



PLANNING COMMISSION MEETING

7:00 PM

September 24, 2020

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

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

September 10, 2020 Minutes

- 6. PUBLIC HEARINGS**

RESOLUTION NO. 20-043 - A Resolution to Adopt the Chambers and Hess Roads Subarea Plan as a Part of the 2035 Master Plan

Applicant: Town of Parker

Location: Generally located northeast of Chambers and Hess Roads intersection; and southeast and southwest of Chambers and Hess Roads intersection

Department: Community Development, Carolyn Washee-Freeland

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



PLANNING COMMISSION MINUTES

September 10, 2020

Chair Gary Poole called the meeting to order at 7:05 p.m.

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

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA

Bryce Matthews, Planning Manager explained agenda item 6B, the Bowey Property – Zoning, will need to have a motion for continuance.

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the July 23, 2020 meeting minutes.

Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

Chair Gary Poole advised the public of the role of the Planning Commission and to join the Zoom webinar link if they wished to make public comments using the “Raise your Hand” feature; and that those watching on Facebook Live would not be able to make public comments.

PUBLIC HEARING: OPENED: 7:10 P.M. CAROUSEL FARMS FILING 1, LOT 11 AND 12, BLOCK 1 - Fence Variance

- 1) Applicant: Julie Trail
Location: 16022 Hayloft Lane
Department: Community Development, BrieAnna Simon
TRAKiT No.: Z20-007

- 2) Applicant: Julie Trail
Location: 11092 Hayloft Street
Department: Community Development, BrieAnna Simon
TRAKiT No.: Z20-008

BrieAnna Simon, Planner, presented the staff report for the Carousel Farms Filing No.1, Lots 11 and 12, Block 1 fence variance requests. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council deny the fence variance requests for both Lots 11 and 12 because:

“there are no peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property”.

Commissioners discussed with staff:

- if a building permit was submitted and an inspection of the fence installation performed; (*Staff said permits are not required for fences less than eight (8) feet high.*)
- if the ordinance requiring split-rail fencing applies to all subdivisions, regardless of their age; (*Staff said compliance with the ordinance is required of all subdivisions established after approval in 2001.*)
- the length of the sidewalk between Mainstreet and Hayloft Lane and confirmation that it is considered open space; (*Staff said the length is approximately 150 feet and is considered open space.*)

APPLICANT PRESENTATION

Julie Trail, 16022 Hayloft Lane presented the fence variance should be approved due to:

- traffic speeding on Mainstreet
- noise reduction
- preventing children and pets being able to wander into the street
- the proximity of the site to Mainstreet (50 feet)
- meeting the special circumstances to allow a variance
- the fence design matching the existing community architecture
- the fence not creating any detriments to the community
- the fence being a detriment to burglaries
- having obtained approval from the Homeowners' Association (HOA) for the fence
- there being support for the fence by adjacent neighbors
- the fence providing for their health and safety

Commissioners discussed with the applicant:

- the length of the privacy fence and when it was installed; (*Ms. Trail said the fence was installed in July of 2019; didn't know the length of the fence.*)
- if the variance is approved, will the HOA allow the six-foot fence; (*Ms. Trail said the HOA advised that if the variance is approved, the split-rail fence would need to be removed.*)
- if there is an existing six-foot fence adjacent to Mainstreet and that the split-rail was adjacent to the open space; (*Ms. Trail confirmed that is the case.*)
- that the HOA sent a letter thanking the applicant for completion of the fence installation and then three days later advising the fence would need to be removed; (*Ms. Trail confirmed that is the case; without any HOA reason as to why, at that time.*)

- if the Town of Parker contacted the applicant regarding the requirement to remove the six-foot fence; (*Ms. Trail said no.*)

Commissioners discussed with staff and the applicant:

- to identify the detriment to the public good; (*Staff said the ordinance regarding variances states that 'relief may be granted without substantial detriment to the public good... subject to the determination of a hardship based on the code; staff clarified that the detriment to keeping the six-foot fence is limiting public safety by decreasing visibility and "eyes on the street" within the public area.*)
- if the identified detriment is applicable to this site which is within 50 feet of a visible, busy street; (*Staff said that the Planning Commission can interpret the ordinance criteria; staff reviewed the variance relative to compliance with the ordinance criteria: "The need for the variance is caused by peculiar and exceptional practical difficulties or exceptional and undue hardship..."*.)
- the Planning Commission needs to determine two things; if there is an exceptional difficulty or undue hardship to allow the variance and if there is a hardship, then, whether allowing the variance will be a detriment to the public.
- the difference between what the applicant is asking and the other areas that have six-foot fences; (*Staff said the examples presented by the applicant are for developments that were approved and built prior to the current ordinance requiring split-rail fences and other incidents of sites not being adjacent to defined open space.*)
- if any of the examples were allowed by approval of a variance; (*Staff said none of the examples required approval of a variance.*)
- if the applicant followed HOA design review committee processes for approval of installation of a six-foot fence and if the HOA advised the applicants of the Town of Parker split-rail fence requirements; (*Ms. Trail said both applicants submitted HOA design review applications for the six-foot fences in June of 2019 and received HOA approval in July of 2019; the HOA did not provide Town of Parker requirements regarding split-rail fences.*)
- how closely HOA's work with the Town of Parker for code requirements to ensure residents' and HOA compliance; (*Staff said it varies; subdivisions have approved landscape plans and covenants that meet Town code requirements; the Town makes every attempt to ensure the developer and the HOAs understand the approved plans.*)

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.

PUBLIC COMMENT OPENED

The following members of the public spoke in favor of the variance request for the following reasons:

- Mi Yoon, 11092 Hayloft Street
- Christopher Despain, 16008 Hayloft Lane
 - helps maintain yard free of debris
 - provides a barrier for traffic
 - offers security against burglars
 - prevents pets from jumping the fence
 - will not be a detriment to the public or the Town of Parker
 - there are homes that sit higher than the privacy fences that provide visibility

PUBLIC COMMENT CLOSED

Commissioner Ruth Ann Nelson questioned the intent of the code:

“by peculiar and exceptional practical difficulties or exceptional and undue hardship” (Staff said the intent includes narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property.)

PUBLIC HEARING: CLOSED: 7:43 P.M. CAROUSEL FARMS FILING 1, LOT 11 AND 12, BLOCK 1 - Fence Variance

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the request:

- doesn't cause a detriment to the Town or public
- provides a traffic barrier
- would be a hardship for the property owner if not granted
- the fence was built in good faith with the HOA
- is within the proximity to Mainstreet that creates a hardship
- regards the length of the open space as short and could be seen from public roads
- requires the homeowners work with the HOA to remove the split-rail fence and add details to the six-foot fence to match existing six-foot HOA fencing along Mainstreet

Chair Gary Poole posed the question of precedent setting with allowing the variance.

Commissioner Ruth Ann Nelson said she agreed but in this incidence the variance is within limited parameters for allowance.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Carousel Farms Filing 1, Lot 11, Block 1 - Fence Variance to allow the six-foot privacy fence adjacent to open space with the following two (2) conditions:

1. the existing split-rail fence adjacent to the privacy fence be removed
2. the existing six-foot fence be updated with decorative details in order to match the existing privacy fence along Mainstreet

Commissioner Richard Foerster seconded; a vote was taken and passed 6:1; with Chair Gary Poole voting against due to the potential for precedence setting.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Carousel Farms Filing 1, Lot 12, Block 1 - Fence Variance to allow the six-foot privacy fence adjacent to open space with the following two (2) conditions:

1. the existing split-rail fence adjacent to the privacy fence be removed
2. the existing six-foot fence be updated with decorative details in order to match the existing privacy fence along Mainstreet

Commissioner Eliana Burke seconded; a vote was taken and passed 6:1; with Chair Gary Poole voting against due to the potential for precedence setting.

PUBLIC HEARING: BOWEY PROPERTY - Zoning

Applicant: Town of Parker

Location: Generally located on the northeast corner of Parker Road and Pine Drive

Department: Community Development, BrieAnna Simon

TRAKiT No. Z20-001

Chair Gary Poole called for a motion to continue the Bowey Property – Zoning.

Commissioner Richard Foerster moved to continue the public hearing for the Bowey Property – Zoning to October 8, 2020. Commissioner Kimberly Rodell seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Reminder: September 24, 2020 Planning Commissioner training, prior to the meeting, on: Process, Deliberation and Motions

ADJOURNMENT

The meeting was adjourned at 7:56 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair

DRAFT



Planning Commission Staff Report

Planning Commission Date: 09/24/2020

Town Council Date: 10/05/2020

Hearing Type: **DRAFT RESOLUTION NO. 20-043 - A Resolution to Adopt the Chambers and Hess Roads Subarea Plan as Part of the Parker 2035 Master Plan**

Location: Townwide

Project Planner: Carolyn Washee-Freeland, Associate Planner

Applicant: Town of Parker

Executive Summary: The Chambers and Hess Roads Subarea Plan (the Plan) is intended to support the implementation of the Parker 2035 Master Plan vision for a mixed-use Community Center located at the intersection of Chambers and Hess Roads. The Plan establishes a coordinated framework to guide future development to create a balanced mix of land uses to serve the needs of existing and proposed nearby neighborhoods and ensuring those future uses are served by multi-modal connections.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the proposed Resolution No. 20-043 to adopt the Chambers and Hess Roads Subarea Plan as an element of the Parker 2035 Master Plan.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council deny the proposed Resolution No. 20-043 to adopt the Chambers and Hess Roads Subarea Plan as an element of the Parker 2035 Master 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 approve the proposed Resolution No. 20-043 to adopt the Chambers and Hess Roads Subarea Plan as an element of the Parker 2035 Master Plan, subject to the following conditions:
-List conditions”*

“I move the Planning Commission vote to continue the proposed Resolution No. 20-043 to adopt the Chambers and Hess Roads Subarea Plan as an element of the Parker 2035 Master Plan to a future date.”

I. BACKGROUND/DISCUSSION

The Plan has been prepared to support the implementation of the Parker 2035 Master Plan vision for a mixed-use Community Center located at the intersection of Chambers and Hess Roads, in Parker’s southwest portion of Town. The purpose of the Plan is to provide a framework for future commercial development that balances land use, multi modal transportation, open space and market pressures at this important intersection based on the master plan’s vision for a Community Center. The Plan was completed and released for public review on July 20, 2020.

The Plan was developed with the Community Development Department as project manager, in collaboration with the Economic Development Office, Engineering/Public Works Department and Parks and Recreation Department. The Plan has incorporated public input through multiple community engagement activities including a Let’s Talk Parker project page, two (2) community open houses, social media venues and periodic updates to the Planning Commission and Town Council through four (4) Study Sessions. Multiple stakeholders who provided input into the Plan included residential Homeowners’ Associations, adjacent residential neighborhoods, property owners and developers interested in the area.

The Plan’s study area encompasses portions of two Planned Developments (PD) centered upon five (5) undeveloped planning areas near the intersection of Chambers and Hess Roads. This includes three (3) commercial planning areas and one (1) mixed-use planning area located within the Anthology North PD south of Hess Road, and one commercial planning area within the Douglas 234 PD at the northeast corner of the intersection. Together, the Plan area comprises nearly 124 gross acres of vacant land.

SUMMARY OF KEY COMPONENTS OF THE PLAN

The Plan is organized into four (4) main chapters: 1. Project Background and Planning Context; 2. Existing Conditions; 3. Land Use Analysis; and 4. Recommendations. A summary of each chapter is further described.

1. Project Background and Planning Context Chapter: The Project Background and Planning Context chapter provides an introduction to the Plan and describes the planning process and community engagement activities. The Plan’s vision and land use framework are also found in this chapter.

2. Existing Conditions Chapter: The Existing Conditions chapter focuses on an assessment of demographics and housing trends, existing commercial development, transportation and existing community services located within the vicinity of the study area as well as the topography, land use and zoning of the study area itself. A geographical boundary was utilized to serve as the “area of influence” which is defined by a two-mile radius surrounding the intersection of Chambers and Hess Roads. The area of influence boundary was used for the marketing study analysis to evaluate a trade area for future retail development in the study area.

3. Land Use Analysis: The Land Use Analysis Chapter was developed based on a high-level land use analysis to determine viable commercial development types at an appropriate scale for a mixed-use Community Center. This chapter describes the site characteristics, topographic features, access and circulation and the viability of commercial development for each planning area in the study area.

Two (2) Land Use Concepts were developed as an outcome of the Land Use Analysis. Each concept illustrates potential land uses and development intensities for the study area, and are summarized as follows:

Land Use Concept #1 - This concept focuses on the development of commercial and mixed-use services and amenities that will serve the needs of multiple neighborhoods in the area. Commercial development is concentrated at key intersection corners and major street frontages.

- **Anthology North Planning Area 15** – Located south of Oak Gulch and east of Chambers Road, one-third of this planning area located at the intersection of the future Chambers Road and Great Plain Way will be rezoned for commercial. Mixed-use in this planning area will be concentrated along the interior of the planning area, framing Oak Gulch.
- **Anthology North Planning Area 18** – Located on the southwest corner of Chambers Road and Hess Road, this planning area is contemplated as a grocery-anchored type commercial development with supporting commercial uses.
- **Anthology North Planning Area 16 and 17** – Located on the southeast corner of Chambers Road, this planning area will remain commercial with commercial retail uses along the Hess Road frontage.
- **Douglas 234 Commercial Planning Area** – Located on the northeast corner of Chambers Road and Hess Road would remain zoned for commercial uses.

Land Use Concept #2 - This land use concept is similar to land use concept #1, with changes to the Anthology North Planning Area 15 and Douglas 234 as follows.

- **Douglas 234** – Located on the northeast corner of Chambers Road and Hess Road, the Douglas 234 commercial planning area is contemplated as mixed-use with single-family attached housing located within the interior portion of the site on less than half of total land area. The remaining land would remain zoned for commercial uses along the Chambers and Hess Roads frontages.
- **Anthology North Planning Area 15** – Located south of Oak Gulch and east of Chambers, the planning area would have the western one-third of this planning area rezoned for commercial.

- **Anthology North Planning Areas 16, 17 and 18** - These planning area recommendations are the same as Land Use Concept #1 above.

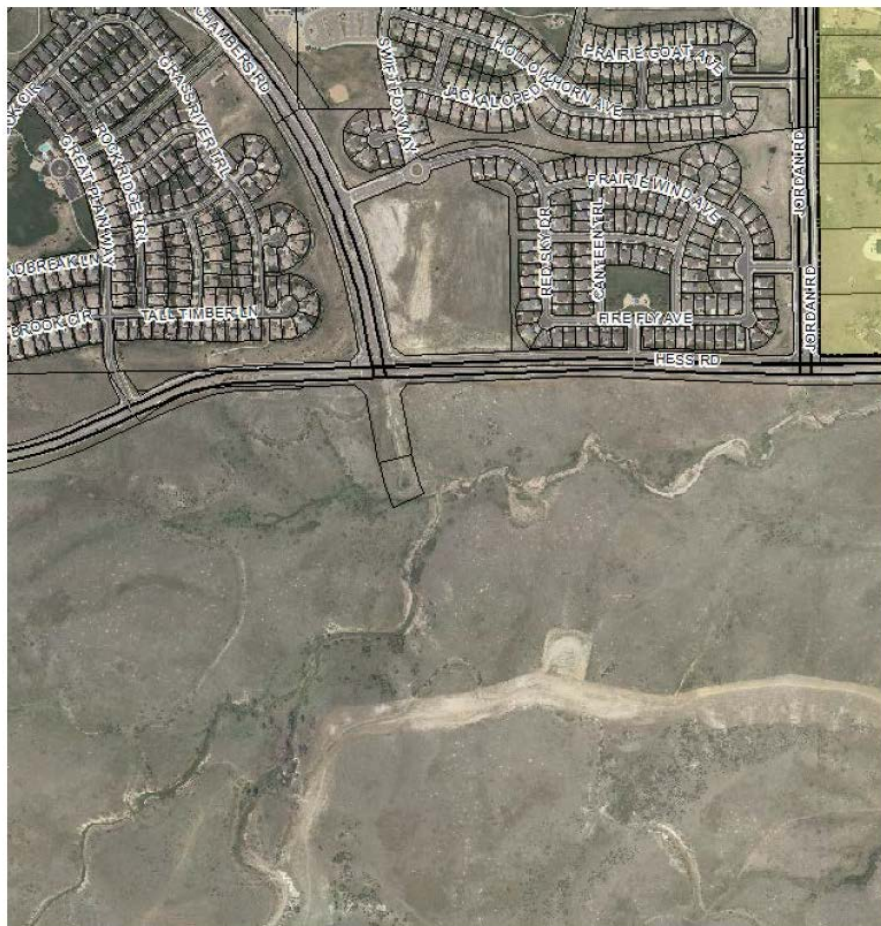
4. Recommendations: The Recommendations Chapter is summarized as follows:

Recommendation 1 - Elevate urban design to depict walkable streetscapes that will complement the nearby residential neighborhoods and encourage residents to walk and bike to services.

Recommendation 2 – Activate important corners in the study area by using enhanced urban design, landscaping, place-making signage, architectural features and other improvements to create a sense of arrival and place.

