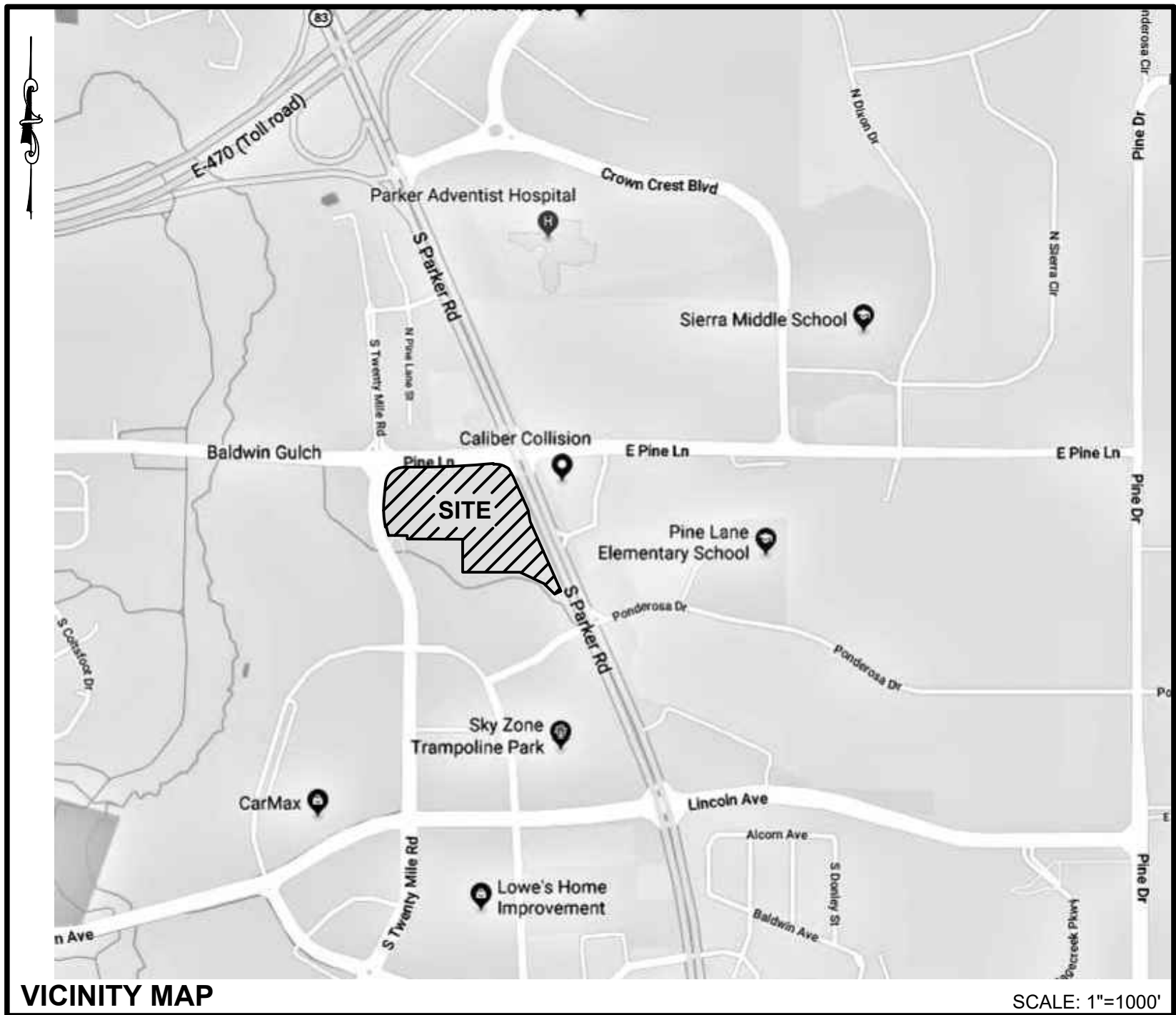
STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	PLAT SHEET
3	ACCESS EASEMENT SHEET

GENERAL NOTES:

- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1, BLOCK 3 INTO SEVEN FEE SIMPLE LOTS, TRACTS AND TO DEDICATE NEW EASEMENTS.
- THIS PLAT WAS BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER 100-N0024156-020-SB1 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2019, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUNDED BY THE MONUMENTS SHOWN HEREON..
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0067G WITH AN REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- THE SUBJECT PROPERTY IS AFFECTED BY AN AVIGATION AND HAZARD EASEMENT RECORDED ON SEPTEMBER 6, 2001 IN BOOK 2124 AT PAGE 522 OF THE DOUGLAS COUNTY, COLORADO RECORDS.
- ALL UNITS ARE IN U.S. SURVEY FEET.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- LOTS 1 THROUGH 6 ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THE MAINTENANCE OF INTERNAL ACCESS DRIVES AND ROAD WILL BE THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBATIONALLY ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
- TRACT A' IS HEREBY ESTABLISHED AS A PARCEL TO BE RE-PLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THIS TRACT, 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 THE TRACT 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, EXCEPT AS ALLOWED FOR IN THE PARKER & PINE RETAIL CONSTRUCTION PLANS.

SURVEYOR CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **PARKER AND PINE FILING 1** WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 31ST DAY OF AUGUST, 2017, 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_____.

CHARLES N. BECKSTROM
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



TITLE VERIFICATION:

WE, FIDELITY NATIONAL TITLE INSURANCE 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 FOLLOWS:

FIDELITY NATIONAL TITLE INSURANCE COMPANY _____ DATE _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION:

THIS MINOR DEVELOPMENT PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20_____.

PLANNING DIRECTOR, _____
ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL:

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 SUBJECT TO THE CONDITIONS SET FORTH BY THE TOWN COUNCIL. THE DEDICATIONS ARE HEREBY ACCEPTED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, 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 OF THE TOWN OF PARKER. THE RESPONSIBILITY FOR MAINTAINING PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2004113377.

TOWN OF PARKER, DIRECTOR OF
COMMUNITY DEVELOPMENT

TOWN OF PARKER, DIRECTOR OF
ENGINEERING

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

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 NUMBER _____.

COUNTY CLERK AND RECORDER _____

OWNER/APPLICANT:

