PLANNING COMMISSION

MEETING 7:00 PM

July 23, 2020

Town Administrator Emergency Order No. 2-2020: All municipal facilities, including Town Hall where Planning Commission meetings are physically held, are closed to all members of the general public in response to the COVID-19 pandemic.

Town Administrator Emergency Order No. 4-2020: Planning Commission meetings are closed to members of the general public in response to the COVID-19 pandemic. The Town will provide for electronic, virtual participation by the general public, including applicants, residents and other interested parties during regular and special Planning Commission meetings via two (2) media types:

- **VIRTUAL PUBLIC PARTICIPATION: VIA ZOOM WEBINAR**

Instructions on how to participate in the public hearing are available by viewing the individual Planning Commission meeting listing on the Town's online calendar at www.parkeronline.org/calendar.

- **PUBLIC VIEWING ONLY: FACEBOOK LIVE**

Planning Commission meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

  - **PLEASE NOTE: PUBLIC PARTICIPATION IS NOT AVAILABLE THROUGH FACEBOOK LIVE.**

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

   June 25, 2020 Meeting Minutes

6. PUBLIC HEARINGS

REMANDED BACK to the PLANNING COMMISSION BY TOWN COUNCIL:

OLDE TOWN AT PARKER

Applicant:	**Pacific North Enterprises, LLC**
Location:	**Generally located on the south side of Mainstreet between Jordan Road and Motsenbocker Road**
Department:	**Community Development, BrieAnna Simon**
TRAKiT Nos.:	**Z19-014, SUB19-014/SUB19-015**

A. ORDINANCE NO. 3.162.3 - A Bill for an Ordinance to Amend the Olde Town at Parker Planned Development Guide and Plan, and to Amend the Zoning Ordinance and Map to Conform Therewith

B. FILING 2 - Sketch and Preliminary Plans

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

9. ADJOURNMENT

PLANNING COMMISSION MINUTES
June 25, 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 Richard Foerster, Ruth Ann Nelson, and John Howe. Alternates Susan Caudill and Tracie Manske were seated. Commissioners Erik Frandsen, Eliana Burke, and Alternate Kimberly Rodell was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the June 11, 2020 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: OPENED: 7:00 P.M. OLDE TOWN - Rezone and Filing 2 – Sketch/Preliminary Plans

Applicant:	Pacific North Enterprises, LLC
Location:	Generally located on the south side of Mainstreet between Jordan Road and Motsenbocker Road
Department:	Community Development, BrieAnna Simon
TRAKiT Nos.:	Z19-014, SUB19-014/SUB19-015

BrieAnna Simon, Planner, presented the staff report for the Olde Town rezone and sketch/preliminary plans request. Ms. Simon concluded with the determinations in the staff report; requested questions be asked after the applicant's presentation; and recommended the Planning Commission recommend Town Council approve:

- an ordinance for the Olde Town at Parker Planned Development Guide- 3rd Amendment and
- approve the Olde Town at Parker Filing 2 Sketch and Preliminary Plans, with the two (2) conditions in staff's report.

APPLICANT PRESENTATION

Bill Mahar, Norris Design, presented project information:

- introduced project team:
  - **Pacific North, Bryan Byler,** Applicant / Developer
  - **Martin/Martin, Ben Baltzer,** Civil Engineer
  - **Godden Sudik, Alex Duran, Architect**
- been working the project with the Town for 2 years
- the land use aligns with Town goals
- the project involves restructuring of the Metro District
- implementation of previous developer commitments
- will provide for drainage improvements
- will improve neighborhood roadway circulation
- the community pool is near completion
- the park improvements
- landscaping improvements
- pedestrian improvements
- sidewalk connections
- school connection
- roadway improvements
- complies with Parker 2035 Master Plan
- will offer expanded housing options of townhomes/condominiums

Commissioners discussed with staff and the applicant:

- drainage improvements; (*The applicant said landscaping improvements will occur along Mainstreet and the access road on the west side of the drainage area with aesthetically designed, tiered retaining walls and a structured overflow spillway.*)
- approximate size of townhomes/condos; (*The applicant said the townhomes/condos will probably be approximately a thousand square-fee; two (2) and three (3) bedroom units.*)
- when construction is anticipated to begin; (*The applicant said they'd like to begin immediately upon Town Council approval.*)
- the density on the additional 12.2 acres; (*Staff said the proposal is for 156 dwelling units.*)
- if the pool is a Homeowners' Association (HOA) owned/maintained community pool or a Town of Parker community pool; (*The applicant said the pool is owned/maintained by the HOA.*)

Chair Gary Poole stated this is the time where citizens are encouraged to speak publicly. The use of video conference technology can be challenging when inviting public comment. Therefore, to help us proceed in an organized fashion, we request that you use the "Raise Your Hand" feature to indicate you would like to speak. We will acknowledge speakers in the order they are received. When you are acknowledged for your turn to speak, we request that you introduce yourself by stating your name and address and speak respectfully. Your comments will be limited to three (3) minutes.

DRAFT

PUBLIC COMMENT OPENED
Mike Heirmerle, 11364 S Trailmaster Circle, Parker, CO; Treasurer for the Metro District, spoke in support of the proposed rezoning and sketch/preliminary plans stating that the planned 156 homes are needed for the Metro District to remain solvent.

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:39 P.M. OLDE TOWN - Rezone and Filing 2 – Sketch/Preliminary Plans

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the request:

- is consistent with the Parker 2035 Master Plan
- will provide affordable housing ownership options
- good location; fits the area; is well designed
- will provide improved landscaping
- exceeds the Town's development requirements
- meets nine criteria to recommend Town Council approval
- will assist the Metro District's tough situation

Commissioner John Howe moved that the Planning Commission recommend Town Council approve an ordinance for the Olde Town at Parker Planned Development Guide – 3rd Amendment. Commissioner Tracie Manske seconded; a vote was taken and passed 6:0.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Olde Town at Parker Filing 2 Sketch and Preliminary Plans, with the two (2) conditions in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PUBLIC MEETING: OPENED: 7:44 P.M. ORDINANCE NO. 3.01.123 - A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code to Add a New Section 13.05.015, Concerning Unauthorized Camping in Floodplains

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

Jamie Wynn, Assistant Town Attorney, presented the staff report for an ordinance adding Section 13.05.015 of the Municipal Code regarding unauthorized camping in the floodplain. Ms. Wynn concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the proposed ordinance.

Commissioners discussed with staff:

- why marijuana is treated as an illicit substance; (*Staff explained that the ordinance treats marijuana as an illicit substance when taken control of by the police because of a Colorado Supreme Court case dealing with the fact that marijuana is still considered illegal on the federal level. That case law prevents local law enforcement from returning marijuana to an individual without a court order.*)
- will no camping signs be posted in the floodplain and if not it is recommended that signs be posted; (*Staff said at this time signs are not planned to be posted; maps will be available around Town and on the Town website; posting signs in the floodplain can be looked at.*)
- if any surrounding jurisdictions enacted similar ordinances or if the Town of Parker is the first; (*Staff said it is believed the Town is one of the first to enact this ordinance which is based on the Mile-High Flood District model ordinances and their regulations.*)
- if there will be similar ordinances regarding floodplain camping on lands contiguous to the Town; (*Staff said surrounding jurisdictions are looking at the Town's ordinance and may enacted similar ordinances.*)
- how will the people know to obtain a court order to have confiscated medical marijuana returned and will the Town offer assistance with that process; (*Staff said a notice of removal is given to individuals camping in the floodplain areas prior to confiscating items that advises where their items will be held along with a form that discusses their ability to get their marijuana returned; it is not believed that the Town is able to provide legal assistance in this matter.*)
- concern with the wording "the notice of general clean-up posted in the general vicinity of personal property to be removed" as being effective to ensure people will get the notice to know where their personal possessions have been removed to or how to retrieve them; (*Staff said current practice is to attempt to contact individuals who have left belongings; if unable to make contact, notice is securely left for individuals to be able to receive the notice; past practice has shown individuals will come to the Town or Parker PD to locate confiscated items.*)
- who decides what are illicit versus duly prescribed opiates for confiscation; (*Staff said any confiscated opiates may be returned from Parker PD upon submittal of verifiable prescriptions.*)
- if there is a way to obtain authorization to camp in a floodplain; (*Staff said due to the danger of individuals camping in floodplain areas it would not be authorized.*)
- then the wording within the ordinance should be changed to "camping prohibited in designated floodplains" from "unauthorized camping….."; (*Staff said that is something that can be looked at prior to second reading by Town Council on July 6.*)
- how it is determined if a person's confiscated property has "apparent utility"; (*Staff explained that the list of items given in the ordinance were exemplars for deciding what items would be retained and what items would be discarded.*)
- if Parker Police has policies that provide guidance in dealing with identification of personal items; (*Staff said Parker Police may have policies in place from other ordinances addressing similar situations and that is something staff can look into for application to the proposed ordinance.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC MEETING: CLOSED: 7:56 P.M. ORDINANCE NO. 3.01.123 - A Bill for an Ordinance to Amend Title 13 of the Parker Municipal Code to Add a New Section 13.05.015, Concerning Unauthorized Camping in Floodplains

PLANNING COMMISSION DISCUSSION
None

Commissioner John Howe moved that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding unauthorized camping in the floodplain. Commissioner Richard Foerster seconded; a vote was taken and passed 5:1; with Commissioner Ruth Ann Nelson voting no due to the ordinance language.

PLANNING COMMISSION ITEMS
None

STAFF ITEMS
None

ADJOURNMENT

The meeting was adjourned at 7:59 p.m.

_____ _____

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair

DRAFT

Planning Commission Staff Report

Planning Commission Date:	**7/23/2020**
Town Council Date:	**8/3/2020**
Hearing Type:	**Public Hearing** **Olde Town at Parker** **1. Rezone** **2. Filing 2 – Sketch and Preliminary Plans** **TRAKiT No(s): Z19-014, SUB19-014 & SUB19-015**
Location:	**Generally located on the south side of Mainstreet between Jordan Road and Motsenbocker Road**
Project Planner:	**Carolyn Parkinson, Planner** **BrieAnna Simon, Associate Planner**
Applicant:	**Norris Design-Bill Mahar representative** **Pacific North Enterprises – Owner**
Executive Summary:	**The applicant, Norris Design, is proposing an amendment to the Olde Town at Parker PD zoning to include an additional 12.2 acres for condominium and single family attached housing to be known as Senderos Creek North.** **The applicant, Norris Design, is proposing Sketch and Preliminary Plans for 48 residential townhome sites and (1) 5+ acre site on which to construct (3) multifamily condo buildings. Additionally, the applicant will reconfigure two adjacent commercial lots and the existing drainage facilities.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Olde Town at Parker Planned Development Guide- 3rd Amendment."

"I move the Planning Commission recommend Town Council approve the Olde Town at Parker F2 Sketch Plan."

"I move the Planning Commission recommend Town Council approve the Olde Town at Parker F2 Preliminary Plan."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Olde Town at Parker Planned Development Guide - 3rd Amendment, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council approve the Olde Town at Parker Filing 2 Sketch Plan, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council approve the Olde Town at Parker Filing 2 Preliminary Plan, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the Olde Town at Parker Planned Development Guide- 3rd Amendment 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 Olde Town at Parker Filing 2 Sketch Plan 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 Olde Town at Parker Filing 2 Preliminary Plan 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 Olde Town at Parker Planned Development Guide- 3rd Amendment to a future date."

"I move the Planning Commission vote to continue the Olde Town at Parker Filing 2 Sketch Plan to a future date."

"I move the Planning Commission vote to continue the Olde Town at Parker Filing 2 Preliminary Plan to a future date."

I. BACKGROUND

The Planning Commission held a public hearing on June 25, 2020 regarding the proposal to amend the Olde Town at Parker PD zoning and associated Sketch/Preliminary Plans. At the public hearing, several members of the public who were viewing the meeting through the Town's Facebook Live stream did not access the Zoom virtual meeting platform in time to provide public comment prior to the closing of the public hearing. To address this situation, Town Council has remanded the proposal back to Planning Commission to provide these members of the public that were not able to access the Zoom virtual meeting platform an opportunity to be heard by the Commission.

The Town Council continued public hearing will be held on August 3, 2020.

II. ATTACHMENTS

1. June 25, 2020 Planning Commission Packet

Report Approved By: Paul Workman, Senior Planner

Planning Commission Staff Report

Planning Commission Date:	**6/25/2020**
Town Council Date:	**7/20/2020**
Hearing Type:	**Public Hearing** **Olde Town at Parker** **A. Rezone** **B. Filing 2 – Sketch and Preliminary Plans** **TRAKiT No(s): Z19-014, SUB19-014 & SUB19-015**
Location:	**Generally located on the south side of Mainstreet between Jordan Road and Motsenbocker Road.**
Project Planner:	**Carolyn Parkinson, Planner**
Applicant:	**Norris Design-Bill Mahar, Representative** **Pacific North Enterprises, Owner**
Executive Summary:	**The applicant, Norris Design, is proposing:** • **an amendment to the Olde Town at Parker Planned Development(PD) zoning to include an additional 12.2 acres for condominium and single-family attached housing to be known as Senderos Creek North** and • **Sketch and Preliminary Plans for 48 residential townhome sites and a five+ acre site on which to construct three multifamily condo buildings. Additionally, the applicant will reconfigure two adjacent commercial lots and the existing drainage facilities.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve an ordinance for the Olde Town at Parker Planned Development Guide- 3rd Amendment."

"I move the Planning Commission recommend Town Council approve the Olde Town at Parker F2 Sketch and Preliminary Plans, with the two (2) conditions in staff's report."

1. *Utility easements as requested by Public Service Company of Colorado, IREA and Parker Water and Sanitation District must be shown on the Final Plat.*

2. *The applicant shall meet required setbacks and zoning within the Planned Development Guide.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance for the Olde Town at Parker Planned Development Guide - 3rd Amendment, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council approve the Olde Town at Parker Filing 2 Sketch and Preliminary Plans, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny an ordinance for the Olde Town at Parker Planned Development Guide- 3rd Amendment 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 Olde Town at Parker Filing 2 Sketch and Preliminary Plans as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue an ordinance for the Olde Town at Parker Planned Development Guide- 3rd Amendment to a future date."

"I move the Planning Commission vote to continue the Olde Town at Parker Filing 2 Sketch and Preliminary Plans to a future date."

I. BACKGROUND/DISCUSSION

The Olde Town at Parker property was annexed in December, 2000, with a PD zoning which provided for 5.5 acres of commercial area, 595 residential units and a series of parks. In 2003, the PD was amended and a sketch and preliminary plan was approved that enlarged the commercial area (PA1) to 13.35 acres. This commercial area included the access drive and adjacent drainage swale on the east boundary of the planning area. The residential development under this PD was also re-organized to create a central park and community center area within the Olde Town project. Construction of the western half of the PD ceased in 2008 with the economic downturn but has since been largely developed. In 2017, the eastern half of the original development was approved for single-family detached and paired homes and is currently under construction.

The current rezoning, sketch and preliminary plans add 12.2 unplatted acres located north of the original development which were annexed into the Town in 2014. The subject area is bounded on the east by the American Academy at Motsenbocker and to the west by the Mainstreet Dental Plaza commercial development. To the north of the site is the Clark Farms single-family residential neighborhood and to the south is the Olde Town/Senderos Creek neighborhood that is currently under construction.

PD Amendment

The PD currently allows 4.51 dwelling units per acre. The PD amendment will result in an increase to overall density of less than one dwelling unit per acre and does not preclude the applicant's ability to meet the landscaping, open space or park dedication requirements.

The two commercial lots and the adjacent drainage area are currently located in PA1 and are designated as Commercial Center. This area will remain largely unchanged in terms of use with the exception of a 1.86 acres portion of the drainage tract mentioned above. This acreage will be reclaimed and incorporated into the new residential planning areas.

Sketch and Preliminary Plans

The sketch and preliminary plans propose 48 townhome lots and one 5.236-acre lot that will be developed into three condominium buildings containing 108 dwelling units, for a total of 156 residential units.

Additionally, the plat will reconfigure two commercially zoned lots and reclaim 1.86 acres of the adjacent drainage tract through re-engineering. These two commercial lots and the drainage tract will be removed from Filing 1 and replatted into Filing 2.

II. PRIOR ACTIONS

Date	Action
2000	The original Olde Town at Parker property was annexed into the town with a PD zoning which provided for 5.5 acres of commercial area, 595 residential units.
2003	The PD was amended and sketch and preliminary plans were approved that enlarged the commercial area to 13.35 acres. The residential development under this PD was also re-organized but with no change in the number of allowable residential units.
2008	Construction of the western half of the PD, approved with commercial and residential uses by the original developer, ceased with the economic downturn but has since been largely developed.
2017	The eastern half of the original development was approved for single-family detached and paired homes. The total number of allowed residential units was decreased to 493.

III. CURRENT SITE DATA

Existing Zoning	A - Agricultural District		
Overlay District	N/A		
PD & Plan Area	Olde Town at Parker 2nd Amendment / Unplatted		
Master Plan Area	Medium Density Residential		
Site Acreage	15.369		
Subdivision	Olde Town at Parker / Unplatted		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Medium Density Residential	PD - Planned Development	Single-Family Residential – Clark Farms
South	Medium Density Residential	PD - Planned Development	Single-Family attached and detached- Olde Town at Parker
East	Medium Density Residential	PD - Planned Development	Elementary School - American Academy
West	Neighborhood Center	PD - Planned Development	Olde Town at Parker Commercial Center – Retail and Services

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential within a Neighborhood Center ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	**Medium Density Residential:** Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. **Neighborhood Centers:** Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a

	mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.E Land Use 1.F Land Use 1.H Housing and Neighborhoods 2.A
Staff Analysis	This proposal is consistent with the Parker 2035 Master Plan which identifies this area as Medium Density Residential and within a Neighborhood Center. The Medium Density Residential designation recommends an overall density of 3.5 DU's per acre while the Neighborhood Center allows for higher density when applied in a mixed use walkable development. This project integrates commercial uses with adjacent residential and recreational uses through pedestrian oriented alternative access routes, creating a sense of community among those who work, live and play within the neighborhood.

LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Sketch/Prelim Plan)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks – Townhomes PA 10	From local street right-of-way: - 10 feet to the structure - 18 feet to the face of the garage From private drive/court: - 3 feet (no parking in driveway if less than 18 feet From arterial or collector street right-of-way: - 25 feet From north property boundary: - 12 feet From private lot lines: - 3 feet (7 feet between - structures)	Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval.	☒ Consistent ☐ Inconsistent ☒ N/A
Setbacks-Condominiums PA 9	From local street right-of-way: - 10 feet to the structure - 18 feet to the face of the garage		

	From private drive/court: - Driveway must be ≤ 5 feet or ≥ 18 feet. From arterial or collector street right-of-way: - 20 feet		
Density	5.28 DU/AC	5.01 DU/AC	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories-Townhouses	40 feet	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☒ Consistent ☐ Inconsistent ☒ N/A
Height/Stories-Condominiums	45 feet		
Landscaping	Title 13.06.070	All required streetscape, open space and common area landscape has been met. Individual lot specific 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 Sketch and Preliminary Plans against the requirements in the Olde Town at Parker PD zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards. The proposed sketch and preliminary plans are in conformance with the proposed PD amendment.		

DEVELOPMENT POTENTIAL (Rezonings-PD Amendment)			
Provisions	**As recommended by the Master Plan**	**Proposed**	**Analysis**

Units Per Acre	The Medium Density Residential recommends an overall density of 3.5 DU's per acre while the Neighborhood Center allows for higher density when applied in a mixed use walkable development.	5.01 DU/AC	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Medium and higher density residential uses as well as commercial uses including retail and personal service, small offices, recreational uses and restaurants.	For sale multifamily housing. (Townhomes and Condominiums) Office and commercial uses as allowed by the PD.	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	The proposed PD amendment is consistent with the Land Use'and Housing and Neighborhoods sections of the Parker 2035 Master Plan. The inclusion of multifamily housing types will expand housing options and help to diversify homeownership in Parker by meeting the needs of a wide range of the population including young families, professionals and seniors. Higher density residential is appropriate in the neighborhood center designation as a transition between less intense residential and non-residential areas when developed as part of a mixed use development. This project combines a variety of housing types with a design that expands pedestrian connectivity and encourages residents to walk or bicycle to obtain goods and services. This supports the "full service community" that is envisioned in the Parker 2035 Master Plan.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is located near the intersection of Jordan Road and Mainstreet; providing good transportation connections to major transportation corridors such as I-25 and Parker Road. There are two access points into the development, one from the north via Mainstreet, and a second from the south via E Springfield Court. The extension of E Springfield Court will provide vehicular and pedestrian access from the residential areas to the adjacent commercial facilities. Springfield Ct from the south will end in a cul-da-sac, avoiding thru traffic for Clark Farms.

An internal network of private drives will connect the public rights-of-way to the new residential development. The private drives will conform to Town of Parker criteria and be owned and maintained by the Olde Town Metropolitan District.

The sidewalk network is an important component of the development and is designed to provide pedestrian/bicycle connections between homes and the open space/park areas. This network will connect to the existing sidewalks and trails within the overall neighborhood and will also provide access to the East West Regional Trail and the Cherry Creek Regional Trail.

VI. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.
   The site will be a mix of single- family attached townhomes and condominiums offering a mix of housing types necessary for the Town to accommodate the wide-ranging housing needs of its population as expressed in the Parker 2035: Changes and Choices (Master Plan).

Staff Analysis

Currently the Olde Town at Parker PD does not include the additional acreage that will be added to the development as a result of this amendment and the associated plat. The PD Amendment will also adjust planning area boundaries to improve developability of the commercial area.

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 parcel's location between an existing single-family residential neighborhood and a commercial development makes it an ideal place to provide a mix of single-family and multi-family housing options. The development completes the planned residential Senderos Creek neighborhood, filling a vacant gap between existing uses. The Proposed Project is within walking distance to local amenities such as the park and recreation center of the adjacent Neighborhood Activity Center as well as the existing and proposed commercial development to the west.

Staff Analysis

The additional acreage is directly adjacent to the existing Olde Town at Parker development. Though it is surrounded on all sides by residential and commercially zoned property, this site has remained undeveloped; presumably because of inherent challenges on the site. It is a relatively small parcel, has no direct access from Mainstreet and includes a cell tower that must be incorporated into the development. The applicant has

worked closely with the Olde Town Metro District and HOA throughout this process. The additional acreage will be included into the Olde Town Metro District and HOA. Inclusion of this property into the Olde Town/Senderos Creek neighborhood will complete the subdivision and provide creative solutions to the existing development challenges.

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

3. There has been an error in the original zoning; or
   Not applicable

There is no error in the original zoning for this property. This criterion is not applicable to this proposal.

4. There have been significant changes in the area to warrant a zone change.
   Parker's growth rate as well as larger industry trends have shifted land use priorities in the Town from agricultural towards residential. This is particularly apparent in the Olde Town Subdivision which has developed as residential. As this is the final piece of the subdivision, this project's completion will establish the area's character as a residential neighborhood. This is reflected in the Parker 2035: Choices and Changes (Master Plan) General Land Use Plan which designates the site location as Medium Residential Density. Additionally, the Town's Master Plan mentions that housing affordability has become more of an issue and notes the importance of diversifying the existing housing stock through attainable housing options in response to this.

Staff Analysis
The 12-acre site that is the subject of this request is currently zoned agricultural and is the last undeveloped parcel in this area. The zoning proposed by the applicant is consistent with the existing development and will complete the mixed use design originally envisioned for the Olde Town at Parker subdivision.

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
   Senderos Creek North will include a new street connection between the existing drive aisle in the adjacent commercial area to the west and Neu Towne Circle via an extension of East Springfield Court. East Springfield Court is currently stubbed to the Property for future extension. These street connections will provide improved connectivity both within in the neighborhood and to the surrounding community. Enhanced pedestrian connections to the existing and future commercial development

adjacent to the site establishes the potential for residents to walk to work and services.

Staff Analysis
The applicant worked with the Town's engineering staff to provide adequate access, resolve incomplete streets and avoid impacting nearby residential areas.

- Two access points will provide adequate circulation for the new development.
- The extension of E Springfield Court from the south will provide an additional connection to the adjacent commercial uses.
- In response to concerns from the adjacent Clark Farms subdivision, the applicant is proposing a cul-de-sac on E Springfield Court from the north to avoid impacts to this established neighborhood from the new development.