Recommendation 3 – Consider future zoning amendments for Douglas 234 PD and Anthology North PD in coordination with the property owners. Commercial uses and mixed-uses are recommended to better align with the Parker 2035 Master Plan and this Plan in an effort to meet the vision for this Community Center Character Area.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
10/09/2019	First Community Open House to provide an overview of the land use framework and seek public input into the Plan
10/24/2019	Planning Commission Study Session held to provide an overview of the land use framework for the Plan
11/12/2019	Town Council Study Session held to provide an overview of the land use framework for the Plan, seeking Town Council direction to complete the Plan
05/11/2020	Town Council Study Session held to provide an overview of the final draft Plan
05/14/2020	Planning Commission Study Session held to provide an overview of the final draft of the Plan
08/19/2020	Second Community Open House (virtual meeting) to provide an overview of the final draft and to see public comments on the Plan

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Parker 2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	Land Use 1.E Land Use 1.G Land Use 1.I Land Use 1.A Jobs and Economic Vitality 2
Inconsistent Goals/Strategies	None
Staff Analysis	The Plan is consistent with the community vision of the Parker 2035 Master Plan for a mixed-use Community Center at this important corner as well as the goals of the Parker Transportation Master Plan.

IV. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
None	

V. CONCLUSION

The Chambers and Hess Roads Subarea Plan will support the implementation of this vision and provide a flexible policy framework for future development in one of the Town's last major neighborhoods to be developed. It will be an element of the Parker 2035 Master Plan once adopted.

VI. ATTACHMENTS

1. Chambers and Hess Roads Subarea Plan

Report Approved By: Bryce Matthews, Planning Manager

RESOLUTION NO. 20-043, Series of 2020

**TITLE: A RESOLUTION TO ADOPT THE CHAMBERS AND HESS ROADS
SUBAREA PLAN, AS A PART OF THE PARKER 2035 MASTER PLAN**

WHEREAS, pursuant to C.R.S. § 31-23-206, it is the duty of the Town of Parker Planning Commission (the "Planning Commission") to make and recommend adoption of a master plan for the physical development of the municipality;

WHEREAS, pursuant to C.R.S. § 31-23-206(b), the Planning Commission shall make recommendations as part of the adoption of the master plan for the development of the Town of Parker and outlying areas, including the general location of public places or facilities, including playgrounds, squares, parks, public grounds, open spaces, trails, and designated federal, state and local wildlife areas;

WHEREAS, pursuant to C.R.S. § 31-23-207, the master plan shall be made with the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provisions for traffic, the promotion of safety from fire, floodwaters and other dangers, adequate provisions for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the promotion of energy conservation and adequate provisions of public utilities and other public requirements;

WHEREAS, pursuant to C.R.S. § 31-23-208, the Planning Commission may recommend adoption of the master plan as a whole by a single resolution or may, by successive resolutions, recommend adoption of successive parts of the plan, and may recommend adoption of any amendments or extensions thereof or additional thereto;

WHEREAS, pursuant to Section 6.3 of the Town of Parker Home Rule Charter, the Planning Commission shall prepare and submit to the Town Council of the Town of Parker (the "Town Council") the update of the master plan, in whole or in part, for approval by Town Council;

WHEREAS, the Town Council determined it was appropriate to adopt the Chambers and Hess Roads Subarea Plan (the "Subarea Plan"), as a part of Parker 2035 Master Plan;

WHEREAS, the proposed Subarea Plan, when adopted, will amend and become part of the Parker 2035 Master Plan by reference;

WHEREAS, the purpose of the Subarea Plan is to serve as a framework for future commercial development that balances land use, transportation and market realities for appropriately scaled amenities to guide future land uses at this important community center intersection;

WHEREAS, the Subarea Plan provides specific guidance for planning future growth so that the full potential for neighborhood-focused commercial and mixed-use development is realized for the study area and reflects the community's vision;

WHEREAS, public engagement was targeted to gain input and insights of residents in an effort to address land use and transportation integration and plan for long-term sustainability;

WHEREAS, the following public engagement methods were used during the community input process:

- Stakeholder Interviews
- Online Community Survey
- Let's Talk Parker Project page
- Community open houses;

WHEREAS, the Town Council held two study sessions on November 12, 2019, and May 11, 2020, to review and comment on the proposed Subarea Plan;

WHEREAS, the Planning Commission held two study sessions on October 24, 2019, and May 14, 2020, to review and comment on the proposed Subarea Plan; and

WHEREAS, the Planning Commission held a public hearing on September 24, 2020, and recommended to the Town Council approval of the Chambers and Hess Roads Subarea Plan;

WHEREAS, the Town Council held a public hearing on October 5, 2020, and approved the Chambers and Hess Roads Subarea Plan.

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

Section 1. The Town Council of the Town of Parker hereby adopts the Chambers and Hess Roads Subarea Plan, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, as a part of the Parker 2035 Master Plan.

Section 2. The Town Council directs that a copy of the Chambers and Hess Roads Subarea Plan shall be filed with the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this ____ day of _____, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



CHAMBERS AND HESS ROADS SUBAREA PLAN

*Envisioning A Community
Center*



Adopted October 5, 2020 through Resolution No. 20-043

Town of Parker

Community Development Department

20120 E. Mainstreet

Parker, Colorado 80138

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ACKNOWLEDGEMENTS

The Chambers and Hess Roads Subarea Plan is a result of a collaborative planning effort to develop a framework for future commercial development for a community center located at the intersection of Chambers and Hess Roads. The Town would like thank Town Council members, Planning Commission and the many other participants that helped collaborate and provide valuable input on the development of this document. The Town would also like to thank the many citizens and stakeholders who participated in the public outreach process and provided valuable input.

Parker Town Council

Mike Waid, Mayor
John Diak, Councilmember
Debbie Lewis, Councilmember
Cheryl Poage, Councilmember
Joshua Rivero, Councilmember
Jeff Toborg, Councilmember
Renee Williams, Councilmember

Parker Planning Commission

Gary Poole, Chair
Eliana Burke, Acting Vice Chair
Richard Foerster, Commissioner
Erik Frandsen, Commissioner
John Howe, Vice Chair
Ruth Ann Nelson, Commissioner

Alternate Commissioners

Susan Caudill, Commissioner
Tracie Manske, Commissioner
Kimberly Rodell, Commissioner

Town of Parker Executive Staff

Michelle Kivela, Town Administrator
Jim Cleveland, Deputy Town Administrator
Jim Maloney, Town Attorney
Kristin Hoffmann, Deputy Town Attorney
John Fussa, Community Development Director
Tom Williams, Director of Public Works/Engineering
Mary Colton, Parks and Recreation Director

Participating Consultants

David Evans and Associates
Economic & Planning Systems
PCS Group

Technical Advisory Committee

Matt Carlson, Economic Development Manager
Bryce Matthews, Planning Manager
Alex Mestdag, P.E., Engineering Services Manager
Mary Munekata, Senior Planner
Dennis Trapp, Projects Administrator, Parks and Recreation Department
Carolyn Washee-Freeland, Associate Planner and Project Manager
Paul Workman, Senior Planner

Prepared by Town of Parker Staff

Community Development Department
Public Works/Engineering Department
Economic Development Department
Parks and Recreation Department
GIS Mapping by Information Technology Department

Developer Participants

Jeff Sheets, Koebel & Co.
Mitch Trevey, Trevey Land & Commercial
Kurt Wolter, Trevey Land & Commercial

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Project Background and Planning Context

PROJECT BACKGROUND

Introduction

The Chambers and Hess Roads Subarea Plan (Plan) is the result of a collaborative planning effort with the Town of Parker's Community Development, Economic Development, Public Works/Engineering, and Parks and Recreation Departments to build a framework for future commercial development within a portion of the Town which is expected to experience planned growth over the next twenty (20) years. This Plan, consistent with the *Parker 2035 Master Plan*, is intended to guide the implementation of the Town's community vision for managed planned growth, and establishing an appropriate balance between housing, commerce, open space, and directing development for this area.

Various forms of community input from residents, property owners, developers, and Parker's elected and appointed officials was sought to collaboratively develop the vision of this Plan for future commercial development for this key area. The study area for the Plan centers on the Chambers Road and Hess Road intersection, which is located in the southwest quadrant of the Town's municipal boundary, where over thirty-percent of Parker's residential neighborhoods are located and where most of the future growth for the Town is zoned and planned. These two major roadways are regionally connected and carry large volumes of traffic. Chambers Road will be extended in the future to the south and will become a major north/south transportation corridor in the Town and Douglas County. A significant amount of population growth is expected to concentrate within this region that includes Parker's *Anthology North Planned Development (PD)*, *Hess Ranch/Looking Glass PD/Trails at Crowfoot*, the City of Castle Pines *The Canyons PD*, and Douglas County's *Meridian International Business PD*.

Project Background

The Anthology North and Hess Ranch (more commonly known as Looking Glass and Trails at Crowfoot) planned residential communities are the largest remaining future development in the Town of Parker with over 6,400 residential units planned. Over the past twenty years, the property owners have worked with the Town to annex and zone over 2,000 acres of undeveloped land for residential, mixed use, and commercial land uses. In 2018, the property owners expressed an interest in moving forward with the residential development in portions of these two planned developments that will include a variety of desirable housing types, as well as mixed-use and commercial developments. Figure 1 shows a view of the Anthology North property.



Figure 1 - Anthology North property in southwest Parker, Colorado.

Regional Context

The Town of Parker is located in northern Douglas County approximately 20 miles southeast of downtown Denver. Parker is 21.78 square miles with a current population of approximately 55,764. The Town is located five miles east of I-25 and is bisected by State Highway 83 (Parker Road) in the north/south direction. I-25 is accessible via three arterial roadways and E-470 which crosses the northern tier of the Town. See regional map in figure 2.

Parker is a fast-growing community with a projected build-out population of 70,000 to 80,000 by the year 2035. The Town is currently characterized as a full-service community with a hometown feel. Parker remains a bedroom community that is dominated by large, master planned single-family residential development. However, land development has increased in intensity with the addition of single-family and multi-family housing, healthcare facilities, light industrial development, large-scale commercial areas,



Figure 3 - Antelope Heights Neighborhood located near the study area.

and mixed-use planned developments. Figure 3 shows Antelope Heights which is an existing neighborhood near the study area.



Figure 2 - Regional map of the Town of Parker, Colorado.

PROJECT STUDY AREA

The study area consists of 125-acres of undeveloped land located within the southwest portion of the Town's municipal boundaries. The study area is comprised of five (5) distinct Planned Development planning areas zoned for commercial and mixed-use development and is situated where Chambers Road and Hess Road intersect. The Plan focuses on three commercial planning areas and a mixed-use planning area located within the Anthology North PD south of Hess Road; and the commercial planning area in the Douglas 234 PD, located on the northeast corner of the intersection. Figure 5 shows a map of the study area.

Community Center

The *Parker 2035 Master Plan* (Master Plan) identifies the project study area as a Community Center Character Area on the General Land Use Map. A Community Center is characterized as a concentration of commercial and higher density residential developments near intersections of major arterials or collector streets. The Master Plan further describes the preservation of key commercial corners at these intersections to ensure that adequate services are available to support residents and visitors to the Town. Community Centers in Parker are generally located within key intersections in the Town, where commercial and retail service uses that serve multiple neighborhoods are encouraged to be located. Community Centers generally depend on the regional transportation network for accessibility to the community. See figure 4.

Purpose of the Plan

The purpose of the Plan is to serve as a framework for future commercial development that balances land use, transportation, and market realities for appropriately scaled amenities to guide future land uses at this important Community Center intersection. Major components which informed the Plan include:

- Understanding the viability of commercial development within the study area
- Working with property owners/developers to establish a vision for commercial development
- Understanding traffic, transportation and access impacts on existing infrastructure and approved land uses
- Developing a high-level conceptual plan for future commercial and mixed-use development; and
- Considering zoning changes to accommodate the vision of the Plan.

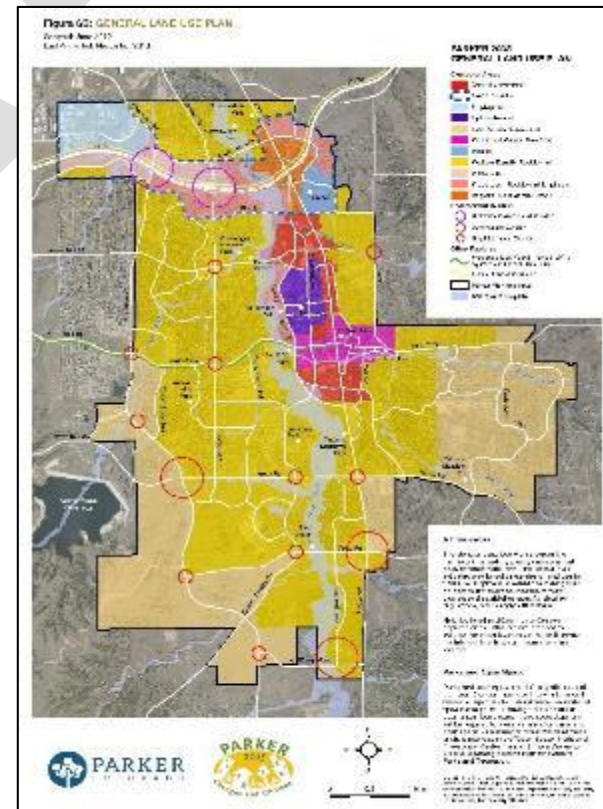


Figure 4 - Parker 2035 Master Plan General Land Use Map with Commercial Centers (shown in larger red circles).

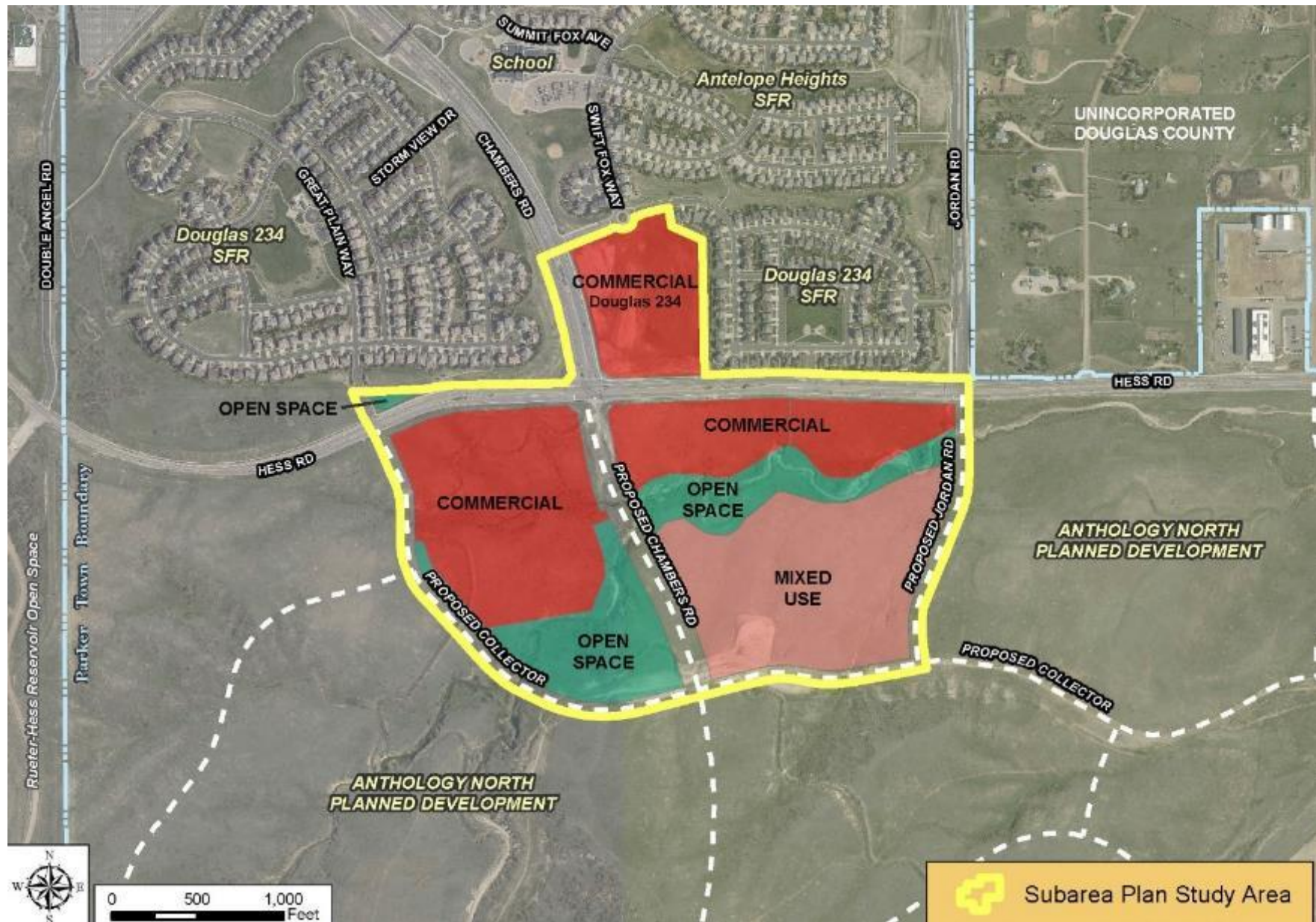


Figure 5 - Chambers and Hess Road Subarea Plan Study Area.