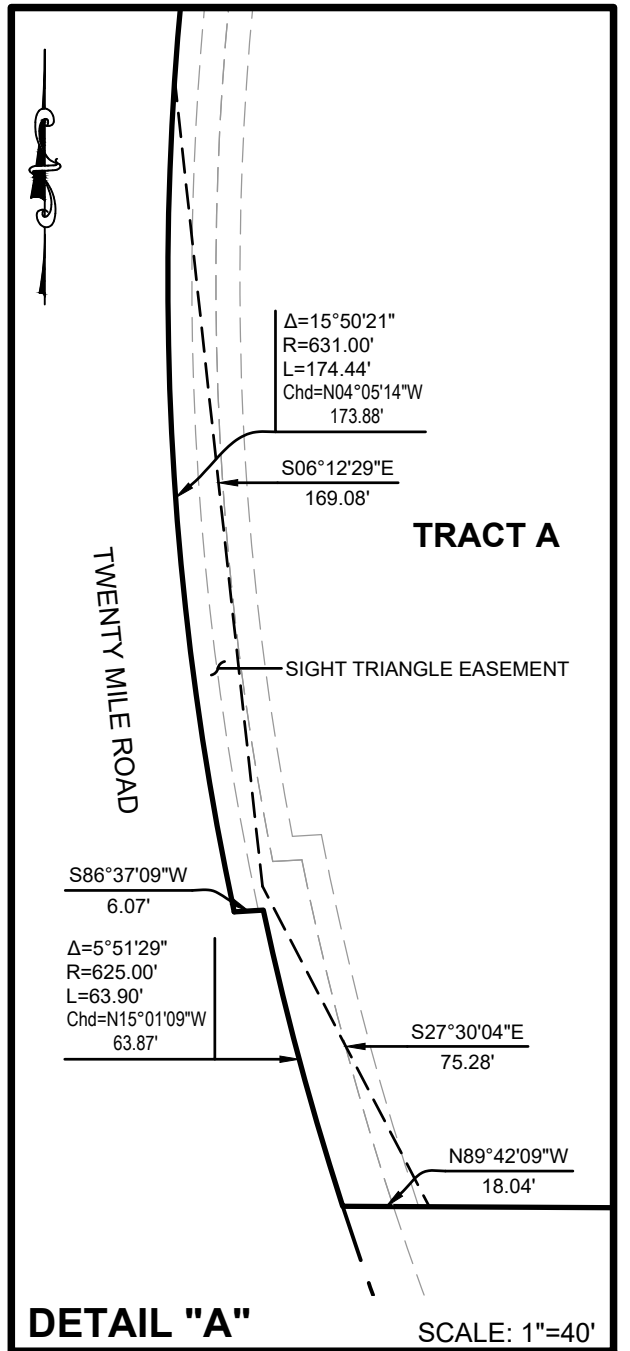
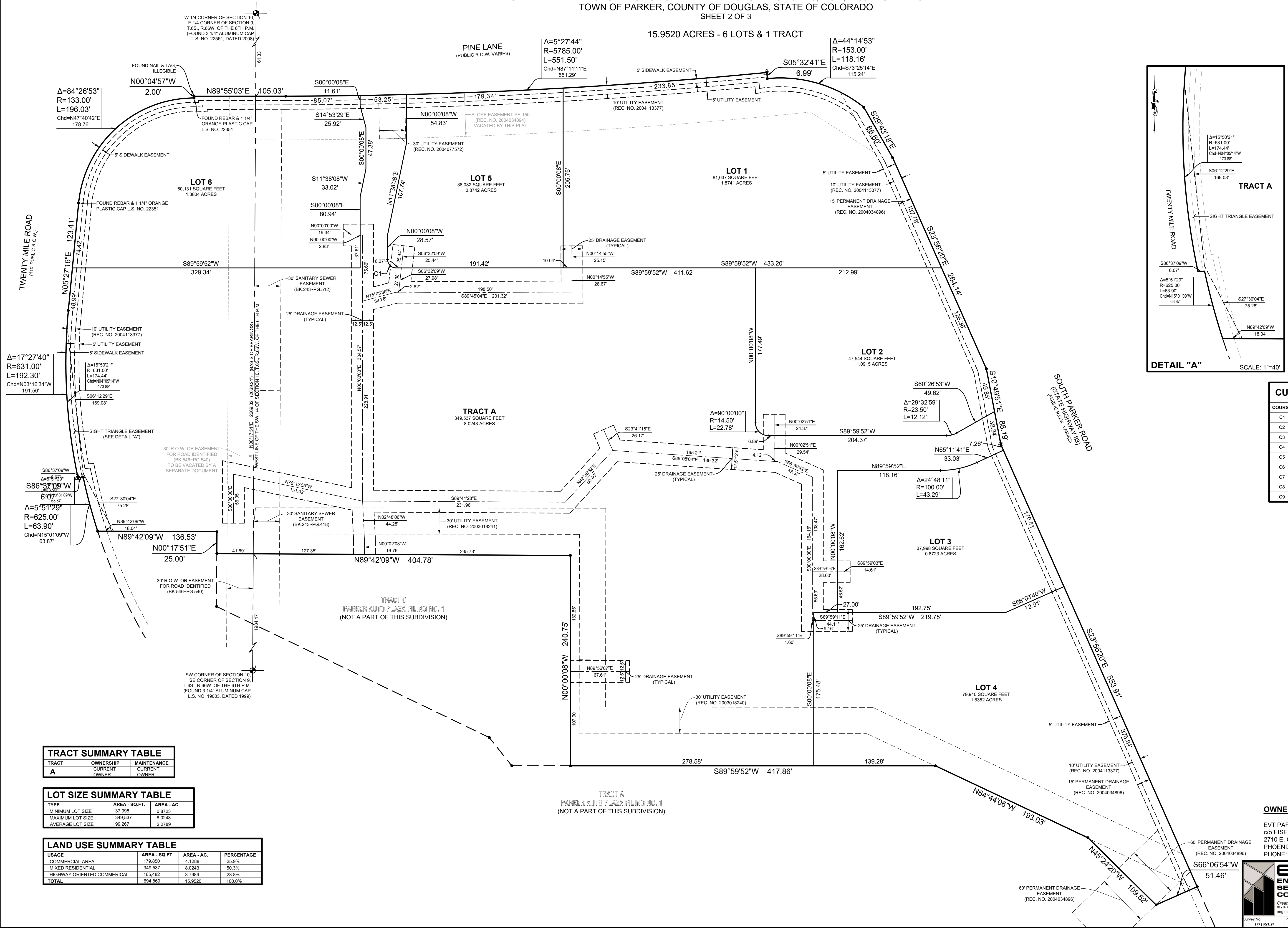
EVT PARKER COLORADO, LLC
c/o EISENBERG COMPANY, INC.
2710 E. CAMELBACK RD., STE. 210
PHOENIX, ARIZONA 85016
PHONE: (602) 468-6100

	ESC ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014	Revision Dates: 10/28/2019 03/09/2020 04/23/2020 06/01/2020
	Creative Solutions Since 1964 CIVIL ENGINEERS / LAND SURVEYORS engineering@escvco.com	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	Survey No. 19180-P
Project No. 894.001	Date 05/09/2018	Field Book No. 914, 916	Sheet No. 1 OF 3

PARKER AND PINE FILING 1

A REPLAT OF LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3

15.9520 ACRES - 6 LOTS & 1 TRACT



LEGEND	
PLAT BOUNDARY LINE	
ADJACENT LOT/PARCEL LINES	
SECTION LINE	
NEW LOT LINE	
EXISTING EASEMENT LINE	
NEW EASEMENT LINE	
BK. PG.	BOOK AND PAGE
L.S. NO.	LAND SURVEYOR NUMBER
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
(XX.XX)	DIMENSION PER PLAT
SECTION CORNER	
FOUND REBAR & 3/4" RED PLASTIC CAP L.S. NO. 23524 UNLESS NOTED OTHERWISE	
FOUND NAIL & TAG L.S. NO. 23524	
SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP L.S. NO. 33202	

CURVE DATA TABLE						
COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH	
C1	90°00'00"	9.50'	14.92'	S45°00'08"E	13.44'	
C2	0°07'43"	5785.00'	12.89'	N88°29'00"E	12.99'	
C3	0°07'44"	5785.00'	13.00'	N88°36'43"E	13.00'	
C4	0°19'40"	5785.00'	33.08'	N88°50'25"E	33.08'	
C5	0°04'15"	5785.00'	7.16'	N89°02'22"E	7.16'	
C6	2°54'04"	625.00'	31.64'	S16°29'51"E	31.64'	
C7	2°51'33"	625.00'	31.19'	S13°37'03"E	31.19'	
C8	0°05'52"	625.00'	1.07'	S12°08'20"E	1.07'	
C9	1°29'34"	631.00'	16.44'	S11°15'37"E	16.44'	

