



PLANNING COMMISSION MEETING

7:00 P.M.
October 29, 2020

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

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

- VIRTUAL PUBLIC PARTICIPATION: VIA ZOOM WEBINAR

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

- PUBLIC VIEWING ONLY: FACEBOOK LIVE

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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

5. APPROVAL OF MINUTES

October 22, 2020 Meeting Minutes

6. PUBLIC HEARINGS

A. ANTHOLOGY NORTH - Planned Development Amendment No. 2

Applicant: PCS Group
Location: Generally located on the south side of Hess Road
between Chambers Road and Motsenbocker Road
Department: Community Development, BrieAnna Simon
TRAKiT No.: Z20-002

**B. DOUGLAS 234 FILING 6 - Minor Development Plat (Continued from
October 22, 2020)**

Applicant: RICK Engineering Company
Location: Generally located on the northeast corner of
Chambers Road and Hess Road
Department: Community Development, BrieAnna Simon
TRAKiT No.: SUB20-002

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

9. ADJOURNMENT



PLANNING COMMISSION MINUTES

October 22, 2020

Chair Gary Poole called the meeting to order at 7:00 p.m.

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

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the October 8, 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.

RESOLUTION NO. 20-054 - A Resolution to Adopt the Town of Parker, Colorado, Three-Mile Area Plan

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Carolyn Washee-Freeland

Carolyn Washee-Freeland, Planner, presented the staff report for the 2020 Three-Mile Area Plan. Ms. Freeland concluded with the determinations in staff’s report and recommended the Planning Commission recommend Town Council approve the 2020 Three-Mile Area Plan.

Planning Commissioners had no questions for staff.

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PLANNING COMMISSION DISCUSSION

All the Commissioners agreed that the update was straight-forward; keeps the Town in compliance; reflects the changes that have occurred in the last year and provides new maps.

Commissioner John Howe moved the Planning Commission recommend Town Council Adopt the Town of Parker's 2020 Three-Mile Area Plan. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:13 P.M. MACLACHLAN PROPERTY FILING 1 LOT 1 -USE BY SPECIAL REVIEW FOR 9855 PARKER LLC/INSPIRE ANIMAL HOSPITAL

Applicant: Ben Swanson /Jamie Saliman, Josh Saunders
Location: Generally located on the north side of Lincoln Avenue, between Dransfeldt Road and Parker Road
Department: Community Development, Carolyn Washee- Freeland
TRAKiT No.: Z20-009

Carolyn Washee-Freeland, Planner, presented the staff report for the Maclachlan Property Filing 1 Lot 1 – Use by Special Review for 9855 LLC/Inspire Animal Hospital request. Ms. Washee-Freeland concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the Use by Special Review request, as conditioned in staff's report.

Commissioner Erik Frandsen disclosed that he has a professional relationship with the owner of the building and recused himself from the hearing. All Commissioners concurred with that action.

Commissioners discussed with staff and the applicant:

- if any concerns regarding noise have been received; (*Staff said no public comments regarding noise have been received; the applicant will be mitigating noise through their operations and site plan materials.*)
- if the proposed site shares a common wall with Murdoch's; (*Staff said there is a common wall; the applicant said the common wall is cement blocks; prohibiting sound transmission from the vet clinic.*)
- to confirm there is only one wall between the two businesses; (*The applicant said there are two block walls between the two businesses.*)
- if the wall where surgeries will be performed will be sound-proofed; (*The applicant said a demising wall will be constructed with an STC-55 sound rating.*)
- if surgical patients will stay overnight; (*The applicant said there will be no overnight boarding of animals.*)
- the schedule for outdoor waste removal; (*The applicant said outdoor waste will be immediately removed and disposed in a lid-sealed container.*)

- the additional veterinarian certification process; *(The applicant said the certification program provides a low stress environment through handling animals in a less stressful manner during restraint and through behavioral modifications.)*
- the effect on future development sites to the south of the proposed animal hospital; *(Staff said it is not anticipated that there will be any negative effects to future commercial development, as the use aligns with the Parker 2035 Master Plan.)*
- the proposed site is at a busy intersection that shouldn't have any impacts on adjacent businesses, unless there are concerns from outside agencies; *(Staff said the outside agencies' comments approved the use; additional outside agency referrals will be sought as part of the site plan process.)*

APPLICANT PRESENTATION

None

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

None

PUBLIC COMMENT CLOSED

Commissioner Richard Foerster asked if animal day care would be provided in addition to medical care. The applicant said there will be no provision of animal day care; the use is strictly for medical care.