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

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
   The proposed project is meeting all applicable fees, policies, and requirements as specified by the Town of Parker and applicable utility districts.

Staff Analysis
This proposal completes an existing development previously approved for similar density. Town services to the development include road maintenance and emergency police response. The Town currently maintains public roads adjoining the development and will accept new public roads by dedication as development proceeds. Maintenance services will not need to be unreasonably extended to provide service to this development. The Police Department did not respond to referral requests. The Police Department's historic position on developments of this nature has been that calls for service will be increased but not to a level which would exceed the Police Department's capacity. South Metro Fire and Rescue Authority will provide service to this area as it lies within their district boundaries.

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

7. There are minimal environmental impacts or impacts can be mitigated.
   There are no known environmental impacts associated with development of the property.

   Staff Analysis
   No environmental concerns were identified by referral agencies. No significant wildlife or open space resource areas were identified for potential preservation in the Town's *Open Space, Trails and Greenways Master Plan*.

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

The Proposed Project will bring zoning in line with the residential use identified for the area on the the General Land Use Plan in the Town Master Plan. This is consistent with the other planning areas established in the Olde Town PD. The proposed Senderos Creek North neighborhood will be compatible with the adjacent land uses and seeks to create a "full service community" of residents with walkable connections to parks, open space, and services, as envisioned in the Town Master Plan.

Staff Analysis

The Parker 2035 Master Plan identifies this area as Medium Density Residential and as being within a Neighborhood Center. The Medium Density Residential recommends an overall density of 3.5 DU's per acre while the Neighborhood Center allows for higher density when applied in a mixed-use walkable development. This project integrates commercial uses with adjacent residential and recreational uses through a network of pedestrian oriented alternative access routes.

Recommendations within the Parker 2035 Master Plan for the Neighborhood Centers allow for higher density residential uses as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development.

The rezoning associated with this proposal is consistent with the current Parker 2035 Master Plan maps goals and policies as further described in Section IV of this staff report.

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

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.
Parker Water and Sanitation District (PWSD) will provide potable water and sanitary sewer service to the Proposed Project.

The neighborhood is located within the Douglas County School District and within the feeder area for Chaparral High School. It is anticipated that Prairie Crossing Elementary School and Sierra Middle School will also serve residents within the Proposed Project. It should also be noted that the K-8 American Academy Charter School is located directly east of the Proposed Project and will serve residents as well.

Staff Analysis

Water and sewer services will be provided by the Parker Water and Sanitation District. The cost to extend these facilities to the project area will be the responsibility of the developer.

The applicant has agreed to provide the appropriate cash-in-lieu of school facilities necessary to mitigate impacts created by the development to the satisfaction of the school district. Open space and trail dedications within this proposal have remained consistent with original approvals.

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments- Sketch and Preliminary Plan	Zoning
Aztec	Minor technical Comments-will be satisfied prior to recordation.	No Comment
Building	Advisory Comments	No referral sent
Century Link	No Comment	
Centennial Airport	Advisory Comments	
Cherry Creek Basin Water Authority	Advisory Comments	No referral sent
Clark Farms HOA	No Comment	
Comcast	No Comment	
Comprehensive Planning	No Comment	Advisory Comments in support of the proposal.
Douglas County Assessor	No Comment	
Douglas County Planning	Completed	No Comment
Douglas County Schools	No Comment	
Fire Life Safety	Advisory Comments	No Comment
IREA	Advisory Comments	Approved
Neu town HOA	No Comment	
Olde Town Metro District	No Comment	
Parker water and Sanitation	Approved	
PSCO	Completed	
TOP engineering	Approved.	No referral sent

VII. CONCLUSION

The proposed rezoning, sketch and preliminary plans add 12.2 unplatted acres located north of the original Olde Town at Parker development.

The PD amendment will result in an increase to overall density of less than one dwelling

unit per acre and does not preclude the applicant's ability to meet the landscaping, open space or park dedication requirements.

The sketch and preliminary plans propose 48 townhome lots and one 5.236-acre lot that will be developed into three condominium buildings containing 108 dwelling units, for a total of 156 residential units. The applicant currently has a Site Plan in the review process. Additionally, the applicant will reconfigure two adjacent commercial lots and the existing drainage facilities. The applicant has demonstrated compliance with the requirements of the Land Development Ordinance for Sketch and Preliminary Plans.

This proposal is consistent with the Parker 2035 Master Plan which identifies this area as Medium Density Residential and within a Neighborhood Center. 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.

Therefore, staff is recommending that the Planning Commission recommend Town Council approval of the Olde Town at Parker PD Guide- 3rd Amendment. Staff also recommends Town Council approval of the Olde Town at Parker Filing 2 Sketch and Preliminary Plans.

VIII. RECOMMENDED CONDITIONS

1. Utility easements as requested by Public Service Company of Colorado, IREA and Parker Water and Sanitation District must be shown on the Final Plat.

2. The applicant shall meet required setbacks and zoning within the Planned Development Guide.

IX. ATTACHMENTS

Zoning

1. Draft Ordinance No. 3.162.3
2. Referral Agency Comments

Sketch and Preliminary Plans

3. Sketch and Preliminary Plans
4. Referral agency comments
5. Applicant's Narrative

Report Approved By: Bryce Matthews, Planning Manager

ORDINANCE NO. 3.162.3, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE OLDE TOWN AT PARKER PLANNED DEVELOPMENT GUIDE AND PLAN AND TO AMEND 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 amending the second amendment to the Olde Town at Parker Planned Development Guide and Plan that was approved by the Town Council on March 20, 2017, and recorded at Reception No. 2017023571 of the Office of the Douglas County Clerk and Recorder's Office, for the real property described in attached **Exhibit 1**, which is attached hereto and incorporated by this reference, pursuant to the Parker Land Development Ordinance (the "Olde Town PD").

b. Public notice has been given for the amendment to the Olde Town PD 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 contained in Section 13.04.240 of the Parker Municipal Code for approving the amendment to the Olde Town PD have been satisfied.

Section 2. The Olde Town PD approved by the Town Council on March 20, 2017, for the real property described in Exhibit 1, is hereby amended by the Third Amendment to the Olde Town at Parker Planned Development Guide and Plan as set forth in **Exhibit 2**, which is attached hereto and incorporated by this reference.

Section 3. 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 4. 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 5. 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 6. 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

OLDE TOWN AT PARKER PLANNED DEVELOPMENT AMENDMENT

EXHIBIT 1

LAND DESCRIPTION

A PARCEL OF LAND IN THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE N00°20'54"W ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°20'54"W ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED IN BOOK 753 PAGE 617, A DISTANCE OF 302.18 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED RECEPTION NUMBERS 2002116352 AND 2003092239 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;

1. N03°27'57"E A DISTANCE OF 117.25 FEET;
2. THENCE N89°39'06"E A DISTANCE OF 19.21 FEET;
3. THENCE N00°20'54"W A DISTANCE OF 1016.14 FEET TO A POINT OF CURVATURE;
4. THENCE 137.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 874.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 137.27' FEET TO A POINT OF TANGENCY;
5. THENCE N08°39'35"E A DISTANCE OF 289.60 FEET TO A POINT OF CURVATURE;
6. THENCE 164.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 1044.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 163.97 FEET TO POINT OF TANGENCY;
7. THENCE N00°20'54"W A DISTANCE OF 296.99 FEET TO A POINT OF CURVATURE;

THENCE 78.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 90°03'52", A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N44°41'02"E A DISTANCE OF 70.75 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2003092239;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

1. N89°42'58"E A DISTANCE OF 363.74 FEET TO A POINT OF CURVATURE;
2. THENCE 278.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 10°30'50", A RADIUS OF 1516.39 FEET AND A CHORD WHICH BEARS N84°27'33"E A DISTANCE OF 277.87 FEET;
3. THENCE N10°47'52"W A DISTANCE OF 15.00 FEET;
4. THENCE 181.43 FEET ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE 06°55'25", A RADIUS OF 1501.39 FEET AND A CHORD WHICH BEARS N75°44'25"E A DISTANCE OF 181.32 TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID NORTHERLY LINE, N89°42'58"E A DISTANCE OF 100.15 FEET;

THENCE N00°23'18"W A DISTANCE OF 2.02 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION, FILING NO. 2A AS RECORDED AT RECEPTION NO. 9306811;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) CONSECUTIVE COURSES;

1. N89°36'42"E A DISTANCE 258.06 FEET;
2. THENCE N89°35'34"E A DISTANCE OF 117.35 FEET;
3. THENCE S00°19'07"E A DISTANCE OF 27.35 FEET;
4. THENCE N89°30'01"E A DISTANCE OF 50.01 FEET;

5. THENCE N00°19’07”W A DISTANCE OF 27.27 FEET
6. THENCE N89°35’34”E A DISTANCE OF 233.63 FEET TO A POINT ON THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 2013010637.

THENCE ALONG SAID WESTERLY LINE S00°24’26”E A DISTANCE OF 3.35 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;
THENCE ALONG SAID WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3, S00°02’02”E A DISTANCE OF 682.11 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1B-2 AS RECORDED AT RECEPTION NUMBER _____ ;
THENCE ALONG SAID NORTHERLY LINE N89°34’55”E A DISTANCE 644.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MOTSENBOCKER ROAD AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2017075212;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) CONSECUTIVE COURSES;

1. S00°02’02”E A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE;
2. THENCE 172.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 16°46’12” AND A CHORD WHICH BEARS S08°25’08”E A DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY;
3. THENCE S16°48’14”E A DISTANCE OF 30.84 FEET;
4. THENCE N72°41’42”E A DISTANCE OF 3.59 FEET;
5. THENCE S15°53’49”E A DISTANCE OF 301.80 FEET;
6. THENCE S10°18’46”E A DISTANCE OF 71.94 FEET;
7. THENCE S15°53’49”E A DISTANCE OF 79.96 FEET;
8. THENCE S16°36’56”E A DISTANCE OF 387.85 FEET TO A POINT OF CURVATURE;
9. THENCE 55.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°54’15” AND A CHORD WHICH BEARS S13°39’48”E A DISTANCE OF 55.11 FEET;
10. THENCE 20.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 02°15’37” AND A CHORD WHICH BEARS S01°48’01”E A DISTANCE OF 20.12 FEET TO A POINT OF TANGENCY;
11. THENCE S00°40’13”E A DISTANCE OF 598.66 FEET;
12. THENCE S00°33’44”E A DISTANCE OF 182.24 FEET;
13. THENCE 3.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 37°56’39” AND A CHORD WHICH BEARS S18°24’35”W A DISTANCE OF 3.25 FEET TO A POINT OF TANGENCY;
14. THENCE S37°22’55”W A DISTANCE OF 31.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID SOUTHERLY LINE, S89°26’16”W A DISTANCE OF 345.53 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 131, PAGE 102;
THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) CONSECUTIVE COURSES;

1. N00°40'14"W A DISTANCE OF 210.00 FEET;
2. THENCE S89°26'16"W A DISTANCE OF 2269.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JORDAN ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PARCEL CONTAINS 127.453 ACRES OR 5,551,834 SQUARE FEET MORE OR LESS.

ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°20'54"E AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #13487 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25645 AT THE SOUTHWEST CORNER.

PREPARED BY AUGUSTUS TERRY
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
NOVEMBER 20, 2018

EXHIBIT 2

OLDE TOWN AT PARKER
A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Original: August 27, 2003
2nd Revision: April 3, 2017
3rd Revision: May 29, 2020

Prepared by: Norris Design

Third Amendment to Planned Development Guide

PD Guide Index

Table of Contents

Introduction 5

A. Statement of Purpose 5

B. Definitions 6

C. Legislative Intent 6

D. Application 6

E. Authority 7

F. Adoption 7

G. Relationship of Town Regulations 7

H. Enforcement 7

I. Additions 7

Control Provisions 7

A. Control Over Use 7

B. Control Over Location and Bulk 8

C. Incorporation of Development Plan 8

General Provisions 8

A. Purpose 8

B. Planning Area Boundaries 8

C. Utility Connections 9

D. Agricultural Uses 9

E. Utility Requirements 9

F. Dedication Requirements 9

G. Application of Parker Design Guidelines for Single Family, Multiple Family and Commercial Development 9

Development Standards **9**

Section 1 – Single Family Detached Residential – Planning Areas (PA) 4 and 7 9

1-10 Description 9

1-20 Intent 10

1-30 Uses Permitted 10

1-40 Uses Permitted by Special Review 10

1-50 Development Standards 10

1-60 Design Guidelines 11
Section 2 – Single Family Cluster Residential – Planning Area (PA) 3 11
2-10 Description 11
2-20 Intent 11
2-30 Purpose 12
2-40 Uses Permitted 12
2-50 Uses Permitted by Special Review 12
2-60 Development Standards 12
2-70 Design Guidelines 13
Section 3 – Single Family Attached Residential – Planning Areas (PA) 2 and 10 13
3-10 Description 13
3-20 Intent 13
3-30 Uses Permitted 14
3-40 Uses Permitted by Special Review 14
3-50 Development Standards 14
3-60 Design Guidelines 15
Section 4 – Duplex Residential – Planning Areas (PA) 5 and 6 15
4-10 Description 15
4-20 Intent 15
4-30 Uses Permitted 16
4-40 Uses Permitted by Special Review 16
4-50 Development Standards 16
4-60 Design Guidelines 17
Section 5 – Multi-Family Residential – Planning Area (PA) 9 17
5-10 Description 17
5-20 Intent 17
5-30 Uses Permitted 17
5-40 Uses Permitted by Special Review 18
5-50 Development Standards 18
5-60 Design Guidelines 18

Section 6 – Commercial Center – Planning Area (PA) 1 18
6-10 Description 18
6-20 Intent 18
6-30 Uses Permitted 19
6-40 Uses Permitted by Special Review 20
6-50 Maximum Building Height 20
6-60 Setbacks 20
6-70 Off-Street Loading 21
6-80 Lot Coverage and Open Space 21
6-90 Design Guidelines 21
Section 7 – Park/Open Space – Planning Area (PA) 8 21
7-10 Description 21
7-20 Intent 21
7-30 Uses Permitted 21
7-40 Uses Permitted by Special Review 21
7-50 Maximum Building Height 22
7-60 Setbacks 22
Section 8 – Notes 22
Section 9 – Design Intent 22
9-10 Circulation, Road Patterns, and Standards 22
9-20 View Corridors 23
9-30 Constraints 23
9-40 Community Design Elements 23
9-50 Community/Architectural Design Elements 23
Section 10 – Exhibits 24
Exhibit A – Legal Description 24
Exhibit B – PD Development Plan 24

OLDE TOWN AT PARKER
A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Planned Development Guide

INTRODUCTION

A. Statement of Purpose
Update: September 23, 2019

Olde Town at Parker is a traditional neighborhood development encompassing approximately 127.45 acres. It is located east of Jordan Road, west of Motsenbocker Road, north of Todd Drive and south of Mainstreet.

The development was originally approved in 2003 and approximately half of the development was built out by 2015. In 2017 the remainder of the development was purchased by Pacific North LLC, was consequently sold to Meritage Homes and is currently under construction. A second amendment to the Planned Development Guide was approved at that time that reflected the resulting changes to the layout and housing types within the development. This, the third Planned Development Guide Amendment will reflect the inclusion of two new planning areas PA-9 and PA-10. The Olde Town at Parker Development Plan incorporates a mix of land uses bisected by a local trail system that will connect to a regional trail facility along the north side of Todd Drive. The development is based upon the traditional walking village concept of pedestrian-friendly tree-lined local streets, utilizing detached sidewalks on both sides of public streets, and complementary and compatible land uses. The entire project is connected together with pocket parks, a neighborhood center, greenways and the public sidewalk system. Most areas within the neighborhood are located within a quarter-mile of one another, to encourage residents to walk within the community and reduce dependence on the automobile for daily trips.

The development has been designed to include a variety of housing types, retail and service commercial, and community facilities to achieve a balance and reasonably self-sufficient community for families of all ages, sizes, and levels of income, but the focus of most housing will be to serve families and the active adult market. The housing opportunities include traditional single family detached homes, single family cluster homes, single family attached homes, condominiums, and duplexes. To accommodate a variety of housing types, each planning area varies in topography, size, population and street layout. The Commercial Center will be located at the southeast corner of Jordan Road and Main Street, and will be accessible by automobile, primarily from Jordan Road for pass-by-traffic and by detached walkway system of pedestrian trials and bikeways.

The open space system for the Olde Town at Parker development includes a significant central park with open space, landscaping, an outdoor pool and pool house. The park will be connected to the neighborhood by a series of neighborhood trails. All residences within the development are located within a quarter-mile (5 minute walk) of the central neighborhood park. The entire development is linked together through a public open space park-system of sidewalks and trails.

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

B. Definitions

Unless otherwise stated herein, all provisions of and definitions found in the definitions section of the Parker Land Development Code, as amended, shall apply. The following definitions are provided for clarification of the uses proposed by this Development Guide.

1. **Cluster Homes:**
   Detached or attached homes owned in the fee title conveyed by lot or building envelope in conjunction with common open space owned and maintained by a homeowners association.

2. **Condominiums:**
   Condominium units are conveyed by unit numbers within a condominium homeowner association in conjunction with common ownership of all common facilities.

3. **Duplex Homes:**
   Detached building on a single parcel containing two (2) dwelling units, designed for or used as dwellings exclusively by two (2) families, each living as an independent housekeeping unit.

4. **Multi-Family:**
   A building that contains condominium units.

5. **Single Family Attached Homes:**
   Attached homes (Townhomes) owned in the fee title conveyed by lot or building envelopes in conjunction with common open space owned and maintained by a homeowner's association.

6. **Single Family Detached Homes:**
   Single family detached homes on fee title/simple lots.

C. Legislative Intent

It is the intent of this Development Guide is to be consistent with, and to assist in implementation of the Town of Parker Land Development Code, as amended, to:

1. Encourage innovations in development so that the residents may enjoy a greater variety in type, design and layout for buildings and by the conservation and more efficient use of open space ancillary to said buildings;

2. Encourage a more efficient use of land and public services, and/or private services to provide benefit to those who desire having in a pedestrian-oriented neighborhood;

3. Minimize the burden of traffic on streets and highways;

4. Conserve and enhance the value of the land;

5. Provide a procedure, which can relate the type and layout of the building development to the particular site, thereby encouraging preservation of the site's natural characteristics; and encourage integrated planning in order to achieve the above purposes.

D. Application

These Standards shall apply to all property contained within the Olde Town of Parker PD as shown on the Development Plan and this Development Guide. These zoning regulations and requirements shall become the governing standards for review, approval and modification of all uses occurring on the site.

Provisions of this guide shall prevail and govern the uses of the site, however, this Guide only supersedes the specific zoning category, not the Town of Parker's Land Development Code as amended. The zoning codes and regulations for the Town of Parker shall apply where the provisions of this guide do not address a specific subject; or where there is a conflict in which case the Town of Parker Land Development Code prevails.

E. Authority

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

F. Adoption

Reference: Chapter 13.04.150 (PD-Planned Development) of the Town of Parker Land Development Code as amended.

G. Relationship of Town Regulations

The provisions of this Development Guide shall prevail and govern development of the Olde Town at Parker PD to the extent provided by the Town of Parker Land Development code, as amended, except where the provisions of the Development Guide do not clearly address a specific subject, or where there is a conflict. In such a case the provisions of the Town of Parker Land Development Code, or any other codes or regulations of the Town of Parker shall prevail, when applicable.

H. Enforcement

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

I. Additions

The addition of appropriately zoned land to Olde Town at Parker PD shall be considered a zoning amendment and shall be subject to the procedures and requirements contained in the Town of Parker Land Development Code, as amended.

CONTROL PROVISIONS

A. Control Over Use

After adoption of this Development Guide by the Town Council:

1. Any new building or other structure, and any parcel of land may be used;

2. The use of any existing building, other structure, or parcel of land may be changed or extended as provided for in this Development Guide; and

3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated, for any purpose permitted or required by the provisions of this Development Guide applicable to the area in which such building, other structure or parcel of land is located. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all 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 and Development Plan.

B. Control Over Location and Bulk

After the adoption of this Development Guide by the Town Council, the location and bulk of all buildings and other structures built after the effective date of the Development Guide, shall be in conformance with:

1. All applicable standards contained within the Development Plan and Guide; and

2. Any other applicable standards of the Land Development Code, as amended where such standards are not specifically addressed in or are in conflict with the Development Plan Guide.

C. Incorporation of Development Plan

The plan for development of the Olde Town at Parker PD including the type, location and boundaries of land use areas is shown upon the Olde Town at Parker PD Development Plan, which is attached as Exhibit A and is hereby incorporated by reference into this Development Guide.

GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development which may occur in the Olde Town at Parker PD.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within the Olde Town at Parker PD are shown on the Olde Town at Parker Development Plan. Where a Planning Area abuts an internal street drive, the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. Where a Planning Area abuts another Planning Area, the boundary shall be shown as on the Olde Town at Parker PD Development Plan. Changes in the boundaries and acreage of Planning Areas shall be permitted as follows:

1. The size of any Planning Area may increase or decrease (by a minimum of 15%) after final determination, through the platting process, of the alignment of any of the streets and drives, open space areas, shown on the Olde Town at Parker PD Development Plan, subject to the Parker Land Development Code, as amended.

2. No amendment to this Development Guide shall be required for an increase and/or decrease in Planning Area boundaries internal to the site which results in changes to those areas amounting to less than 15% of the area of each such area. However, the developer shall keep and submit accurate records of such boundary revisions and shall inform the Town of the same, as required by the planning director if the modification is determined to be minor.

3. Any request for a Planning Area to increase or decrease by more than 15% of its size shown on the Development Plan shall be processed as a zoning amendment in accordance with of the Town of Parker Land Development Code.

4. The final boundary of any Planning Area shall be established when the final plat is prepared for that area.

C. Utility Connections

Approval for connection to the Parker Water and Sanitation District (the "District") facilities or other appropriate utility system shall be required for each principal building to be constructed under the terms of this Development Guide within the Olde Town at Parker PD and notice of such approval shall be provided to the Town building inspector.

D. Agricultural Uses

Agricultural activities and uses, except livestock and poultry, and all accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted within Olde Town at Parker PD prior to but not during the phased development of the total project, subject to the Parker Land Development Code.

E. Utility Requirements

Telephone lines, electric lines, electrical distribution lines, cable TV lines and other like utility services shall be placed underground. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts shall not be placed above ground and shall be screened as appropriate (at the time of site plan development). Equipment permitted above ground shall not be placed within the required sight triangles needed for safe traffic visibility.

F. Dedication Requirements

All dedications of Public Facilities, including but not limited to Park and Open Space lands, roadways, utility easements, drainage facilities and easements shall be made at the time of Final Plat for the specific Planning Area, except as otherwise provided in the annexation agreement for the site.

G. Application of Town of Parker Design Guidelines for Single Family, Multiple Family and Commercial Development

The Design Standards included in the Town of Parker Development Design Standards, as amended, are in addition to these standards and requirements identified in the land Development Code and these PD Development Standards. These standards shall be used when preparing site plans and architectural plans for new development. In the event there is a conflict between the design standard described herein and the Town of Parker Development Design Standards, the Town's Guidelines shall control. These standards are based upon commonly accepted principles of urban design and reflect the goals for the Town of Parker as set forth in the Town of Parker's Master Plan. The Standards address the following: (1) site design standards such as adjacent sensitivity, site development, building location and orientation access, and screening; and (2) architectural standards, such as mass and scale, architectural elements, colors and roofing. The goal is to provide high quality building materials and landscaping which is in concert with the surrounding development.

DEVELOPMENT STANDARDS

SECTION 1 – SINGLE FAMILY DETACHED RESIDENTIAL – PLANNING AREAS (PA) 4 AND 7

SEC. 1-10 Description

Single Family Detached Residential Area herein called "SFD" will have a total of approximately 56.27 acres and a maximum density of 4.35 dwelling units per acre, for a total of 245 dwelling units (119 dwelling units exist within PA-7).

SEC. 1-20 Intent

1. Provide flexibility to adjust to changes in housing trends and patterns. Encourage diversity within the development of Olde Town at Parker through a variety of housing densities and associated lifestyles.
2. Improve the environment by requiring adequate landscaping.