TRACT SUMMARY TABLE		
TRACT	OWNERSHIP	MAINTENANCE
A	CURRENT OWNER	CURRENT OWNER

LOT SIZE SUMMARY TABLE		
TYPE	AREA - SQ.FT.	AREA - AC.
MINIMUM LOT SIZE	37,998	0.8723
MAXIMUM LOT SIZE	349,537	8.0243
AVERAGE LOT SIZE	99,267	2.2789

LAND USE SUMMARY TABLE			
USAGE	AREA - SQ.FT.	AREA - AC.	PERCENTAGE
COMMERCIAL AREA	179,850	4.1288	25.9%
MIXED RESIDENTIAL	349,537	8.0243	50.3%
HIGHWAY ORIENTED COMMERCIAL	165,482	3.7989	23.8%
TOTAL	694,869	15.9520	100.0%

OWNER/APPLICANT:

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PHONE: (602) 468-6100

ESC
ENGINEERING
SERVICE
COMPANY

Creative Solutions Since 1964
CIVIL ENGINEERS (LAND SURVEYORS)
engineering@escvco.com

14190 East Evans Avenue
Aurora, Colorado 80014

P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No. 19180-P
Project No. 894.001
Date: 05/09/2018
Field Book No. 914, 916
Sheet No. 2 OF 3

Revision Dates:
10/28/2019
03/09/2020
04/23/2020
06/01/2020

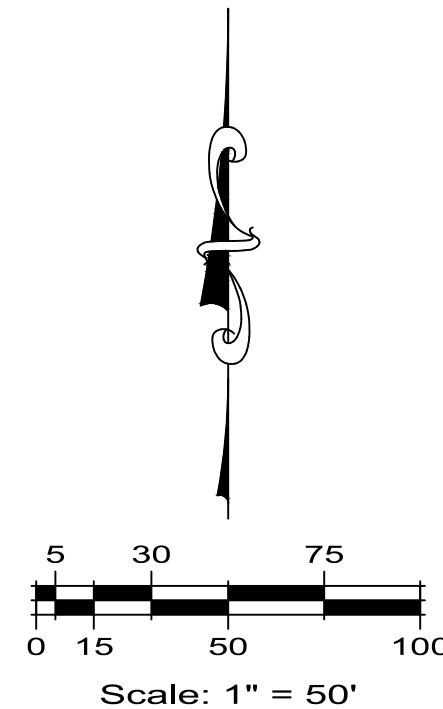
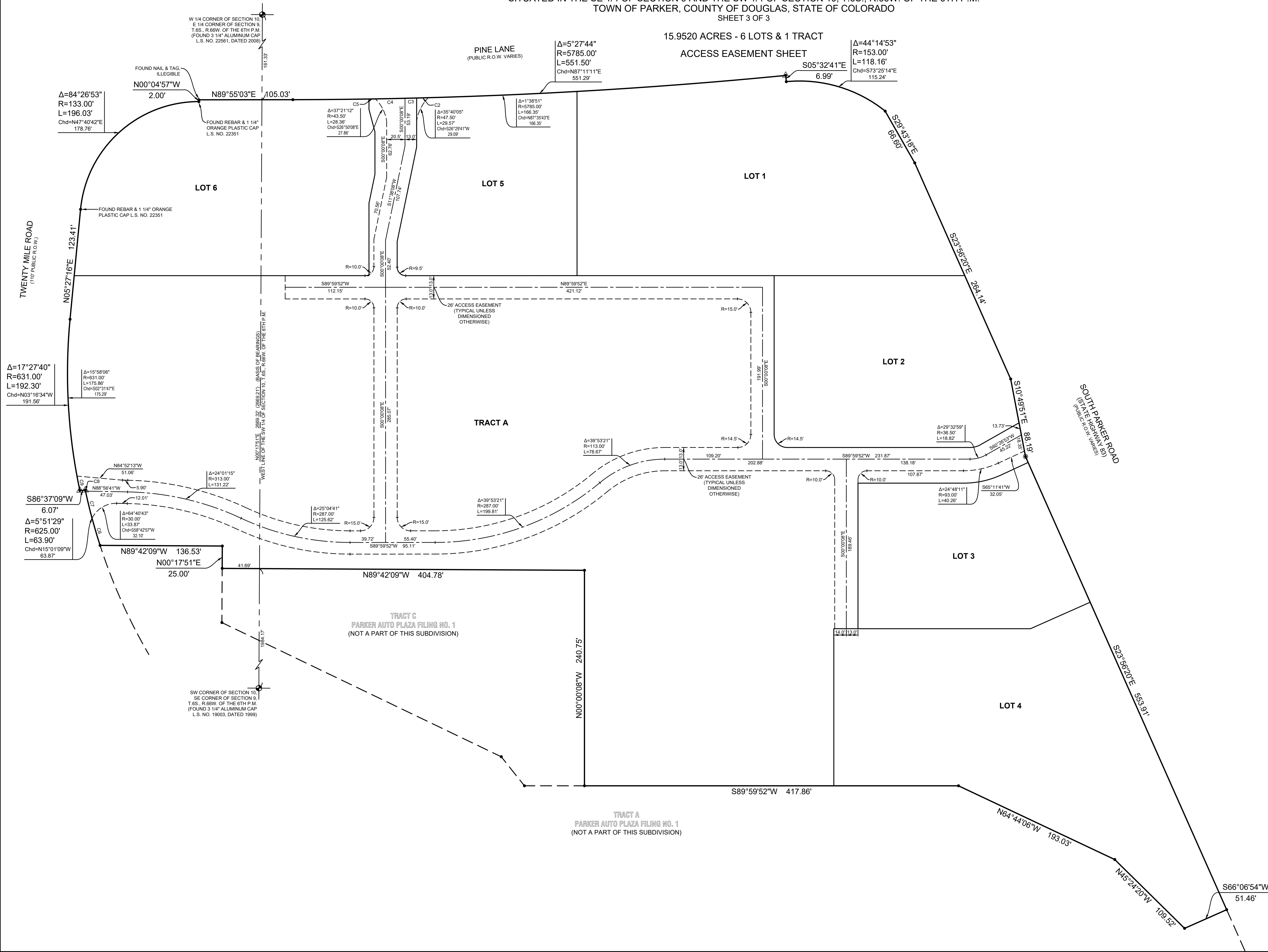


PARKER AND PINE FILING 1

A REPLAT OF LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3

15.9520 ACRES - 6 LOTS & 1 TRACT

ACCESS EASEMENT SHEET



LEGEND	
—	PLAT BOUNDARY LINE
---	ADJACENT LOT/PARCEL LINES
---	SECTION LINE
---	NEW LOT LINE
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
BK. PG.	BOOK AND PAGE
L.S. NO.	LAND SURVEYOR NUMBER
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(XX.XX)	DIMENSION PER PLAT
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engineerservicecompany.com

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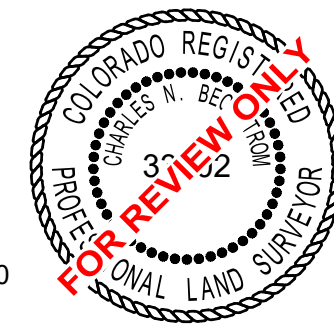
Survey No.
19180-P