PUBLIC HEARING: CLOSED: 7:31P.M. P.M. MACLACHLAN PROPERTY FILING 1 LOT 1 -USE BY SPECIAL REVIEW FOR 9855 PARKER LLC/INSPIRE ANIMAL HOSPITAL

PLANNING COMMISSION DISCUSSION

Planning Commissioners agreed the request:

- has no overall negative impacts in the area
- is a use that is needed
- meets the nine criteria for approval
- needs to fulfill the eight conditions for approval
- will fill a vacancy
- the location may be mutually advantageous to both the vet hospital and the adjacent Murdoch's

Commissioner John Howe moved to recommend Town Council approve the Maclachlan Filing 1 Lot 1 – Use by Special Review request for a Veterinary Hospital to allow up to 100 percent of the building to be used for a veterinary hospital facility, with up to 3,700 square-feet of indoor space and 400 square-feet of an outdoor fenced area located in the rear of the building, subject to the eight (8) conditions contained in staff’s report. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: DOUGLAS 234 FILING 6 - Minor Development Plat (To be Continued to October 29, 2020)

Applicant : RICK Engineering Company

Location: Generally located on the northeast corner of Chambers Road and Hess Road

Department: Community Development, BrieAnna Simon

TRAKiTNo.: SUB20-002

Chair Gary Poole called for a motion to continue the Douglas 234 Filing 6 – Minor Development Plat to October 29, 2020)

Commissioner John Howe moved the Planning Commission continue the Douglas 234 Filing 6 – Minor Development Plat to October 29, 2020. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Reminder:

- Planning Commission meeting on October 29, 2020; no training prior to the meeting
- November 12, 2020 Planning Commissioner training, prior to the meeting, on: Site Plans, Greater Downtown District and My Mainstreet.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 10/29/2020

Town Council Date: 11/16/2020

Hearing Type: Public Hearing
ANTHOLOGY NORTH - Rezoning
TRAKiT No(s): Z20-002

Location: Generally located on the south side of Hess Road
between Chambers Road and Motsenbocker Road

Project Planner: BrieAnna Simon, Associate Planner

Applicant: John Prestwich, PCS Group

Executive Summary: The applicant, PCS Group, is requesting an amendment to the Anthology North Planned Development (PD) to adjust Planning Area boundaries to reflect a dendritic design, amend lot size requirements and to implement a partial waiver resolution requirement to add commercial zoning.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the requested Anthology North Planned Development rezoning."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the requested Anthology North Planned Development rezoning, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the requested Anthology Planned Development rezoning as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the requested Anthology North Planned Development rezoning to a future date."

I. BACKGROUND/DISCUSSION

The subject property is generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road. The site is currently undeveloped and is directly adjacent to the current, under development, site to the south (Looking Glass), Douglas 234 residential and commercial development to the north, and the Anthology residential development to the east.

The applicant, PSC Group, is requesting the approval of a zoning amendment to the Anthology North PD. Specifically, the applicant is requesting the following changes:

Planning Area Boundary Amendment:

The applicant is requesting to amend these Planning Area boundaries to support improved subdivision design. Specifically, the driving force behind their subdivision layout is called “Dendritic Design”. Dendritic design is a way of planning a subdivision layout in order to respond to natural features (floodplains, drainage ways, topography, etc.) in a way that incorporates those natural features into the subdivision design as opposed to ignoring or removing the natural features that are present. It is important to note that while the Planning Area boundaries are proposed to be reconfigured, there is no increase in the overall number of units that are currently entitled in these Planning Areas and the applicant is proposing an increase in the open space of roughly 40 acres.