Relationship to Other Plans

This Plan builds upon other relevant existing Town of Parker plans that provide high-level guidance for future growth in Parker. Building on the foundation provided by these plans and their policies, goals and strategies, this Plan provides specific detailed guidance for planning future growth so that the full potential for neighborhood-focused commercial and mixed-use development is realized for the study area and appropriately reflects the community's vision. Further, this Plan does not change the existing criteria or code requirements of other Town planning documents, however it does align with the goals and strategies of these plans. The following is a summary of the Master Plan and the Transportation Master Plan describing the relationship to this Plan. Figure 6 shows a view of the Chambers and Hess intersection.

Parker 2035 Master Plan

The Master Plan is a policy document that provides a framework for decisions that affect the Town's future growth and the physical, social, and economic environment of Parker, and is important in informing the planning effort for this Plan. The Master Plan describes the desired community character for Commercial and Mixed-Use Planning Areas within Community Centers. To ensure that neighborhoods have adequate commercial amenities, new development will be required to reserve approximately 33 percent of developable land for future commercial uses to be located at key corners of an intersection and zoned and developed principally for commercial retail, service and restaurant use. It is important that Community Centers incorporate multi-modal access to existing residential neighborhoods as well. This Plan will serve as an element of the Master Plan.

Town of Parker Transportation Master Plan

The Parker Transportation Master Plan (TMP) adopted in March 2014, provides guidance for future development of a town wide multi-modal transportation system integrated with land use plans, economic development goals, capital improvement plans, and other Town services. The TMP also serves as a long-range plan for travel and mobility. The TMP's Policy 2 to "Provide an integrated multi-modal transportation system that maximizes mode choice and mobility for all users" was utilized in this Plan in building the land use framework for pedestrian and bicycle connectivity in the study area.



Figure 6 - View of the Chambers and Hess Road Intersection looking south.

PLANNING PROCESS

The planning process included six (6) main phases to guide the development of this Plan. These included:

1. **Data collection and research of existing conditions of the study area**
2. **Analysis of economic conditions**
3. **Abbreviated traffic and access evaluation**
4. **Assessment of site conditions and constraints**
5. **High-level analysis of land use; and**
6. **Community outreach**

The results of the planning process informed the development of a land use framework that included community goals outlined in the Master Plan and the mobility objectives of the Parker Transportation Master Plan to inform the Plan.

Public engagement was targeted to gain input and insights of local Parker residents on potential commercial development in this area in an effort to address land use and transportation integration and plan for long-term sustainability of land uses in the study area. In collaboration with the Town's Communications Department, the public engagement activities included:

- **Let's Talk Parker project page, reaching over 1,000 local residents**
- **Online community survey**
- **Two (2) community open houses**
- **Stakeholder interviews; and**
- **Planning Commission and Town Council Study Sessions and Public Hearings were held for input and direction from the Town's Elected Officials.**



Chambers and Hess Road Subarea Plan Community Open House held October 9, 2019 at PACE Center, Parker, CO.

WHAT WE HEARD

The results of the community survey, open house, and stakeholder comments were examined to gain insights, ideas, and suggestions from local residents and the Parker community. Several common themes emerged during this process. Common themes focused on desired character for the built environment, neighborhood amenities, and open space and park characteristics. A summary of the public engagement results highlights the various perspectives of local residents who would use the services of future commercial development at the neighborhood level.

Desired Character for the Built Environment

Architectural Design

Community members expressed the desire for architectural design to emphasize the best Colorado has to offer. Focus should be placed on:

- Design of commercial buildings that will complement, respect and take cues from the surrounding neighborhood character.
- Building composition should exhibit a “Colorado style that is rustic, hip, tasteful and modern.”
- Desirable building elements include pitched roofs and high quality building materials.
- Preservation of significant viewsheds looking southward from Chambers and Hess Roads.

Design Character

Community members wanted future commercial development to be family-friendly, community-focused, and promote health, outdoor activities, walking areas and activated public spaces. Suggestions to accomplish this were:

- A town center that is designed with an “open air” building layout with places to gather, a pedestrian plaza, and plenty of outdoor seating and site furnishings.
- Building frontages should activate the street and be designed to a human scale that is pedestrian-friendly.
- Include retail stores that are smaller-scaled with a focus on boutique shops, bistros, and amenities where the community can meet and hang out.
- Quieter less intensive uses such as offices with adequate parking and high-quality landscaping. See figure 7 for examples of local design character in the built environment.



Figure 7 - Examples of local architectural and urban design with public spaces

Public Realm

Community members emphasized a public realm that is activated, and has a well-connected road and pedestrian network. The public realm will be activated to:

- Be pedestrian-friendly and will connect neighborhoods to parks, open space, trail systems and commercial developments.
- Promote biking and pedestrian walkability as well as exhibit a safe environment for residents.
- Public spaces will be enhanced with landscaping that is continuous through commercial developments and to the greatest extent possible, large trees will be preserved.

Desired Neighborhood Amenities

Retail and Commercial Services

Desired neighborhood community amenities based on community input includes:

- Restaurants, a fresh food market, a grocery store, a gas station, bank, pharmacy, coffee shop, and retail shops that are locally-owned and operated, as well as “quick-trip” type of commercial services for convenient shopping opportunities.
- Office space should focus on community services such as professional and medical uses.

Open Space and Park Characteristics

Access to Open Space

Community participants expressed the desire for natural features to be maintained. This will be accomplished through:

- The preservation of open space along Oak Gulch
- Building trails and future parks in the Anthology North development for family recreation and outdoor activities.
- Viewsheds should be preserved to the greatest extent possible for residents to enjoy.
- Access to open space, trails and recreation should be integrated throughout commercial and mixed use areas. See figure 8 for examples of local neighborhood amenities.



Figure 8 - Examples of local neighborhood amenities and access to open space

VISION FOR A COMMUNITY CENTER

The Chambers and Hess area will be a distinct mixed-use Community Center that is walkable, bikeable and provides a vibrant 'Town Center' experience while also serving the commercial needs of the traveling public. The Plan area will serve as an identifiable gateway with a strong sense of place and an energized public realm. The Plan area will be centered around diverse commercial and retail services focusing more intense uses adjacent to Hess Road and Chambers Road. Commercial uses will transition to mixed-use and residential uses using enhanced buffers and other design techniques allowing for connectivity between uses while mitigating potential negative impacts of commercial uses. Oak Gulch will be preserved as open space and a regional trail corridor. Neighborhoods, commercial areas and amenities will be connected and integrated through trails, gathering places and open spaces creating an essential outdoor recreation experience for all residents.

The *Vision* for this Plan was based on the Community Center character area from the Master Plan and community input. The *Guiding Principles* and *Goals and Strategies* were developed based on the common themes identified from feedback from the Parker community, as well as the land use site analysis process and sound planning principles. Figure 9 shows a mixed-use neighborhood.

Guiding Principles

1. Commercial development will support a variety of retail and commercial services that include both serving the needs of the local neighborhoods and the greater community.
2. Interconnect the pedestrian environment with a network of sidewalks, bikeways, and trails.
3. Build upon the aesthetics and character of the existing neighborhoods and natural areas.
4. Open space and parks will provide opportunities for recreation and outdoor activities.
5. Public spaces will offer community gathering areas, outdoor dining and an enhanced public realm.



Figure 9 - Example of a neighborhood mixed-use walkable community in Lone Tree, Colorado.

LAND USE FRAMEWORK

Goals and strategies from the Master Plan were used to promote a unified vision for this Plan and to build a land use framework. The Master Plan emphasizes the Town's vision as a full service community that requires a broad range of services and housing opportunities; and further expresses the need for neighborhoods to preserve and protect the quality of life, and to preserve and protect important open space. The land use framework for this Plan further synthesizes the community's vision and values as a small town identity.

Goals and Strategies

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

- a. Encourage transitions between different land uses and intensities.
- b. Sensitively integrate the built environment with the natural environment in order to protect the native landscape and topographical features naturally occurring throughout our community.
- c. Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhoods.

2. COMMUNITY APPEARANCE AND DESIGN: Our community's streets and walkways will be planned, built and maintained as safe and attractive public spaces.

- a. Develop streetscape plans for highly visible, major streets that address safety, trees and landscaping, lighting, pedestrian amenities, sidewalks, crosswalks and medians.
- b. Enhance and accentuate Town entryways at key entry points to Parker.

3. Commercial buildings shall give special attention to building massing, form and design to create a series of unique places that contribute to the overall character of Parker as a distinctive community.

- a. Use architecture, building design, public spaces and massing to create unique and attractive commercial destinations that are easily accessible by all modes of travel, especially walking and bicycling, therefore creating attractive, economically vibrant/sustainable places.

4. HOUSING AND NEIGHBORHOODS: Preserve and protect the quality of life within existing residential neighborhoods.

- a. Ensure that the development demonstrates compatibility with, and sensitivity to, existing neighborhood characteristics in terms of housing, quality, density, building height, placement, scale and architectural character.

5. JOBS AND ECONOMIC VITALITY: Encourage quality retail and services that contribute to the sales and property tax base so that needed infrastructure, physical amenities and services are provided.

- a. Continue to support the small, local businesses that contribute to our hometown feel.



Existing Conditions

EXISTING CONDITIONS

An analysis of existing conditions was completed for the study area. The existing conditions research focused on an assessment of demographics and housing trends, existing commercial development and market conditions, topography, land use and zoning, transportation, and community service. These indicators served as the basis to evaluate the viability of commercial development in the study area.

Area of Influence

A geographical boundary was utilized to serve as a basis for data collection. This boundary is referenced as the “area of influence” which is defined by a two-mile radius surrounding the intersection of Chambers and Hess Roads, extending past Parker’s municipal boundary, and includes a small portion of land located in unincorporated Douglas County. This same area of influence boundary was used for the Marketing Study analysis to evaluate a trade area for future retail development in the study area. Figure 10 shows a map of the “Area of Influence.”

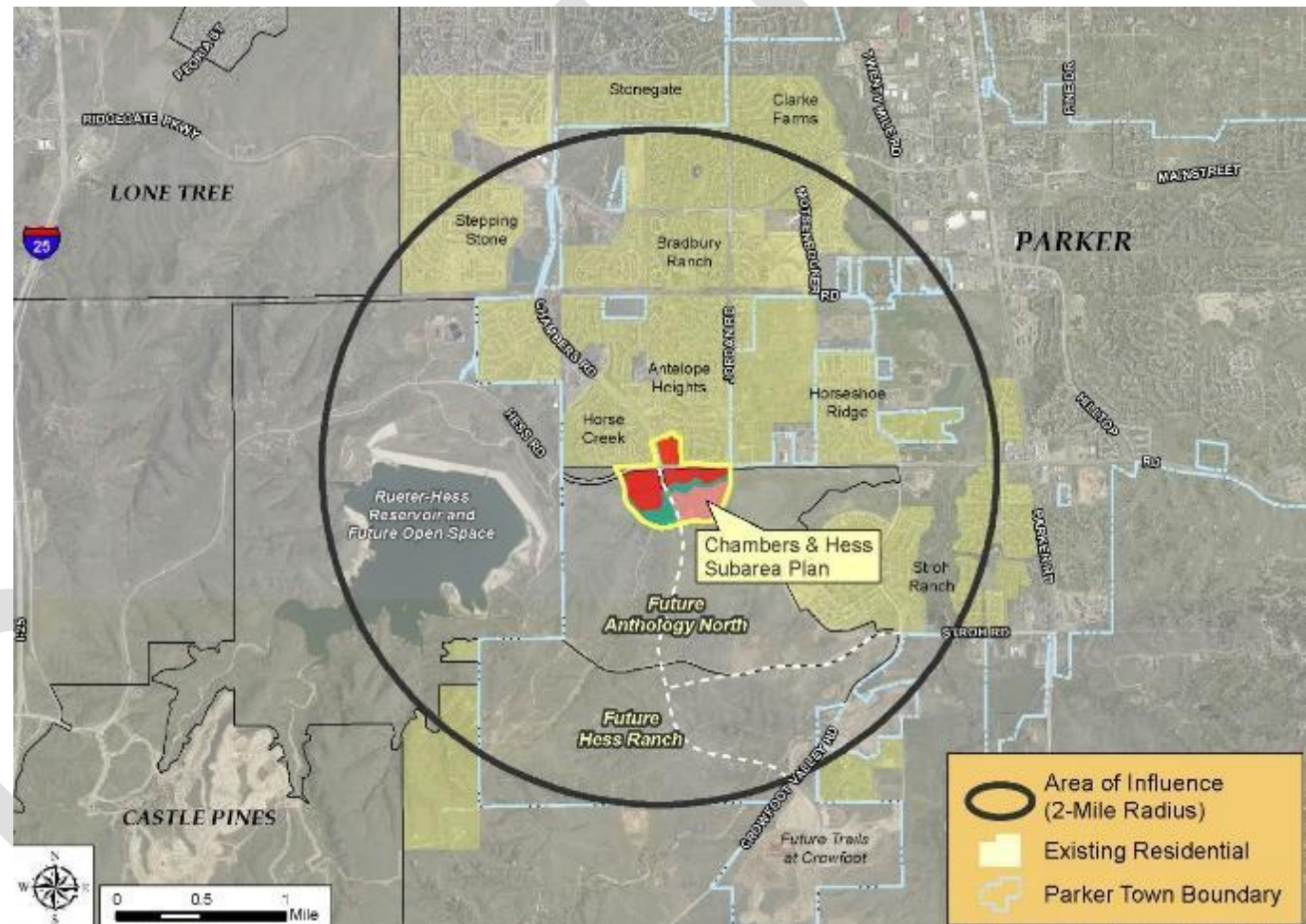


Figure 10 - Area of Influence showing a two-mile radius.

Demographics and Housing Trends

To analyze demographics for this Plan, data from a variety of sources including the U.S. Census, American Community Survey, and the Colorado State Demography Office were utilized. The Town's building permit data was also examined as an indicator to determine general housing trends.

Population

In 2018, the State of Colorado reported a total population of 55,764 for the Town of Parker, with 18,847 households. The area of influence population was 18,926 with 6,145 households, representing approximately 33 percent of the total population in the Town. The average growth rate for the Town, between the years 2010 to 2018 was approximately 2.2 percent per year, while the growth rate for the study area between this same time period was an average of 4.1 percent (see figure 11).

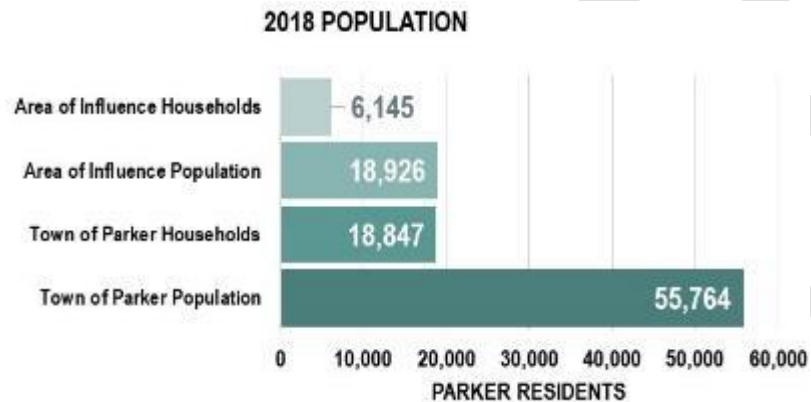


Figure 11 - 2018 population for Parker and the area of influence.

Income

The 2018 average household income and per capita income indicators were found to be slightly higher in the area of influence as compared to the total population in Parker. The average household income for the area of influence was \$130,235 and the per capita income was \$43,526 in 2018. The total population in Parker had an average household income of \$118,579 with a per capita income of \$41,583 in the year 2018 (see figure 12).

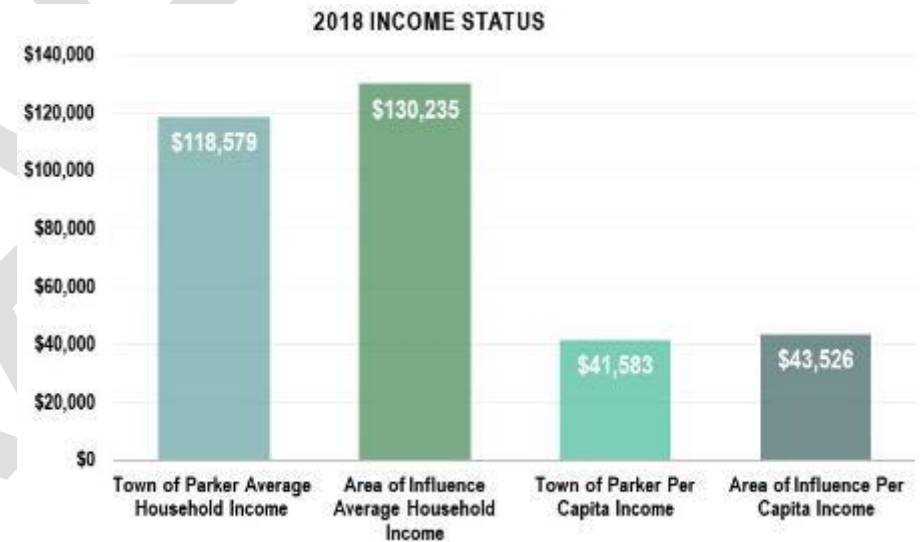


Figure 12 - 2018 income for Parker and the area of influence.