SEC. 1-30 Uses Permitted

1. Single family detached dwellings with front, side or alley load garages;
2. Accessory structures and uses necessary and customarily incidental to a permitted use including detached garages;
3. Private open space and recreation facilities;
4. Public and quasi-public facilities;
5. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
6. Temporary construction yards and construction office, to be removed upon completion of the development;
7. Places of religious assembly

SEC. 1-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 1-50 Development Standards

Total Acreage	56.27 Acres
Maximum Allowable Density	4.35 DU/AC
Minimum Lot Area (sq. ft.)	4,500sq. ft.
Maximum Building Height	35 feet
Minimum Lot Width	
• **At the street:**	40 feet
• **At the front building wall:**	45 feet
• **At cul-de-sac, or similarly curved roads and flag lots at the street:**	20 feet
Primary Building Front Setback (from local street right-of-way):	18 feet to face of garage
	10 feet to face of home
	10 feet to a covered porch without having space above the porch
Primary and Accessory Structure Side Setback:	5 feet
Primary Structure Rear Setback:	15 feet
Detached Garage Structure Rear Setback	5 feet
Corner Lot Side Setback (from local street right-of-way)	10 feet to side of structure
	18 feet to garage if side entry
Minimum Building Separation (does not include overhangs)	10 feet

1. Encroachments: Cantilevers and roof overhangs may encroach the setback a maximum of 18 inches.
2. Decks and patios 30 inches or less above grade may be located in the rear setback. Decks, above 30 inches above grade may encroach the rear setback provided they are no closer than five feet to the rear property line when there is a detached garage in the rear of the lot and 10 feet when the garage is attached to the home and front or side loaded.

SEC. 1-60 Design Guidelines

1. Staggered setbacks are required. The front building setback of one (1) lot shall be varied by a minimum of two (2) feet from the front building setback of any home within two (2) lots on either side of the subject lot in accordance with the Town of Parker Residential Design Criteria - Sec.13.10.161 (g) of the Town of Parker Land Development Code, as amended.
2. Front porches are encouraged and may be set back a minimum of 10 feet from the right-of-way when there is no having space above the porch.
3. All units shall have a clearly defined front yard. The builder / developer / owner shall submit plans for landscaping, hedging, fencing, or a brick or stone wall, which must be approved by architectural control committee prior to installation.
4. All single family detached homes must be located with the first floor above the adjacent sidewalk.
5. Front yard landscaping shall be required for all single family detached lots and shall conform to Town of Parker minimum landscape requirements as stated in Section13.10.161 (f) of the Town of Parker Land Development Code, as amended.
6. Two (2) car garages (minimum) shall be required.

SECTION 2 – SINGLE FAMILY CLUSTER RESIDENTIAL – PLANNING AREA (PA) 3

SEC. 2-10 Description

The Single Family Residential Cluster Areas herein called "Cluster Homes" will have a total of approximately 7.38 acres and a maximum density of 10.03 dwelling units per acre for a total of 74 units.

SEC. 2-20 Intent

The Single Family Cluster homes proposed in the Olde Town at Parker may include a number of housing types, depending on market conditions and new unit types available. It is intended, however, that these predominately single family cluster developments not just be conventional single family residences, but unique neighborhoods with functional amenities and innovative unit types. The objective of the cluster development is to group various types of units creating communal open space, increasing privacy, improving Residential environments, and creating additional view corridors to amenities. Forms of clustering units may include, but not be limited to: an active adult community, zero lot line homes which create a more useable yard space, "keyhole" lots, wide and shallow, attached, detached "Lifestyle" full exterior maintenance homes, "Z" lots, flag lots, wedge lots, clustering of units on a common court, alley access homes, patio homes with the outdoor having space focused around a patio area and a variety of attached unit types such as duplexes, triplexes and town homes.

SEC. 2-30 Purpose

1. To provide flexibility in adjusting to changes in housing tends and patterns, while maintaining compatibility with surrounding lower density development.
2. To ensure that high standards of siting and the optimum use of available land are applied throughout the project phases.
3. To provide a variety of having styles around featured amenities, in a substantially maintenance free environment.
4. To maintain or enhance the inherent natural features of the site, especially the drainage corridors and, to the extent possible, provide recreation, leisure and community areas for the residents of Olde Town at Parker cluster homes.
5. To provide cluster development, which in contrast to conventional development, will allow for a greater percentage of the land to be allotted to common areas and elements, and will reduce the amount of street by grouping the residential units together.

SEC. 2-40 Uses Permitted

1. Single family dwellings, attached and / or detached and condominiums
2. Private recreational facility;
3. Accessory structures and uses necessary and customarily incidental to a permitted use;
4. Public recreation facilities;
5. Public and quasi-public facilities;
6. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
7. Temporary construction yards and construction office, to be removed upon completion of the development.
8. Places of religious assembly.

SEC. 2-50 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 2-60 Development Standards

Total Acreage	7.38 Acres
Maximum Allowable Density	10.03 DU/AC
Maximum Building Height	35 feet
Building Setbacks	
• **From local street right-of-way:**	10 feet to the structure
	18 feet to the face of the garage
• **From private drive/court:**	3 feet (no parking in driveway if less than 18 feet in length
• **From arterial or collector street right-of-way:**	25 feet
• **From north property boundary:**	12 feet
• **From private lot lines:**	3 feet (7 feet between structures)
Minimum Building Separation:	7 feet

• **Rear to side:**	7 feet
• **Rear to rear:**	10 feet
• **Side to side:**	7 feet
• **Corner to side or rear:**	7 feet
• **Front to front:**	20 feet
• **Front to side:**	7 feet

1. All improvements must be setback a minimum of 10 feet from the Planning Area boundary.
2. Encroachments: Cantilevers and roof overhangs may project into the required setback or building separation no more than 18 inches where permitted by building code.

SEC. 2-70 Design Guidelines

1. Individual lots and Buildings shall be arranged and situated to relate to surrounding properties.
2. Diversity and originality in a lot layout and individual building design shall be encouraged to achieve a more compatible relationship between development and the land.
3. Single Family Cluster, herein called Cluster Homes shall be a place to live, in which open space is concentrated, rather than dispersed, and maintained for the benefit of all that live there. Roads may be private, but will be built to the Town of Parker standards, and facilities and structures may be maintained by an association for the benefit of one and all. Due to anticipated variety and type of residential product, minimum street frontage, building area and lot size will be determined at time of Final Plat/Site Plan.
4. Off-street parking may be allowed within setbacks but shall not compromise landscaping and other buffering measures or sidewalks
5. The design of any structure / development shall be a "360-degree" design, i.e., any elevation of a building shall be architecturally "finished" to a similar degree.
6. Attached units which share a common wall, shall meet all applicable fire protection requirements.
7. Attached units which share a common wall must meet the development standards of the Single Family Attached District.
8. Minimum lot size will be determined based upon platting. A condominium plat will be required for the property, or the property will be limited to 1 dwelling unit per lot.

SECTION 3 – SINGLE FAMILY ATTACHED RESIDENTIAL – PLANNING AREAS (PA) 2 AND 10

SEC. 3-10 Description

The Single Family Residential Attached Area herein called "SFA" will have a total of approximately 10.65 acres (4.76 acres in PA-2, 5.89 acres in PA-10) and a maximum density of 11.08 dwelling units per acre for a total of 118 allowed dwelling units.

SEC. 3-20 Intent

The Single Family Attached area shall be a place to live in which open space is concentrated, rather than dispersed, and maintained for the benefit of all whom live there. Roads may be private, but built to Town of Parker design standards. These facilities and structures may be maintained by an association for the benefit of one and all. This

use area will consist of attached townhouse type units, patio/ cluster units (closely grouped detached and/or attached homes), duplexes, and/or stacked flats (condominium units). The purpose of the Attached Homes is as follows:

1. To provide flexibility in adjusting to changes in housing trends and patterns, while maintaining compatibility with surrounding lower density development.
2. To ensure that high standards of siting and the optimum use of available land are applied.
3. To provide a variety of living styles around featured amenities, in a substantially maintenance-free environment.
4. Cluster development, which in contrast to conventional development, will allow for a greater percentage of the land to be allotted to common areas and elements, and will reduce the amount of streets by grouping the residential units together.

SEC. 3-30 Uses Permitted

1. Single family dwellings, attached, town homes, duplexes, and/or detached cluster homes;
2. Private recreational facility;
3. Accessory structures and uses necessary and customarily incidental to a permitted use;
4. Public recreation facilities;
5. Public and quasi-public facilities;
6. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
7. Temporary construction yards and construction office, to be removed upon completion of the development.
8. Places of religious assembly.

SEC. 3-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 3-50 Development Standards

Total Acreage	10.65 Acres
Maximum Allowable Density	11.08 DU/AC
Maximum Building Height	40 feet
Building Setbacks	
• **From local street right-of-way:**	10 feet to the structure
	18 feet to the face of the garage
• **From private drive/court/alley:**	2 feet (no parking in driveway if less than 18 feet in length
• **From arterial or collector street right-of-way:**	20 feet
• **Adjacent to Single Family Detached Residential:**	15 feet
Minimum Building Separation:	
• **Rear to side:**	12 feet
• **Rear to rear:**	20 feet

• **Side to side:**	10 feet
• **Corner to side or rear:**	10 feet
• **Front to front:**	20 feet
• **Front to side:**	12 feet

1. All improvements must be setback a minimum of 10 feet from the Planning Area boundary.
2. Encroachments: Cantilevers and roof overhangs may project into the required setback or building separation no more than 18 inches where permitted by building code.

SEC. 3-60 Design Guidelines

1. Due to anticipated variety and type of residential product street frontage, building area and lot size will be determined at time of Final Plat/Site Plan.
2. Off-street parking may be allowed within setbacks but shall not compromise landscaping and other buffering measures.
3. The design of any structure / development shall be a "360-degree" design, i.e., any elevation of a building shall be architecturally "finished' to a similar degree.
4. Attached units which share a common wall shall meet all applicable fire protection requirements.
5. Minimum lot size will be determined based upon platting. A condominium plat will be required for property within this Planning Area, or the property will be limited to 1 Dwelling Unit per lot.

SECTION 4 – DUPLEX RESIDENTIAL – PLANNING AREAS (PA) 5 AND 6

SEC. 4-10 Description

The Duplex Residential area will have a total of approximately 13.88 acres (3.84 acres in PA-5, 10.04 acres in PA-6) and a maximum density of 10 units per acre for a maximum total of 104 dwelling units in Planning Areas PA 5 and 6.

SEC. 4-20 Intent

The Duplex Residential area shall be a place to live in which open space is concentrated, rather than dispersed, and maintained for the benefit of all whom live there. Roads may be private, but built to Town of Parker design standards. These facilities and structures may be maintained by an association for the benefit of one and all. This use area will consist of attached townhouse type units, patio/ cluster units (closely grouped detached and/or attached homes), duplexes, and/or stacked flats (condominium units). The purpose of the Attached Homes is as follows:

1. To provide flexibility in adjusting to changes in housing trends and patterns, while maintaining compatibility with surrounding lower density development.
2. To ensure that high standards of siting and the optimum use of available land are applied.
3. To provide a variety of living styles around featured amenities, in a substantially maintenance-free environment.
4. Cluster development, which in contrast to conventional development, will allow for a greater percentage of the land to be allotted to common areas and elements, and will reduce the amount of streets by grouping the residential units together.

SEC. 4-30 Uses Permitted

1. Single family dwellings, attached, town homes, stacked flats (condominiums), duplexes, and/or detached cluster homes;
2. Private recreational facility;
3. Accessory structures and uses necessary and customarily incidental to a permitted use;
4. Public recreation facilities;
5. Public and quasi-public facilities;
6. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
7. Temporary construction yards and construction office, to be removed upon completion of the development.
8. Places of religious assembly.

SEC. 4-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 4-50 Development Standards

Total Acreage	13.88 Acres
Maximum Allowable Density	10 DU/AC
Maximum Building Height	35 feet
Building Setbacks	
• **From local street right-of-way:**	10 feet to the structure
	18 feet to the face of the garage
• **From private drive/court/alley:**	Driveway must be ≤ 5 feet or ≥ 18 feet.
• **From arterial or collector street right-of-way:**	20 feet
• **Adjacent to Single Family Detached Residential:**	15 feet
Minimum Building Separation:	
• **Rear to side:**	12 feet
• **Rear to rear:**	20 feet
• **Side to side:**	10 feet
• **Corner to side or rear:**	10 feet
• **Front to front:**	20 feet
• **Front to side:**	12 feet

1. There will be a minimum residential setback from commercial areas of 15 feet to include vegetative screening of coniferous trees and a private fence on either the commercial or residential lot.

SEC. 4-60 Design Guidelines

1. Due to anticipated variety and type of residential product street frontage, building area and lot size will be determined at time of Final Plat/Site Plan. Setbacks will not inhibit ability to achieve desired density.
2. Off-street parking may be allowed within setbacks but shall not compromise landscaping and other buffering measures.
3. The design of any structure / development shall be a "360-degree" design, i.e., any elevation of a building shall be architecturally "finished' to a similar degree.
4. Attached units which share a common wall shall meet all applicable fire protection requirements.
5. Minimum lot size will be determined based upon platting. A condominium plat will be required for property within this Planning Area, or the property will be limited to 1 Dwelling Unit per lot.

SECTION 5 – MULTI-FAMILY RESIDENTIAL – PLANNING AREA (PA) 9

SEC. 5-10 Description

The Multi-Family Residential area will have a total of approximately 6.27 acres and a maximum density of 17.22 units per acre for a maximum total of 108 dwelling units in this Planning Area.

SEC. 5-20 Intent

The Multi-Family Residential area shall be a place to live in which open space is concentrated, rather than dispersed, and maintained for the benefit of all whom live there. Roads may be private, but built to Town of Parker design standards. These facilities and structures will be maintained by an association for the benefit of one and all. This use area will consist of attached townhouse type units, patio/ cluster units (closely grouped detached and/or attached homes), duplexes, and/or stacked flats. The purpose of the multi-family district is as follows:

1. To provide flexibility in adjusting to changes in housing trends and patterns, while maintaining compatibility with surrounding lower density development.
2. To ensure that high standards of siting and the optimum use of available land are applied.
3. To provide a variety of living styles around featured amenities, in a substantially maintenance-free environment.
4. Cluster development, which in contrast to conventional development, will allow for a greater percentage of the land to be allotted to common areas and elements, and will reduce the amount of streets by grouping the residential units together.

SEC. 5-30 Uses Permitted

1. Single family dwellings, attached;
2. Townhomes;
3. Stacked flats;
4. Duplexes;
5. Detached cluster homes;
6. Private recreational facility;
7. Accessory structures and uses necessary and customarily incidental to a permitted use;

8. Public recreation facilities;
9. Public and quasi-public facilities;
10. Places of religious assembly.

SEC. 5-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 5-50 Development Standards

Total Acreage	6.27 Acres
Maximum Allowable Density	17.22 DU/AC
Maximum Building Height	45 feet
Building Setbacks	
• **From local street right-of-way:**	10 feet to the structure
	18 feet to the face of the garage
• **From private drive/court/alley:**	Driveway must be ≤ 5 feet or ≥ 18 feet.
• **From arterial or collector street right-of-way:**	20 feet
Minimum Building Separation:	10 feet

1. All setbacks shall be in accordance with the Town of Parker's Development Design Standards

SEC. 5-60 Design Guidelines

1. Minimum lot size will be determined based upon platting. A condominium plat will be required for property within this Planning Area, or the property will be limited to 1 Dwelling Unit per lot.

SECTION 6 – COMMERCIAL CENTER – PLANNING AREA (PA) 1

SEC. 6-10 Description

The Commercial Center is a total of approximately 11.49 acres.

SEC. 6-20 Intent

The Olde Town at Parker Commercial Center or Neighborhood Shopping Village is located at the southeast intersection of Jordan Road and Mainstreet. This area is anticipated to serve the daily needs of the local neighborhood, offering a variety of goods and services. This area shall be configured to provide easy access to the neighborhoods they serve. The design of any use within the commercial shall be a "360 degree" design, i.e., every elevation of a building shall be architecturally "finished" to a similar degree. Likewise, within the building clusters, there shall be architectural compatibility with typical details, (i.e. directional signage, trash enclosures, rooftop mechanical screens etc.), similar building materials, color, massing, scale design details and pedestrian orientation. There shall also be a common landscape concept and a master circulation plan.

SEC. 6-30 Uses Permitted

The following uses are permitted in the Commercial Center:

1. Retail business activities, including, but not limited to, the following uses:
    - Antique shops
    - Artist supplies
    - Barbershops and beauty parlors
    - Bars and lounges
    - Book stores
    - Clothing stores
    - Convenience stores with fuel sales
    - Crafts and hobby shops
    - Drug stores
    - Dry cleaning and dyeing
    - Electrical and household appliances
    - Florists
    - Furniture stores, no warehousing – limited storage within the principal structure
    - Gift shops
    - Grocery stores
    - Hardware stores
    - Indoor amusement and recreational facilities
    - Instructional services/studios
    - Jewelry stores
    - Laundries – hand and coin-operated
    - Music shops
    - Office supplies
    - Package liquor stores
    - Paint stores
    - Pet shops
    - Photographic studios, equipment and supplies
    - Restaurants and other eating establishments with or without a drive-thru, including sidewalk cafes and kiosks that provide unique congregating places for sales and shopping interests
    - Shoe stores
    - Sporting good and athletic equipment
    - Stationary stores
    - Toy and game stores
2. Offices: general, medical, dental, professional and governmental
3. Cultural facilities, such as a museum, theater, art gallery;
4. Medical and dental clinics;
5. Child care center
6. Financial offices, including banks, savings and loans, limited to a maximum of 5,000 square feet and not including drive-through facilities;
7. Clubs, lodges, fraternal and service organizations;

8. Public and private schools
9. Health clubs, fitness center;
10. Accessory structures and uses necessary and customarily incidental to the above uses. No outdoor storage shall be permitted; *
11. Public and quasi-public facilities;
12. Temporary construction yards and construction office, to be removed upon completion of the development; and
13. Places of religious assembly.

*All uses which are incidental only to the permitted use and which may comply with all of the following conditions, may be operated as an accessory use in business and commercial districts:

1. Is clearly incidental and customary to and commonly associated with the permitted use; and
2. Is operated and maintained under the same ownership and on the same building site as the permitted use.

SEC. 6-40 Uses Permitted by Special Review

1. Uses that have 24 hour operations
2. Outdoor recreational facilities;
3. Veterinary clinics and hospitals;
4. Financial offices, including banks, savings and loans proposing over 5,000 square feet in area, and/or drive-thru facilities;
5. Funeral homes, mortuaries and crematoria;
6. Pawn shops;
7. Nursing homes, retirement centers and residential style health care facilities.
8. Water wells and appurtenances

SEC. 6-50 Maximum Building Height

The predominant portion of any building shall not exceed 35 feet in height. Ornamental architectural elements or appurtenances such as stair towers, entry and corner design features, or cupolas shall not exceed 45 feet in height.

SEC. 6-60 Setbacks

Front Building Setback	
• **From public and private internal rights-of-way:**	0 feet
• **From Jordan Road and Mainstreet:**	20 feet
Side Setbacks	
• **If attached to an adjacent building:**	Minimum of 0 feet
• **If not attached to an adjacent building:**	Minimum of 5 feet
Rear Setbacks:	10 feet from all property lines

1. A minimum 20 foot landscape strip shall be provided along Jordan Road, which shall include pedestrian walkways as indicated on the concept plan.

SEC. 6-70 Off -Street Loading

Unless screening has been approved by the Town of Parker, truck docking facilities off any major or minor arterial or adjacent to a residential district, is prohibited.

SEC. 6-80 Lot Coverage and Open Space

Lot coverage and common open space requirements shall be in accordance with the Town of Parker Development Design Standards, as amended.

SEC. 6-90 Design Guidelines

1. At the time of Site Plan/Final Plat all common design elements including but not limited to a “360 degree” architectural design treatment, thematic architectural design for all buildings, thematic landscape design through the site, minimum landscape buffers, uniform signage treatment, etc. shall be indicated.
2. Off-street parking will comply with the Town of Parker Land Development Code, as amended.

SECTION 7 – PARK/OPEN SPACE – PLANNING AREA (PA) 8

SEC. 7-10 Description

The Park/Open Space Area is a total of approximately 11.50 acres.

SEC. 7-20 Intent

The Park/ Open Space Area is located in the center of the community. The area contains approximately 11.50 acres and is planned to serve as an easily accessible location for residents within the development. The central park and open space area which includes 7.72 acres will include a neighborhood activity center which will include a club house, swimming pool and pool house, hot tub, tot lot and open play area. The open space will include a regional trail and landscaping. The design of any building within this use area shall be a "360 degree" design.

SEC. 7-30 Uses Permitted

The following uses are permitted within the Park/Open Space Area:

1. Outdoor pool and pool house
2. Community building/ club house;
3. Neighborhood activity center
4. Indoor and outdoor private recreation facilities;
5. Trails;
6. Public and quasi-public facilities;
7. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
8. Temporary construction yards and construction office, to be removed upon completion of the development;
9. Accessory structures and uses necessary and customarily incidental to a permitted use; and.
10. Drainage facilities and detention ponds.

SEC. 7-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 7-50 Setbacks

All buildings shall be setback a minimum of 10 feet from the Planning Area Boundary.

SEC. 7-60 Maximum Building Height

The maximum building height of any structure in the Park/Open Space Area shall be 20 feet, with the exception of the clubhouse or pool house facility which may be 35 feet in height.

SECTION 8 – NOTES

1. The developer has the right to build at a lower density in any planning area provided the Town has determined that the use is permitted and compatible with surrounding land uses and a finding of compatibility is determined at the time of Preliminary Plan or Site Plan review; provided the developer meets the requirements of that particular zone district and the intent statements of this Development Plan. This reduction shall be considered a minor change, enabling the developer to gain approval of the site without amending the Development Plan.
2. Residential Development Standards shall apply to the use described, regardless of the zone district in which they are found, (i.e., if a Single Family Detached use is proposed in the Single Family Attached Use Area, the Development Standards for the Single Family Detached Use Area shall apply) provided that such use is a Permitted Use or Use by Special Review in the subject Planning Area.
3. All roadway systems are conceptually located to provide access to the site and its environs. Final alignments, access and design will be determined at the time of Sketch/Preliminary Plan review, and shall be in substantial compliance with the Development Plan.
4. Total Park dedication for this development shall be 13.39 acres as depicted on the Development Plan.
5. The 20% open space requirement shall be provided through the following:
    a) Non-dedicated community open space.
    b) Cash-in-lieu of open space land paid to the Town for the off-site purchase of open space.
    c) Improvements to regional trail and parks in lieu of open space.
6. The owner / developer of any property within the area subject to these development standards has the right to continue existing agricultural uses until the time of construction, in accordance with the requirements of Sec.13.04.230 ("Non-conforming Situations") of the Town of Parker Land Development Code as provided herein.

SECTION 9 – DESIGN INTENT

SEC. 9-10 Circulation, Road Patterns, and Standards

The roads / streets are laid out based on a dispersed network, so that there are alternate routes to every destination, thereby permitting most streets to be narrower, with slower traffic and reduced trips per day envisioned for these pedestrian oriented streets.

Extensive street trees and detached walks on both sides along the neighborhood street will encourage pedestrians to utilize the "walking street pedestrian system" for day to day local trips within the development.

SEC. 9-20 View Corridors

Views from the site can be dramatic, ranging from mountains to the plains. The mountain views to the west include a sweep of approximately 180 degrees assuming many homes an opportunity to have a view. Views to the east include a view of the Cherry Creek open space / drainage corridor and the surrounding Town of Parker.

SEC. 9-30 Constraints

Public Service Company's overhead transmission lines are located along the southern boundary of the property paralleling Todd Drive. Traffic noise impacts are anticipated at the intersection of Jordan Road and Mainstreet.

SEC. 9-40 Community Design Elements

Community design elements will create the visual amenities that will contribute to making Olde Town at Parker a cohesive, well planned community. Community design elements include landscaping, berming, planting, entry monumentation, pavement textures in select areas, walls, fencing, lighting, parks, pedestrian and bicycle circulation and street furniture.