Project No.
894.001

Date
05/09/2018

Field Book No.
914, 916

Sheet No.
3 OF 3



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PARKER AND PINE PINE LANE AND S. PARKER ROAD LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

PARKER AND PINE FILING NO.1
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONTACTS:

DEVELOPER:
EISENBERG COMPANY, INC.
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016
TEL: (602) 468-6100
CONTACT: RYAN AMATO

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2318
CONTACT: DAN SKEEHAN

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
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DENVER, CO 80237
TEL: (303) 228-2319
CONTACT: CHRIS HEPLER

TELEPHONE
CENTURYLINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

GAS SERVICE
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
CONTACT: RON JOHNSON
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

TOWN OF PARKER
TOWN OF PARKER
20120 EAST MAINSTREET
PARKER, CO 80138-7334
TEL: (303) 805-3331
CONTACT: CAROLYN PARKINSON

ELECTRICAL SERVICE
IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (303) 688-7431
CONTACT: AMANDA STEINER

ARCHITECT:
NAOS DESIGN GROUP, LLC
4949 SOUTH SYRACUSE ST. SUITE 460
DENVER, CO 80237
TEL: 303-759-5777
CONTACT: JORDAN BONICELLI

SURVEYOR
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC ST. SUITE 126
AURORA, CO 80012
TEL: 303-337-1393
CONTACT: CHARLES BECKSTROM, PLS

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHROPE
EMAIL: DEAN_FLENTHROPE@CABLE.COMCAST.COM

WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: DRAYTON SANDERSON

FIRE DEPARTMENT
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: CHIP KERKHOVE

TOWN OF PARKER PLAN REVIEW
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA



VICINITY MAP
1"=2,000'

Sheet List Table	
Sheet Number	Sheet Title
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE NOTES AND SCHEDULE
L1.6	LANDSCAPE DETAILS
IR1.1	IRRIGATION PLAN
IR1.2	IRRIGATION PLAN
IR1.3	IRRIGATION PLAN
IR1.4	IRRIGATION PLAN
IR1.5	IRRIGATION DETAILS
IR1.6	IRRIGATION DETAILS

LEGAL DESCRIPTION

PARKER AND PINE FILING NO. COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

EXHIBIT F

Parker Water & Sanitation District (PWS)
Landscape/Irrigation Worksheet

updated 9/24/07

Project Name: PARKER AND PINE

Landscape/Irrigation Tap address (physical location of tap) PARKER AND PINE

Landscape Area	High Water	Low Water	Drip Irrigated	Sub-Total of	PWS one	SFE Requirement	
	TURF (6,000sf = 1 SFE)	Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)					area (20,000sf = 1 SFE)
Area #1	37,655 sf x 1 = 37,655	0 sf x .6 = 0	3,381 sf x .3 = 1,014	664,329 sf x 0 = 0	38,669 sf	6,000	6.4 SFE's

Worksheet Completed by: Chris Hepler
Company: Kimley-Horn
Address: 4582 S Ulster St. Suite 1500, Denver 80237
Phone #: 303-228-2300

Owner/Developer: Eisenberg Company
Attn: Ryan Amato
Billing Address: 2710 E Camelback Rd. Suite 210, Phoenix, AZ 85016
Phone #: 602-468-6100

ET Controller (with Rain Sensor)
Manufacturer: Hunter
Model number: IC-3600-PED-SS

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1.1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 8.0 SFE's requires a 2-inch tap
8.1 - 16.0 SFE's requires a 3-inch tap

Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY:DLS
DATE: 04/24/20

PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
COVER SHEET

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096502001

DRAWING NAME
096502001IR-CV

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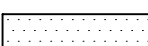
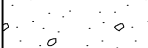


Know what's below.
Call before you dig.

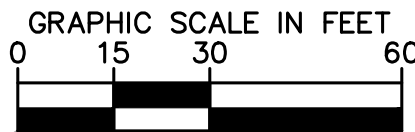
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<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	GP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO
	PA3	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR
	QR	QUERCUS ROBUR	ENGLISH OAK
	TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
	UA	ULMUS X 'ACCOLADE'	ACCOLADE ELM
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER
	PA2	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE

<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	KB	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS
	RM	RIVER ROCK MULCH 2-6"	3" DEPTH
	SM2	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3

	<u>REQUIRED</u>	<u>PROVIDED</u>
<u>STREET TREES</u>		
1 TREE/ 40 LF	38 TREES	38 TREES
<u>MINIMUM SITE LANDSCAPING STANDARDS</u>		
SITE AREA: 694,869 SF		
15% TOTAL SITE AREA	104,109 SF	705,365 SF



PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

Kimley»»Horn
2020 KIMLEY—HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: NBB
DRAWN BY: NBB
CHECKED BY: CPH
DATE: 04/24/20

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096502001

DRAWING NAME
096502001LA

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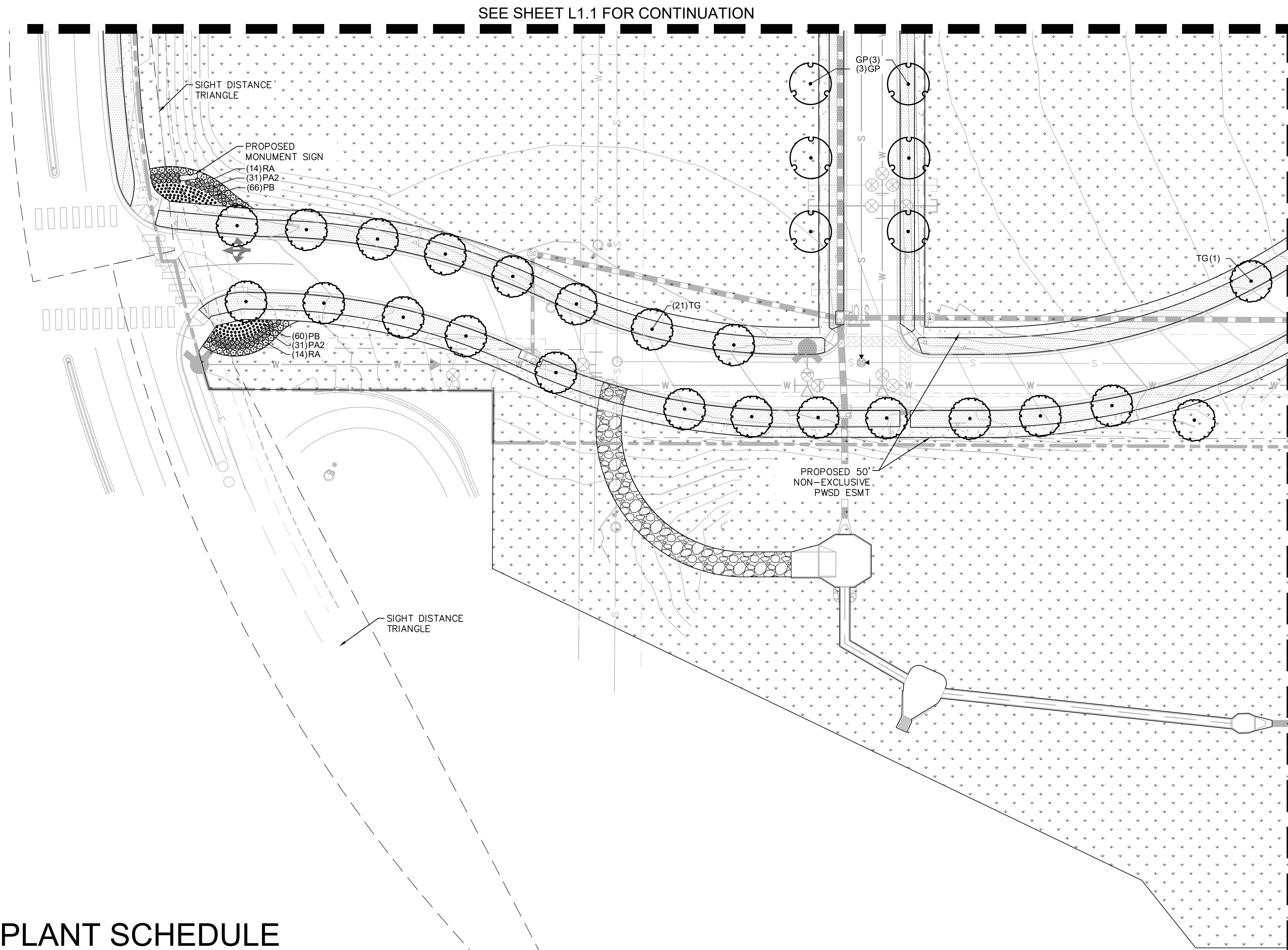
This is a detailed site plan for two adjacent lots, Lot 1 and Lot 2. The plan is oriented with Pine Lane at the top and South Parker Road at the bottom right. Lot 1 is the larger, upper-left portion of the site, while Lot 2 is the lower-right portion. The plan includes numerous contour lines indicating topography. Key features include:

- Pine Lane:** Located at the top, with a north arrow pointing towards the top right.
- South Parker Road:** Located at the bottom right, running diagonally.
- Lot 1:** The upper-left area, containing a large area of hatched terrain. It includes a series of circular features along its northern boundary, labeled with codes like QR(3), (4)PA3, PA3(5), and UA(1).
- Lot 2:** The lower-right area, also containing hatched terrain.
- LOT LINE:** A dashed line separating Lot 1 and Lot 2.
- Engineering Annotations:** Various symbols and codes are scattered throughout, including 'W' for water, 'S' for sewer, and 'HWT' for high water table. There are also specific callouts like 'PA3(5)' and 'UA(1)' pointing to circular features.
- Boundary Markers:** A series of circular markers with dots inside are placed along the northern boundary of Lot 1, adjacent to Pine Lane.

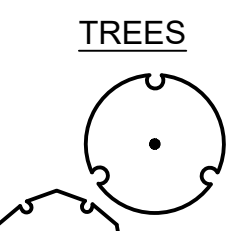
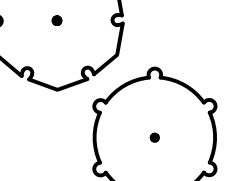
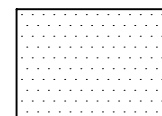
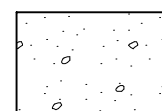
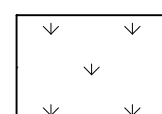
SEE SHEET L1.4 FOR CONTINUATION

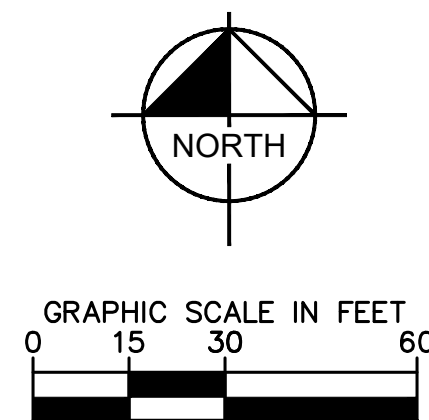
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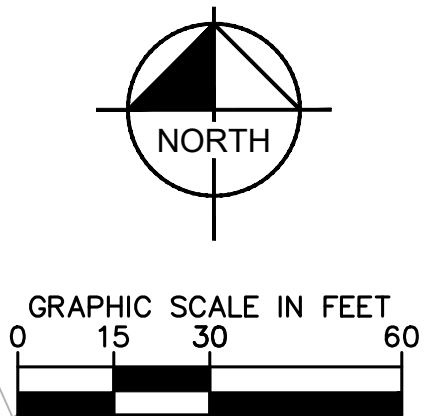


PLANT SCHEDULE

	<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>			
	GP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO				
	PA3	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR		PB	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
	QR	QUERCUS ROBUR	ENGLISH OAK		RA	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT
	TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	UA	ULMUS X 'ACCOLADE'	ACCOLADE ELM		KB	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS
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	PA2	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE		SM2	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3

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SEE SHEET L1.3 FOR CONTINUATION