Housing Trends

Since the year 2000, housing in the Town of Parker has grown by 11,117 built housing units equating to an average of 600 units per year which is an annual growth rate of 4.8 percent. The majority of this growth is in owner-occupied housing units, which have increased by about 400 units per year or at an annual growth rate of 3.9 percent. Renter occupied units have increased by about 200 units per year or an annual growth rate of 10.2 percent.

Existing housing located in the area of influence consists of about 32 percent of Parker's housing inventory with 6,330 units. Since 2000, the housing supply in the area of influence has increased by about 250 units per year or an annual growth rate of 7.4 percent. Of this increase in housing, most of the units have been owner occupied with about 200 units per year or an annual growth rate of 6.8 percent. Renter occupied units have increased by about 40 units per year or an annual growth rate of 15.2 percent.

Primary residential growth in the area of influence, since 2000, has been in the Meridian (Stepping Stone) Planned Development which is located in unincorporated Douglas County; the Parker Homestead (Heirloom) community in the Olde Town Planned Development, and in the subdivisions of Horseshoe Ridge, Antelope Heights, Regency and Anthology (a separate development from the Anthology North planned development) see figure 13.

Buildout Forecast

The areas surrounding the project study area are largely built out north of Hess Road and largely undeveloped south of Hess Road. The area of influence has 7,025 existing housing units built with an additional 6,684 housing units planned, totaling approximately 13,709 at full buildout (of the current approved zoning) to occur between the years 2038 and 2042 (see figure 14).



Figure 13 - Antelope Heights neighborhood looking towards the Anthology North property.

Buildout Forecast for Area of Influence	Total Units
Existing Housing Units	7,025
New Planned Housing Units	6,684
Full Buildout (Years 2038 to 2042)	13,709

Figure 14 – Buildout forecast for housing. Note - the Existing Housing Units number above includes single-family detached, attached, multi-family and units that are platted and not yet built. Source: Economic & Planning Systems, Inc.

Existing Commercial Development

Parker has a number of large commercial service and retail areas that provide important services and supplies to residents and visitors. The majority of these commercial/retail developments are located in Parker's Neighborhood and Community Centers and in the Central Commercial core area of Town, as designated by the Master Plan. Additionally, there are three existing commercial retail centers located to the north and east of the study area (outside of the Central Commercial core) which may influence the viability of future commercial development in the study area. Each development is discussed in more detail. Figure 15 shows a map of these developments.

Greater Downtown District – Central Commercial Area

The Greater Downtown District Commercial Center is located in the vicinity of Twenty-Mile Road and Parker Road and contains a number of Parker's major retailers that span across approximately 142.3 acres. This area is located in the Master Plan Central Commercial character area. Shopping centers within the Greater Downtown District include:

- **Flatacres Market Place Shopping Center** - located at the southeast corner of Parker Road and Twenty Mile Road
- **Parker Hilltop Town Square Shopping Center** - located at the northeast corner of Parker Road and Twenty Mile Road
- **Parker Square Shopping Center** - located at the southeast corner of Parker Road and Twenty Mile Road
- **Pavilions Shopping Center** - located at the northwest corner of Parker Road and Twenty Mile Road
- **Parker Valley Shopping Center** - located at the northwest corner of Dransfeldt and Twenty Mile Road.

Parker Road and Hess Road Neighborhood Center

This Neighborhood Center is located at the intersection of Hess Road and Parker Road and contains the recently built Pine Bluffs Plaza. This development has a total of 92,000 square feet of commercial space which is partially built out. Shopping centers within this area include:

- **Pine Bluffs Plaza** - located at the northeast corner of Parker Road and Hess Road
- **Country Meadows Square** - located at the northwest corner of Parker Road and Hess Road
- **Robinson Ranch Commercial** - located at the southeast corner of Parker Road and Hess Road
- **Southwest Corner** - is currently undeveloped with the potential of future commercial development.

Stroh Road and Parker Road Community Center

The Stroh and Parker Road Community Center is located at the intersection of Stroh Road and Parker Road, at the southern gateway into the Town. This Commercial Center is partially built out and contains 189,000 square feet of commercial development. Shopping centers are:

- **Stroh Ranch Commercial** - located at the northwest corner of Stroh Road and Parker Road
- **Reata Ridge** - located at the northeast corner of Stroh Road and Parker Road
- **Parker Pointe** - located at the southeast corner of Stroh Road and Parker Road
- **Reata West** - located at the southwest corner of Stroh Road and Parker Road.

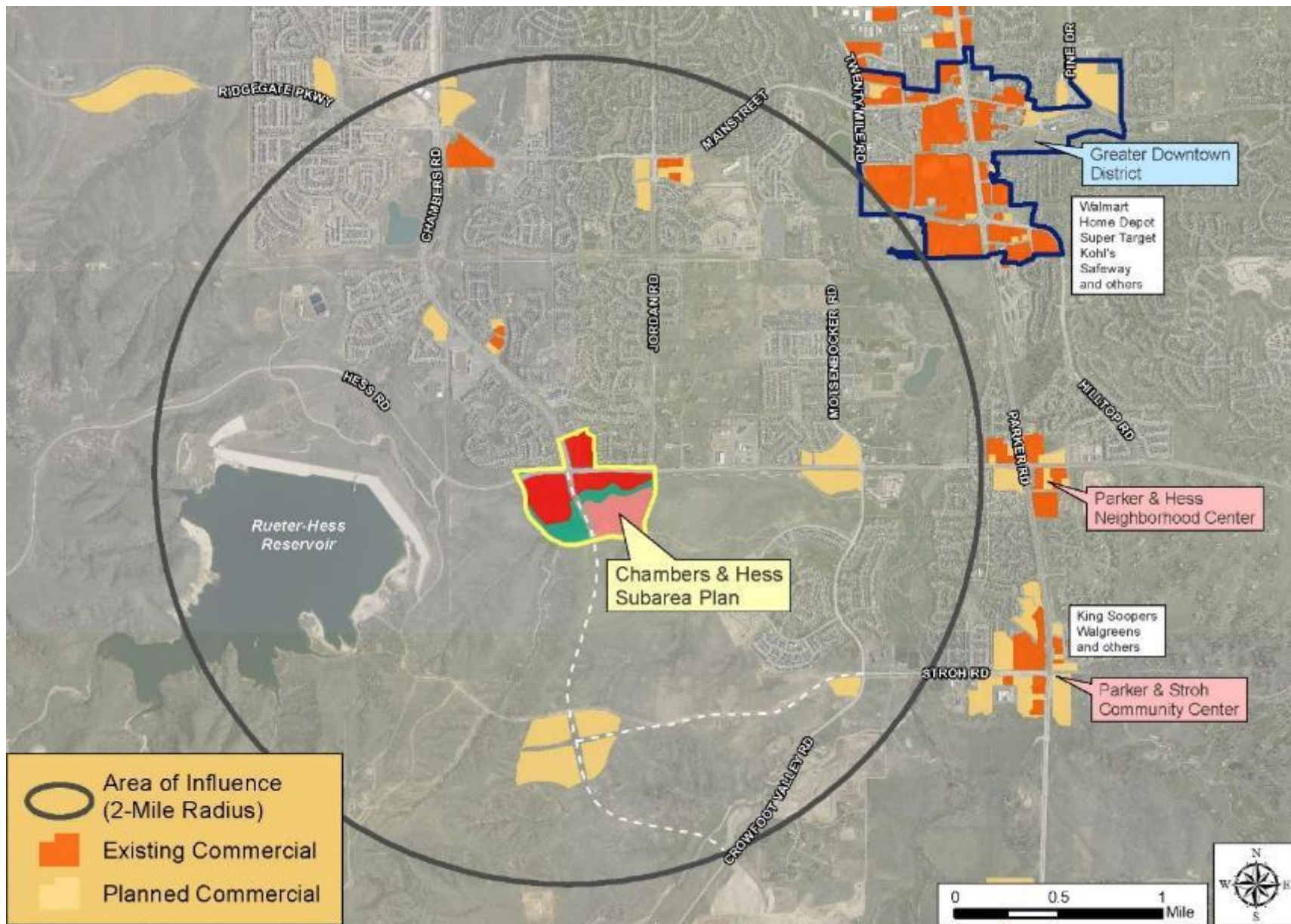


Figure 15 - Existing commercial developments located near the study area.

Market Conditions

To identify the commercial development potential for the study area, the project team consulted with Economic & Planning Systems, Inc. (EPS) to complete a Market Study. Based on demographics, forecasted growth, and future supply of competitive space, specific commercial land uses were identified to have a maximum development potential for the study area.

The process for developing the Market Study involved establishing a trade area to analyze future retail development for the planning areas in the study area. A trade area is defined as the area from which retail stores can be expected to derive the majority of its sales. The trade area boundaries extend almost to Parker Road on the east, Mainstreet on the north, and to Crowfoot Valley Road on the south.

As identified in the Master Plan, the study area has been identified as a Community Center node with the potential to serve several local neighborhoods with commercial retail services. Considering these factors, the Market Study determined several key findings and conclusions for the development potential for the study area.

Development Potential for the Study Area

The study area is estimated to potentially support up to 350,000 square feet of commercial space anchored by one or more grocery stores based on forecasted growth and existing and future competitors. The population in the study area at full buildout, along with the retail demand analysis estimates a demand for:

- 123,000 square feet of supermarket/grocery store space
- 157,000 square feet of other retail space; and
- 70,000 square feet of office and service uses
- The forecasted demand for up to 350,000 square feet of commercial development is estimated to require approximately 45 to 47 acres based on conservative density calculations.

The ability to capture this amount of space would be diminished if the four additional Neighborhood Centers planned for future development near the study area are also developed for similar uses. The study area would need to attract a full-line supermarket or other food store anchor with additional complementary commercial uses likely to co-locate in the area to reach a maximum development potential as a Community Center node. There is a low probability of attracting a supercenter such as Walmart or Target to this location given the proximity of their existing stores and their larger trade areas that are typically three miles or greater. Whole Foods, Trader Joe's, Alfalfa's, Lucky's Market, and Tony's Market may be candidates for the Parker market in the near future, however, because they are specialized markets, these stores are likely to seek more urban locations with larger trade area accessibility.

Other Commercial Developments

Two additional future commercial developments to be located within a five-mile distance to the study area may impact commercial viability. These include future commercial developments located at the intersection of Chambers Road and Mainstreet, and the RidgeGate East development in the neighboring City of Lone Tree.

Topography

The topography in the study area located south of Hess Road has remained in its natural state and is described as open range land having rolling terrain, steep slopes in some areas, and includes the Oak Gulch floodplain. The topography varies on the site with contour elevations that rise to 20 feet in height in some areas, and then downward slopes that drain into the Oak Gulch tributary. The topography of the study area is further detailed in the Land Use Analysis section of this Plan (see figure 16 - map showing topography).

Floodplain

Oak Gulch spans approximately 1.8 miles and runs east-west through a large portion of the study area. Oak Gulch is located on the west side of Cherry Creek. Floodplain exists along Oak Gulch, categorized as FEMA Zone-A and Zone X floodplain. Areas that contain Zone A floodplain, are subject to a one (1) percent annual chance of a flood event. The majority of the study area is located within the Zone X floodplain, which is described as an “Area of Minimal Flood Hazard”. Zone A floodplain areas will be preserved by the Anthology North PD as open space.

Wildlife and Vegetation

The study area has a variety of vegetation, wildlife species, and natural resources that contribute to the local wildlife habitat. The Master Plan states that the Town's natural environment is biologically diverse with riparian areas, shrub-covered hillsides, and natural grasslands. The USGS GAP/Land Fire National Terrestrial Ecosystems 2011 interactive map shows that the study area lies within the High Plains Ecoregion and contains shrub and herb vegetation, Grama-buffalo grass and small patches of tree groves.

Similar to other communities across the front range of Colorado, the study area has the potential for a variety of wildlife such as small to mid-sized mammals, song birds and raptors.

There is also the possibility of big game species such as elk, deer, bears, coyotes and mountain lions. Also present are reptiles, amphibians, and prairie dog colonies. Burrowing animals include burrowing owls, badgers, and foxes (see figure 17 for a map of wildlife habitat and vegetation).



Deer and coyotes are commonly found throughout Parker. Photo Credit: Town of Parker Police Department and Communications Department.



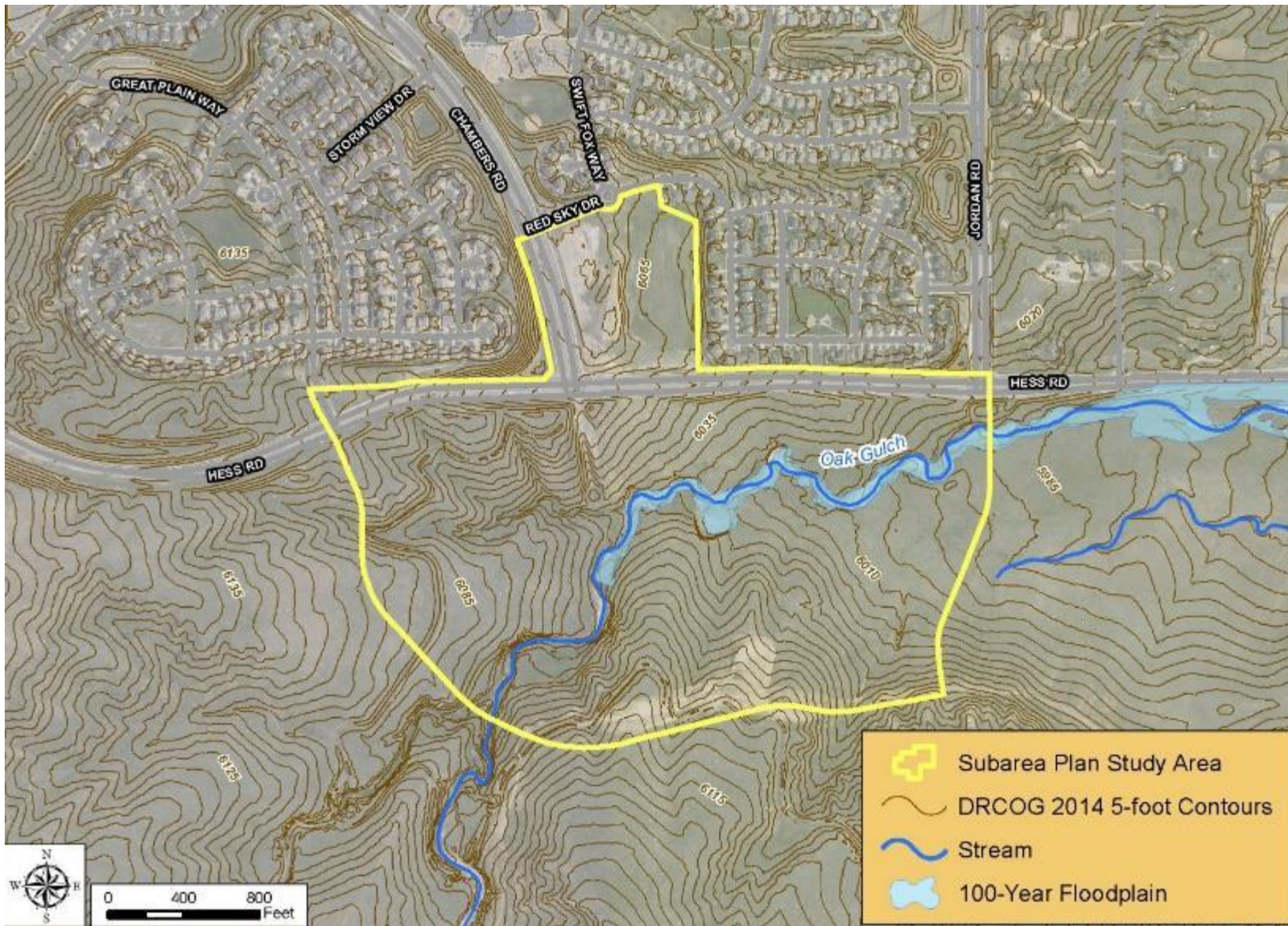


Figure 16 - Topography and 100-Year Floodplain in the study area.