The external streets and the treatment along these roadways create the window and primary access to the community. It is intended that treatment along the roadways landscape planting, community design elements and street furniture) be designed and integrated in a way to demonstrate the quality and community concept of Olde Town at Parker. It is intended that street furniture such as benches and street lighting, traffic control devices, bus shelters, kiosks, drinking fountains, bike racks, trash receptacles, fencing along the arterial and collector roads, and signage along the village center, arterials & collectors, shall be installed by the developer, and be of a consistent design vocabulary while adhering to the Town's Sign Code. Street furniture and entry signage will be an integral part of the landscaping areas flanking the arterials and shall have a uniform appearance throughout Olde Town at Parker. Street furniture will complement a theme with an integrated design. Signage along arterials and collectors will be low profile type monument signs with base materials and landscaping which will complement building themes and materials, consistent with the Town's Sign Code.

Development within Olde Town at Parker will comply with all Town of Parker Landscape Guidelines. Landscape planting shall be coordinated with the other community design elements and enhance the quality of the development. Additional design standards shall be submitted to the Town of Parker on or prior to the submission of a Final Plat.

SEC. 9-50 Community/Architectural Design Elements

Architectural design and specific area site planning shall encourage high quality development. Design Guidelines shall be submitted to the Town of Parker concurrent with the first Final Plat, ensuring the integration of design control of architecture, street furniture, and establish the character for other areas within Olde Town at Parker. The creation of a homeowner's association and enforcement of design Guidelines are enabled by the Covenants, Conditions and Restrictions (CC&R's) established for the property. The HOA will be responsible for enforcing the CC&R's and the Design Guidelines. The Design Guidelines will be provided to the Town as a courtesy.

Olde Town at Parker is a planned development and special consideration must be given to the siting of all improvements with emphasis on the relationship to existing grades, and the relationship to neighboring sites and vistas. All residences will have exterior elevations, roofs and details that shall be coordinated and consistent in their architectural treatment. Exterior elevations shall be designed to complement the natural and man enhanced

environments of Olde Town at Parker. Large surfaces of bright colors and reflective exterior surfaces shall be prohibited excluding all glazed areas. Panels of bright colors may be utilized for an architectural statement on certain panels or doors, but again, may not be utilized on mass surfaces.

Fencing - The developer / builder shall submit detailed fence designs with the Final Plat and/ or Site Plan. The design and materials for any fencing along any arterial or collector road shall be based on a unified theme and character determined at the time of initial Final Plat, which shall reflect the overall design intent for the development. Individual panel or specific lot fence designs shall be prohibited on all fences along arterial and/or collector roads.

Common Area Landscaping - All common areas along arterials and collector roads, buffers, entry areas, pedestrian walkways and under the Jurisdiction of the Olde Town at Parker Homeowner's Association, or other quasi-government entity shall be landscaped in accordance with a master landscape plan which shall be submitted with the Final Plat and/ or Site Plan subject to approval by the Town of Parker. The landscape plans shall indicate, but not be limited to, plant materials, grading, soil, irrigation, landscape, signs, lighting, etc., and shall be prepared by a landscape architect, and shall meet or exceed the landscape requirements specified in Sec. 13.06.070 of the Town of Parker Land Development Code as amended.

All landscaping within a public right-of-way will require a license agreement issued by the Town of Parker Public Works Department. The agreement shall be assigned to the homeowner's or commercial owner's association therefore requiring the maintenance and irrigation, including tap, by the assigned entity or individual homeowner. Maintenance, irrigation and the water source, of the tree lawns along public streets adjacent to a Single Family lot is the responsibility of the lot owner. Maintenance and irrigation of all common area landscaping, including right-of-way landscaping along Jordan Road and Motsenbocker Road shall be the responsibility of the homeowner's association. Maintenance and irrigation of all landscaping along Mainstreet and Jordan Road adjacent to the Commercial Center shall be the responsibility of the Commercial owner's association or management company.

SECTION 10 – EXHIBITS

Exhibit A: Legal Description
Exhibit B: PD Development Plan

OLDE TOWN AT PARKER PLANNED DEVELOPMENT AMENDMENT

EXHIBIT A

LAND DESCRIPTION

A PARCEL OF LAND IN THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE N00°20'54"W ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°20'54"W ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED IN BOOK 753 PAGE 617, A DISTANCE OF 302.18 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED RECEPTION NUMBERS 2002116352 AND 2003092239 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;

1. N03°27'57"E A DISTANCE OF 117.25 FEET;
2. THENCE N89°39'06"E A DISTANCE OF 19.21 FEET;
3. THENCE N00°20'54"W A DISTANCE OF 1016.14 FEET TO A POINT OF CURVATURE;
4. THENCE 137.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 874.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 137.27' FEET TO A POINT OF TANGENCY;
5. THENCE N08°39'35"E A DISTANCE OF 289.60 FEET TO A POINT OF CURVATURE;
6. THENCE 164.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 1044.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 163.97 FEET TO POINT OF TANGENCY;
7. THENCE N00°20'54"W A DISTANCE OF 296.99 FEET TO A POINT OF CURVATURE;

THENCE 78.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 90°03'52", A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N44°41'02"E A DISTANCE OF 70.75 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2003092239;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

1. N89°42'58"E A DISTANCE OF 363.74 FEET TO A POINT OF CURVATURE;
2. THENCE 278.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 10°30'50", A RADIUS OF 1516.39 FEET AND A CHORD WHICH BEARS N84°27'33"E A DISTANCE OF 277.87 FEET;
3. THENCE N10°47'52"W A DISTANCE OF 15.00 FEET;
4. THENCE 181.43 FEET ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE 06°55'25", A RADIUS OF 1501.39 FEET AND A CHORD WHICH BEARS N75°44'25"E A DISTANCE OF 181.32 TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID NORTHERLY LINE, N89°42'58"E A DISTANCE OF 100.15 FEET;

THENCE N00°23'18"W A DISTANCE OF 2.02 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION, FILING NO. 2A AS RECORDED AT RECEPTION NO. 9306811;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) CONSECUTIVE COURSES;

1. N89°36'42"E A DISTANCE 258.06 FEET;
2. THENCE N89°35'34"E A DISTANCE OF 117.35 FEET;
3. THENCE S00°19'07"E A DISTANCE OF 27.35 FEET;
4. THENCE N89°30'01"E A DISTANCE OF 50.01 FEET;

5. THENCE N00°19’07”W A DISTANCE OF 27.27 FEET
6. THENCE N89°35’34”E A DISTANCE OF 233.63 FEET TO A POINT ON THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 2013010637.

THENCE ALONG SAID WESTERLY LINE S00°24’26”E A DISTANCE OF 3.35 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;
THENCE ALONG SAID WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3, S00°02’02”E A DISTANCE OF 682.11 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1B-2 AS RECORDED AT RECEPTION NUMBER _____ ;
THENCE ALONG SAID NORTHERLY LINE N89°34’55”E A DISTANCE 644.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MOTSENBOCKER ROAD AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2017075212;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) CONSECUTIVE COURSES;

1. S00°02’02”E A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE;
2. THENCE 172.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 16°46’12” AND A CHORD WHICH BEARS S08°25’08”E A DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY;
3. THENCE S16°48’14”E A DISTANCE OF 30.84 FEET;
4. THENCE N72°41’42”E A DISTANCE OF 3.59 FEET;
5. THENCE S15°53’49”E A DISTANCE OF 301.80 FEET;
6. THENCE S10°18’46”E A DISTANCE OF 71.94 FEET;
7. THENCE S15°53’49”E A DISTANCE OF 79.96 FEET;
8. THENCE S16°36’56”E A DISTANCE OF 387.85 FEET TO A POINT OF CURVATURE;
9. THENCE 55.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°54’15” AND A CHORD WHICH BEARS S13°39’48”E A DISTANCE OF 55.11 FEET;
10. THENCE 20.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 02°15’37” AND A CHORD WHICH BEARS S01°48’01”E A DISTANCE OF 20.12 FEET TO A POINT OF TANGENCY;
11. THENCE S00°40’13”E A DISTANCE OF 598.66 FEET;
12. THENCE S00°33’44”E A DISTANCE OF 182.24 FEET;
13. THENCE 3.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 37°56’39” AND A CHORD WHICH BEARS S18°24’35”W A DISTANCE OF 3.25 FEET TO A POINT OF TANGENCY;
14. THENCE S37°22’55”W A DISTANCE OF 31.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID SOUTHERLY LINE, S89°26’16”W A DISTANCE OF 345.53 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 131, PAGE 102;
THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) CONSECUTIVE COURSES;

1. N00°40'14"W A DISTANCE OF 210.00 FEET;
2. THENCE S89°26'16"W A DISTANCE OF 2269.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JORDAN ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PARCEL CONTAINS 127.453 ACRES OR 5,551,834 SQUARE FEET MORE OR LESS.

ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°20'54"E AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #13487 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25645 AT THE SOUTHWEST CORNER.

PREPARED BY AUGUSTUS TERRY
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
NOVEMBER 20, 2018

Exhibit B

Olde Town At Parker

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

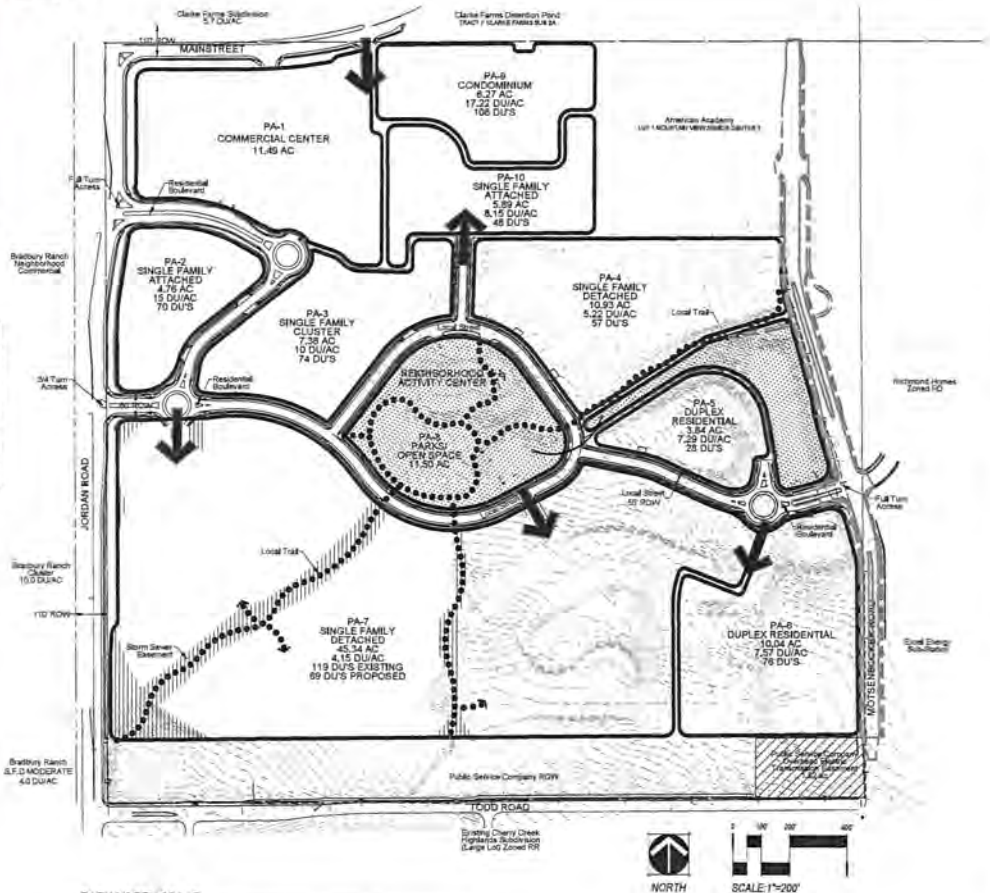
PD Development Plan

SHEET 1 OF 1

VICINITY MAP NOT TO SCALE

LEGEND

- Local Trail
- Access Points
- Designated Parks/Open Space within Planning Area
- Park/Open Space



NOTES

1. NO FLOODPLAIN EXISTS ON THIS SITE.
2. ALL EXISTING STRUCTURES ON THIS SITE SHALL BE REMOVED.
3. EXISTING ZONING - PD
4. WATER AND SEWER TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT.

LAND USE SUMMARY

PA	Planning Area	Acreage	Dwelling Units	Density	Max. Density	% of Acreage
4 & 7	S.F. Detached Res*	56.27	245	4.35	4.35	43.4%
3	S.F. Cluster	7.38	74	10.03	10.03	5.7%
2 & 10	S.F. Attached	10.65	118	11.08	13.08	8.2%
5 & 6	Duplex Residential	13.88	104	7.49	10.00	10.7%
8	Condominium	6.27	108	17.22	17.22	4.8%
1	Commercial Center	11.49	N/A	N/A	N/A	8.9%
9	Parks/Open Space	11.50	N/A	N/A	N/A	8.9%
	Internal ROW**	8.43	N/A	N/A	N/A	6.5%
	Motsenbocker ROW Dedication	0.90	N/A	N/A	N/A	0.7%
	Open Space/Trail	2.76	N/A	N/A	N/A	2.1%
		129.93	649	5.01	5.38	100.0%

* INCLUDES INTERNAL OPEN SPACE
** AS SHOWN ON PLAN
*** MAXIMUM DENSITIES FOR ALL PA's EXCEPT PA-9 WERE ESTABLISHED VIA PREVIOUS PD AMENDMENTS.

PARKS/OPEN SPACE

1. PARKS DEDICATION REQUIRED
   - 2ND AMENDMENT (2017): 649 DU'S X 3.0 PEOPLE/DU / 1,000 X 7.5: 14.60 AC*
   - 3RD AMENDMENT (2020): 156 DU'S X 0.0139 AC/UNIT: 2.17 AC**
   - TOTAL PARK DEDICATION REQUIRED: 15.56 AC
3. PARK DEDICATION PROVIDED:
   - A. PA-8 (PARK/O.S./RECREATION CENTER): 7.22 AC
   - B. POCKET PARKS/OPEN SPACE IN PA-7: 2.70 AC
   - C. REGIONAL TRAIL CORRIDOR IN PA-7 & PA-8: 3.69 AC
   - D. PARK LANDS IN PA-9 & PA-10: 2.18 AC
   - TOTAL PARK DEDICATION CREDIT: 15.79 AC
4. OPEN SPACE REQUIRED: 20% OF AREA
5. OPEN SPACE TO BE MET THROUGH THE FOLLOWING:
   - A. NON-DEDICATED COMMUNITY OPEN SPACE AREAS
   - B. CASH-IN-LIEU OF OPEN SPACE PAID TO TOWN OF PARKER
   - C. IMPROVEMENTS TO REGIONAL TRAIL AND PARKS IN LIEU OF OPEN SPACE

* REFLECTS PREVIOUS PARKS DEDICATION FORMULA USED TO CALCULATE REQUIREMENT WITH THE 2017 PD AMENDMENT.
** REFLECTS CURRENT PARKS DEDICATION FORMULA FOR CURRENT CALCULATION.

PLANNING COMMISSION ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____, 2020.

_____
PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2020, FOR THE PROPERTY DESCRIBED AS OLDE TOWN AT PARKER. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH ADOPTION OF ORDINANCE NO. _____.

_____
MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2019 A.D. AT _____ O'CLOCK ___M AND WAS RECORDED WITH RECEPTION NUMBER _____.

_____
DOUGLAS COUNTY RECORDER

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N00°20'54"W ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°20'54"W ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED IN BOOK 753 PAGE 517, A DISTANCE OF 302.18 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED RECEPTION NUMBERS 2002116352 AND 2003092239 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;
1. N03°27'57"E A DISTANCE OF 117.25 FEET;
2. THENCE N89°39'06"E A DISTANCE OF 19.21 FEET;
3. THENCE N00°20'54"W A DISTANCE OF 1018.14 FEET TO A POINT OF CURVATURE;
4. THENCE 137.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 08°00'29", A RADIUS OF 874.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 137.27' FEET TO A POINT OF TANGENCY;
5. THENCE N08°39'35"E A DISTANCE OF 289.60 FEET TO A POINT OF CURVATURE;
6. THENCE 164.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 1044.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 163.97 FEET TO POINT OF TANGENCY;
7. THENCE N00°20'54"W A DISTANCE OF 296.99 FEET TO A POINT OF CURVATURE;

THENCE 78.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 90°03'52", A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N44°41'02"E A DISTANCE OF 70.75 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2003092239;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES,
1. N89°42'58"E A DISTANCE OF 363.74 FEET TO A POINT OF CURVATURE;
2. THENCE 278.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 10°30'50", A RADIUS OF 1516.39 FEET AND A CHORD WHICH BEARS N84°27'33"E A DISTANCE OF 277.87 FEET;
3. THENCE N10°47'52"W A DISTANCE OF 15.00 FEET;
4. THENCE 181.43 FEET ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE 06°51'25", A RADIUS OF 1501.39 FEET AND A CHORD WHICH BEARS N75°44'25"E A DISTANCE OF 181.32 TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID NORTHERLY LINE, N89°42'58"E A DISTANCE OF 100.15 FEET;

THENCE N00°23'18"W A DISTANCE OF 2.02 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION, FILING NO. 2A AS RECORDED AT RECEPTION NO. 9306811;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) CONSECUTIVE COURSES;
1. N89°36'42"E A DISTANCE 259.06 FEET;
2. THENCE N89°35'34"E A DISTANCE OF 117.35 FEET;
3. THENCE S00°19'07"E A DISTANCE OF 27.35 FEET;
4. THENCE N89°30'01"E A DISTANCE OF 50.01 FEET;
5. THENCE N00°19'07"W A DISTANCE OF 27.27 FEET
6. THENCE N89°35'34"E A DISTANCE OF 233.63 FEET TO A POINT ON THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 2013030637.

THENCE ALONG SAID WESTERLY LINE S00°24'26"E A DISTANCE OF 3.35 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3, S00°02'02"E A DISTANCE OF 682.11 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1B-2 AS RECORDED AT RECEPTION NUMBER 2018070436;

THENCE ALONG SAID NORTHERLY LINE N89°34'55"E A DISTANCE 644.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MOTSENBOCKER ROAD AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2017075212;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) CONSECUTIVE COURSES;
1. S00°02'02"E A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE;
2. THENCE 172.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 16°46'12" AND A CHORD WHICH BEARS S08°25'08"E A DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY;
3. THENCE S16°48'14"E A DISTANCE OF 30.84 FEET;
4. THENCE N72°41'42"E A DISTANCE OF 3.59 FEET;
5. THENCE S15°53'49"E A DISTANCE OF 301.80 FEET;
6. THENCE S10°18'46"E A DISTANCE OF 71.94 FEET;
7. THENCE S15°53'49"E A DISTANCE OF 79.96 FEET;
8. THENCE S16°36'26"E A DISTANCE OF 387.85 FEET TO A POINT OF CURVATURE;
9. THENCE 55.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°54'15" AND A CHORD WHICH BEARS S13°39'48"E A DISTANCE OF 55.11 FEET;
10. THENCE 20.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 02°15'37" AND A CHORD WHICH BEARS S01°48'01"E A DISTANCE OF 20.12 FEET TO A POINT OF TANGENCY;
11. THENCE S00°40'13"E A DISTANCE OF 598.66 FEET;
12. THENCE S00°33'44"E A DISTANCE OF 182.24 FEET;
13. THENCE 3.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 37°56'39" AND A CHORD WHICH BEARS S18°24'35"W A DISTANCE OF 3.25 FEET TO A POINT OF TANGENCY;
14. THENCE S87°22'55"W A DISTANCE OF 31.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID SOUTHERLY LINE, S89°26'16"W A DISTANCE OF 345.53 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 181, PAGE 102;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) CONSECUTIVE COURSES;
1. N00°40'14"W A DISTANCE OF 210.00 FEET;
2. THENCE S89°26'16"W A DISTANCE OF 2289.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JORDAN ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PARCEL CONTAINS 127.453 ACRES OR 5,551,834 SQUARE FEET MORE OR LESS.

SUBMITTAL DATE: 03-14-19
REVISED: 06-3-19
REVISED: 08-5-19
REVISED: 08-23-19
REVISED: 11-07-19
REVISED: 01-06-17
REVISED: 03-09-17
REVISED: 04-15-19
REVISED: 05-23-19
REVISED: 02-18-20
REVISED: 04-03-20
REVISED: 04-30-20

APPLICANT:
PNE Nes Towne, LLC
4600 South Syracuse Street
Suite 900
Denver, CO 80237

PREPARED BY / LAND PLANNER / LANDSCAPE ARCHITECT:
NORRIS DESIGN

SHEET 1 OF 1

Drayton Sanderson — Parker Water and Sanitation District 20

This project is not in Parker Water & Sanitation District. Project must be included into PWSD before PWSD will review.

5/17/2019 10:40:27 AM

Randy Capra — FIRE LIFE SAFETY 20

Fire Life Safety has "no comments" specific to the zoning; comments specific to utilities, access, etc. will be made through the Site Plan and Subdivision submittals as applicable.

5/22/2019 3:26:39 PM

Donna George — Public Service Company of Colorado 20

please see attached

6/7/2019 2:42:16 PM

Dylan Heberlein — Centennial Airport 20

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

• We highly recommend the execution of an avigation easement for the property. Please forward a copy of the recorded easement to our office. Book and page number of the avigation easement must be included on all plats and plans.

• An overflight disclosure is recommended to be provided to both present and future residents.

6/10/2019 3:26:45 PM

Carolyn Parkinson — DEVELOPMENT GUIDE 20

Please see redline PD Plan, PD Guide and 1st Development Review memo

6/12/2019 2:12:14 PM

Carolyn Parkinson — DEVELOPMENT PLAN 20

Please see redline Development Plan, Development Guide and 1st Development review

6/12/2019 2:15:08 PM

Bryce Matthews — Comprehensive Planning 20

The Parker 2035 Master Plan shows this area as a Neighborhood Center. The Master Plan says the following in regards to higher density residential in Neighborhood Centers:

Higher density residential is appropriate in these Centers as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.

This site acts as a transition between the Olde Town commercial areas and the Olde Town and Clark Farms single family detached residents. The proposal includes townhomes and multifamily that is proposed to be for sale that are connected to the commercial area via roadway and sidewalks creating a horizontally mixed use development. The proposed land uses in the zoning meet the intent of the Parker 2035 Master Plan.

6/17/2019 11:28:07 AM

Alex Mestdagh

PLANNED DEVELOPMENT / ZONING PLAN - PW

The applicant will be required to mitigate all traffic impacts of this development, as identified through the Engineering Department's review of the traffic study.

The Department supports the proposed access path through the adjacent commercial entrance rather than through the planned connection north through the existing neighborhood.

6/26/2019 11:54:40 AM

Randy Capra

FIRE LIFE SAFETY 15

Fire Life Safety has "no comments" specific to the zoning; comments specific to utilities, access, etc. will be made through the Site Plan and Subdivision submittals as applicable.

12/2/2019 1:30:54 PM

Donna George

Public Service Company of Colorado 15

PSCo acknowledges the comment response and has no further concerns at this time than what has already been conveyed.

12/16/2019 2:00:23 PM

Alex Mestdagh

PLANNED DEVELOPMENT / ZONING PLAN - PW

Approved with the condition that all traffic impacts be mitigated as part of the site plan/subdivision application.

12/27/2019 8:17:20 AM

Carolyn Parkinson — DEVELOPMENT GUIDE 15

Please see Development Review Memo and Guide redline attached.

1/2/2020 4:41:52 PM

Jason Murray — Town of Parker Recreation 15

Review voided by jmur.

2/20/2020 9:56:59 AM

Jason Murray — Town of Parker Recreation 20

Review voided by jmur.

2/20/2020 9:58:47 AM

Dylan Heberlein — Centennial Airport 10

Thank you for the opportunity to review this Zoning Amendment to Development Plan, the Arapahoe County Public Airport Authority has the following comments to make on the project:

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

• We highly recommend the execution of an avigation easement for the property. Please forward a copy of the recorded easement to our office. Book and page number of the avigation easement must be included on all plats and plans.

• An overflight disclosure is recommended to be provided to both present and future residents.

3/18/2020 3:30:51 PM

Donna George — Public Service Company of Colorado 10

please see all previous responses

3/28/2020 1:14:42 PM

Carolyn Parkinson — DEVELOPMENT GUIDE 10

Legal is reviewing the PD Guide. Zoning is ready for hearing provided legal has no objections.