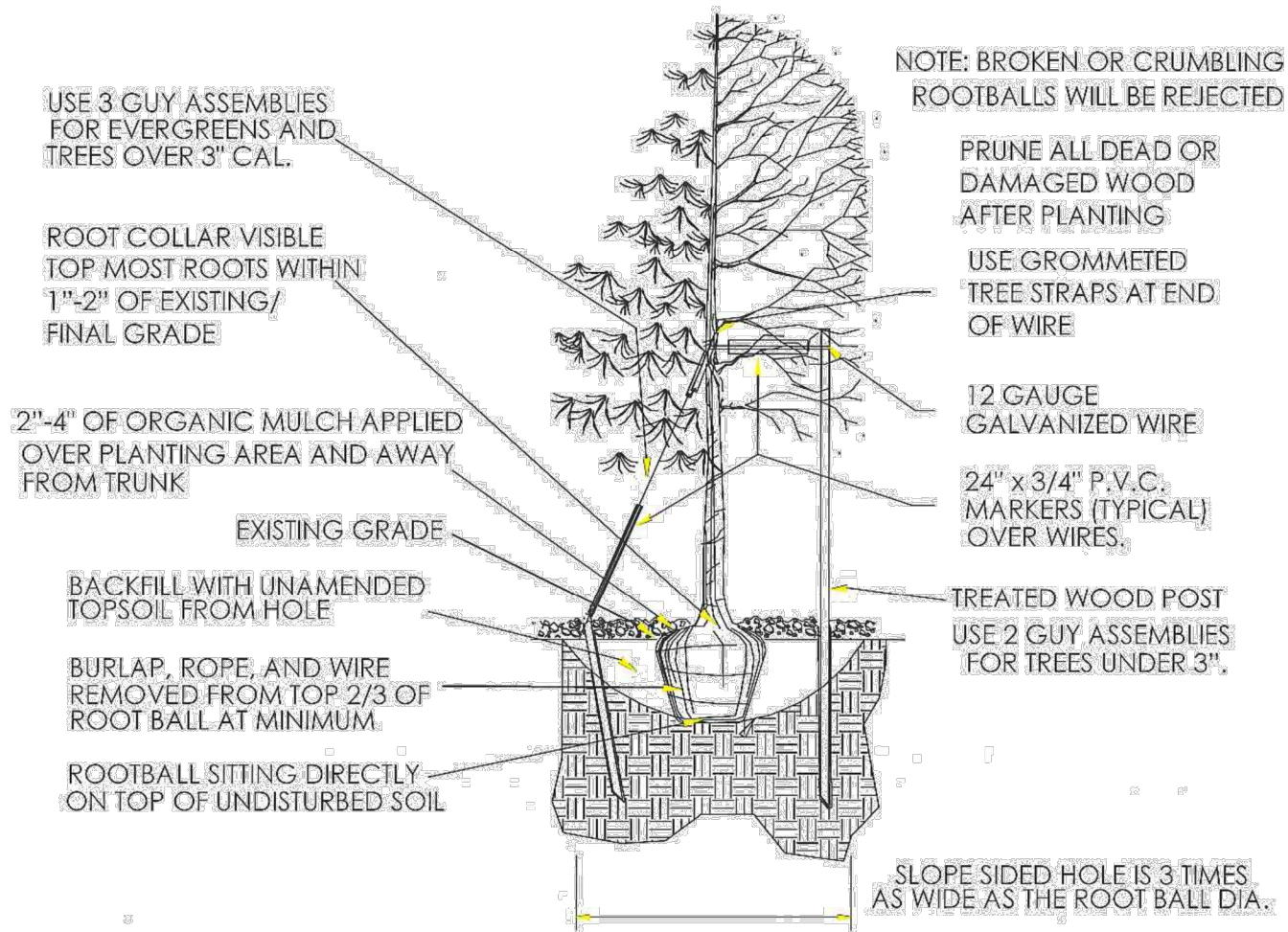


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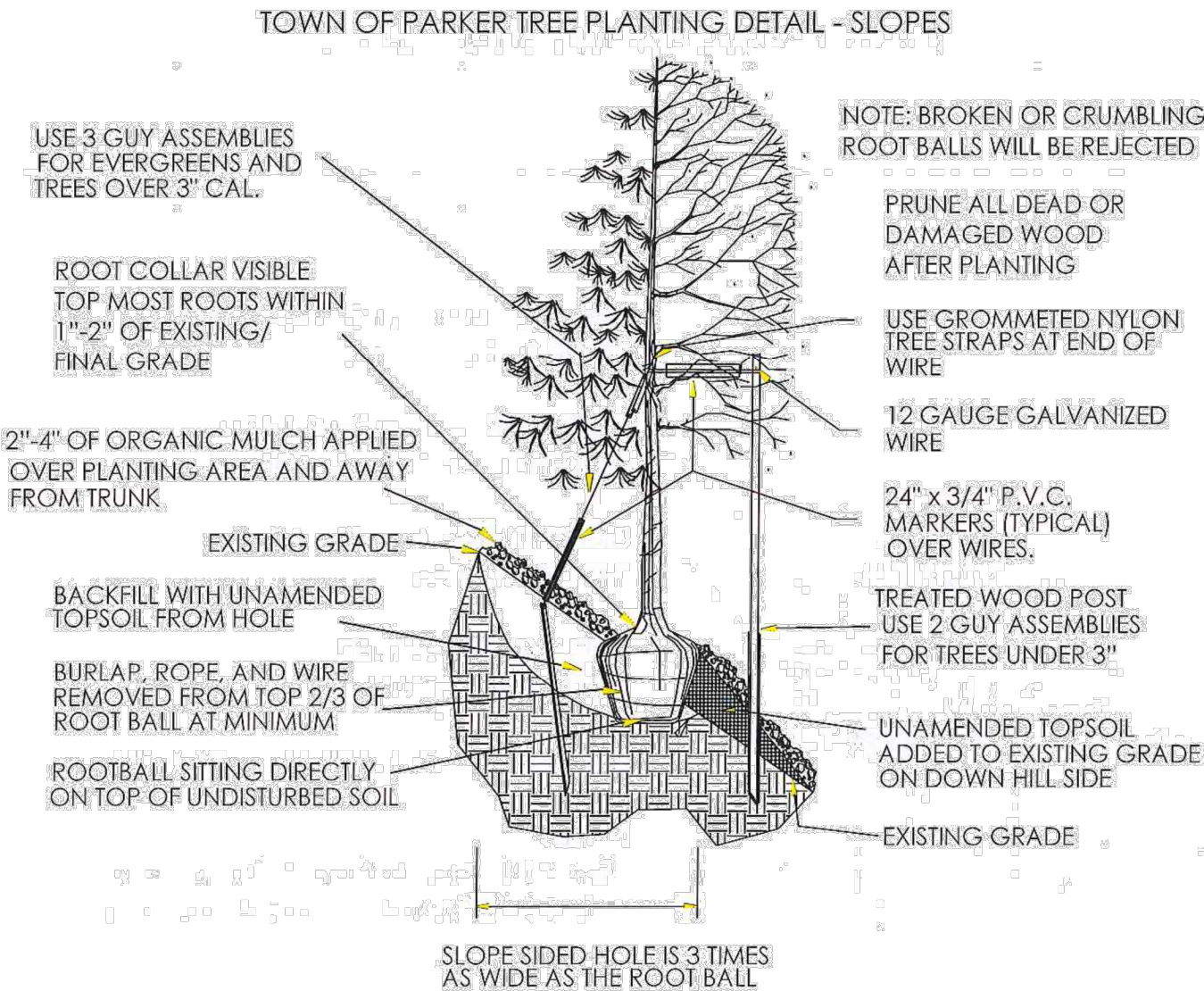
\\dev-cs\proj\09502001 - mixed use center\cadd\landscape\09502001LA.dwg Bockavelli, Nicholas 10/29/2016 10:57 AM
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TOWN OF PARKER PLANTING STANDARDS