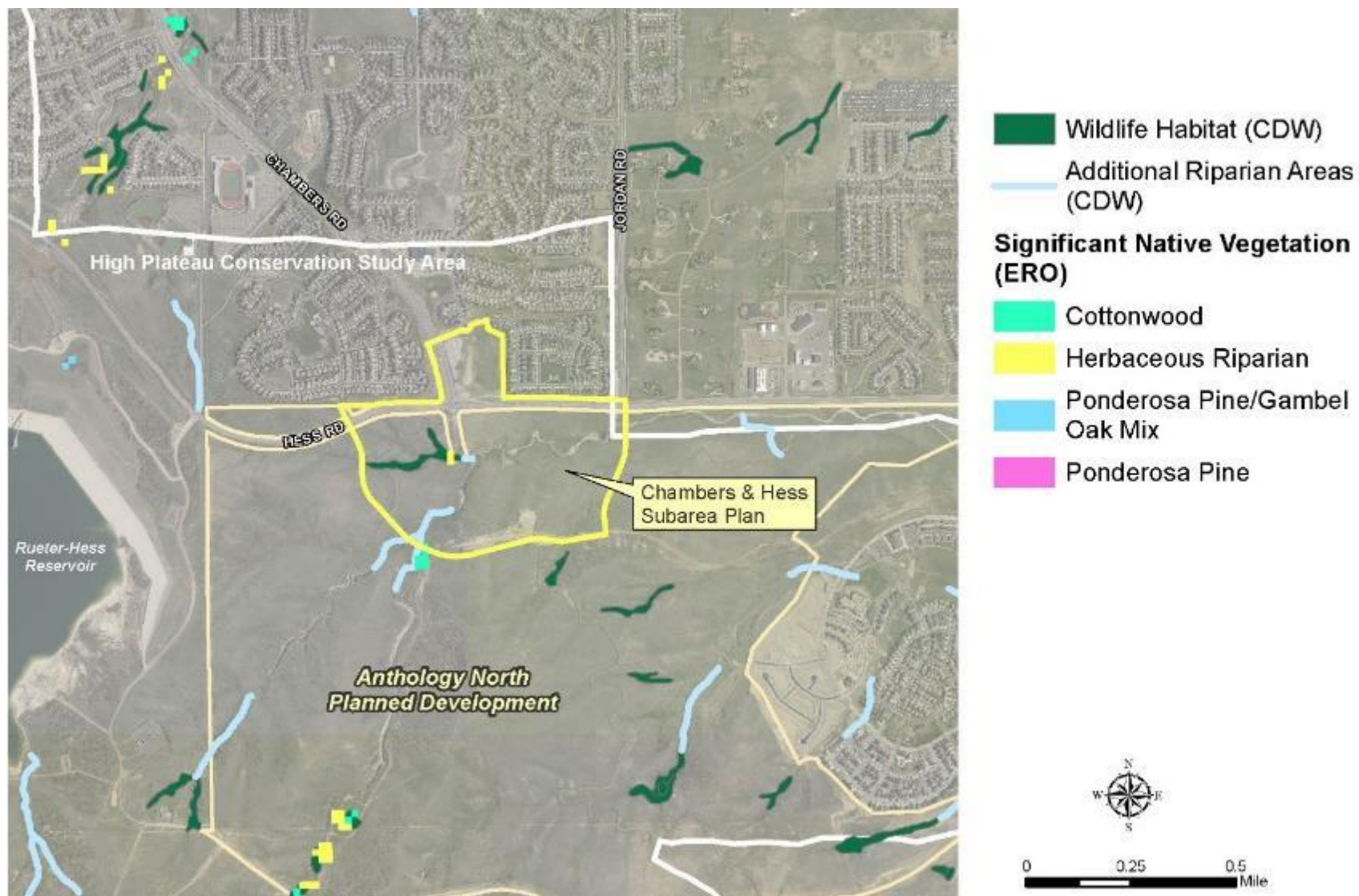


Figure 17 - Wildlife habitat and vegetation in the study area. Source: Wildlife habitat data from Colorado Department of Wildlife.

Land Use Context

General existing land uses prevalent throughout the area north of Hess Road include residential, small parks and open space areas, and pockets of large-lot residential. The majority of land south of Hess Road is undeveloped and is planned for future residential and commercial development. Existing land uses are further detailed in this section.

Existing Residential Development

Surrounding neighborhoods located within a two-mile radius around the study area are composed of residential housing developments. There are approximately 16 residential planned developments (zoned planned development) which contain 6,671 single-family detached units, 269 single-family attached, and 74 multi-family housing units, totaling 7,014 housing units in the area. Of these, approximately 725 housing units are located in unincorporated Douglas County.

Planned Development Zoning

The study area has a zoning designation of Planned Development (PD), which differs from conventional zoning. With PD zoning, planning areas have been established with commercial and mixed-use permitted uses. There are two separate PDs - the Douglas 234 Planned Development to the north, and the Anthology North Planned Development to the south. Each PD has a development plan with development standards, permitted uses, and general bulk standards that were originally established at the time of annexation into the Town of Parker, (over twenty-years ago), and amended through the rezoning process over time. A breakdown of permitted uses within each PD is as follows (see table 1):

Table 1 – Planned Development Zoning and Permitted Uses

Planning Area (PA)	Future Land Use & Zoning	Gross Acres
Anthology North Planned Development		
PA-15	Mixed Use (429 Residential Units)	36.25
PA-16	Commercial	7.32
PA-17	Commercial	9.57
PA-18	Commercial	28.82
Open Space	Open Space/Detention	28.82
Total Acreage		110.78
Douglas 234 Planned Development		
Commercial	Commercial	14.0
Total Acreage		14.0
Grand Total Acres		124.78

Anthology North Planned Development (PD)

The Anthology North property was annexed into Parker in 1984 as part of the Stroh Ranch PD. In 2003, the Stroh Ranch PD was combined with the Hess Ranch property and later became known as the SunMarke PD. In 2007, another major amendment was processed for SunMarke PD, which became known as Anthology PD. In 2014, the entire Anthology PD property was bifurcated into northern and southern halves. The northern half is now referred to as Anthology North PD, consisting of approximately 1,207.9 acres, with 3,305 future planned residential units; and the southern half is Hess Ranch PD (with the marketing name of Looking Glass/ Trails at Crowfoot). Hess Ranch PD is a 1,132-acre site with 2,489 homes planned in the near future.

Anthology North PD – Partial Waiver Conditions

In 2019, the Anthology North property owner (North Parker Investments, LLC) received a partial waiver from the Town of Parker, through Resolution 19-023 (Series of 2019), to defer the Town's subdivision Sketch and Preliminary Plan process for certain areas of the Anthology North property. The waiver provided provisions for the property owner to develop three (3) independent stand-alone segments, encompassing 1,154 acres of the property, to be deferred and developed in different phases. The property owner will submit one combined Sketch and Preliminary Plan for Segments 1, 2 and 3; along with a Park, Trails, Open Space and Recreation Master Plan (Parks Master Plan) as a condition of this partial waiver. The segment map for the Anthology North property is shown in figure 18.

Along with the Sketch and Preliminary Plan submittal, the partial waiver also requires the property owner to rezone one-third of developable land in the Anthology North Planning Area 15 from mixed-use to commercial uses only. The rezoning is required to be complete prior to the approval of the first final plat for Segment 1. The remaining acreage of Anthology North Planning Area 15 will remain zoned for mixed-use. The property owner will incorporate a conceptual dendritic subdivision layout as part of the Sketch and Preliminary Plan for the portion of Segment 1; and will also submit a complete application for the property to be included into the Regional Transportation District (RTD).

Phased Development

Segments 1, 2, and 3 will be developed independently, and are detailed as follows:

Segment 1

Segment 1 has been broken down into sub-segments of 1A, 1B, and 1C, and will be developed based on market demand. Segments 1A and 1B are anticipated to be developed first and estimated to begin construction in 2021. Segment 1A is currently zoned for 502 residential units and a 32.5-acre park. Segment 1B is zoned for 476 residential units and adjacent open space; and Segment 1C is zoned for 554 residential units and is projected to start the entitlement/development process within one (1) to five (5) years, following the Town's approval of the first final plat.

Segment 2

Segment 2 contains the commercial and mixed-use parcels located within the study area, south of Hess Road. Anthology North Planning Area 15 is located within Segment 2 and is subject to the conditions of the partial waiver commercial rezoning requirement. As per the waiver, the property owner has the option to transfer unused residential yield (approximately 143 residential units) from the new commercial planning area, to other residential planning areas within the Anthology North PD land base. Segment 2 also includes Anthology North Planning Areas 12, 14 through 18; and Anthology North Planning Area 14 is reserved for a future public school site.

Segment 3

Segment 3 includes Anthology North Planning Areas 19 through 33. The property owner estimates that approximately 1,121 residential units will be built in this segment with construction based on market demand.

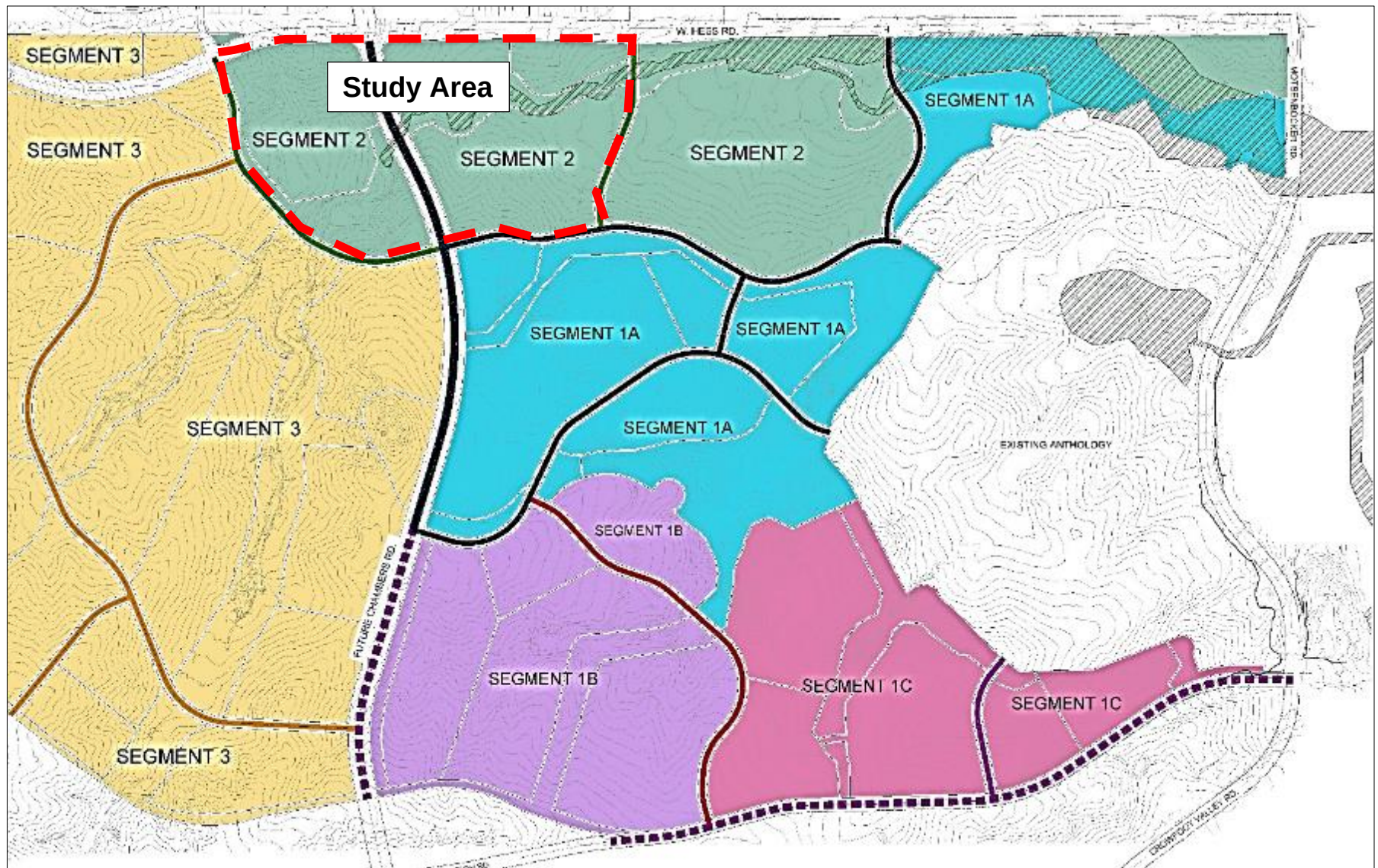


Figure 18 – Anthology North Segment Phasing Plan.

Douglas 234 PD

The Douglas 234 PD Commercial Planning Area has been included in the study area due to its proximity to this Community Center. The Douglas 234 PD was originally annexed and rezoned into the Town of Parker in 1988 as a 326-acre site. The property was then split into two separate PD zonings, the Douglas 234 PD, and the Antelope Heights PD, which was approved in 2002 for residential development.

Douglas 234 PD consists of existing residential development; with a 14-acre undeveloped parcel zoned for commercial uses located at the Chambers and Hess Road intersection. The property owners of the Douglas 234 commercial parcel have shown an interest in moving forward with platting the site for future commercial development (see figures 19 and 20).



Figure 19 – Douglas 234 commercially-zoned parcel; view looking north from the Chambers and Hess Road intersection.



Figure 20 – Douglas 234 Planned Development Plan - showing planned residential and commercial uses.

Transportation

Roadway Network

The Town of Parker has an extensive transportation network that interconnects regionally throughout Douglas County and into the Denver Metropolitan Area. Parker's existing roadway network contains collectors and arterial roadways. Chambers Road and Hess Road are major roadways in the study area that connect to the regional system at Interstate-25 (I-25), RidgeGate Parkway, E-470 Tollway, and Parker Road (CO 83), Great Plains Way, Jordan Road, Red Sky Drive, and Firefly Lane. These roads meet current Town service levels and experience heavy traffic volumes during peak hours.

Future Roadway Expansion

There are several planned roadways that will be built once Anthology North and Hess Ranch start development. Following the Town's approval of the first final plat within Anthology North PD's Segment 1A and 1B, the property owner will construct the following roadways (see figure 21 for a location map):

- **Extension of Chambers Road:** A portion of Chambers Road (starting at Hess Road) will be expanded to the northern boundary of the Anthology North Planning Area 40. When development of Anthology North and Hess Ranch is completed, Chambers Road will connect to Parker Road as Bayou Gulch. Half of the final six-lane configuration will be built with development, the second half will be graded, but will be constructed at a future date. See figure 20 showing the existing Chambers Road and Hess Road intersection.
- **Extension of Great Plain Way:** Great Plain Way will be extended south of Hess Road through the study area, bordering Anthology North Planning Area 18, intersecting with the new Chambers Road extension, and continuing east-west through the south portion of the study area.

- **Extension of Jordan Road:** The south end of Jordan Road currently intersects with Hess Road. Jordan Road will be extended south of Hess Road along the east boundary of the study area to the Great Plain Way extension.
- **Extension of Tammy Lane:** Tammy Lane will be extended from Hess Road south to Great Plain Way.
- **Bramwell Drive:** Bramwell Drive will be extended between Chambers Road and the eastern property boundary.
- **Collector:** A collector road connecting Great Plain Way and Bramwell Drive located between Anthology North Planning Areas 36 and 37 will be constructed.
- **Spirit Trail Boulevard:** Spirit Trail Boulevard from Bramwell Drive to Stroh Road will be constructed.



Figure 20 - Chambers & Hess Road Intersection. Anthology North property on the left.

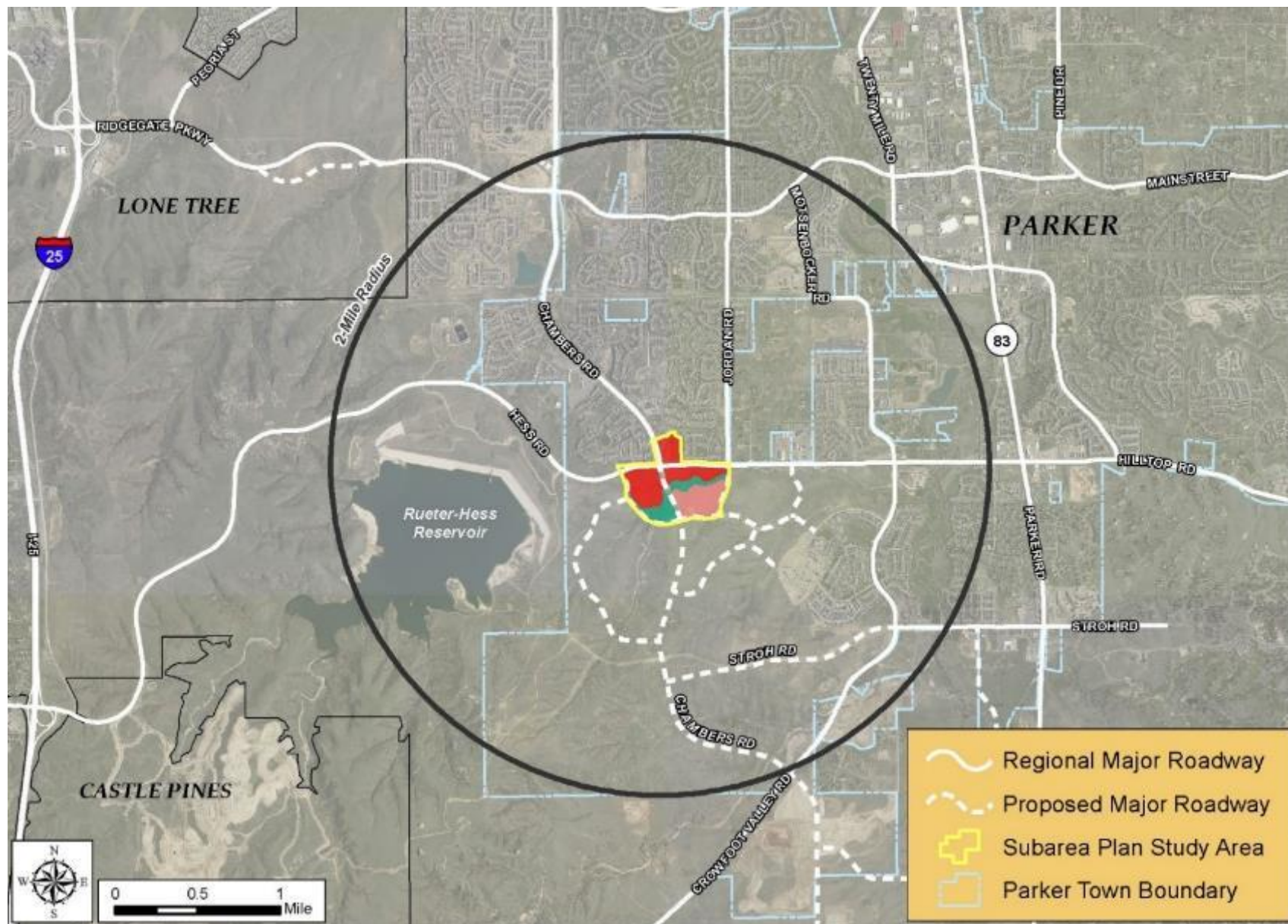


Figure 21 - Roadway network showing existing and proposed roadways near the study area.