5/1/2020 2:37:44 PM

Carolyn Parkinson — DEVELOPMENT PLAN 10

legal is reviewing the PD Plan. Zoning is ready for hearing provided legal has no objections.

5/1/2020 2:38:29 PM

Carolyn Parkinson

DEVELOPMENT PLAN 10

legal required the addition of some language and a definition of condominiums. Revisions communicated to applicant. Waiting on reply.

5/8/2020 4:41:11 PM

CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY
7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

March 26, 2020

Ms. Carolyn Parkinson
Town of Parker, Colorado Community Development Department
20120 East Mainstreet
Parker, CO 80138

Re: SUB19-014; Olde Town/Senderos Creek North Preliminary Plan

Dear Ms. Parkinson,

Thank you for the opportunity to review this Subdivision Preliminary Plan, the Arapahoe County Public Airport Authority has the following comments to make on the project:

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

- We highly recommend the execution of an avigation easement for the property. Please forward a copy of the recorded easement to our office. Book and page number of the avigation easement must be included on all plats and plans.

- An overflight disclosure is recommended to be provided to both present and future residents.

Please feel free to call me if you have any questions.

Sincerely,

Rachel Keller

Rachel Keller
Noise & Planning Specialist

SCO
CONSULTING, LLC

May 16, 2019

Carolyn Parkinson
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: Olde Town at Parker PD / Senderos Creek North Rezoning Z19-014, Sketch Plan SUB19-015, Preliminary Plan SUB19-014, and Site Plan SP19-043

Dear Ms. Parkinson;

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

According to Senderos Creek North Project Narrative, the applicant proposes 48 townhomes and 108 condominium units on 12.2-acres. These 156 dwelling units are estimated to generate 27 elementary school students, 8 middle school students, and 17 high school students. DCSD has calculated the amount of school site land dedication requirement for this project totaling 1.236-acres of land. Since this amount of land is not enough to serve as a school site or for other school purposes, DCSD would ask for cash-in-lieu of land.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu-fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by a qualified appraiser." DCSD requests receipt of a courtesy copy of the appraisal at the time of site plan approval.

Additionally, DCSD would ask for a voluntary mid-range contribution towards the Capital Mitigation component to be paid directly to the District. In this case the contributions would amount to $921 per residential unit to be paid to DCSD at the time of site plan approval

Since internal streets are private, school bus transportation will not be provided within the subdivision.

We would like to have these agreements as conditions of approval for the application to move forward.. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

Steve Ormiston
Consultant to DCSD

Right of Way & Permits

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

June 7, 2019

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

Attn: Carolyn Parkinson

Re: Olde Town at Parker PD Amendment No. 3 - Sanderos Creek North
Case # Z19-014

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the above captioned project. Please be advised that PSCo has existing natural gas distribution facilities within the areas indicated in this proposed amendment. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

SKETCH/PRELIMINARY PLAN
OLDE TOWN AT PARKER FILING 2

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

51 LOTS, 4 TRACTS - 15.369 ACRES

SHEET 01 OF 08 SHEETS

LEGAL DESCRIPTIONS:

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 21, THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, S89°43'08"W A DISTANCE OF 916.77 FEET TO THE NORTHWEST CORNER OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 AND THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF SAID MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 RECORDED AT RECEPTION NO. 2013010637 AND ALONG THE WESTERLY LINE OF TRACT B OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 1 RECORDED AT RECEPTION NUMBER 9808829, S00°02'02"E A DISTANCE OF 682.11 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING 1B-2 RECORDED AT RECEPTION NO. 2018070436;
THENCE ALONG SAID NORTHERLY LINE TOGETHER WITH THE NORTHERLY LINE OF SPRINGFIELD COURT RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2004031195 AND THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1A - FOURTH AMENDMENT RECORDED AT RECEPTION NO. 2016028283, S89°34'55"W A DISTANCE OF 655.30 FEET TO A POINT ON THE WESTERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1A, FOURTH AMENDMENT RECORDED AT RECEPTION NO. 2016028283;
THENCE ALONG SAID WESTERLY LINE, S00°20'54"E A DISTANCE OF 114.62 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO 1A. FOURTH AMENDMENT RECORDED AT RECEPTION NO. 2016028283;
THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 5 COURSES;
N88°28'56"W A DISTANCE OF 87.29 FEET;
THENCE N88°28'56"W A DISTANCE OF 92.43 FEET;
THENCE 58.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 47°48'00", AND A CHORD WHICH BEARS N64°34'56"W A DISTANCE OF 56.72 FEET;
THENCE 44.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 29°55'05", AND A CHORD WHICH BEARS N55°38'28"W A DISTANCE OF 43.88 FEET;
THENCE N70°36'01"W A DISTANCE OF 98.35 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF CEDAR GULCH PARKWAY;
THENCE ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 56.53 FEET ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 78.50 FEET, A CENTRAL ANGLE OF 41°15'32", AND A CHORD WHICH BEARS N49°56'56"W A DISTANCE OF 55.31 FEET;
THENCE N19°25'05"E A DISTANCE OF 65.87 FEET ALONG THE WESTERLY LINE OF LOT 4D OF OLDE TOWN AT PARKER FILING NO. 1A. 2ND AMENDMENT RECORDED AT RECEPTION NO. 2008056637;
THENCE ALONG SAID WESTERLY LINE OF LOT 4D AND CONTINUING ALONG THE WESTERLY LINE OF LOT 4B OF SAID OLDE TOWN AT PARKER FILING NO. 1A N00°17'02"W A DISTANCE OF 331.27 FEET TO A POINT ON THE SOUTHERLY LINE OF LOTS 2 AND 3 OF OLDE TOWN AT PARKER FILING NO. 1A, FIRST AMENDMENT RECORDED AT RECEPTION NO. 2007094472;
THENCE N89°42'58"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 254.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3;
THENCE ALONG SAID EASTERLY LINE N00°25'48"W A DISTANCE OF 273.36 FEET TO A POINT ON THE SOUTHERLY LINE OF WEST MAINSTREET RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2003092239;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 25.68 ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1093.25 FEET, A CENTRAL ANGLE OF 1°20'46", AND A CHORD WHICH BEARS N72°40'35"E A DISTANCE OF 25.68 FEET TO A POINT ON THE SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21;
THENCE N89°43'08"E A DISTANCE OF 100.15 FEET, ALONG SAID NORTHERLY LINE;
THENCE N00°23'18"W A DISTANCE OF 1.98 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION FILING NO. 2A RECORDED AT RECEPTION NO. 9306811,
THENCE ALONG SAID SOUTHERLY LINE, N89°36'42"E A DISTANCE OF 258.06 FEET;
THENCE N89°35'34"E A DISTANCE OF 117.35 FEET TO A POINT ON THE WESTERLY LINE OF SPRINGFIELD COURT, RECORDED AT RECEPTION NO. 9306811;
THENCE ALONG SAID WESTERLY LINE, S00°19'07"E A DISTANCE OF 27.35 FEET TO A POINT ON THE SOUTHERLY LINE OF SPRINGFIELD COURT, RECORDED AT RECEPTION NO. 9306811
THENCE ALONG SAID SOUTHERLY LINE N89°30'01"E A DISTANCE OF 50.01 FEET TO A POINT ON THE EASTERLY LINE OF SPRINGFIELD COURT, RECORDED AT RECEPTION NO. 9306811;
THENCE ALONG SAID EASTERLY LINE N00°19'07"W A DISTANCE OF 27.27 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS FILING NO. 2A;
THENCE ALONG SAID SOUTHERLY LINE N89°35'34"E A DISTANCE OF 233.63 FEET TO A POINT ON THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3, RECORDED AT RECEPTION NO. 2013010637
THENCE ALONG SAID WESTERLY LINE S00°24'26"E A DISTANCE OF 3.35 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15.369 ACRES OR 669,493 SQUARE FEET MORE OR LESS.

ACKNOWLEDGEMENT:

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 OBVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER: SENDEROS CREEK CONDOS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND SENDEROS CREEK COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: _____
NAME:
TITLE:

NOTARY:

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS ____ DAY OF _____, 2020.
BY _____ AS _____ OF SENDEROS CREEK CONDOS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND SENDEROS CREEK COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

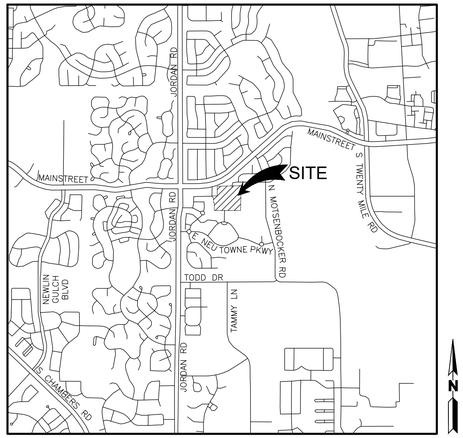
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

_____
ADDRESS

SHEET INDEX	
NUMBER	TITLE
01	COVER
02	VACATION PLAN
03	SKETCH PLAN
04	SKETCH PLAN
05	SKETCH PLAN
06	SEPARATE EASEMENTS
07	SEPARATE EASEMENTS
08	SEPARATE EASEMENTS



VICINITY MAP
SCALE: 1"=2000'

TITLE VERIFICATION:

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE ITEMS AS SHOWN ON THE LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70616397.1 WITH AN EFFECTIVE DATE OF APRIL 16, 2019 AT 5:00 P.M.

_____
DATE: LAND TITLE GUARANTEE COMPANY

NOTARY:

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS ____ DAY OF _____, 2020.
BY _____, AS AN AUTHORIZED SIGNATORY OF _____.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

_____
ADDRESS

SURVEYOR'S CERTIFICATION:

I, RICHARD A, NOBBE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF OLDE TOWN AT PARKER, FILING 2 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 20TH DAY OF FEBRUARY, 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 _____, 2020.

RICHARD A. NOBBE, P.L.S. #23899
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. BASIS OF BEARING: BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°21'11"E AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #13487 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25645 AT THE SOUTHWEST CORNER.
5. OWNER WAIVES, REMISES, AND RELEASED ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE TOWN OF PARKER, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
6. THIS SKETCH / PRELIMINARY PLAN CONSISTS OF 51 LOTS AND 4 TRACTS.
7. BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B, C, AND D FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES" IN THE EVENT THE OWNER, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER TRACTS A, B, C AND D IS ALSO GRANTED TO THE TOWN OF PARKER, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.
8. WITHIN 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.
9. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
10. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
11. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
12. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE PROPERTY FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THE PROPERTY BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND INTERNAL ROADWAYS FOR PUBLIC ACCESS PURPOSES.
13. THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS AND TRACTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT AND/OR TRACT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT AND/OR TRACT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
14. ROOF OVERHANGS WITH A MAXIMUM TWO-FOOT (2') ENCROACHMENT MAY BE LOCATED WITHIN "UTILITY EASEMENTS" PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, OR ACCESS TO SAID EASEMENT.

TRACT C SUMMARY TABLE									
TYPE OF AREA	DRY UTILITY ESMT. (SF)	ACCESS ESMT. (SF)	PWSD ESMT. (SF)	PWSD & ACCESS ESMT. (SF)	PWSD & DRY UTILITY ESMT. (SF)	DRY UTILITY & ACCESS EASEMENT (SF)	DRY UTILITY & ACCESS & PWSD ESMT. (SF)	OPEN SPACE (SF)	TOTAL TRACT B AREA (SF)
SQUARE FOOTAGE	11,542	13,220	3,557	40,122	105	1,274	1,443	30,334	101659
%	11.36%	13.01%	3.50%	39.49%	0.10%	1.25%	1.42%	29.86%	100.00%

TRACT SUMMARY TABLE				
TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP
A	37,242	0.8550	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
B	39,828	0.9140	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
C	101,659	2.3320	OPEN SPACE, UTILITIES, DRAINAGE & ACCESS	HOME OWNERS ASSOCIATION
D	26,159	0.6010	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION

LAND USE SUMMARY TABLE			
USAGE	AREA (S.F.)	ACREAGE	%
RESIDENTIAL LOTS	319,307	7.330	47.70%
COMMERCIAL LOTS	139,608	3.205	20.85%
PUBLIC RIGHTS OF WAY	5,674	0.130	0.85%
ACCESS/OPEN SPACE	101,659	2.334	15.18%
OPEN SPACE	103,225	2.370	15.42%
TOTAL	669,495	15.369	100.00%

JUNE 05, 2020
MAY 01, 2020
FEBRUARY 25, 2020
NOVEMBER 11, 2019
APRIL 18, 2019

SHEET 01 OF 08

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

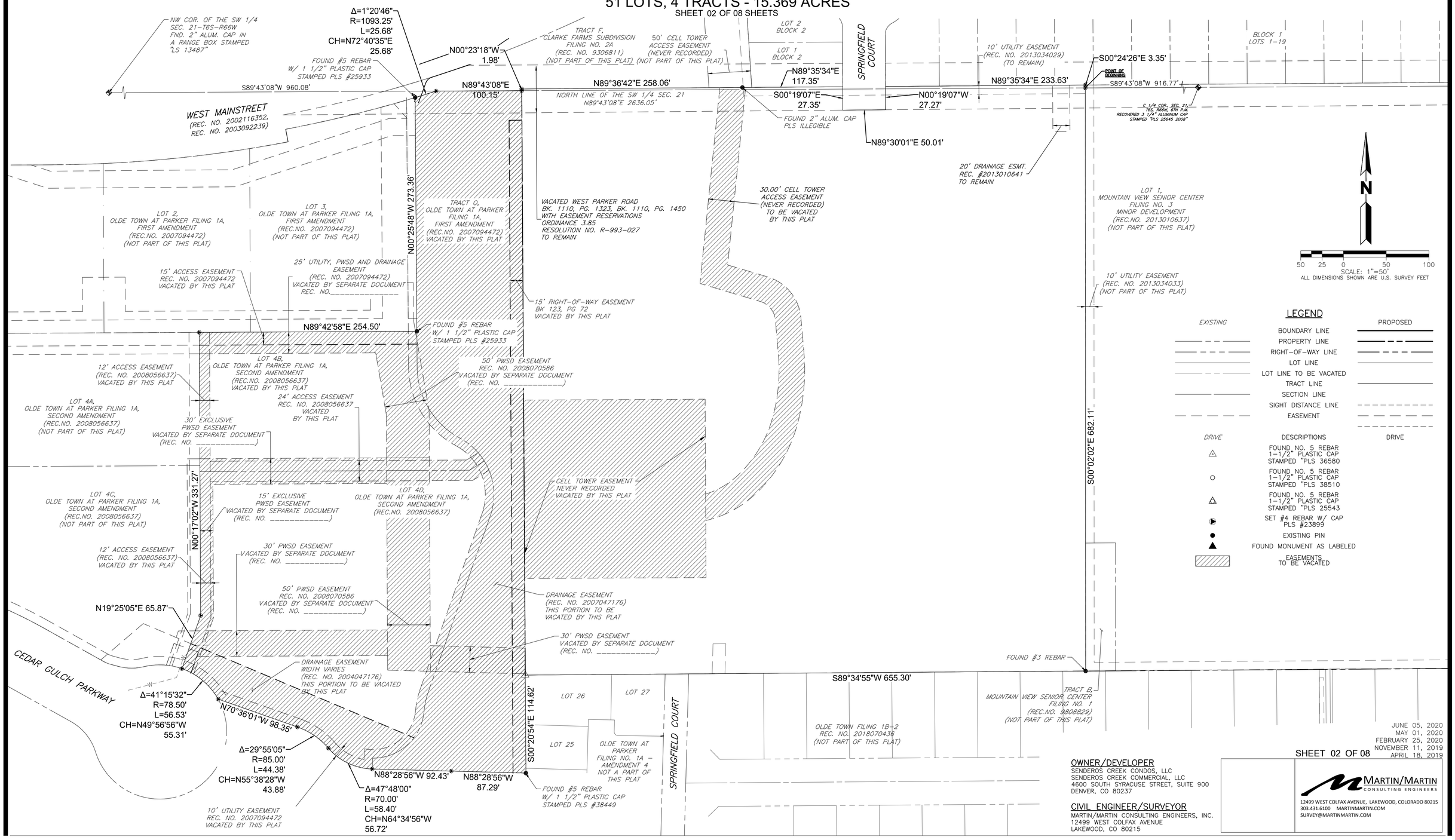
MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\COVER.dwg
Job Number: 17.1060
Sheet Number: ### OF 8
Drawn By: MAW
Surveyed By: RAN
Project Manager: DAK
Plot Date: 6/15/2020

SKETCH/PRELIMINARY PLAN
OLDE TOWN AT PARKER FILING 2

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

51 LOTS, 4 TRACTS - 15.369 ACRES



N

50 25 0 50 100

SCALE: 1"=50'

ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	LOT LINE TO BE VACATED	
	TRACT LINE	
	SECTION LINE	
	SIGHT DISTANCE LINE	
	EASEMENT	

DRIVE	DESCRIPTIONS	DRIVE
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	
▶	SET #4 REBAR W/ CAP PLS #23899	
●	EXISTING PIN	
▲	FOUND MONUMENT AS LABELED	
▨	EASEMENTS TO BE VACATED	

JUNE 05, 2020
MAY 01, 2020
FEBRUARY 25, 2020
NOVEMBER 11, 2019
APRIL 18, 2019

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

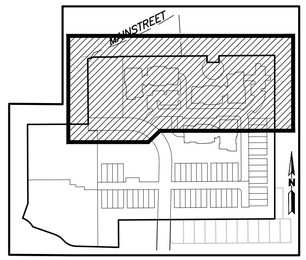
Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\VACATION EXHIBIT.dwg
Drawn By: MAW
Job Number: 17.1060
Sheet Number: ### OF 8
Project Manager: DAK
Surveyed By: RAN
Plot Date: 6/15/2020

SKETCH/PRELIMINARY PLAN
OLDE TOWN AT PARKER FILING 2

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

51 LOTS, 4 TRACTS - 15.369 ACRES

SHEET 03 OF 08 SHEETS



KEY MAP
1"=300'

*BOUNDARY GAP NOTE:

THERE IS AN APPARENT GAP BETWEEN THE NORTHERLY LINE OF THIS PLAT (THE SECTION LINE) AND THE SOUTHERLY LINE OF TRACT F, CLARKE FARMS SUBDIVISION FILING NO. 2A. OWNERSHIP OF THIS STRIP IS UNKNOWN.

WEST MAINSTREET (REC. NO. 2002116352, REC. NO. 2003092239)

TRACT F, CLARKE FARMS SUBDIVISION FILING NO. 2A REC NO. 9306811 (NOT PART OF THIS PLAT)

50' CELL TOWER ACCESS EASEMENT (NEVER RECORDED) (NOT PART OF THIS PLAT)

10' IREA EASEMENT (REC. NO 2013034034) (NOT PART OF THIS PLAT)

SPRINGFIELD COURT REC NO. 9306811

VACATED WEST PARKER ROAD BK. 1110, PG. 1323, BK. 1110, PG. 1450 WITH EASEMENT RESERVATIONS ORDINANCE 3.85 RESOLUTION NO. R-993-027

CLARKE FARMS SUBDIVISION FILING NO. 2A REC NO. 9306811 (NOT PART OF THIS PLAT)

NW COR. OF THE SW 1/4 SEC. 21-T6S-R66W FND. 2" ALUM. CAP IN A RANGE BOX STAMPED "LS 13487"

S89°43'08"W 960.08'

*N00°23'18"W 1.98'

N89°43'08"E 100.15'

22.43'

89.13'

S14°05'59"E 19.95'

FOUND 2" ALUM. CAP PLS ILLEGIBLE

N89°36'42"E 258.06'

146.50'

DRAINAGE EASEMENT (WIDTH VARIES)

S84°28'08"E 140.10'

FOUND #5 REBAR W/ PLASTIC CAP STAMPED PLS #12405

N89°35'34"E 117.35'

NORTH LINE OF THE SW 1/4 SEC. 21 N89°43'08"E 2636.05'

N00°19'07"W 27.27'

S00°19'07"E 27.35'

N89°30'01"E 50.01'

FOUND #5 REBAR W/ PLASTIC CAP STAMPED PLS #12405

FOUND #5 REBAR W/ ALUMINUM CAP ILLEGIBLE

FOUND #5 REBAR W/ ALUMINUM CAP STAMPED PLS #12405

10' IREA EASEMENT (REC. NO. 2013034029) (TO REMAIN)

N89°35'34"E 233.63'

20.4' DRAINAGE EASEMENT

S00°24'26"E 3.35'

POINT OF BEGINNING

S89°43'08"W 916.77'

NORTH LINE OF THE SW 1/4 SEC. 21 N89°43'08"E 2636.05'

DRAINAGE EASEMENT (WIDTH VARIES)

17.04'

N89°37'53"E 57.10'

20' DRAINAGE ESMT. (REC. NO. 20130010641)

N89°30'16"E 42.40'

C 1/4 COR., SEC. 21, T6S, R66W, 6TH P.M. RECOVERED 3 1/4" ALUMINUM CAP STAMPED "PLS 25645 2008"

Δ=1°20'46" R=1093.25' L=25.68' CH=N72°40'35"E 25.68'

FOUND #5 REBAR W/ 1 1/2" PLASTIC CAP STAMPED PLS #25933

20' DRAINAGE EASEMENT (REC. NO. 2004047176)

30' ACCESS EASEMENT (REC. NO. 2007094472)

10' UTILITY EASEMENT (REC. NO. 2007094472)

2662.90' S00°21'11"E WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21-T6S-R66W BASIS OF BEARING

N00°25'48"W 273.36'

247.04'

TRACT A
37242 S.F.
0.855 AC.

TRACT O, OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT (REC. NO. 2007094472)

N00°02'30"W 257.33'

SW COR. OF SEC. 21-T6S-R66W FND. 3 1/4" ALUM. CAP IN A RANGE BOX STAMPED "AZTEC CONSULTANTS INC. PLS 25645"

LOT 3, OLDE TOWN AT PARKER FILING NO 1A - 1ST AMENDMENT (REC NO. 2007094472) (NOT PART OF THIS PLAT)

50' PWSD EASEMENT (REC. NO. 2007094472)

10' UTILITY EASEMENT

N89°42'58"E 254.50'

15' ACCESS EASEMENT

N00°39'58"W 28.19'

N00°25'48"W 26.32'

FOUND #5 REBAR W/ 1 1/2" PLASTIC CAP STAMPED PLS #25933

26.69'

N89°59'33"W 37.79'

S89°59'33"E 171.53'

15' UTILITY EASEMENT

13.50'

26.57'

S89°59'33"E 133.66'

15' UTILITY EASEMENT

9.25'

S00°14'47"E 247.76'

N05°08'32"E 135.50'

DRAINAGE EASEMENT (WIDTH VARIES)

LOT 50
70939 S.F.
1.629 AC.

TRACT C
101659 S.F.
2.332 AC.

GEM TRAIL

S89°59'33"E 26.64'

26.63'

10' UTILITY EASEMENT

145.41'

S89°59'33"E 172.04'

TRACT C
101659 S.F.
2.332 AC.

SIGHT EASEMENT

LOT 1
231993 S.F.
5.326 AC.

25' DRAINAGE EASEMENT

S00°00'00"E 72.77'

N00°00'00"E 69.07'

S05°59'42"E 69.15'

N05°59'42"W 69.10'

S00°13'52"E 52.42'

N00°13'52"W 78.81'

Δ=63°50'45" R=81.00' L=90.26' CH=N57°43'56"E 85.66'

Δ=17°21'23" R=189.00' L=57.25' CH=S81°18'51"E 57.03'

Δ=62°46'56" R=70.00' L=76.70' CH=N58°16'11"E 72.92'

Δ=91°30'37" R=179.00' L=285.89' CH=N44°14'14"W 256.46'

11' UTILITY EASEMENT

N89°34'56"E 130.50'

S89°34'56"W 89.40'

N89°34'56"E 324.66'

S89°34'56"W 184.17'

S00°25'04"E 30.00'

S00°25'04"E 30.00'

10' UTILITY EASEMENT

RAVEN ROOST DRIVE

S27°00'57"W 68.06'

N89°34'56"E 99.13'

S89°34'56"W 130.52'

N89°34'56"E 184.17'

S43°31'51"E 25.00'

L=99.65'

C9

C8

L=25.33'

N27°00'57"E 56.81'

N25°16'12"E 53.27'

C5

C6

C17

C10

Δ=75°49'55" R=56.00' L=74.12' CH=S52°30'06"E 68.82'

25' DRAINAGE EASEMENT

S00°14'26"E 67.22'

N00°14'26"W 78.01'

S46°28'09"W 92.47'

N46°28'09"E 103.27'

S00°25'04"E 10.00'

10' UTILITY EASEMENT

N89°34'56"E 68.70'

S89°34'56"W 110.27'

Δ=90°00'00" R=15.00' L=23.56' CH=S45°25'04"E 21.21'

6' UTILITY EASEMENT

C3 77.15'

33.12'

LOT 2
2079 S.F.
0.048 AC.