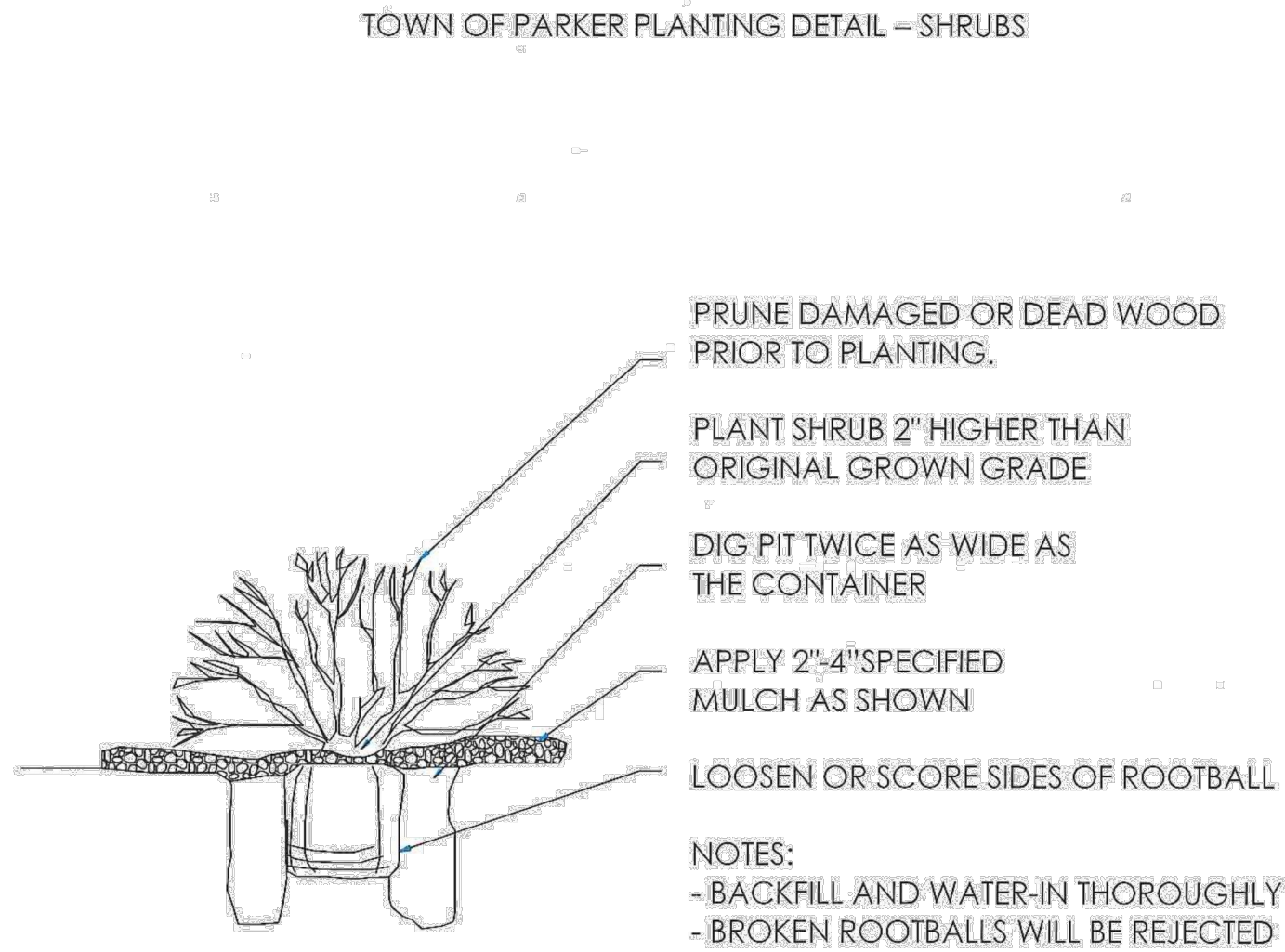


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for setting. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil –no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

TOWN OF PARKER PLANTING STANDARDS



TOWN OF PARKER PLANTING STANDARDS



TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNERS ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.
- ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING, OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL, AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION. IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

Kimley»Horn

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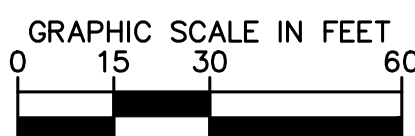
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DRAWN BY: NBB
CHECKED BY: CPH
DATE: 04/24/20

PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
LANDSCAPE DETAILS

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096502001
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096502001LA

L1.6



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Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 04/24/20

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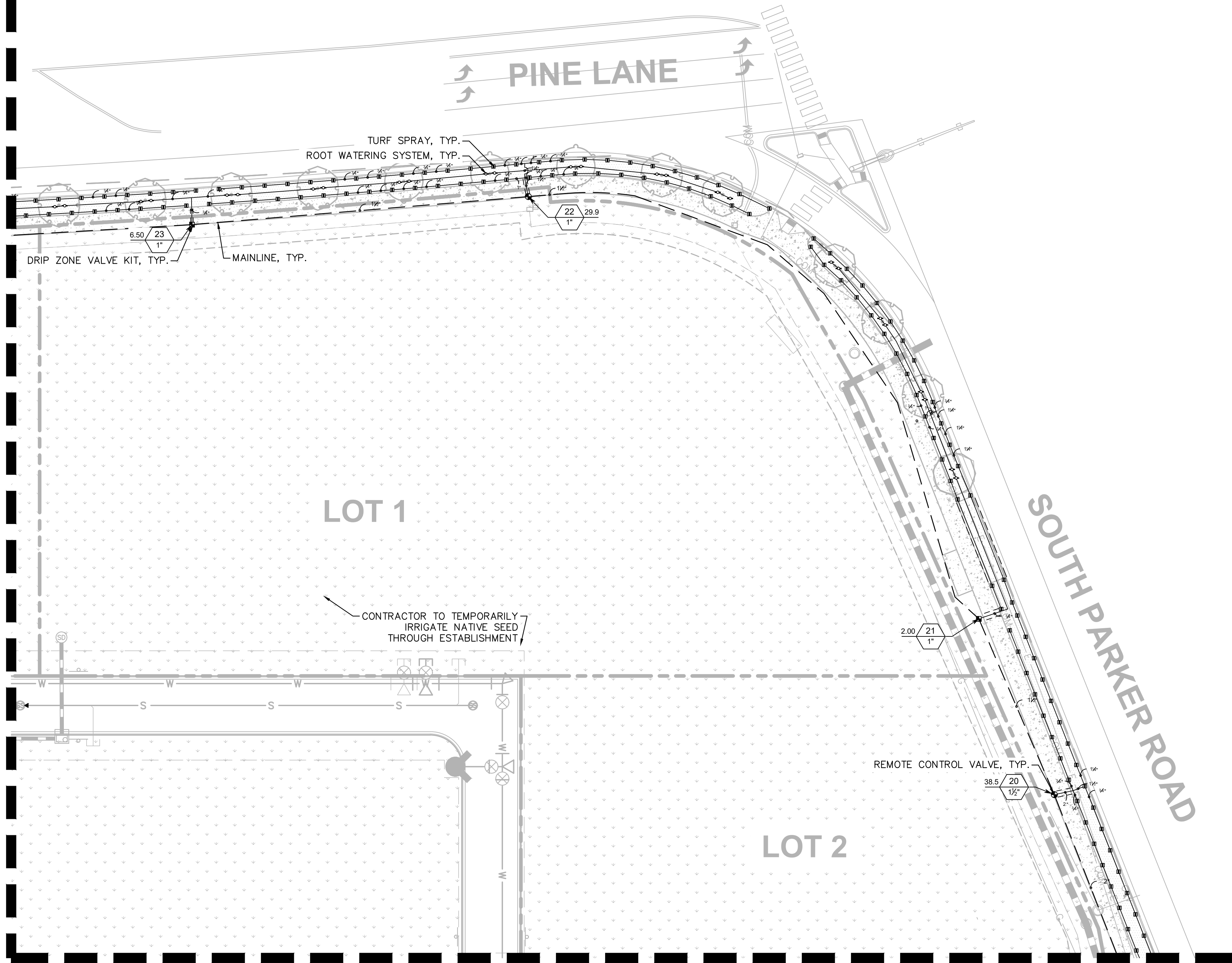
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DRAWING NAME	

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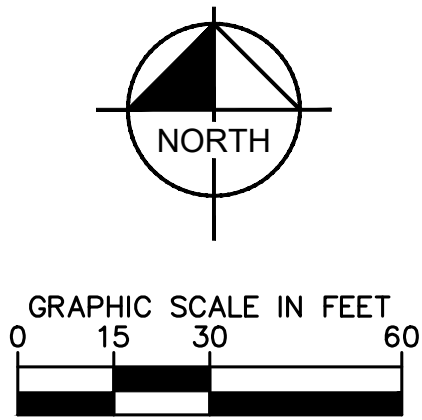
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DRAWN BY: JRK
CHECKED BY: DLS
DATE: 04/24/20

SEE SHEET IR1.1 FOR CONTINUATION

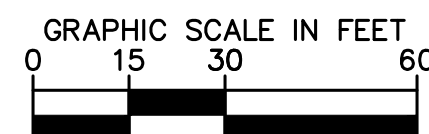


SEE SHEET L1.4 FOR CONTINUATION



Kimley»Horn 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4562 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300		NO.	REVISION	BY	DATE	APPR.
DESIGNED BY: DLS DRAWN BY: JRK CHECKED BY: DLS DATE: 04/24/20						
PARKER AND PINE FILING 1 PARKER, CO CONSTRUCTION DOCUMENTS IRRIGATION PLAN						
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.						
PROJECT NO. 096502001						
DRAWING NAME 096502001IR						
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**PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
IRRIGATION PLAN**

Kimley»»Horn
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4582 South Ulster Street, Suite 1500
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PROJECT NO.	096502001
DRAWING NAME	096502001IR

IR1.3

TRACT A

LOT 3

LOT 4

SOUTH PARKER ROAD

MAINLINE, TYP.