Access and Connectivity

David Evans and Associates, Inc. (DEA) was contracted by the Town to complete a Traffic and Access Evaluation Study for this Plan. The purpose of the study was to evaluate the potential allowable access to and from the proposed land uses in the study area at the Hess and Chambers Road intersection. DEA study found that the parcels located within the study area have limited opportunities for direct access to Chambers Road and Hess Road. This is due to the physical constraints with the number and length of auxiliary lanes required to provide acceptable operations at existing and future signalized intersections. See figure 23 map showing potential access and connectivity.

Potential Access Locations

The DEA Traffic and Access Evaluation Study recommended potential site access driveways, allowable turn movements for future adjacent intersection auxiliary lanes and traffic control, access point locations, and associated acceleration/ deceleration lanes based on high-level land use estimates and trip generation forecasts used for the analysis. DEA recommended a more detailed, in-depth traffic study to be performed once specific land uses have been identified for the study area, and proposed adjacent roadway geometry has been determined. Each potential access point is further detailed:

- **Hess Road (between Great Plain Way & Chambers Road):** Along the south side of Hess Road, a right-in, right-out access may be acceptable between the Great Plain Way and Chambers Road intersections. The acceleration length would overlap with the deceleration area for the right turn lane to Chambers Road.
- **Hess Road (between Chambers Road, Firefly Lane, and Jordan Road):** No driveway access is recommended along the south side of Hess Road between Chambers Road, Firefly Lane, and Jordan Road traffic signals due to continuous acceleration/ deceleration lanes between the intersections. With 1,200 feet or less between intersections, adequate full-movement site access would be provided to the southeast corner via the traffic signals.

- **Extension of Chambers Road to the South:** The extension of Chambers Road will need to cross Oak Gulch about 800 feet south of Hess Road. With the planned six-lane cross-section of Chambers Road and the northbound double left turn lanes at the Hess Road intersection, the structure will need to accommodate a minimum of eight lanes.
- **Access to Douglas 234 Commercial Area:** Currently the site is bound to the north by Red Sky Drive and is accessed by a roundabout. Future potential access to the site includes a right-in/right out access point located on Hess Road between Chambers Road and Firefly Drive. The study did not recommend any additional access points into the site from Chambers Road. See figure 22 showing the Douglas 234 site.



Figure 22 - Douglas 234 commercial site located on the northeast corner of the intersection of Chambers Road and Hess Road. There is limited access into the site.



Figure 23 - Potential access locations in the study area. Source: David Evans & Associates.

Bike and Pedestrian Facilities

According to the Town's 2014 Transportation Master Plan, there are approximately 65 miles of trails for recreation and non-motorized transportation, and 8.4 miles of off-street bicycle lanes located town-wide. Most of the Town's streets have an existing sidewalk network.

The study area has existing sidewalks along Chambers Road and Hess Road, along with existing trails that meander easterly north of the study area. The Anthology North property has a series of proposed trails and bike lanes that will add to Parker's overall bicycle, sidewalk, and trail systems. A regional trail system is also proposed within Oak Gulch, which will connect to Rueter-Hess Reservoir open space to the west, and to Cherry Creek to the east. Bike lanes will be built on all arterials and collectors as well. See figure 24 - map of existing and proposed trails and bike lanes.



Figure 24 - Existing and proposed bike lanes and pedestrian trails near the study area.

RTD Transit and Bus Service

Transit services located west of the study area include the new RTD Southeast Rail Line Extension as shown in figure 25. RTD bus service is available to Parker residents in areas that fall within the RTD service district boundary. However, the portion of the study area located within the Anthology North PD is located outside of the RTD district service boundary. A request has been made by the Anthology North property owners, as a condition of the recent partial waiver, to include the property within the RTD District service boundary at a future time.

Parker has two (2) main bus routes that serve residents Townwide. These are Route 483 which connects Parker to Nine-Mile Station near I-225 and the Lincoln Station; and Route P, which is an express route that runs to the Civic Center Station in downtown Denver.

Parker also has two Park-N-Ride facilities located in Town. One is a Park-N-Ride facility located north of Mainstreet and Parker Road, and has a capacity of 173 parking spaces. The second is the Lincoln Road and Jordan Road Park-N-Ride, which offers 102 parking spaces for patrons.



Figure 25 - RTD Map of the Southeast Rail Line Extension. Parker is located east of the City of Lone Tree. This rail line provides a closer connection for Parker residents to access the light rail system.

Source: <https://www.rtd-denver.com/fastracks/e-f-line-extension/media>

Community Services

Community services are available to serve the study area and the surrounding neighborhoods. These existing services will be accessible to new developments within the study area as follows:

Town of Parker:

- *Police Service and Protection*
- *Circulation, Traffic Control and Street Lighting*
- *Transportation Facilities and Maintenance*
- *Municipal Court*
- *Surface Drainage and Flood Control (provided by the Town of Parker and the Mile High Flood District)*
- *Parks and Recreation*

Douglas County School District Public School Services
Douglas County Library District
Douglas County Human and Social Services
Cherry Creek South Metropolitan District No. 11

Public Utilities:

- *Parker Water and Sanitation District (PWSD)*
- *Intermountain Rural Electric Association (IREA)*
- *Xcel Energy*
- *Comcast*
- *Centurylink*

Utilities

Utility services in the Town of Parker are provided and maintained by private entities and special districts that are not under the control of the Town. The existing utility systems that serve the surrounding neighborhoods within the vicinity of the project study area include potable water, electricity and natural gas service, stormwater control, and solid waste disposal services. These services serve the local

demand of residents in the area and are provided by Xcel Energy, IREA, and PWSD. With the projected future residential and commercial development in the study area, expansion of utility services will be needed to accommodate projected growth.

Water and Sanitary Sewer

The study area currently does not contain water infrastructure for potable water services. However, water and sanitary sewer service will be available through Parker Water and Sanitation District (PWSD). PWSD sources water from the Dawson, Denver, Arapahoe and Laramie-Fox Hills underground aquifers, and from Reuter-Hess Reservoir. Reuter-Hess Reservoir is primarily supplied by surface water from Cherry Creek, Newlin Gulch, and return flows from nearby water districts. The reservoir is primarily used for drinking water storage to supply current and future development in Parker, Lone Tree, Castle Rock, Castle Pines, and other local jurisdictions. Sanitary sewer services are provided by a collection network that connects to the PWSD interceptor systems. This system delivers raw sewage to PWSDs north and south wastewater treatment plants.

Stormwater

The Town's Stormwater Division, through the Public Works department's Stormwater Utility Enterprise Fund, maintains and operates public drainage infrastructure for the Town of Parker. Parker is also located within the Mile High Flood District boundary, (formerly known as the Urban Drainage and Flood Control District), and through funding by property taxes also provides additional maintenance services to include annual maintenance of regional stormwater facilities. The study area contains existing stormwater infrastructure that serves the surrounding existing residential developments and was designed with capacity to serve the Douglas 234 commercial site. The Anthology North site does not have stormwater infrastructure.



Land Use Analysis

LAND USE ANALYSIS

Methodology

A high-level land use analysis was completed by the project team to identify specific opportunities and constraints of the study area, and to identify areas that may be barriers to viable commercial development. The analysis describes the site characteristics, topographic features, access and circulation, and the viability of commercial development of each Anthology North and Douglas 234 Planning Areas in the study area. The findings of the land use analysis are based on the following:

- **Site Visits:** The project team conducted two site visits to the Anthology North site with the property owner. See figure 26 photo of the site visit to the northern portion of the Anthology North property.
- **Site Assessment and Traffic Analysis:** The site assessment was conducted by the Town's Public Works/Engineering Department to assess the possible constraints based on topography and drainage. The department also contracted the services of a traffic engineering firm to complete an abbreviated traffic analysis for the study area to determine land use and trip generation estimates and potential access locations.
- **Market Study:** The Town's Economic Development Department contracted the services of an economic and financial consulting firm to complete a market study to determine the viability of commercial development for each Anthology North and Douglas 234 Planning Areas located within the study area.

- **Land Use Conceptual Plan Alternatives and Yield Study:** The Community Development Department contracted services with an outside planning consultant to complete land use conceptual plan bubble diagrams and a yield study for the Anthology North Planning Areas 16 and 17 which are the most challenged parcels in the study area due to site shape, access and topography.
- **Community Engagement Activities:** Results of the Community Survey, Town Council and Planning Commission input and direction from working sessions with the Technical Advisory Committee (TAC) were used to inform the land use analysis.
- **Constraints and Opportunities Analysis:** The land use assessment also included an analysis of specific constraints and opportunities for future commercial development for the study area.



Figure 26 - Anthology North property southeast view of the study area.

Douglas 234 PD – Commercial Planning Area

Site Characteristics			
Acres	Location	Surrounding Land Uses	Access
14 gross acres of undeveloped land	Northeast corner of Chambers Road and Hess Road	North & East: Single-family housing with a buffer on the east which is owned and maintained by Horse Creek HOA. South & West: Arterial roadways	North: Red Sky Drive West: No Access South: Hess Road East: No Access



Topographic Features

The Douglas 234 Planning Area has an elevation starting at 6,055 feet as the lowest point, with elevations that rise near the center of the site into a moderate ridge with an overall height of 6,086 feet. The site slopes to the east into a buffer between the adjacent subdivision. This buffer is owned and maintained by the Horse

Creek HOA, and will need to remain in place as the site begins future development.

Access and Connectivity

Access proposed for the site is a full movement access from the roundabout on Red Sky Drive, and a right in/right out access off of Hess Road, east of the Chambers and Hess Road intersection, although the acceleration lane length for the Hess Road right in/right out access would overlap with the deceleration area for the right turn lane to Chambers Road and the deceleration length would overlap with the acceleration lane from Firefly Lane. Further traffic analysis would be needed to determine whether this access point would be acceptable.

The traffic analysis did not recommend additional direct access into the site from Chambers Road, as there is not adequate distance for the acceleration and deceleration lanes needed for a right-in or right-in/right-out into the site. The existing intersection located at Chambers Road and Red Sky Drive, along the northern edge of the parcel currently provides full access to the site. This intersection may be restricted to a three-quarter (3/4) movement in the future if acceptable levels of service cannot be achieved.

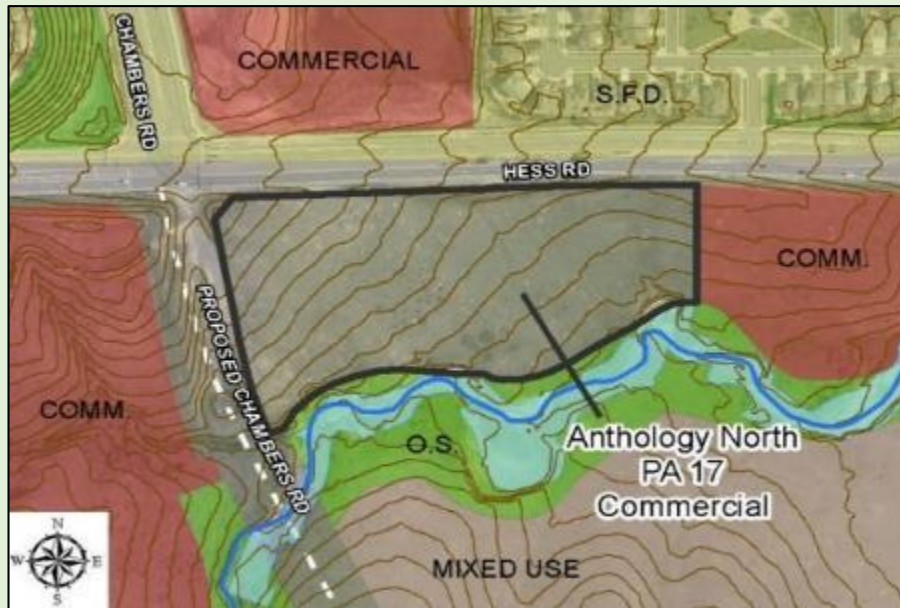
Viability of Commercial Development

The Market Study findings concluded that the Douglas 234 Planning Area frontage along Chambers Road and Hess Road will be best suited for pad retail development.

The rear portion of the parcel may be suitable for a mixed-use development that includes higher density and specialized housing products such as senior-oriented housing if commercial demand does not materialize.

Anthology North PD – Commercial Planning Areas 16 and 17

Site Characteristics			
Acres	Location	Surrounding Land Uses	Access
Anthology North Planning Area 17			
9.5 gross acres of undeveloped land (zoned for Commercial Uses)	Anthology North PD North: Hess Road West: Future Chambers Road East: Anthology North Planning Area 16 South: Oak Gulch	North: Hess Road This portion is south of the Douglas 234 Commercial Parcel and Horse Creek Subdivision	Current access point at the intersection of Chambers Road and Hess Road



Topographic Features

Anthology North Planning Areas 16 and 17 are located on the south side of Hess Road, and are narrowly shaped in the east-west direction, with Oak Gulch traversing the southern portion of the site. The site contains hilly areas along the Hess Road frontage area, with downward slopes towards Oak Gulch which contains Zone-A floodplain.

Anthology North Planning Area 16 is the most constrained with challenges related to proximity to floodplain. The highest point on the site is the northwest corner, which rises in elevation to 6,037 feet and generally slopes north to south at a slope of approximately ten (10) percent, with steeper slopes in areas. Areas near Oak Gulch will require channel improvements, which will require the banks of the gulch to be laid back, increasing the amount of property dedicated to the drainage way.

No development is permitted within the drainage way and associated 100-year floodplain areas per Town code. New development will likely require a stormwater detention pond on the property. A significant portion of the site may need to be dedicated to these improvements. Topography is very likely to require the use of retaining walls systems in order to level the site for development. It is likely that the grading of the site, including constructing access drives at reasonable grades from the adjacent public roadways will reduce the developable area on this property.

Access and Connectivity

Anthology North Planning Area 17: Along northbound Chambers Road south of Hess Road, a right-in only access may be allowed for the southeast corner parcel, requiring a deceleration lane extending over the future bridge over Oak Gulch. An additional right-in/right-out access may be allowable from Hess Road. Any full movement access points will need to be preserved through adjacent properties.

Anthology North Planning Area 16: A full-movement access will be provided from a future traffic signal at Hess Road and Firefly Lane. This access will be used as the primary access to Anthology North Planning Areas 17 and 16, and will be connected to other proposed access points via a private access drive. If viable,

connecting Firefly Lane to the south across Oak Gulch to Great Plain Way will create needed additional connectivity for this site.

The south end of Jordan Road intersects with Hess Road and ends at Anthology North Planning Area 16. Jordan Road will be extended south of Hess Road to the east boundary of the study area. The extension will continue south until it intersects with the new Great Plain Way extension. No driveway access will be permitted from Jordan Road due to continuous acceleration/ deceleration lanes between the intersections. With less than 800 feet between intersections, adequate full-movement site access would be provided to the area via the traffic signal at Firefly Lane.