10' UTILITY EASEMENT

27.00'

S89°34'56"W 77.00'

LOT 3
1925 S.F.
0.044 AC.

S89°34'56"W 77.00'

S00°25'04"E 155.29'

259.44'

S00°25'04"E 125.00'

25.00'

N00°25'04"W 154.00'

TRACT B
39431 S.F.
0.914 AC.

422.01'

L=19.52'

S85°22'48"E 76.62'

L=21.13'

N88°59'13"E 90.21'

SPRINGFIELD COURT ROW
5674 S.F.
0.130 AC.

C4

10' UTILITY EASEMENT

LOT 1
231993 S.F.
5.326 AC.

S00°14'32"E 70.76'

N00°14'32"W 94.02'

LOT 1
231993 S.F.
5.326 AC.

S00°02'02"E 682.11'

280.10'

10' IREA EASEMENT (REC. NO. 2013034033) (NOT PART OF THIS PLAT)

LOT 1, MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 MINOR DEVELOPMENT (REC.NO. 20130106037) (NOT PART OF THIS PLAT)

30' UTILITY EASEMENT (REC. NO. _____) (BY SEPARATE DOCUMENT)

MATCHLINE SEE SHEET 05

MATCHLINE SEE SHEET 04

MATCHLINE SEE SHEET 04

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	40°05'11"	40.01'	27.99'	S19°44'16"W	27.42'
C2	40°15'27"	39.92'	28.05'	N20°20'39"W	27.48'
C3	4°37'20"	46.00'	3.71'	S02°43'44"E	3.71'
C4	260°14'19"	45.00'	204.39'	N89°39'49"E	68.82'
C5	32°05'58"	126.00'	70.59'	S73°56'34"E	69.67'
C6	91°30'37"	111.00'	177.28'	S44°14'14"E	159.03'
C8	61°39'29"	40.00'	43.05'	S58°51'26"W	41.00'
C9	9°23'43"	183.27'	30.05'	N64°39'12"W	30.02'
C10	90°00'00"	45.00'	70.69'	N45°25'04"W	63.64'
C11	49°32'57"	232.72'	201.26'	N43°45'06"W	195.05'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	LOT LINE TO BE VACATED	
	TRACT LINE	
	SECTION LINE	
	SIGHT DISTANCE LINE	
	EASEMENT	
	TIE	
DRIVE	DESCRIPTIONS	DRIVE
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	
◗	SET #4 REBAR W/ CAP PLS #23899	
●	EXISTING PIN	
▲	FOUND MONUMENT AS LABELED	

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

N

30 15 0 30 60

SCALE: 1"=30'

ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

JUNE 05, 2020
MAY 01, 2020
FEBRUARY 25, 2020
NOVEMBER 11, 2019
APRIL 18, 2019

SHEET 03 OF 08

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

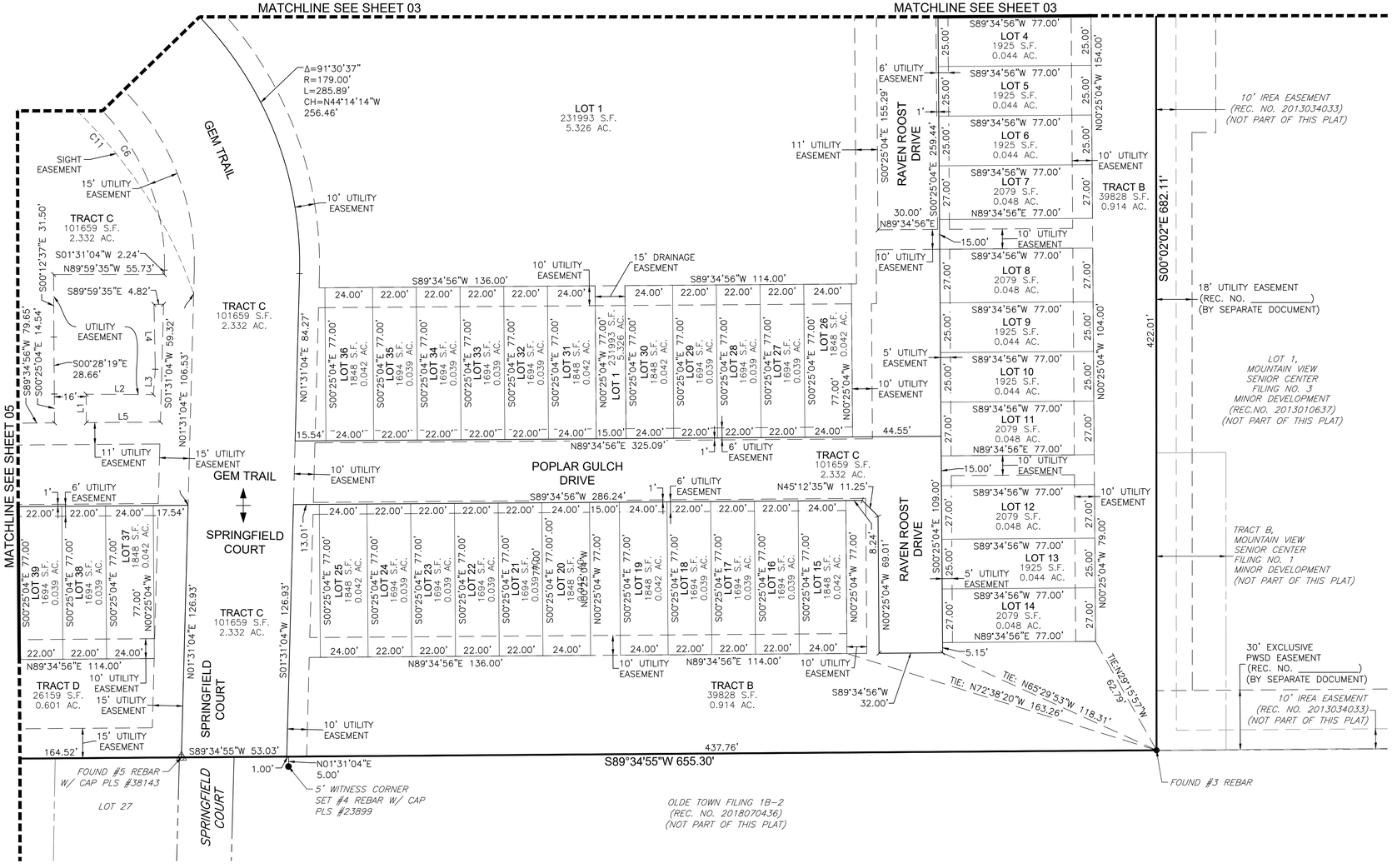
Project Manager: DAK
Surveyed By: RAN
Drawn By: MAW
Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\SKETCH PLAN.dwg
Job Number: 17.1060
Sheet Number: ##### OF 8
Plot Date: 6/15/2020

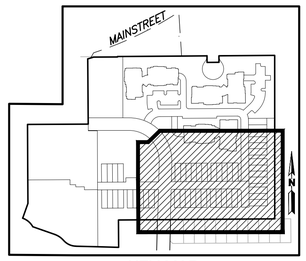
SKETCH/PRELIMINARY PLAN
OLDE TOWN AT PARKER FILING 2

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

51 LOTS, 4 TRACTS - 15.369 ACRES

SHEET 04 OF 08 SHEETS





KEY MAP
1"=300'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	LOT LINE TO BE VACATED	
	TRACT LINE	
	SECTION LINE	
	SIGHT DISTANCE LINE	
	EASEMENT	
	TIE	

DRIVE	DESCRIPTIONS	DRIVE
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	
◗	SET #4 REBAR W/ CAP "PLS #23899	
●	EXISTING PIN	
▲	FOUND MONUMENT AS LABELED	

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N00°25'04"W	14.33'
L2	S89°40'17"E	33.88'
L3	N04°12'05"E	12.79'
L4	N01°08'57"W	32.69'
L5	S89°34'56"W	37.31'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	91°30'37"	111.00'	177.28'	S44°14'14"E	159.03'
C11	49°32'57"	232.72'	201.26'	N43°45'06"W	195.05'

30 15 0 30 60
SCALE: 1"=30'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

JUNE 05, 2020
MAY 01, 2020
FEBRUARY 25, 2020
NOVEMBER 11, 2019
APRIL 18, 2019

SHEET 04 OF 08

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

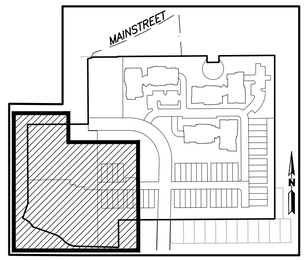
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Plot Date: 6/15/2020
Project Manager: DAK
Surveyed By: RAN
Drawn By: MAW
Location: G:\LLOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\SKETCH PLAN.dwg
Job Number: 17.1060
Sheet Number: ### OF 8

SKETCH/PRELIMINARY PLAN
OLDE TOWN AT PARKER FILING 2

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
51 LOTS, 4 TRACTS - 15.369 ACRES

SHEET 05 OF 08 SHEETS



KEY MAP
1"=300'

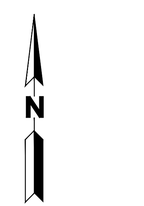
LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	LOT LINE TO BE VACATED	
	TRACT LINE	
	SECTION LINE	
	SIGHT DISTANCE LINE	
	EASEMENT	
	TIE	
DRIVE	DESCRIPTIONS	DRIVE
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	
▶	SET #4 REBAR W/ CAP PLS #23899	
●	EXISTING PIN	
▲	FOUND MONUMENT AS LABELED	

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

LOT 2, OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT (REC.NO. 2007094472) (NOT PART OF THIS PLAT)
LOT 3, OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT (REC.NO. 2007094472) (NOT PART OF THIS PLAT)
25' PWSD EASEMENT (REC. NO. 2007094472)
15' ACCESS EASEMENT (REC. NO. 2007094472)
N89°42'58"E 254.50'
10' UTILITY EASEMENT
15' ACCESS EASEMENT
MATCHLINE SEE SHEET 03
12' ACCESS EASEMENT (REC. NO. 2008056637)
LOT 4A, OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT (REC. NO. 2008056637) (NOT PART OF THIS PLAT)
12' ACCESS EASEMENT
10' UTILITY EASEMENT
TIE: S61°52'47"E 351.27'
LOT 50
70939 S.F.
1.629 AC.
MATCHLINE SEE SHEET 03
DRAINAGE EASEMENT (WIDTH VARIES)
TRACT O, OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT (REC. NO. 2007094472)
TRACT C
101659 S.F.
2.332 AC.
N00°08'32"E 135.50'
LOT 4B, OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT (REC. NO. 2008056637)
232.83'
N00°17'02"W 331.27'
10' UTILITY EASEMENT
N89°34'56"E 92.00'
24.00' 22.00' 22.00' 24.00'
10' UTILITY EASEMENT
247.76'
S00°14'47"E 246.76'
LOT 49 1846 S.F. 0.042 AC.
LOT 48 1694 S.F. 0.039 AC.
LOT 47 1694 S.F. 0.039 AC.
LOT 46 1848 S.F. 0.042 AC.
N00°25'04"W 77.00'
S00°25'04"E 77.00'
67.00'
11' UTILITY EASEMENT
S89°34'56"W 79.65'
10.00'
15' PWSD EASEMENT (REC. NO.
S89°42'58"W 177.00'
12' ACCESS EASEMENT
10' UTILITY EASEMENT
N00°17'02"W 21.00'
S89°42'58"W 24.00'
N00°17'02"W 9.00'
S89°42'58"W 36.00'
N00°32'48"W 12.44'
DRAINAGE EASEMENT (WIDTH VARIES)
S89°34'56"W 92.00'
6' UTILITY EASEMENT
POPLAR GULCH DRIVE
TRACT C
101659 S.F.
2.332 AC.
S89°34'56"W 55.25'
16.93'
S89°34'56"W 255.48'
24.00' 22.00' 22.00' 24.00' 15.00' 24.00' 22.00'
LOT 45 1848 S.F. 0.042 AC.
LOT 44 1694 S.F. 0.039 AC.
LOT 43 1694 S.F. 0.039 AC.
LOT 42 1848 S.F. 0.042 AC.
TRACT D 26159 S.F. 0.601 AC.
LOT 41 1848 S.F. 0.042 AC.
LOT 40 1694 S.F. 0.039 AC.
N00°00'57"E 69.45'
102.30'
MATCHLINE SEE SHEET 04
LOT 4C, OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT (REC. NO. 2008056637) (NOT PART OF THIS PLAT)
98.44'
LOT 4D, OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT (REC. NO. 2008056637)
DRAINAGE EASEMENT (REC. NO. 2004047176)
N19°25'05"E 65.87'
N22°18'07"E 18.94'
S63°40'51"E 12.68'
N26°19'09"E 25.00'
N22°18'07"E 27.44'
N63°40'51"W 14.62'
25' DRAINAGE EASEMENT
LOT 51
68669 S.F.
1.576 AC.
TIE: N54°51'26"W 85.72'
164.52'
TRACT D
26159 S.F.
0.601 AC.
15' UTILITY EASEMENT
N00°14'47"W 238.53'
137.23'
LOT 26 OLDE TOWN AT PARKER FILING 1A – 4TH AMENDMENT (REC NO. 2016028283)
S00°20'54"E 114.62'
LOT 25
15' UTILITY EASEMENT
S70°36'01"E 69.21'
N39°06'09"E 15.93' (EASEMENT TIE)
N70°36'01"W 98.35'
S61°32'03"E 71.14'
Δ=41°15'32" R=78.50' L=56.53' CH=N49°56'56"W 55.31'
CEDAR GULCH PARKWAY (REC. NO. 2004047176)
S61°32'03"E 3.50'
S76°18'00"E 41.53'
N23°36'45"E 109.29'
N23°36'45"E 103.16'
TRACT O, OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT (REC. NO. 2007094472)
20' UTILITY EASEMENT (REC. NO. (BY SEPARATE DOCUMENT)
UTILITY EASEMENT (WIDTH VARIES) (REC. NO. (BY SEPARATE DOCUMENT)
29.59'
N64°58'21"E
35.64'
7.78'
N64°58'21"E
L=1.65'
Δ=29°55'05" R=85.00' L=44.38' CH=N55°38'28"W 43.88'
Δ=47°48'00" R=70.00' L=58.40' CH=N64°34'56"W 56.72'
N88°28'56"W 92.43'
N88°28'56"W 87.29'
LOT 1A OLDE TOWN AT PARKER FILING NO. 1A, 4TH AMENDMENT REC. NO. 2016028283
FOUND #5 REBAR W/ 1 1/2" PLASTIC CAP STAMPED PLS #38449



30 15 0 30 60
SCALE: 1"=30'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

JUNE 05, 2020
MAY 01, 2020
FEBRUARY 25, 2020
NOVEMBER 11, 2019
APRIL 18, 2019

SHEET 05 OF 08

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

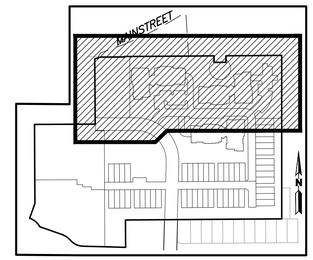
MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Location: G:\LLOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\SKETCH PLAN.dwg
Job Number: 17.1060
Sheet Number: ### OF 8
Drawn By: MAW
Project Manager: DAK
Surveyed By: RAN
Plot Date: 6/15/2020

SKETCH/PRELIMINARY PLAN
OLDE TOWN AT PARKER FILING 2

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
51 LOTS, 4 TRACTS - 15.369 ACRES

SHEET 06 OF 08 SHEETS



WEST MAINSTREET (REC. NO. 2002116352, REC. NO. 2003092239)

NW COR. OF THE SW 1/4 SEC. 21–T6S–R66W FND. 2" ALUM. CAP IN A RANGE BOX STAMPED "LS 13487"

S89°43'08"W 960.08'

N00°23'18"W 1.98'
N89°43'08"E 100.15'

Δ=1°20'46"
R=1093.25'
L=25.68'
CH=N72°40'35"E
25.68'

FOUND #5 REBAR W/ 1 1/2" PLASTIC CAP STAMPED PLS #25933

20' DRAINAGE EASEMENT (REC. NO. 2004047176)

30' ACCESS EASEMENT (REC. NO. 2007094472)

10' UTILITY EASEMENT (REC. NO. 2007094472)

TRACT A

2662.90' S00°21'11"E WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21–T6S–R66W BASIS OF BEARINGS

N00°25'48"W 273.36'

SW COR. OF SEC. 21–T6S–R66W FND. 3 1/4" ALUM. CAP IN A RANGE BOX STAMPED "AZTEC CONSULTANTS INC. PLS 25645"

LOT 3, OLDE TOWN AT PARKER FILING NO 1A – 1ST AMENDMENT (REC NO. 2007094472) (NOT PART OF THIS PLAT)

50' PWSD EASEMENT (REC. NO. 2007094472)

N89°42'58"E 254.50'

FOUND #5 REBAR W/ 1 1/2" PLASTIC CAP STAMPED PLS #25933

25' NON–EXCL. PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

LOT 50

50' EXCL. PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

TRACT C

MATCHLINE SEE SHEET 08

TRACT F, CLARKE FARMS SUBDIVISION FILING NO. 2A REC NO. 9306811 (NOT PART OF THIS PLAT)

50' CELL TOWER ACCESS EASEMENT (NEVER RECORDED) (NOT PART OF THIS PLAT)

10' UTILITY EASEMENT (REC. NO 2013034034) (NOT PART OF THIS PLAT)

FOUND 2" ALUM. CAP PLS ILLEGIBLE

N89°36'42"E 258.06'

FOUND #5 REBAR W/ PLASTIC CAP STAMPED PLS #12405

N89°35'34"E 117.35'

NORTH LINE OF THE SW 1/4 SEC. 21

SPRINGFIELD COURT REC NO. 9306811

N00°19'07"W 27.27'

S00°19'07"E 27.35'

N89°30'01"E 50.01'

FOUND #5 REBAR W/ PLASTIC CAP STAMPED PLS #12405

FOUND #5 REBAR W/ ALUMINUM CAP ILLEGIBLE

FOUND #5 REBAR W/ ALUMINUM CAP STAMPED PLS #12405

SPRINGFIELD COURT ROW

VACATED WEST PARKER ROAD BK. 1110, PG. 1323, BK. 1110, PG. 1450 WITH EASEMENT RESERVATIONS ORDINANCE 3.85 RESOLUTION NO. R–993–027

10' UTILITY EASEMENT (REC. NO. 2013034029) (TO REMAIN)

N89°35'34"E 233.63'

NORTH LINE OF THE SW 1/4 SEC. 21

20' DRAINAGE ESMT. (REC. NO. 2013010641)

CLARKE FARMS SUBDIVISION FILING NO. 2A REC NO. 9306811 (NOT PART OF THIS PLAT)

S00°24'26"E 3.35'

POINT OF BEGINNING

S89°43'08"W 916.77'

C 1/4 COR., SEC. 21, T6S, R66W, 6TH P.M. RECOVERED 3 1/4" ALUMINUM CAP STAMPED "PLS 25645 2008"

10' UTILITY EASEMENT (REC. NO. 2013034033) (NOT PART OF THIS PLAT)

LOT 1, MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 MINOR DEVELOPMENT (REC.NO. 2013010637) (NOT PART OF THIS PLAT)

S00°02'02"E 682.11'

40' EXCLUSIVE PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

LOT 1

20' EXCL. PWSD EASEMENT (REC. NO. _____) (BY SEPARATE DOCUMENT)

30' EXCLUSIVE PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

30' EXCLUSIVE PWSD EASEMENT (REC. NO. _____) (BY SEPARATE DOCUMENT)

30' EXCL. PWSD EASEMENT (REC. NO. _____) (BY SEPARATE DOCUMENT)

30' EXCLUSIVE PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

20' EXCLUSIVE PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

30' EXCLUSIVE PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

30' EXCLUSIVE PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

30' EXCLUSIVE PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

30' NON–EXCL. PWSD ESMT. (REC. NO. _____) (BY SEPARATE DOCUMENT)

LOT 1

LOT 2

LOT 3

TRACT B

1'

MATCHLINE SEE SHEET 07

MATCHLINE SEE SHEET 07

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	LOT LINE	
	TRACT LINE	
	SECTION LINE	
	SIGHT DISTANCE LINE	
	EASEMENT	
	TIE	
DRIVE	DESCRIPTIONS	DRIVE
△	FOUND NO. 5 REBAR 1–1/2" PLASTIC CAP STAMPED "PLS 36580	
○	FOUND NO. 5 REBAR 1–1/2" PLASTIC CAP STAMPED "PLS 38510	
△	FOUND NO. 5 REBAR 1–1/2" PLASTIC CAP STAMPED "PLS 25543	
	SET #4 REBAR W/ CAP PLS #23899	▶
●	EXISTING PIN	
▲	FOUND MONUMENT AS LABELED	

N

30 15 0 30 60
SCALE: 1"=30'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

JUNE 05, 2020
MAY 01, 2020
FEBRUARY 25, 2020
NOVEMBER 11, 2019
APRIL 18, 2019

SHEET 06 OF 08

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

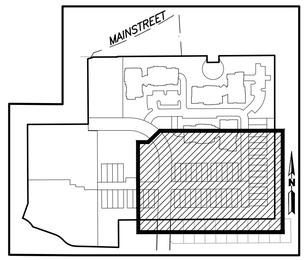
MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Plot Date: 6/15/2020
Project Manager: DAK
Surveyed By: RAN
Drawn By: MAW
Job Number: 17.1060
Sheet Number: ### OF 8
Location: G:\LOVATO\17.1060–Senderos Creek MF\PLANS\SKETCH PLAN\EASEMENT DEDICATION.dwg