REMOTE CONTROL VALVE, TYP.

LATERAL LINE, TYP.

ROOT WATERING SYSTEM, TYP.

TURF SPRAY, TYP.

DRIP ZONE VALVE KIT, TYP.

CONTRACTOR TO TEMPORARILY IRRIGATE NATIVE SEED THROUGH ESTABLISHMENT

EXISTING 30' UTILITY ESMT

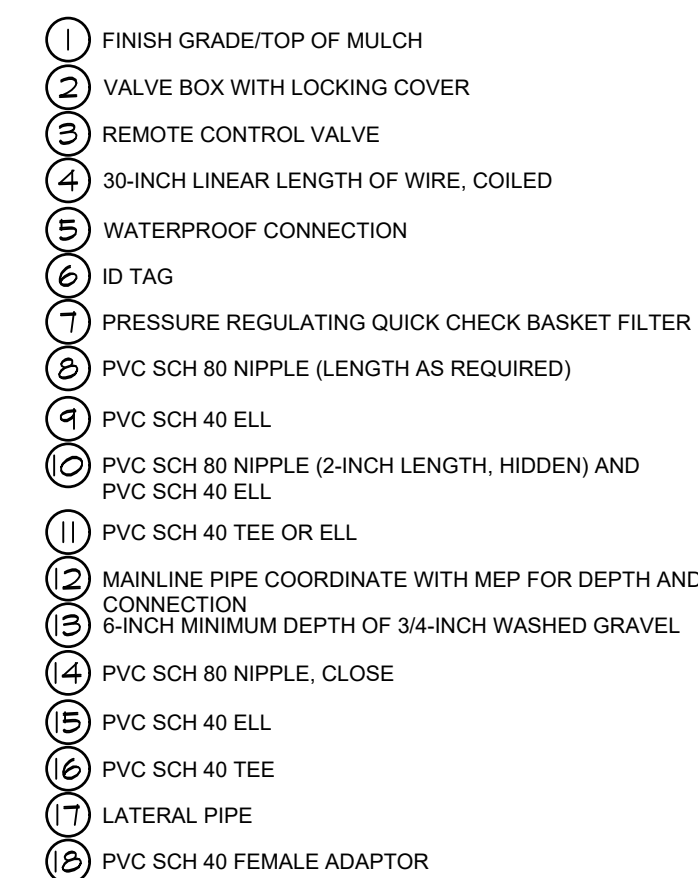
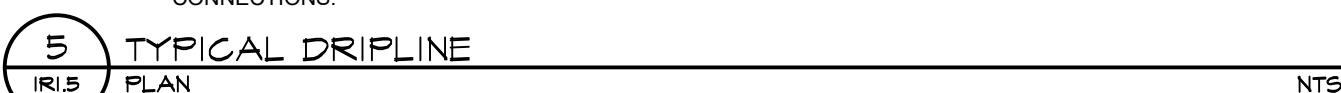
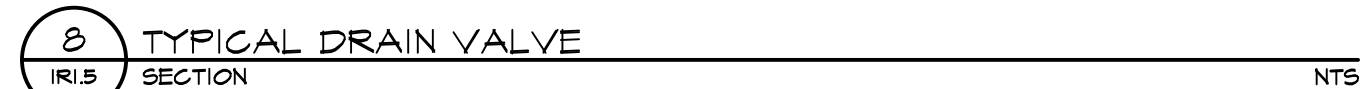
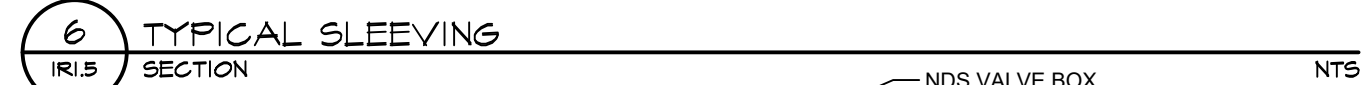
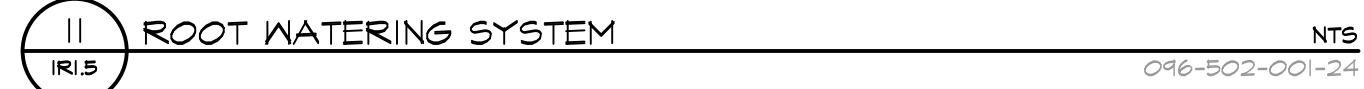
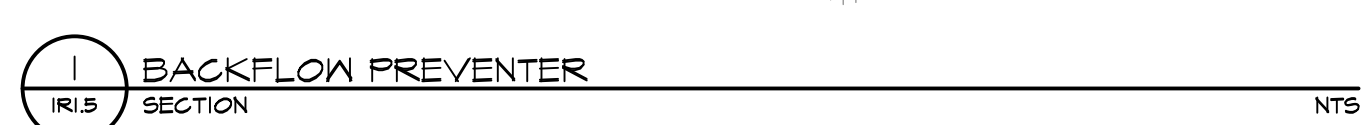
EXISTING 30' DRAINAGE ESMT

APPROXIMATE LIMITS OF THE 100-YR FLOODWAY

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PARKER, CO
CONSTRUCTION DOCUMENTS
IRRIGATION PLAN

PROJECT NO.	096502001
DRAWING NAME	096502001R



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PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
IRRIGATION DETAILS

PROJECT NO. 096502001
DRAWING NAME

IR1.6

Bryce,

EVT Parker LLC is the owner and developer of a commercial parcel of vacant land located at the SWC of Parker and Pine Lane. We have recently received various emails and phone calls related to the extermination of prairie dogs on our property and feel it is important to respond with the facts. It appears that there may be a misconception that we exterminated the Prairie dogs without any prior discussions with the citizens. This is false. We had numerous emails and calls with Deanna Meyer at Prairie Dog Protection that date back to August of 2018. At that time, we not only agreed to allow time for a relocation effort, we followed up proactively with her to check on the status of the relocation effort. This is all documented in email correspondence. At that time, we were told that her advocacy group needed through the end of summer 2019 to relocate the Prairie Dogs, which we willingly agreed to. It was always our intent to allow the Prairie Dog Protection group or any other citizen group to develop a relocation plan but unfortunately it became apparent after waiting for nearly a year and a half that this was not going to happen.

This site is commercially zoned and was originally mass graded in 2002. We are at a point where we have development interest and need to move forward. As such, in November 2019, we elected to remove the prairie dogs from our site in compliance with all State and local laws and ordinances using a professionally licensed exterminator. We have recently been made aware that there is a pending approval of a prairie dog specific draft ordinance in the Town that would require developers to exhaust humane options for relocating or exterminating prairie dogs occupying future development sites before resorting to toxic chemicals. The draft ordinance further suggests that the applicant may utilize a professional exterminator and that all products must be approved by the Colorado Department of Agriculture, U.S. Fish and Wildlife Service and the U.S. Environmental Protection Agency. Although this ordinance is not approved as of the date of this email, we were proactive in our approach as far back as 2018 and met these recommendations before they were even proposed.

In conclusion, we have always been willing to work with advocacy groups on their efforts for removal of prairie dogs and we have exhausted all other efforts over the last year and a half.

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