Viability of Commercial Development

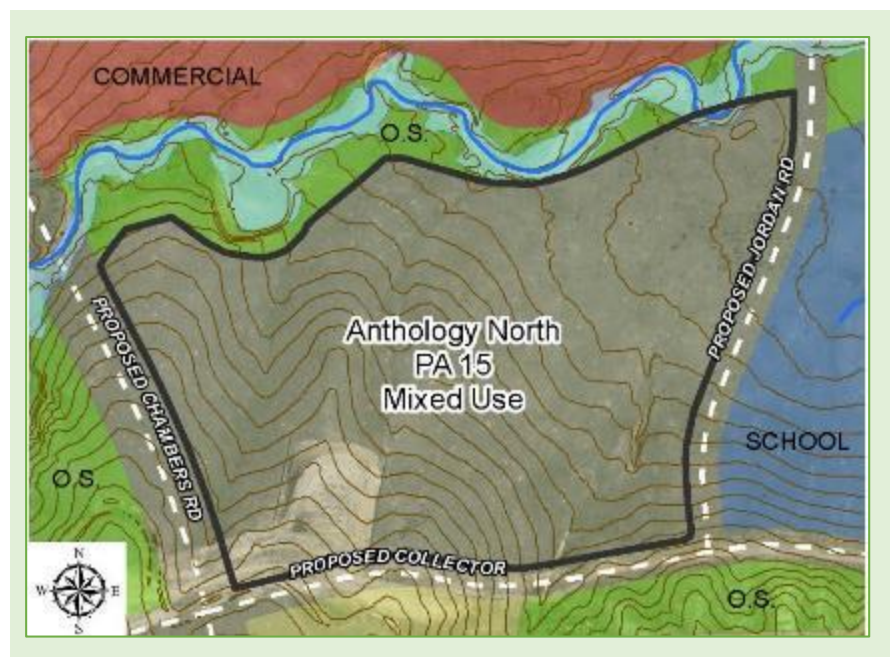
The design of future commercial development in Anthology North Planning Areas 16 and 17 will need to address floodplain areas along Oak Gulch as well as the steep areas with hilly terrain. With these topographic constraints, future developable areas within these Planning Areas will be limited. The Market Study recommended drive-home types of commercial uses such as a convenience store/gas, restaurants and a bank.

Site Characteristics			
Acres	Location	Surrounding Land Uses	Access
Anthology North Planning Area 16			
7 gross acres of undeveloped land (zoned for Commercial Uses)	<u>Anthology North PD</u> North: Hess Road West: Anthology North: Planning Area 17 East: Future Jordan Road South: Oak Gulch	North: Hess Road This portion is south of Horse Creek subdivision	Currently no direct access to Anthology North Planning Area 16



Anthology North PD - Planning Area 15

Site Characteristics			
Acres	Location	Surrounding Land Uses	Access
Anthology North Planning Area 15			
15 acres of undeveloped land (Zoned for Mixed Use)	Anthology North PD Southwest portion of the study area North: Oak Gulch West: Future Chambers Road East: Future Jordan Road South: Future Great Plain Way	Undeveloped at this time	Currently no access



Topographic Features

Anthology North Planning Area 15 is composed of rolling hills with significant downward slopes from south to north. Oak Gulch borders the entire planning area to the north. There are contemplated improvements to Oak Gulch in this area that will be implemented over time. Future development on the site will likely require a stormwater detention pond on the property. Future grading of the site, including constructing access drives at reasonable grades from

the adjacent public roadways, will reduce the developable area on this property.

Access and Connectivity

Future access and connectivity through Anthology North Planning Area 15 will occur with the Chambers Road and Great Plain Way extension. The traffic analysis recommended that a right-in, right-out access point may be acceptable north of the Great Plain Way intersection on the future Chambers Road, just south of Oak Gulch. The associated acceleration lane would extend over the Oak Gulch bridge and the deceleration lane would overlap with the northbound acceleration area for the right turn lane from Great Plain Way. Future full movement access along the future Great Plain Way and Jordan Road collectors may be acceptable and will be determined through further development efforts. Internal access within Anthology North Planning Area 15 will be contemplated during the subdivision process. Another potential for access into this planning area is the possibility of a north-south bridge that would cross over Oak Gulch, connecting Anthology North Planning Area 15 to Anthology North Planning Area 16, and to the Firefly Lane and Hess Road traffic signal. Further traffic analysis will be required to determine the viability of this future connection.

Requirements of Town of Parker Partial Waiver

In 2019, the landowner received a partial waiver from the Town of Parker to defer the Town's subdivision Sketch and Preliminary Plan process for certain segments of the Anthology North property until those portions of the site are ready for development. As a condition of the partial waiver, the property owner is required to rezone one-third of developable land in Anthology North Planning Area 15 for commercial, with the remainder to continue to be zoned for mixed-use.

Viability for Commercial Development

The site may be more attractive for commercial uses that are destinations and less dependent on visibility and traffic counts.

Anthology North PD – Commercial Planning Area 18

Site Characteristics			
Acres	Location	Surrounding Land Uses	Access
Anthology North Planning Area 18			
29 gross acres of undeveloped land (zoned for Commercial Uses)	Anthology North PD North: Hess Road South: Oak Gulch and Open Space West: future Great Plain Way East: Future Chambers Road	Horse Creek subdivision to the north Site is currently undeveloped	Access at the Chambers and Hess Road intersection



Topography

The topography in Anthology North Planning Area 18 is comparable to other portions of the study area, containing similarly challenging slopes. The site encompasses a large hill (which fronts Hess Road) that rises 20 feet in height before sloping steeply down towards Oak Gulch. Oak Gulch is located south of the site and will remain open

space, providing a physical buffer between Anthology North Planning Area 18 and uses to the south. Extensive grading operations will be necessary to level the site for future development.

Access and Connectivity

The Great Plain Way collector will be extended south of Hess Road with a signalized intersection at Chambers Road then continuing east-west through the south portion of the study area. It is anticipated that full movement access points will be acceptable along Great Plain Way, west of Chambers Road. Current criteria will allow full movement non-signalized intersection spacing along the collector roadways at 1,050 feet, and spacing for commercial driveways will be a minimum of 200 feet. The DEA Traffic and Access Evaluation Study recommended a right-in/right-out access along the south side of Hess Road, between Great Plain Way and the Chambers Road intersections. The acceleration length will overlap with the deceleration area for the right turn lane to Chambers Road. South of Oak Gulch on the west side of Chambers Road, a right-in only access may be allowable and would require a deceleration lane extending over the future structure over Oak Gulch. A right-in, right-out access may be acceptable from Chambers Road, however, the deceleration lane would overlap with the southbound acceleration area for the right turn lane from Hess Road. The right-out movement from this access would require an acceleration lane extending over the future structure over Oak Gulch. Internal access within this planning area will be contemplated during the subdivision process.

Viability for Commercial Development

The market study identified this Planning Area as the most viable site within the study area for commercial development, with the potential to support a future grocery anchored center with additional smaller-scale retail development along the arterial frontages.

Anthology North PD - Open Space and Parks

Site Characteristics			
Acres	Location	Surrounding Land Uses	Access
Anthology North Open Space and Parks			
34 gross acres of delineated open space land	Open space traverses the study area along Oak Gulch, and south of Anthology North Planning Area 18	Open space will be surrounded by future commercial, mixed use, and residential development. Reuter-Hess Reservoir located west of the site	Currently no direct access

Oak Gulch. Reuter Hess Reservoir is located west of the study area, and though not adjacent to the study area, will be connected via trails and sidewalks.

Open Space

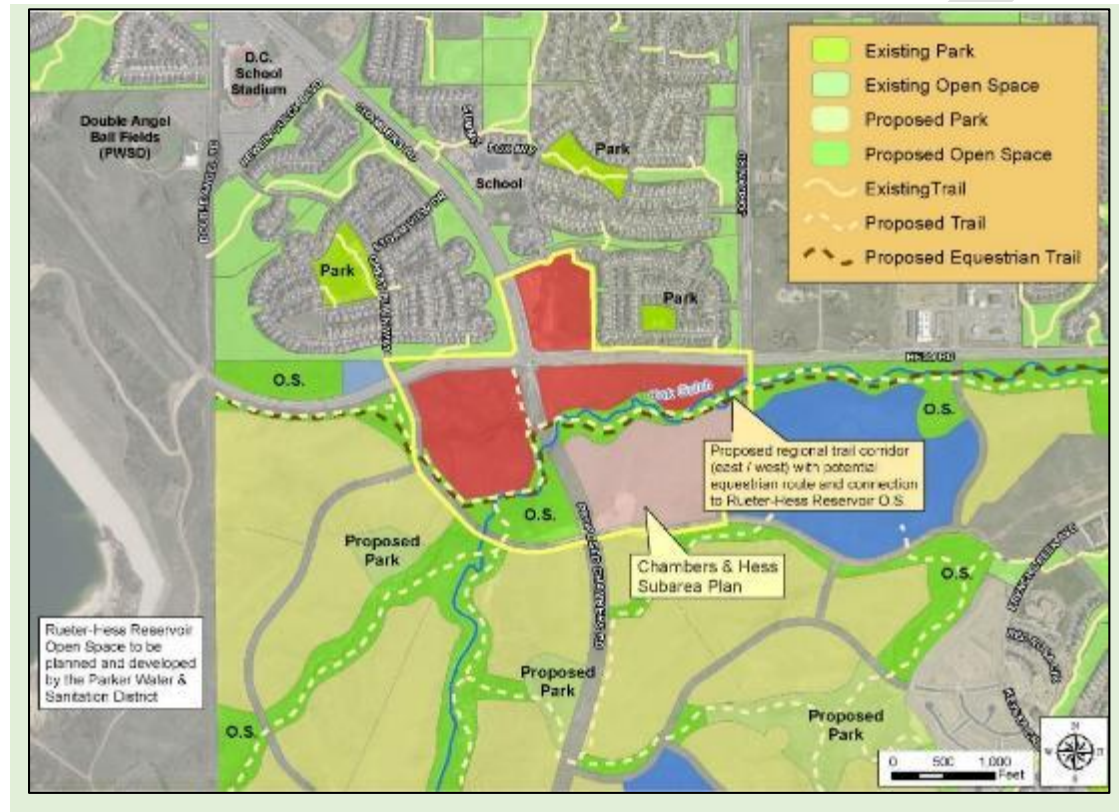
Major linear open space areas that reflect the existing drainage way have been distributed throughout Anthology North. These open space areas will be preserved and maintained in their natural state to the greatest extent possible while still providing passive recreational opportunities for community residents.

Oak Gulch Regional Trail

A regional multi-use trail will be located along Oak Gulch connecting from the Cherry Creek Regional Trail on the east to the Reuter-Hess Reservoir property on the west. Construction of this trail will be the responsibility of the developer. All trail crossings of major roadways will be grade-separated under crossings including Tammy Lane, and the Jordan Road extension, Chambers Road and Great Plain Way. In addition, a trailhead is proposed near the trail undercrossing of Jordan Road.

Requirements of the Partial Waiver

The Anthology North PD partial waiver outlines requirements for how trails and open space corridors will be dedicated and constructed. The property owner will develop a "Parks, Open Space and Trails Plan" for the proposed open space and



Topography

The topography of the Anthology North open space areas varies with sloped hilly areas and gulches. The area contains moderate wildlife habitat, natural vegetation, tree groves, and floodplain from

park areas, and develop a plan of future connections that will interconnect existing trails in the area, create future trails, and preserve open space areas.

CONSTRAINTS AND OPPORTUNITIES

As a component of the land use analysis, site opportunities and constraints were assessed to fully examine how these may impact future commercial development for the study area. This assessment revealed specific site constraints and identified opportunities to further strengthen the site design of future commercial development. The results of the constraints and opportunities are further summarized.

Constraints

Topography

The topography in the study area contains various elevations that rise 20 feet in height with sloping terrain that drains towards Oak Gulch. Extensive grading may be necessary to achieve developable areas suitable for future traffic access and site development. Some areas within the study area will need to be stabilized from the Oak Gulch drainage way and the floodplain, and may require the use of extensive retaining wall systems. This may impact the size of developable areas.

Adjacency to Residential Development

Future commercial development will result in increased traffic which will be evaluated and addressed as a part of the subdivision process. Adverse impacts such as noise, odor and light intrusion will need to be addressed and minimized to ensure that future commercial development will be well-planned and designed with complementary land uses carefully sited.

Limited Access

Commercial development in some portions of the study area will be constrained by limited access to Chambers and Hess Roads. These areas may be more suitable for lesser intense commercial uses. The DEA Traffic and Access Evaluation Study concluded that adding additional access points in some of the Douglas 234 and Anthology North Planning Areas will not meet the Town's roadway criteria.

Drive-through/auto-oriented uses may be more conducive to be located in different key areas due to accessibility and circulation constraints.

Arterial Roadway Traffic Speeds

Hess and Chambers Roads are distinctly auto-oriented roadways with limited north-south pedestrian connections. The higher speed limit and traffic counts from both of these roadways are potential barriers for creating pedestrian-oriented environments.

Limited Commercial Visibility

Some Anthology North Planning Areas are located approximately one-third of a mile or more distance away from the primary intersection of Chambers and Hess Roads. With limited frontage visibility, this may influence the types of commercial uses that would locate within some portions of the study area.

Competitive Commercial Market

Future commercial development is planned just north of the study area in nearby Lone Tree's RidgeGate development; and future commercial development is planned near the intersection of Chambers Road and Mainstreet. The future Hess Ranch development south of the study area and The Canyons development in the City of Castle Pines (all within proximity to the study area) have planned commercial uses as well. These developments will influence the market demand for commercial in the entire study area.

Current Zoning

Currently zoned commercial and mixed-use permitted uses for each planning area (originally established over 20 years ago at the time of annexation) may not align with the Master Plan's Community Center character area. The permitted uses currently allow for a wide variety of uses, some of which may not align with the recommendations of this Plan.

Opportunities

Buffering Residential Development

To help preserve the underlying character of existing residential development, consideration of privacy and solar views will be important. There is an opportunity to develop a transitional buffer and use screening methods between the edge of the surrounding neighborhoods and future commercial development.

Enhanced Site Design

There is an opportunity to preserve main corners of intersections for high quality architectural and landscape design, and to create gateway entrances to establish community character. Building orientation and appropriate scale of buildings will be important factors for creating a well-designed site layout that is compatible with the surrounding neighborhoods and most conducive for the existing topography.

Pedestrian and Bike Interconnectivity

There is an opportunity to provide attractive pedestrian-oriented streetscapes. This can be achieved by enhancing the public realm with interconnected safe pedestrian walkways and bikeways that connect to neighborhoods, future commercial developments and to parks and open space.

Destination-Focused Commercial Development

There is an opportunity for destination-focused commercial uses such as restaurants, a health club, office uses and personal and business services that will serve future residential developments. Destination commercial uses may provide the opportunity for a “park once and walk” character for a walkable environment.

Commercial/Retail Development

The Market Study concluded that Anthology North Planning Area 18 is most suitable for larger-scale commercial development within the study area. There is an opportunity to site a grocery-anchored center with additional retail development. Because of the shape and size of the parcel, the site has development potential to support a design that includes private spaces available for public use such as a plaza with an open shop concept. Auto-oriented commercial uses may be a better fit along some arterial frontages, with less intensive commercial uses located on interior portions of some planning areas as a transition between land uses.

Community-Oriented Recreation

The open space areas will be of high value to the community and will serve as an amenity to current and future residents. There is an opportunity to create place-making gathering spaces to experience mixed-use center spaces within the Douglas 234 and Anthology North Planning Areas that will relate to the dedicated open space, trail system, and viewsheds.

LAND USE CONCEPTUAL PLAN OPTIONS

Land Use Development Scenarios

Following the land use analysis component, two preferred land use development scenarios were created based on several factors:

- Results of the Community Online Survey
- Planning Commission and Town Council feedback
- Multiple working sessions with the Technical Advisory Committee
- Results of the project Market Study, the DEA Traffic and Access Evaluation Study, and Land Use Analysis and Yield Study.

The intent of each land use development scenario is to provide a framework for potential commercial uses at a scale appropriate for a Commercial Center that considers the surrounding neighborhoods. Each alternative land use development scenario illustrates future land use and development intensities for all planning areas in the study area. The Douglas 234 and Anthology North Planning Areas in each land use development scenario are shown in a light to dark color scheme that works similar to a heat map. The darker colors indicate important corners and the most desirable areas for future commercial development.

Land Use Concept No.1

Intent Statement

The intent of Land Use Concept No. 1 is to provide a long-term vision for the development of a large-scale commercial and mixed-use neighborhood-oriented environment that transitions into residential developments and open space areas. Commercial and mixed-uses are intended to serve the functions of the surrounding neighborhoods, with an emphasis on high quality architectural, streetscape and urban design to ensure pedestrian walkability and compatibility with the neighborhoods.

Summary

Land Use Concept No. 1 presents an opportunity to guide future development of land around the Chambers and Hess Roads intersection into a successful mixed-use Community Center Character Area as envisioned in the Master Plan. This concept focuses on the development of commercial and mixed-use services and amenities that will serve the needs of multiple neighborhoods in the area. Within this land use scenario, commercial development is concentrated at key intersection corners and major street frontages. Mixed-use developments will be concentrated along the interior portion of Anthology North Planning Area 15, framing Oak Gulch and a portion of Chambers Road and Jordan Road. Grocery-anchored type commercial development will be concentrated within Anthology North Planning Area 18 with commercial retail uses along the Hess Road frontage.