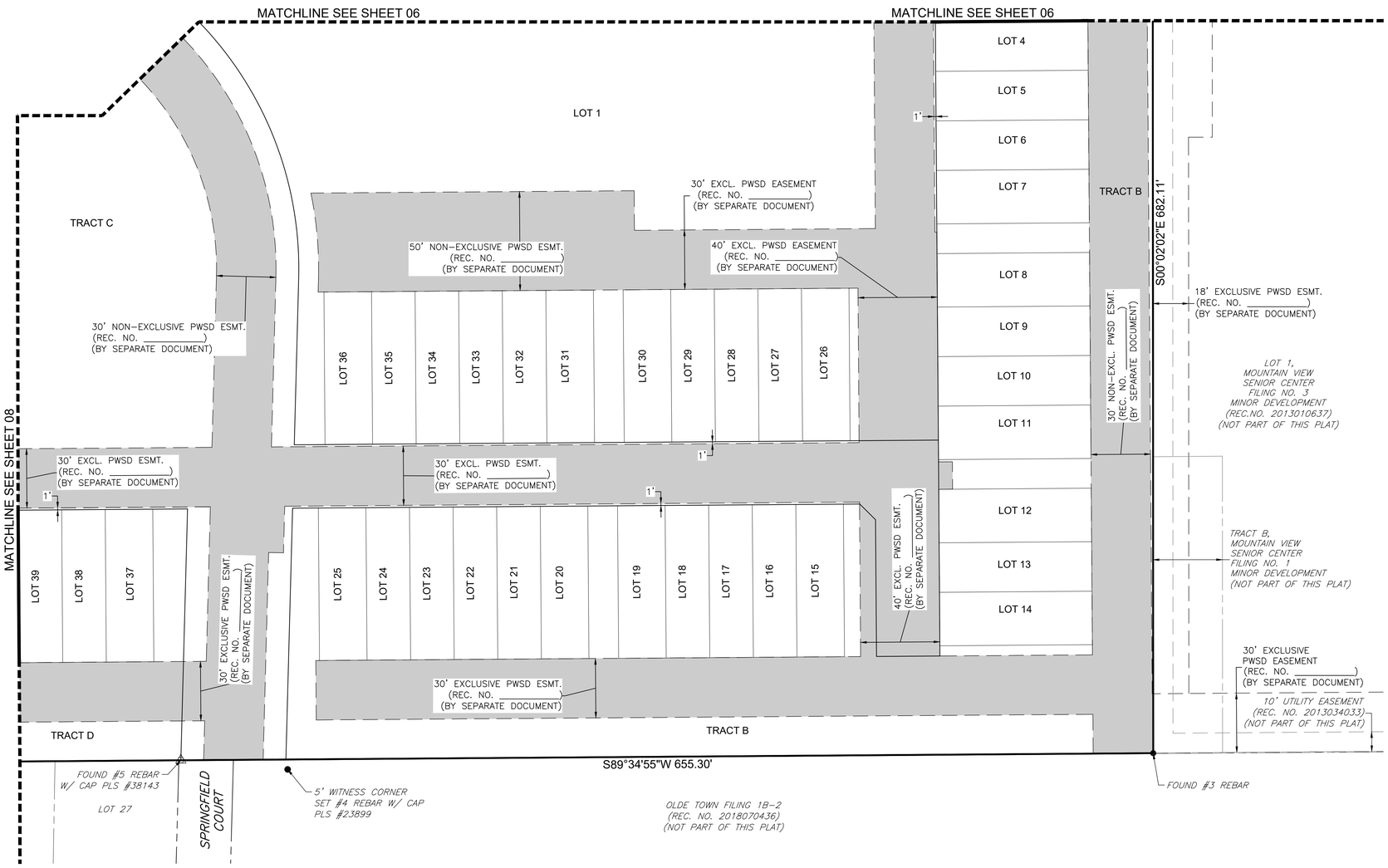
SKETCH/PRELIMINARY PLAN
OLDE TOWN AT PARKER FILING 2

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
51 LOTS, 4 TRACTS - 15.369 ACRES

SHEET 07 OF 08 SHEETS



KEY MAP
1"=300'



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	TRACT LINE	
	SECTION LINE	
	SIGHT DISTANCE LINE	
	EASEMENT	
	TIE	
DRIVE	DESCRIPTIONS	DRIVE
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	
	SET #4 REBAR W/ CAP PLS #23899	▶
●	EXISTING PIN	
▲	FOUND MONUMENT AS LABELED	

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

N

30 15 0 30 60
SCALE: 1"=30'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

JUNE 05, 2020
MAY 01, 2020
FEBRUARY 25, 2020
NOVEMBER 11, 2019
APRIL 18, 2019

SHEET 07 OF 08

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

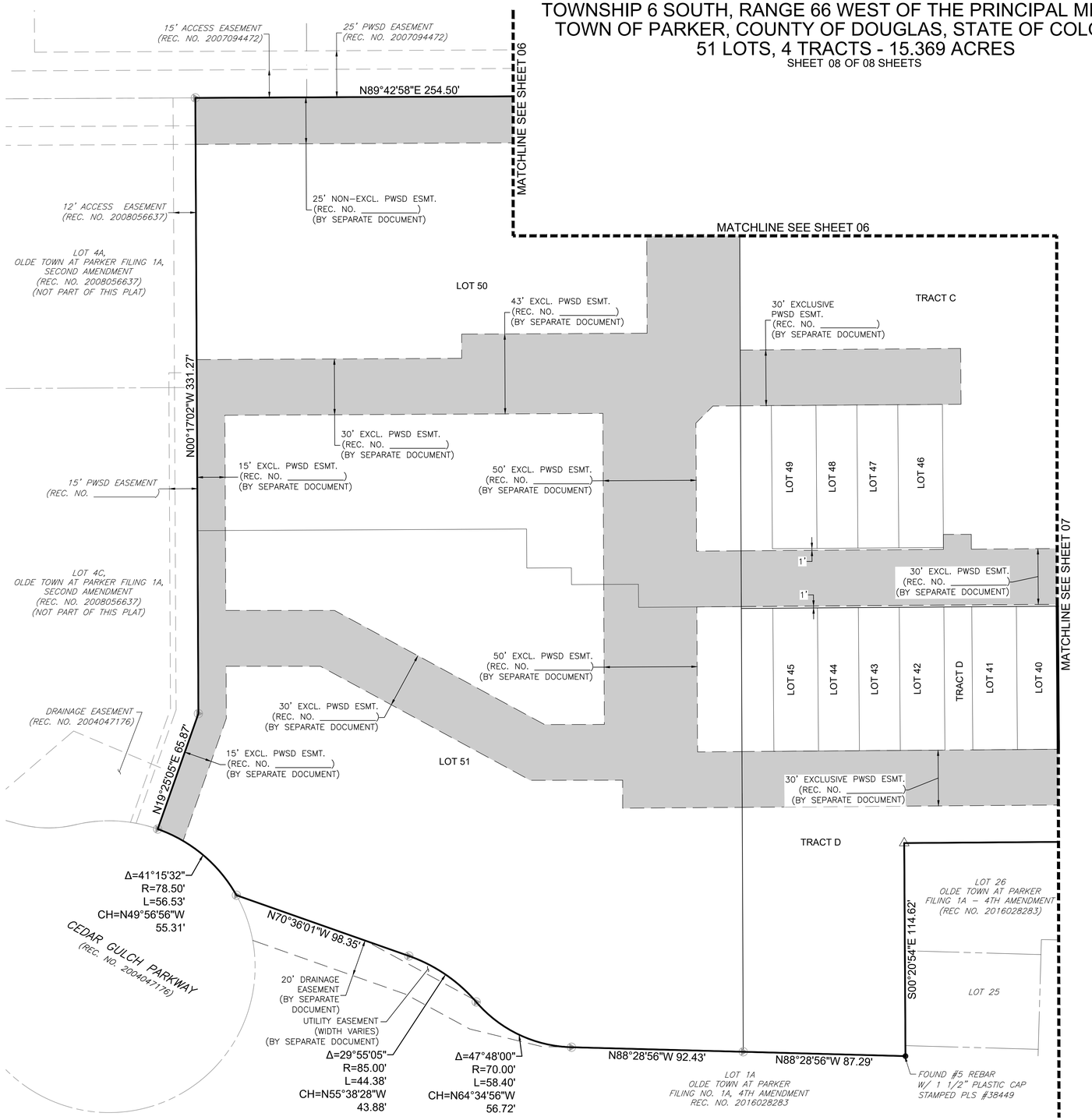
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

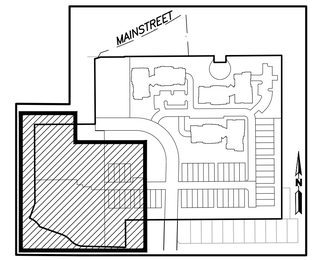
Plot Date: 6/15/2020
Project Manager: DAK
Surveyed By: RAN
Location: G:\LLOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\EASEMENT DEDICATION.dwg
Drawn By: MAW
Job Number: 17.1060
Sheet Number: ### OF 8

SKETCH/PRELIMINARY PLAN
OLDE TOWN AT PARKER FILING 2

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
51 LOTS, 4 TRACTS - 15.369 ACRES

SHEET 08 OF 08 SHEETS





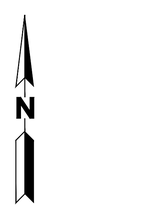
KEY MAP
1"=300'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	TRACT LINE	
	SECTION LINE	
	SIGHT DISTANCE LINE	
	EASEMENT	
	TIE	
DRIVE	DESCRIPTIONS	DRIVE
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580	
○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510	
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543	
	SET #4 REBAR W/ CAP PLS #23899	▶
●	EXISTING PIN	
▲	FOUND MONUMENT AS LABELED	

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT



SCALE: 1"=30'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

JUNE 05, 2020
MAY 01, 2020
FEBRUARY 25, 2020
NOVEMBER 11, 2019
APRIL 18, 2019

SHEET 08 OF 08

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Plot Date: 6/15/2020
Project Manager: DAK
Surveyed By: RAN
Drawn By: MAW
Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\EASEMENT DEDICATION.dwg
Job Number: 17.1060
Sheet Number: ###### OF 8

SCO
CONSULTING, LLC

May 16, 2019

Carolyn Parkinson
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: Olde Town at Parker PD / Senderos Creek North Rezoning Z19-014, Sketch Plan SUB19-015, Preliminary Plan SUB19-014, and Site Plan SP19-043

Dear Ms. Parkinson;

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

According to Senderos Creek North Project Narrative, the applicant proposes 48 townhomes and 108 condominium units on 12.2-acres. These 156 dwelling units are estimated to generate 27 elementary school students, 8 middle school students, and 17 high school students. DCSD has calculated the amount of school site land dedication requirement for this project totaling 1.236-acres of land. Since this amount of land is not enough to serve as a school site or for other school purposes, DCSD would ask for cash-in-lieu of land.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu-fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by a qualified appraiser." DCSD requests receipt of a courtesy copy of the appraisal at the time of site plan approval.

Additionally, DCSD would ask for a voluntary mid-range contribution towards the Capital Mitigation component to be paid directly to the District. In this case the contributions would amount to $921 per residential unit to be paid to DCSD at the time of site plan approval

Since internal streets are private, school bus transportation will not be provided within the subdivision.

We would like to have these agreements as conditions of approval for the application to move forward.. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

Steve Ormiston
Consultant to DCSD

Drayton Sanderson

Parker Water and Sanitation District 20

This project is not in Parker Water and Sanitation District. PWSD will not approve any items or review this project until the property includes into PWSD.

5/15/2019 1:41:03 PM

Chuck Reid

Cherry Creek Basin Water Quality Authority 20

The Authority"s CR 72 requires construction and post-construction BMPs. No exceptions taken to the proposed construction and post-construction BMPs provided with this submittal.

5/30/2019 3:58:47 PM

Brooks Kaufman

IREA 20

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:
The Association has existing overhead electric facilities on the subject property that serves the existing cell tower. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association’s current extension policies. In addition the applicant is missing IREA easements that encumber the property, and should be added to the plat.
The Association will require utility easements to accommodate the installation of rear-lot design for electric facilities in this project. A ten-foot (10") easement on all rear lot line.
The Association will require the proposed utility easements to be changed to accommodate the installation of electric facilities in this project. The smaller width easements depicted on the sketch and preliminary plan will create difficulties during installation of dry utilities due to the limited amount of space made available to extend underground electric feeders for the overall development.

6/7/2019 9:47:46 AM

Randy Capra

FIRE LIFE SAFETY 20

Fire Life Safety Response has been uploaded as a document named "SUB19-014 Olde Town-Senderos Creek North Preliminary Plan Fire Life Safety Response Ltr 060719"

6/7/2019 11:30:36 AM

Randy Capra

Building 20

Building permit application will not be accepted/reviewed until the associated site plan is approved. All plans submitted for Building’s review must meet the 2018 I-Codes, the 2017 NEC, and the correctly referenced NFPA editions noted in applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72). NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Note - a building permit is required for commercial fencing,

pergolas, outbuildings, outdoor lighting, and for retaining walls that are four feet or taller... as measured from the base of the retaining wall footing.

6/7/2019 11:31:12 AM

Donna George — Public Service Company of Colorado 20

please see attached

6/7/2019 2:45:34 PM

Dylan Heberlein — Centennial Airport 20

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

• We highly recommend the execution of an avigation easement for the property. Please forward a copy of the recorded easement to our office. Book and page number of the avigation easement must be included on all plats and plans.

• An overflight disclosure is recommended to be provided to both present and future residents.

6/11/2019 11:21:10 AM

Chris Boyd — Douglas County Planning Services Division 20

Addressing Comments:
The accesses/ROWs will require approved street names to be placed on the final plat. You may begin proposing street names for approval to be placed on the final plat. Please follow these instructions to find possible names to propose:
In the Search box from www.douglas.co.us enter a query such as NAMING STREETS. The results should include a link called ADDRESSING AND STREET NAMING - DOUGLAS COUNTY COLORADO. This will take you to a page with a link called DOUGLAS COUNTY STREET NAME REFERENCE which will open a list of all the streets currently in our database. On the next screen, click on EXPLORE DATA, then VIEW DATA. To make sure all names have been placed alphabetically in the list, it is a good idea to click on the column titled STREET_NAME.
An associated instruction pdf for using this list can be found by clicking on the red ABOUT box in the upper right corner, then scrolling down to the ATTACHMENT called HOW TO NAME STREETS IN DOUGLAS COUNTY.pdf.
The list is easiest to use if downloaded to Excel by clicking on the light blue EXPORT button and choosing CSV FOR EXCEL.
The dark blue FILTER button may also be used. If filtering, click on ADD A NEW FILTER CONDITION and change STREET_EID to STREET_NAME. Then change IS to CONTAINS. From that point the proposed name can be typed into the query box and the Enter button will bring up existing results.

Engineering Comments:
No Comments

Planner Comments:
No Comments

6/11/2019 3:43:05 PM

Carolyn Parkinson — PRELIMINARY PLAN 20

Please see redline and Development Review Memo
6/17/2019 5:55:52 PM

Abby Hildebrandt — Parker Water and Sanitation District 15

Approved for preliminary plan. All PWSD comments will be made on the Site Plan.
12/4/2019 1:28:31 PM

Carolyn Parkinson — Urban Drainage and Flood Control 15

Per attached comment letter
12/9/2019 4:11:05 PM

Brooks Kaufman — IREA 15

The Association approves of the sketch and preliminary and request at final plat to add utility easements as shown on Sheet 4 markup to the plat.
12/13/2019 7:55:02 AM

Donna George — Public Service Company of Colorado 15

PSCo acknowledges all comment responses and requested changes made to the drawings. Is it possible that the wording of "easements" for Tract B in the Tract Summary Table is changed to "utilities" or "utility crossing"?
12/16/2019 1:58:20 PM

Chuck Reid — Cherry Creek Basin Water Quality Authority 15

No exceptions taken to this submittal.
12/16/2019 3:52:46 PM

Carolyn Parkinson — PRELIMINARY PLAN 15

Please see 2nd Development Review Memo and redlines attached
12/18/2019 9:35:43 AM

David Aden — CONSTRUCTION PLANS - TRAFFIC

Review voided by dade.
1/16/2020 8:10:37 PM

Randy Capra — FIRE LIFE SAFETY 10

A response letter named "RFCC SUB19-014 Olde Town-Senderos Creek North Preliminary Plan 3rd Fire Life Safety Response Ltr 031919" has been uploaded to application. This letter documents that the applicant needs to modify the utility drawings labeling the actual size and length of each fire line prior to sign off.

3/19/2020 10:21:41 AM

Dylan Heberlein

Centennial Airport 10

Thank you for the opportunity to review this Subdivision Preliminary Plan, the Arapahoe County Public Airport Authority has the following comments to make on the project:

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

• We highly recommend the execution of an avigation easement for the property. Please forward a copy of the recorded easement to our office. Book and page number of the avigation easement must be included on all plats and plans.

• An overflight disclosure is recommended to be provided to both present and future residents.

Please feel free to call me if you have any questions.

3/26/2020 1:35:50 PM

Donna George

Public Service Company of Colorado 10

no additional concerns at this time

3/30/2020 12:39:10 PM

Rich Borchardt

Cherry Creek Basin Water Quality Authority 10

The Authority"s CR 72 requires construction and post-construction BMPs. No exceptions taken to the submittal.

3/30/2020 4:44:36 PM

Tyler Sandt

CONSTRUCTION PLANS - CIVIL

Applicant coordinating with the Town on the required sidewalk easement.

4/6/2020 9:34:22 AM

Carolyn Parkinson

PRELIMINARY PLAN 10

Please see 3rd development review memo and redlines attached.

4/6/2020 10:02:15 AM

Carolyn Parkinson PRELIMINARY PLAN 10

Planning has no additional comments. However, Aztec does.

5/15/2020 5:00:20 PM

Tyler Sandt CONSTRUCTION PLANS - CIVIL

The Town has provided the applicant with the necessary sidewalk and drainage easements. Engineering cannot sign off on sketch and preliminary until those signed easements have been delivered to the Town.

5/19/2020 1:10:07 PM

Tyler Sandt CONSTRUCTION PLANS - CIVIL

Billing associated with recording easement docs.

6/9/2020 9:19:53 AM

Dean Cates AzTec Consultants, Inc. 10

I don"t need to review this submittal again. Just fix the typo on sheet 6.
DEC

6/12/2020 9:39:57 AM

CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY
7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

March 26, 2020

Ms. Carolyn Parkinson
Town of Parker, Colorado Community Development Department
20120 East Mainstreet
Parker, CO 80138

Re: SUB19-014; Olde Town/Senderos Creek North Preliminary Plan

Dear Ms. Parkinson,

Thank you for the opportunity to review this Subdivision Preliminary Plan, the Arapahoe County Public Airport Authority has the following comments to make on the project:

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

- We highly recommend the execution of an avigation easement for the property. Please forward a copy of the recorded easement to our office. Book and page number of the avigation easement must be included on all plats and plans.

- An overflight disclosure is recommended to be provided to both present and future residents.

Please feel free to call me if you have any questions.

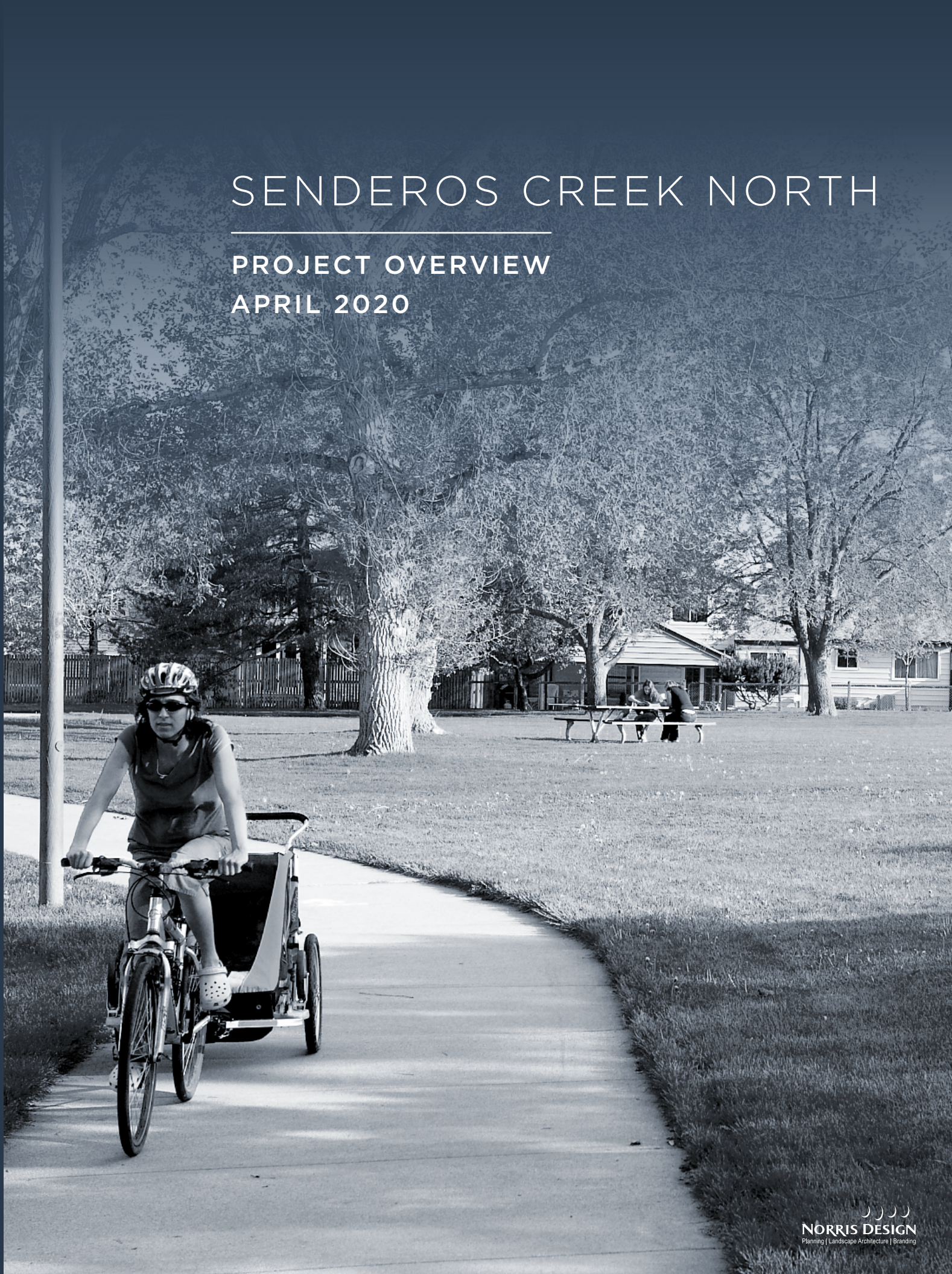
Sincerely,

Rachel Keller

Rachel Keller
Noise & Planning Specialist

SENDEROS CREEK NORTH

PROJECT OVERVIEW
APRIL 2020



NORRIS DESIGN
Planning | Landscape Architecture | Branding

TABLE OF CONTENTS

3 INTRODUCTION

4 OUTLINE

6 SITE LOCATION

PROJECT OVERVIEW

7 ILLUSTRATIVE SITE PLAN

9 POOL AND POOLHOUSE CONCEPT RENDERINGS

10 ACCESS AND CONNECTIVITY

SITE DETAILS

13 OVERALL DENSITY

ARCHITECTURE CONCEPT

18 LANDSCAPE, PARK AREAS, AND RELATIONSHIP TO PROPOSED BUILDINGS

EXPANDED PEDESTRIAN CONNECTIVITY

19 DRAINAGE IMPROVEMENTS

WATER AND SANITATION SERVICES

REZONE TO RESIDENTIAL

PUBLIC OUTREACH

20 TOWN OF PARKER MASTER PLAN POLICIES AND ZONING CRITERIA

PARKER 2035: CHANGES AND CHOICES (MASTER PLAN)

MASTER PLAN VISION AND GUIDING PRINCIPLES (CHAPTER 5)

22 LAND USE: GOALS AND STRATEGIES (CHAPTER 6)

23 TOWN APPLICATION CRITERIA

UPDATED: MARCH 2, 2020

Ms. Carolyn Parkinson
Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Dear Ms. Parkinson:

We are pleased to submit this letter and associated documents on behalf of our client, Senderos Creek Condos, LLC, for a formal request to consider approval of a Preliminary Plan (**SUB19-014**), a Sketch Plan (**SUB19-015**), a Site Plan (**SP19-043**), and an amendment to the existing Old Towne at Parker PD Development Plan (**Z19-014**). This letter provides an overview of the project application, proposed process, and specific project components. Below we have listed the various project contacts and consultants.

Applicant and Current Owner
Senderos Creek Condos LLC
4600 S. Syracuse St. Suite 900
Denver, CO 80237
907-299-6811
Contact: Bryan Byler

Planner/ Landscape Architect
Norris Design
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
Contact: Bill Mahar

Architect
Godden Sudik Architects
5975 S. Quebec St.
Centennial, CO 80111
303-455-4437
Contact: Alex Duran

Civil Engineer
Martin/Martin
12499 West Colfax Ave.
Lakewood, CO 80215
303-730-0434
Contact: Ben Baltzer

Photometrics
Studio Lightning
63 Sunset Dr.
Bailey, CO 80421
303-242-1572
Contact: Jacob Bennefield

This proposal involves applications for sketch and preliminary plans, site plan, and a PD development guide and plan amendment. The PD amendment will include a portion of Olde Town subdivision Planning Area 1, a commercial planning area, as part of Planning Area 9. The PD Guide revisions will create two new planning areas, Planning Area 9 and Planning Area 10. Planning Area 10 will feature townhomes and Planning Area 9 will feature condominiums.