Land Use Concept No. 1



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Land Use Concept 1 – Land Use Descriptions

	Douglas 234 Planned Development	Anthology North Planned Development			
	A: Commercial Planning Area	B: Planning Area 16 & 17 Commercial	C: Planning Area 15 Commercial & Mixed Use	D: Planning Area 18 Commercial	E. Open Space, Parks and Trails
Desired Character	- Envisioned as a neighborhood commercial development that is welcoming, smaller-scaled and includes spaces where the community can gather. - Commercial retail pad sites may be located along the arterial road frontages, with less intense commercial uses located interior to the site. - Residential neighborhoods may have a transitional buffer from commercial development as envisioned in the Parker Development Design Standards.	- Envisioned as drive-home oriented commercial/retail uses along the Hess Road frontage. - Dendritic site design may create opportunities to activate and connect these planning areas to the future Oak Gulch Regional Trail.	- Envisioned as a mixed-use neighborhood (with a town center urban design), master-planned as a destination with a variety of commercial, residential uses that interact with open space. - No less than one-third of developable land will be commercial uses. - The interior portion of the site may be vertical mixed-use with residential units on upper and commercial retail and service-oriented uses on the ground floor. - Horizontal mixed-uses are acceptable and may be integrated into a town center design. - As a requirement of the Annexation Agreement, future residential development will have a 100-foot buffer from Chambers Road.	- Envisioned as a regionally-focused commercial area with substantial retail that may include a grocery store anchor, and open shopping areas with retail located along the Hess Road frontage. - May serve as a commercial destination serving multiple neighborhoods in southwest Parker and the traveling public. - Future commercial development may have a relationship with Great Plain Way, open space areas and the future Oak Gulch regional trail system. - Residential buffers along the western portion of the site may serve as a transition between commercial and residential uses.	- Future development may orient and connect to Oak Gulch as a focal point or spine with trail connections, park and open space nodes, and north-south connections for bicycle/ pedestrian mobility between major roadway crossings. - Open space may be activated through the Oak Gulch Regional Trail system which will connect to the regional network of trails, Reuter-Hess Reservoir open space and neighborhood parks.
Public Realm Design	- The public realm may be enhanced with streetscapes, landscaping, sidewalks and bikeways, and outdoor dining patio areas. - Corners of Chambers and Hess Roads may be prominent with additional attention given to high quality urban design and appropriate commercial uses such as retail shop space and/or restaurant(s).	- The public realm may be composed of enhanced streetscapes, landscaping, sidewalks, and bikeways. Outdoor public spaces may feature street furniture and dining/patio areas. - Corners of Hess Road and Chambers Road, and Hess Road and Jordan Road may be given prominence with high quality urban design and appropriate commercial uses that require high visibility.	The public realm and pedestrian character may be enhanced for walking and biking through the area and to destinations with convenient pedestrian/ bicycle connectivity to the future Oak Gulch Regional Trail and the future middle/high school campus.	- The public realm may include enhanced streetscapes, landscaping, sidewalks, bikeways and outdoor dining/patio areas and plaza space. - Emphasis may be placed on upgraded urban design along Oak Gulch and the corners of Hess Road with Chambers Road and Great Plain Way.	- Oak Gulch Regional Trail and the supporting trail system may include outdoor amenities such as outdoor furniture and way-finding signage that provides direction to parks, open space areas, and the trail system. - A trail head is planned for the northeast corner of Planning Area 15 which may provide access to the Oak Gulch Regional Trail.
Desired Land Uses	- A mix of community-serving commercial retail, services, and professional office with a transitional buffer (enhanced landscaping) from commercial uses to existing single-family homes. - Auto-oriented uses may be located along the periphery of the site along the Chambers and Hess Road frontages. - Typical uses may include restaurants, a coffee shop, multi-tenant retail shops, bank and small office buildings.	- Land uses may consist of a mix of community-serving commercial retail, services and professional office. - Commercial uses may take advantage of the adjacency to the Oak Gulch open space are highly encouraged. - Typical uses may include inline retail, commercial services, office space, bank, convenience/gas station and restaurants.	- Land uses may be composed of a mix of community-serving commercial retail, professional office, commercial services, and residential uses. - Vertical mixed use is preferred, however, horizontal mixed uses may be acceptable. - Typical uses may include mixed-use multi-story office (three-stories or less) with residential, medical services, a smaller grocery store (specialty), private gym facility and civic uses integrated.	- A mix of community-serving commercial retail and commercial services. - Typical uses may include a grocery store anchor, restaurants, pharmacy, bank, and convenience/gas station and inline retail.	- Preserve open space areas and used for passive and active recreation opportunities. - All parks and open space areas are recommended to be developed and maintained in accordance with the Town's Open Space, Trails and Greenways Master Plan.

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Land Use Concept No. 2

Town of Parker's Design Standard Objectives

Design objectives from the Town's Development Design Standards help to ensure that commercial and mixed-use developments are designed to enhance the visual character of the Town and create pleasant places for all residents and visitors. New commercial and mixed-use development for the study area will:

- Contribute to the character of Parker's Hometown Feel
- Exhibit high quality architectural design and building materials
- Have accessible and usable outdoor public gathering spaces that promote a sense of community; and
- Ensure new development is designed for pedestrians and cyclists.

Intent Statement

The intent of Land Use Concept #2 is to provide a long-term vision for the development of large-scale commercial, mixed-use, and single-family attached residential uses within a neighborhood-oriented environment. Commercial and mixed-uses are intended to serve the functions of the surrounding neighborhoods, with an emphasis on high quality architecture, streetscape and urban design to ensure pedestrian walkability and compatibility with the neighborhoods. The single-family attached residential development will offer the opportunity for senior living and additional residential housing options.

Summary

Land Use Concept #2 presents an opportunity to further guide future development of land around the Chambers and Hess Roads intersection into a successful mixed-use Community Center Character Area as envisioned in the Master Plan. Within this land use scenario, commercial development is concentrated at key intersection corners and major street frontages. Mixed-use developments will be concentrated along the interior portion of the Anthology North Planning Area 15 framing Oak Gulch, and a portion of South Chambers Road and Jordan Road. Grocery-anchored commercial development will be concentrated within Anthology North Planning Area 18 with commercial retail uses along the Hess Road frontage. The Douglas 234 Planning Area will include single-family attached residential use, but still retain over 51 percent of the area as commercial uses. Commercial uses in the Douglas 234 Planning Area will be located adjacent to Hess Road and Chambers Road.

Legend:

- Important Corners
- Enhanced Screening
- Commercial Use
- Mixed-Use
- Open Space
- Open Space Trail
- Points of Access
- Residential Roadway Buffer Applies to residential subdivisions adjacent to highways, principal arterials and collector roadways

Map Labels:

- Roundabout
- S. Chambers Rd.
- Buffer Between Uses
- Note: Future traffic analysis will be required to mitigate impacts to existing subdivisions.
- SFA 5.5 AC.
- Douglas 234 14 AC.
- Commercial 8.7 AC.
- Right-in Right-out
- Hess Rd.
- Future Signal
- PA16/17 16.5 AC. Commercial
- Right-in Only
- Proposed Oak Gulch Regional/Community Trail
- PA 18 29 AC. Commercial
- Right-in Right-out
- Full Movement
- PA 15 36 AC. Commercial
- Neighborhood - Focused Mixed Use
- Neighborhood - Focused Mixed Use
- N-S ped/bike access at intersections and throughout PA-15
- Neighborhood - Focused Mixed Use
- Neighborhood - Focused Mixed Use
- Right-in/Right out
- Jordan Rd.
- Douglas County School District Future Middle/High
- Full Movement
- Future Signal
- Future residential-up to 281 Units (14 DU/per Acre.)
- Zoned Future Open Space
- Important Relationship with screening
- Potential Access/Connectivity (Not listed in traffic study)
- Zoned Future Open Space
- Future Residential - up to 401 units (14 DU/per acre)
- Important Relationship with screening
- Zoned Future Open Space
- Future Signal
- Full Movement
- Zoned Future Open Space

Notes:

- Note: Heat map is a graphics representation of layout density.
- Note: Future traffic analysis will be required to mitigate impacts to existing subdivisions.

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Land Use Concept No. 2 – Land Use Characteristics

Douglas 234 Planned Development		Anthology North Planned Development			
A: Commercial Area		B: Planning Area 16 & 17 Commercial	C: Planning Area 15 Commercial & Mixed Use	D: Planning Area 18 Commercial	E. Open Space, Parks and Trails
Desired Character	▪ Envisioned as a mixed-use neighborhood commercial development with at least 51 percent of the land area devoted to commercial uses and the balance as single-family attached residential uses. The commercial portion may focus on uses that will serve community needs of multiple neighborhoods. ▪ Retail pad development may be best suited along the Chambers Road and Hess Road frontages. Auto-oriented commercial uses may be limited due to the access and connectivity constraints through site, as well as site adjacency to residential development. ▪ Future residential uses for the interior portion of the site may include single-family attached housing products such as townhomes and paired homes; with a pocket park, enhanced public realm, and pedestrian walkability. Residential neighborhoods may have a transitional buffer from commercial development.	▪ The commercial frontage may be best suited to drive-home oriented retail. ▪ Dendritic site design may create opportunities to activate and connect the site to the future Oak Gulch Regional Trail.	▪ Envisioned as a mixed-use neighborhood (with a town center urban design), that is master-planned as a destination with a variety of commercial, residential uses that interact with parks/open space. ▪ No less than one-third of the developable land will be developed for commercial use. ▪ Vertical mixed-use (three stories or less) is envisioned to be located on the interior of the site with residential units on the upper floors, and commercial retail and service-oriented uses on the ground floor. ▪ Horizontal mixed-uses are acceptable and may be integrated into a town center design. ▪ As a requirement of the Annexation Agreement, future residential development will have a 100-foot buffer from Chambers Road.	▪ Envisioned as a regionally-focused commercial area with substantial retail that may include a grocery store anchor, and open shopping areas with retail located along the Hess Road frontage. ▪ May serve as a commercial destination serving multiple neighborhoods in southwest Parker and the traveling public. ▪ Future commercial development may have a relationship with Great Plain Way, open space areas and the future Oak Gulch Regional Trail system. ▪ Residential buffers along the western portion of the site may serve as a transition between commercial and residential uses.	▪ Future development may orient and connect to Oak Gulch as a focal point or spine with trail connections, park and open space nodes, and north-south connections for bicycle/pedestrian mobility between major roadway crossings. ▪ Open space areas may be activated through the Oak Gulch Regional Trail system which will connect to the regional network of trails, Reuter-Hess Reservoir open space and neighborhood parks.
	▪ The public realm may be enhanced with streetscapes, landscaping, sidewalks, bikeways, and outdoor dining patio areas. ▪ Corners of Chambers and Hess Roads may be prominent with attention given to high quality urban design and appropriate commercial uses such as retail shop space and/or restaurant(s).	The public realm may be composed of enhanced streetscapes, landscaping, sidewalks, and bikeways. Outdoor public spaces will feature street furniture and dining/patio areas. ▪ Corners of Hess Road and Chambers, and Hess Road and Jordan Road may be given prominence with high quality urban design and appropriate commercial uses that require high visibility.	The public realm and pedestrian character may be enhanced for walking and biking through the area and to destinations, with convenient pedestrian /bicycle connectivity to the future Oak Gulch Regional Trail and the future middle/high school campus.	▪ The public realm may include enhanced streetscapes, landscaping, sidewalks, bikeways and outdoor dining area and plaza. ▪ Emphasis may be placed on upgraded urban design along Oak Gulch and the corners of Hess Road and Chambers Road, and Hess Road and Great Plain Way.	▪ Oak Gulch Regional Trail and the supporting trail system may include outdoor amenities such as outdoor furniture and way-finding signage that provides direction to parks, open space areas, and the trail system. ▪ A trail head is planned for the northeast corner of Planning Area 15, which may provide access to the Oak Gulch Regional Trail.
	▪ A mix of community-serving commercial retail, services, and professional office with a transitional buffer (enhanced landscaping) from the commercial uses to the existing single family homes. ▪ Auto-oriented uses may be located along the periphery of the site along the Chambers and Hess Road frontages. ▪ Typical uses in this area may include restaurants, coffee shop, multi-tenant retail shops and small office buildings.	▪ Land uses may consist of a mix of community serving commercial retail, services, and professional office. Uses that can take advantage of the adjacency to the Oak Gulch Open Space are highly encouraged. ▪ Typical uses may include inline retail, commercial services, office space, bank, convenience/gas station and restaurants.	▪ Land uses may consist of a mix of community serving commercial retail, services, professional office and residential land uses. ▪ Vertical mixed use is preferred, however, horizontal mixed uses may be acceptable. ▪ Typical uses may include multi-story office (three-stories or less) with a residential component, medical services, a smaller grocery store (specialty), private gym facility, and civic uses integrated within the mixed use environment.	▪ A mix of community-serving commercial retail and commercial services that may serve multiple neighborhoods. ▪ Typical uses may include a grocery store anchor, restaurants, pharmacy, bank, and convenience/gas station and inline retail.	▪ Open space areas may be preserved and used for passive and active recreation opportunities. ▪ All parks and open space areas may be developed and maintained in accordance with the Town's Open Space, Trails and Greenways Master Plan.

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RECOMMENDATIONS

Recommendation No. 1 - Enhance Urban Design

It is recommended that commercial and mixed-use developments include the following urban design features:

Enhanced Streetscapes

Walkable streetscapes that may complement the surrounding neighborhoods and encourage nearby residents to walk and bike to services



Architectural Design and Layout

Site layout, building orientation, and building design that meet the Town's Development Design Standards with a priority on design standards for natural features, views and pedestrian and bicycle connections



Transition Buffers

New development may integrate buffers to transition commercial areas from existing residential areas, and auto-oriented uses such as gas stations and drive-through features



Connectivity to Open Space

Commercial and mixed-use developments may integrate pedestrian and bike pathways to create seamless and easy connections to the Oak Gulch Regional Trail system, open space and neighborhood parks



Recommendation No. 2 – Activate Important Corners

It is recommended that important corners serve as gateway entrances to this Community Center. Development may activate these areas by using enhanced landscaping, decorative walls, place-making signage, architectural features and other design tools to create a sense of arrival, quality and place. The following important corners were identified in this Plan:

1. Chambers and Hess Road Intersection



4. Chambers Road and Red Sky Drive



2. Future Chambers Road and Great Plain Way Intersection



3. Future Jordan Road and Great Plain Way Intersection



Recommendation No. 3 – Consider Future Zoning Amendments

Future Zoning Amendment Considerations for Douglas 234 PD and Anthology North PD in Coordination with the Property Owners

In coordination with the property owners and through the Town's required public process to amend zoning, the following recommendations outline proposed amendments to existing zoning in the Douglas 234 and Anthology North Planned Developments to better align with the Master Plan and this Plan.

3.A - Amend Commercial Uses

1. Commercial uses are recommended to align with the Community Center Character Area as outlined in the Master Plan, and may include destination uses and commercial uses that serve multiple neighborhoods. Example commercial uses may include convenience shopping, with a higher intensity of retail uses located along arterial roadway frontages of Chambers Road, Hess Road, Great Plain Way, and Jordan Road.
2. Less intense commercial uses that generate less traffic and parking are recommended to transition into mixed-use developments, residential, and open space areas.

3.B - Amend Mixed-Uses

1. Mixed-uses are recommended to align with the Community Center Character Area as outlined in the Master Plan, integrating destination-type and multiple-neighborhood serving commercial uses that provide opportunities for working, living, and shopping; with pedestrian-oriented design and gathering spaces.
2. It is recommended that buildings be oriented towards Oak Gulch and other open space areas as well as street frontages.
3. Residential units are recommended to be located on upper floors of vertical mixed-use buildings, with opportunities for senior living and a variety of housing options.



Neighborhood-Serving Commercial Developments

- Mixed-use building with residential and commercial uses
- Neighborhood-serving commercial uses
- Access to bike and walking trails



3.C - Amend Anthology North Planning Area 15

1. Recommend Anthology North Planning Area 15 be rezoned to include a new planning area that consists of a minimum of one-third of developable land for commercial use, with the balance rezoned as Neighborhood Mixed-Use.
2. Context sensitive land uses adjacent to a public school setting are recommended for commercial and mixed-use developments in Anthology North Planning Area 15.

Neighborhood-Serving Commercial Development Considerations:

- Context-sensitive land uses near school areas
- Dendritic design concepts
- High quality single-family attached housing

3.D - Amend Anthology North Planning Area 16

1. Recommend consolidating Anthology North Planning Area 16 with Anthology North Planning Area 17 into one larger commercial planning area that fronts Hess Road.
2. A small portion of Anthology North Planning Area 16 (located at the corner of Hess Road and the future south extension of Jordan Road) is recommended to be rezoned as open space.
3. Recommend that all portions of floodplain be delineated within the Anthology North Open Space Planning Area.

3.E – Amend Anthology North PD Zoning Map

1. Recommend the Anthology North PD Zoning Map be amended to align with the future dendritic design.

3.F – Amend Douglas 234 PD Zoning

1. For Land Use Concept No. 1, recommend that the Douglas 234 Planning Area remain at 100 percent commercial use.
2. For Land Use Concept No. 2, recommend rezoning the Douglas 234 Planning Area to allow for new single-family attached housing while retaining at least 51 percent of the land devoted for commercial uses, and that commercial uses be located along the Hess Road and South Chambers Road frontages.