Enclosed along with this letter please find the following documents:

1. 1. PD Development Guide draft amendment and draft PD Development Plan documents and application
    a. Land Use Application
    b. Exhibit A – Legal Description of Property
        i. Overall Legal
        ii. PA-9 Legal
        iii. PA-10 Legal
        iv. Sketch Plan Legal
    c. Exhibit B – Title Commitment
    d. Exhibit C – Notarized Letter of Authorization
    e. Exhibit D – Disclosure Letter
    f. Exhibit E – Vicinity Map of Project Site
2. Sketch and Preliminary Plan documents and applications
    a. Land Use Application
    b. Exhibit A – Legal Description of Property
        i. Overall Legal
        ii. PA-9 Legal
        iii. PA-10 Legal
        iv. Sketch Plan Legal
    c. Exhibit B – Title Commitment
    d. Exhibit C – Notarized Letter of Authorization
    e. Exhibit D – Disclosure Letter
    f. Exhibit E – Vicinity Map of Project Site
3. Site Plan documents and applications
    a. Land Use Application
    b. Exhibit A – Legal Description of Property
        i. Overall Legal
        ii. PA-9 Legal
        iii. PA-10 Legal
        iv. Sketch Plan Legal
    c. Exhibit B – Title Commitment
    d. Exhibit C – Notarized Letter of Authorization
    e. Exhibit D – Disclosure Letter
    f. Exhibit E – Vicinity Map of Project Site
4. Final Drainage Report
5. Geology and Soils Report

6. Traffic Impact Analysis
7. Water and Sanitation Construction Documents
8. Road and Drainage Construction Documents
9. Adjacent Property Perspective Exhibit
10. Detention Pond and Streetscape Exhibit

PROJECT NARRATIVE

SITE LOCATION

The proposed development of Senderos Creek North is currently a 12.2 acre unplatted parcel of land that is located within the corporate limits of the Town of Parker. The site is bounded on the east by the American Academy at Motsenbocker and to the west by the Mainstreet Dental Plaza commercial development. To the north of the site is a single-family residential neighborhood and to the south is the Senderos Creek Neighborhood that is currently under development. A series of townhomes are located to the southwest of the site and there is an existing cell tower located on the site. This project is part of the larger Olde Town subdivision and approval of the project will complete development of the subdivision that has remained unfinished since the recession.

PROJECT OVERVIEW

The neighborhood currently known as Senderos Creek was originally platted as Olde Town at Parker in 2003 encompassing approximately 117.37 acres. The neighborhood was designed to incorporate a mix of land uses centered around a neighborhood activity center that featured a park. Following initial approval of the PD some of the established planning areas were built out. Completion of the neighborhood eventually came to a halt with the onset the recession and the original developer left the project. In 2016 Pacific North acquired the land and renewed work on the unfinished subdivision.

The drawing of the subdivision on the next page illustrates the proposed development of the Olde Town at Parker Subdivision that was approved in 2017. This subdivision provides for single family detached homes, paired homes, green courts, and open spaces. The graphic also represents proposed pool and pool house improvements for the neighborhood park area. The proposed Senderos Creek North project is identified as well. All of these projects will ultimately finalize the build-out of the neighborhood. Upon completion of these new homes, parks, and roadway connections they will improve the aesthetic quality of the neighborhood and overall livability.

MAINSTREET
FUTURE OFFICE / COMMERICAL
PROPOSED SENDEROS CREEK NORTH TOWNHOMES & CONDOMINIUM PROJECT
OLDE TOWN AT PARKER APPROVED 2017
POOL & PARK IMPROVEMENTS APPROVED 2018
E. NEUTOWNE PKWY
MOTSENBOCKER RD.
OLDE TOWN AT PARKER APPROVED 2017
JORDAN RD.
TODD RD.

The completion of this neighborhood will include upgrades to the landscaping along Neu Towne Parkway and entrance signage at the intersection of Neu Towne Parkway and Motsenbocker and the intersection of Neu Towne Parkway and Jordan Road. The pool and poolhouse within the proposed neighborhood park were initially approved in the early 2000s but were never built by the previous developer. The current applicant and developer has committed to develop the pool and poolhouse. Plans for the pool and poolhouse have been approved and construction is near completion and will be open for the 2020 season.

As this site is the last agriculturally zoned site within the Senderos Creek neighborhood, approval of the project will result in the full realization of the Olde Town subdivision. By incorporating a variety of housing types, this proposal promises to meet the "full service community" vision laid out in the Town's 2035 Master Plan.

The proposed project will address a significant housing need in the Town of Parker by offering owner-occupied townhomes and condominiums. Townhomes and condominiums currently account for only 10% of the Town's housing stock per the 2035 Master Plan. Inclusion of these housing types will expand housing options within the town and help to diversify homeownership in Parker by meeting the needs of a wide range of the population from young families, professionals and retired individuals.

As part of the PD Amendment, a portion of the commercial land to the west of the site will be included as part of Planning Area 9. Following the approval of the residential site plan the developer will begin work on the proposal for a complementary commercial site plan for the commercial land to the west of the site.

POOL & POOLHOUSE CONCEPT RENDERINGS

ACCESS & CONNECTIVITY

The pedestrian network is an important component of the development and the project is designed to be walkable with pedestrian connections between homes and the open space and park areas. The primary entrance to the townhomes will be from the front and will be accessed via sidewalks. The planned pedestrian network will connect to the established sidewalks and trails established within the overall neighborhood, which will include safe and easy access to the proposed neighborhood pool and park. Furthermore, this development will connect to established regional trails along Todd Drive and the Cherry Creek Trail.

The proposal includes private drives and common open space tracts including courtyards and parks. Located by the intersection of Jordan Road and Mainstreet, the site has good transportation connections to major transportation corridors such as I-25 and Parker Road. The proposal includes a street extension that will connect the currently stubbed E. Springfield Court to the adjacent commercial/office space to the west of the site.

Primary access to Senderos Creek North will be provided by Mainstreet to the north and E. Springfield Court to the south. An internal network of private drives will connect the public rights-of-way to the individual lots and condominium buildings. The private drives will be owned and maintained by the metropolitan district and have been designed using the Town of Parker horizontal and vertical criteria. Pedestrian access will be provided by the sidewalks and trails shown on the plans. Emergency access is provided using the network of private drives. Please see the provided construction documents and preliminary plan for additional information on the transportation improvements.

SITE DETAILS

The proposed development is in line with the design approach of the previous Senderos Creek filings, addressing all required site components and responding to the surrounding context of the site appropriately as the final piece of the Olde Town subdivision. The community includes the following:

- Forty-eight (48) Single-Family Attached Townhomes
- Six multiple dwelling condominium buildings with a total of 108 residential dwelling units
- An overall residential density of 12.8 DU/AC
- The proposed residential neighborhood meets and exceeds the required parking as specified by the Town of Parker.
- A walkable connection to the adjacent commercial area, including enhancements to the proposed office development. These two developments are designed to blend seamlessly with one another through pedestrian connections and landscaping, providing an appropriate mix of land uses as envisioned in the “full service community” directive of the Parker

2035 Master Plan.

The previous filings of the surrounding developments have guided the design of this community as it responds to the site's context resulting in added benefits for community members.

- The site will feature a centrally located community park, playground, and dog park as well as open space amenities adjacent to the proposed buildings including gathering spaces and community gardens.
- The community will have pedestrian access to the neighborhood activity center located to the south which features a public park, playground, pool, and poolhouse.
- The neighborhood will be in walking distance to the adjacent American Academy Motsenbocker K-8 school, providing families safe, convenient access to a local school.

The rendering on the following page provides an overview of the park areas and show the main private drive that connects to E. Springfield Ct. on the south and the commercial to the west.

In addition to the existing amenities within the overall neighborhood, the developer will be providing the following neighborhood improvements:

- A trail connection linking Iron Ore Avenue to the Town's East/West Trail along Todd Drive.
- A sidewalk connection to the American Academy to allow safe passage for children traveling to school.
- Planting and re-plantings of over 100 trees that were either never installed during the initial neighborhood development prior to the recession or had since died.
- Landscape improvements along Motsenbocker Road.
- Neighborhood signage to be featured at the intersections of Jordan Road and E. Neu Towne Parkway, Motsenbocker Road and E. Neu Towne Parkway, and at the proposed northern site entrance along Mainstreet.

Completion of the 3,000 ft^2 neighborhood pool and adjacent poolhouse which are scheduled to open Summer 2020.

OVERALL DENSITY

The original Olde Town at Parker PD established a maximum allowable density of 5.23 DU/AC for the overall community. The PD was restructured in 2017 via an amendment which resulted in the maximum allowable density being reduced to 4.51 DU/AC. This reduction in density was the result of certain Planning Areas being converted from multi-family to single-family use.

Our current proposal adds 12.2 acres to the overall area of the PD and introduces a condominium component to the community. This addition would result in an increase of the maximum allowable density to 5.28 DU/AC which is similar to the maximum overall density of 5.23 DU/AC established with the original Olde Town at Parker PD .

Additionally, the design team took special care to ensure that adding multifamily units to the community was handled in a thoughtful manner. One of the results of this was choosing to reduce the maximum allowable density for Single Family Attached products. The 2017 PD Amendment established a maximum allowable density of 15 DU/AC for Single Family Attached. That maximum allowable density is being reduced to 11.08 DU/AC with this proposal.

		Actual		Max. Allowable	
PD Amendment	Acres	Units	Density	Units	Density
Original PD - 2003	117.37	595	5.07	614	5.23
PD Amendment - 2017	117.37	493	4.20	529	4.51
PD Amendment - 2020	129.53	649	5.01	684	5.28

ARCHITECTURE CONCEPT

The condominium buildings at Senderos Creek feature three 3-story residential buildings over underground parking. The underground parking allows for reduced surface parking and allows for more landscaped areas on grade. The buildings feature two examples of contemporary styling with earth-tone color palettes to better fit in with the established character of the Town of Parker and that of the surrounding neighborhood architecture as well. The buildings feature ground floor patios on all sides to enhance pedestrian activation as well as prominent pedestrian entry points on multiple sides of the buildings.

The townhomes at Senderos Creek provide three different styles consisting of different material palettes, color schemes, and roof forms. The majority of the townhomes will front onto green courts. The styles range from a more traditional style to a complementary, more contemporary style. The townhome buildings will complement the site's condominium homes to create a cohesive neighborhood, while still providing diverse housing options within the neighborhood.

The predominant portion of any building shall not exceed 35 feet in height which is the max building height for multi-family. Ornamental architectural elements or appurtenances such as stair towers, entry and corner design features, or cupolas shall not exceed 45 feet in height.

To further integrate the neighborhood with the adjacent commercial development, the architecture of both developments are designed to be complementary with one another. The commercial development provides a modern prairie 2-story structure that allows the area to step up from single story retail to the 2 & 3 story residential structures. Both developments utilize a blend of stucco and stone with accents of large block masonry as well as elements of storefront glass. The color palettes are similar, utilizing earth tone colors that complement the surrounding neighborhood.

Mainstreet

Mainstreet Professional Dental Plaza

Expanded Connectivity to Existing Neighborhood Commercial

American Academy at Motsenbocker

Trail Connection to School

Neighborhood Activity Center/ Community Pool

E. Neu Towne Parkway

Motsenbocker Road

Jordan Road

Regional Trail Connection

Regional Trail Connection

Todd Road

Existing Walks/Trails

Proposed Walks/Trails

Trail Connection

LANDSCAPE, PARK AREAS, AND RELATIONSHIP TO PROPOSED BUILDINGS

Understanding the importance of open space as a Town value, the plan incorporates high-quality landscaping and open space amenities to enhance the proposed dwellings and streets and create a pedestrian friendly neighborhood. These components of the site design give the proposed community a more active feel resulting in opportunities for residents to routinely interact with the open spaces and amenities. Landscaped tree lawns enhance the streetscape and encourage pedestrian travel and active lifestyles. A central park, playground, and dog park will tie the two planning areas together and offer residents neighborhood amenities that are walkable. The placement of the condominium buildings will create a node that offers a distinct streetscape experience along the private drive. Furthermore, the condominium buildings will feature courtyards and community gardens giving the buildings a front porch feel. The proposed townhome areas are designed to encourage walkability and connections to the open spaces and parks. In specific areas green spaces separate the buildings to provide additional landscaped areas, pedestrian connections, viewsheds, and break up the building massing. Landscape buffering will be used between the site and the adjacent neighborhoods, from the commercial district to the west, and from the school to the east.

The proposed landscape and park area allocations comply with the requirements in the Town of Parker Zoning Ordinance.

- Total landscape area: 295,313 sf

The proposed park and open space for this project have been distributed into Landscape and Parkland Areas. Cumulatively they account for 55.8% of the site or 6.8 acres. In addition to the included open space within the development, the site is located just north of the planned neighborhood activity center and recreation center that have been improved by Senderos Creek LLC through the inclusion of the pool, poolhouse, and additional landscaping, including the planting of over 100 trees throughout the Senderos Creek Neighborhood.

EXPANDED PEDESTRIAN CONNECTIVITY

Featuring walkable amenities and an enhanced streetscape, the proposed neighborhood is designed to encourage active lifestyles. The walkable design of this neighborhood and the adjacent proposed neighborhood commercial office buildings as well as the pedestrian improvements of Filing 1B and 1C (which are currently under construction), significantly expand the pedestrian connections of the greater Senderos Creek Neighborhood. The sidewalk connections of the proposed residential development in combination with the adjacent proposed neighborhood commercial development, will establish pedestrian connectivity to the existing retail businesses of the Mainstreet Professional Dental Plaza as well as a direct connection to the pool facility which will serve the new homeowners.

DRAINAGE IMPROVEMENTS

An existing detention pond located on the site will be modified to provide stormwater detention for the existing and proposed uses. Overland swales, curb & gutter, and storm sewer will convey stormwater runoff to the detention pond. The pond outfall will be to an existing storm sewer running along the northern site boundary. The stormwater pond and conveyance elements have been designed in accordance with the Town of Parker Criteria. Please see the provided drainage report for additional information on the drainage improvements.

WATER AND SANITATION SERVICES

Senderos Creek North is part of the Parker Water and Sanitation District. Existing water mains and sanitary sewers adjacent to the property will provide connection for the proposed development. Existing utility information has been requested from the district and a detailed utility study will be prepared once sufficient information is provided. A network of watermains and sewer mains have been designed to provide service to each residence. Fire hydrants are provided per the requirements of the Town of Parker Life Safety division. The proposed utilities have been designed in accordance with Parker Water and Sanitation District standards.

Please see the provided construction documents for additional information on the utility improvements.

REZONE TO RESIDENTIAL

The Town's current zoning for the site is Agricultural. In order to move forward with the proposed development a rezoning to Planned Development (PD) with a residential use is being requested. Please see the enclosed Olde Town PD Development Guide draft amendment and draft PD Development Plan that are required for the rezoning application as specified in Section 13.04.150 PD – Planned Development of the Land Development Ordinance.

PUBLIC OUTREACH

Letters were sent per Town requirements to individual property owners within the vicinity of the property inviting them to an open house neighborhood meeting at the American Academy at Motsenbocker on Thursday, November 15, 2018 from 6:30p.m. to 8:00p.m. Between 15-20 members of the community attended the neighborhood meeting. The project team presented the development plan and several renderings of the proposed project and spoke with members of the neighborhood about the project's timeframe, site layout, and the community pool to the south.

A second neighborhood meeting was held at the Douglas County Library in Parker on Thursday, August 29, 2019 from 6:30p.m. to 8:00p.m. The project team expanded the scope notification to include more individual property owners in the neighborhood. There were 22 members of the community in attendance at the

second neighborhood meeting as well as 5 representatives from the project team and a staff person from the Town of Parker Planning Department. The project team gave a power point presentation which detailed a timeline of the neighborhood's development, an update on the neighborhood pool and other neighborhood improvements, and an update on the project. The project update included an overview of the project's timeframe, the requested rezoning, the updated site layout, an overview of design considerations that had been taken into account, the latest architectural elevations, and 3D renderings of the built-out site plan. The team fielded questions related to project specifics such as parking, density, and provided an explanation regarding the difference between owner-occupied condominiums and renter-occupied apartments. There were many questions related to the approval process which were handled by the Town of Parker staff person in attendance. As well, questions regarding the pool and HOA/Metro District membership were answered by representatives of the HOA and Metro District in attendance.

TOWN OF PARKER MASTER PLAN POLICIES AND ZONING CRITERIA

The following documents provide guidance and direction for the Town on a holistic level and can be applied to the proposed development on a site-specific level:

- Parker 2035: Changes and Choices
- Land Development Ordinance – Title 13 of the Parker Municipal Code

PARKER 2035: CHANGES AND CHOICES (MASTER PLAN)

As Parker plans for the future it is important to citizens that their Town retain its hometown feel. This means accommodating growth in a manner that is aligned with the Town's unique character and identity. This proposal seeks to do so by respecting the existing community fabric and adherence to values such as open space preservation. As part of the larger Olde Town subdivision, this proposal is envisioned to blend into the existing neighborhood and will strengthen previous filings but providing the missing piece of the neighborhood fabric. At the same time this proposal incorporates innovative elements such as walkable connections to the adjacent commercial area which speaks to the "full service community" vision for growth expressed in the Parker 2035 Master Plan.

MASTER PLAN VISION AND GUIDING PRINCIPLES (CHAPTER 5)

- As we grow, we will strive to preserve the attributes of our unique, hometown character and community identity, the beauty of our natural environment, and the strengths of our neighborhoods, while lessening the adverse effects of growth.

- As the final piece of the Olde Town subdivision, the proposed development completes this neighborhood by fitting into the existing community fabric of the previously filed planning areas. A seamless integration is planned for streets, homes, trails, open space and the overall connection made to the adjacent neighborhood.

- We value open space as an integral part of our community's hometown feel and will take advantage of opportunities for its enhancement and expansion.
  - The Proposed Project incorporates open space and amenities around the proposed buildings enhancing the neighborhood feel and providing residents with a system of local active and passive environments for recreation.

- We value the native landscape and topographical features naturally occurring throughout our community.
  - The design and layout of Senderos Creek North takes into account the existing topographical character of the site per the request of Town staff. Also, we have incorporated grasses and shrubs that are routinely utilized throughout Parker which will ensure the neighborhood has a landscape aesthetic that blends in with the community.

- We will seek opportunities to promote community events and cultural venues and experiences.
  - Senderos Creek North is located just to the north of the Neighborhood Activity Center that features a public park and recreation center including a pool, which the applicant is moving forward with. The planned residential development will provide many new users to this park and pool which in turn can foster a sense of community amongst neighborhood residents.

- Our community's health will be enhanced by embracing an active lifestyle.
  - Site features including the public park, playground, dog park and community gardens will provide residents amenities that support an active lifestyle. These amenities will be connected through high quality streetscapes featuring wide, shaded sidewalks that make for an enjoyable pedestrian experience.

- Architectural and land use design is fundamental to our identity. As our community grows, special attention will be given to promoting high quality residential and commercial development that reflects aesthetic excellence.
  - The planned architecture and landscape character of the Proposed Project will complement the existing high-quality aesthetic found in Parker. The architecture responds to the adjacent open spaces and streetscape through building orientation and pedestrian scale design. Additionally, the architecture will be complementary to that of the adjacent office development, further integrating the two proposed

developments.

- We will preserve our single-family neighborhoods while providing choices that will allow people to live in Parker throughout their lives.
    - By offering a variety of owner-occupied housing types, the project will meet Town housing needs by providing attainable options. This will meet the housing needs of those who want to own a home but may not desire a traditional detached single-family home.
- The long-term economic well-being of the Town is fundamental to its future. Therefore, we will encourage a variety of employment opportunities, and promote unique, local businesses.
    - By increasing housing options in a portion of Town that has been mostly built out, the project will help strengthen the base of patrons for the local business community. The adjacent commercial area and proposed office development will serve as a neighborhood amenity, offering residents walkable access to businesses and services.
- We will promote transportation systems (roadways, bikeways, walkways and public transportation) that are safe and which emphasize local and regional connections while considering neighborhood impacts.
    - As the northern portion of the Senderos Creek neighborhood, the Proposed Project will provide improvements that promote and enhance the existing pedestrian system. Nearby walkable amenities such as the Neighborhood Activity Center will promote pedestrian travel within the neighborhood. Pedestrian connections to the adjacent commercial area and proposed office development will provide opportunities for community residents to walk to work or services as opposed to driving.

LAND USE: GOALS AND STRATEGIES (CHAPTER 6)

Growth shall be appropriately directed and site-planned to sustain our community's needs as we grow.

- The proposed Senderos Creek North neighborhood must be considered in its context as an 'infill' opportunity that fits into the existing community. The planned neighborhood strengthens and diversifies the Town's housing stock while respecting the Town's hometown feel through its design and layout which emphasize quality landscaping, ample recreation areas, and appropriate buffers and transitions. With walkable connections to adjacent services, including the proposed office development, this proposed community is an ideal development to complete the full realization of Olde Town as a full service neighborhood of complementary land uses.

TOWN APPLICATION CRITERIA

The application meets the applicable review criteria as defined in the Town's Land Development Ordinance, Section 13.04.240 (f).

1. **A need exists for the proposal;**
   The site will be a mix of single family attached townhomes and condominiums offering a mix of housing types necessary for the Town to accommodate the wide-ranging housing needs of its population as expressed in the Parker 2035: Changes and Choices (Master Plan).

2. **The particular parcel of ground is indeed the correct site for the proposed development;**
   The parcel's location between an existing single-family residential neighborhood and a commercial development makes it an ideal place to provide a mix of single-family and multi-family housing options. The development completes the planned residential Senderos Creek neighborhood, filling a vacant gap between existing uses. The Proposed Project is within walking distance to local amenities such as the park and recreation center of the adjacent Neighborhood Activity Center as well as the existing and proposed commercial development to the west.

3. There has been an error in the original zoning; or **not applicable.**

4. **There have been significant changes in the area to warrant a zoning change;**
   Parker's growth rate as well as larger industry trends have shifted land use priorities in the Town from agricultural towards residential. This is particularly apparent in the Olde Town Subdivision which has developed as residential. As this is the final piece of the subdivision, this project's completion will establish the area's character as a residential neighborhood. This is reflected in the Parker 2035: Choices and Changes (Master Plan) General Land Use Plan which designates the site location as Medium Residential Density. Additionally, the Town's Master Plan mentions that housing affordability has become more of an issue and notes the importance of diversifying the existing housing stock through attainable housing options in response to this.

5. **Adequate circulation exists and traffic movement would not be impeded by development;**
   Senderos Creek North will include a new street connection between the existing drive aisle in the adjacent commercial area to the west and Neu Towne Circle via an extension of East Springfield Court. East Springfield Court is currently stubbed to the Property for future extension. These street connections will provide improved connectivity both within in the neighborhood and to the surrounding community. Enhanced pedestrian connections to the existing and future commercial development adjacent to the site establishes the potential for residents to walk to work and services.

6. **Additional municipal service costs will not be incurred which the Town is not prepared to meet;**
   The proposed project is meeting all applicable fees, policies, and requirements as specified by the Town of Parker and applicable utility districts.

7. **There are minimal environmental impacts or impacts can be mitigated;** There are no known environmental impacts associated with development of the property.

8. The proposal is consistent with the Town Master Plan maps, goals, and policies. The Proposed Project will bring zoning in line with the residential use identified for the area on the the General Land Use Plan in the Town Master Plan. This is consistent with the other planning areas established in the Olde Town PD. The proposed Senderos Creek North neighborhood will be compatible with the adjacent land uses and seeks to create a "full service community" of residents with walkable connections to parks, open space, and services, as envisioned in the Town Master Plan.

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.

   PWSD will provide potable water and sanitary sewer service to the Proposed Project.

   The neighborhood is located within the Douglas County School District and within the feeder area for Chaparral High School. It is anticipated that Prairie Crossing Elementary School and Sierra Middle School will also serve residents within the Proposed Project. It should also be noted that the K-8 American Academy Charter School is located directly east of the Proposed Project and will serve residents as well.

   The plan includes two parks and incorporates recreation areas such as a playground, dog park and community gardens. Along with the parks and open space within the larger Senderos Creek neighborhood, the nearby Cherry Creek Trail will offer residents expanded access to greenways in the town as well as pedestrian access to downtown Denver.

The proposed Senderos Creek North neighborhood meets both future town land use needs and market demands. We believe this community will continue the development of first-rate neighborhoods and contribute to the high quality of life experienced by Parker residents.

Please let us know if you need additional information or have any questions. We look forward to working with the Town of Parker on this exciting project.

Sincerely,

Bill Mahar

Bill Mahar, AICP
Senior Associate