Lot Standards Revisions:

Revise lot size standards to accommodate market demand for attached housing types. The current PD contemplates a standard minimum lot size of 2,500-square feet for single-family attached residential products. These lot sizes are too large for typical single-family attached (townhome) and duplex (paired home) development, therefore, the applicant is proposing a minimum lot size of 1,200-square feet for a single-family attached and duplex residential product. The requested lot standards are common lot sizes for these types of home products and are consistent with other lot size requirements for similar home products in the Town.

Partial Waiver Resolution Compliance:

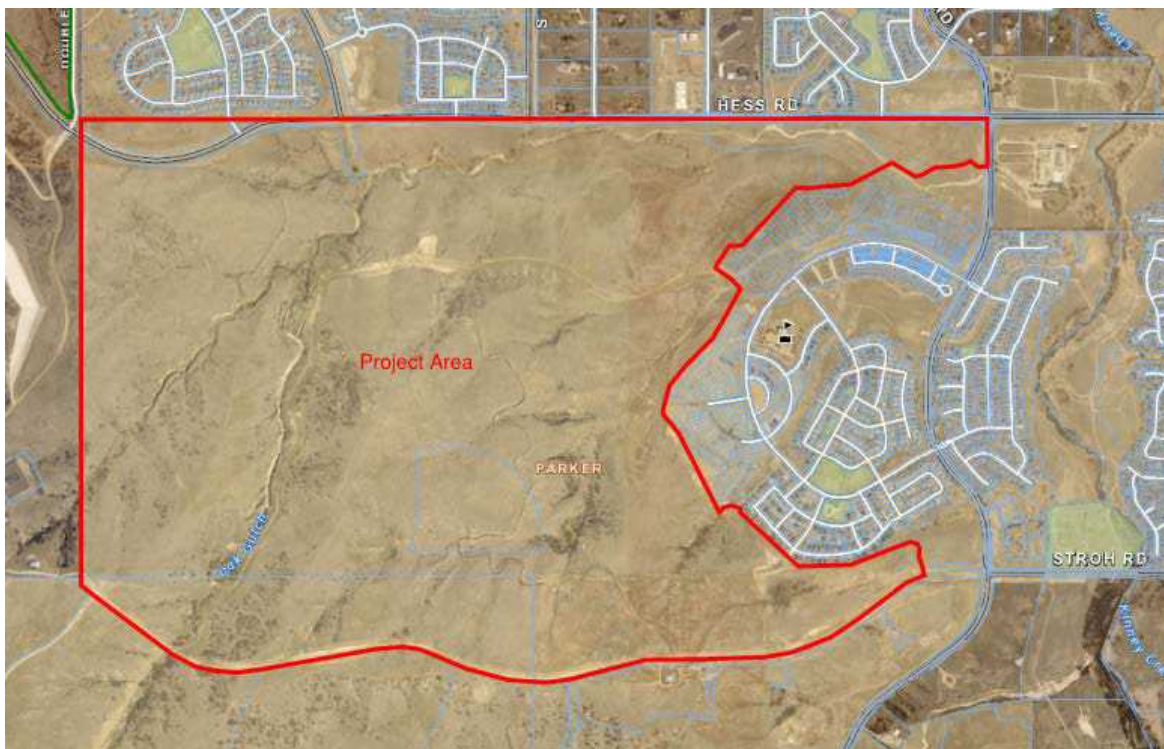
In May of 2019, the Town Council approved a Partial Waiver Resolution to allow the applicant to defer specific submittal requirements generally required during the submittal of a sketch and preliminary plan in order to allow the applicant to phase the sketch and preliminary plans for the 1,200 acres Anthology North property into three segments. The Partial Waiver Resolution allowed the applicant to defer the submittal of detailed documents for Segment 2. Town Council approved this request subject to certain developer obligations.

- One of those obligations was to process a PD zoning amendment to ensure that one-third (1/3) of the total developable area of Planning Area 15 be zoned from Mixed Use to a Planning Area that only allow for commercial uses. The requirement for one-third (1/3) of Planning Area 15 to be developed for commercial uses was borne out of the Town of Parker 2035 Master Plan language for Neighborhood Centers.

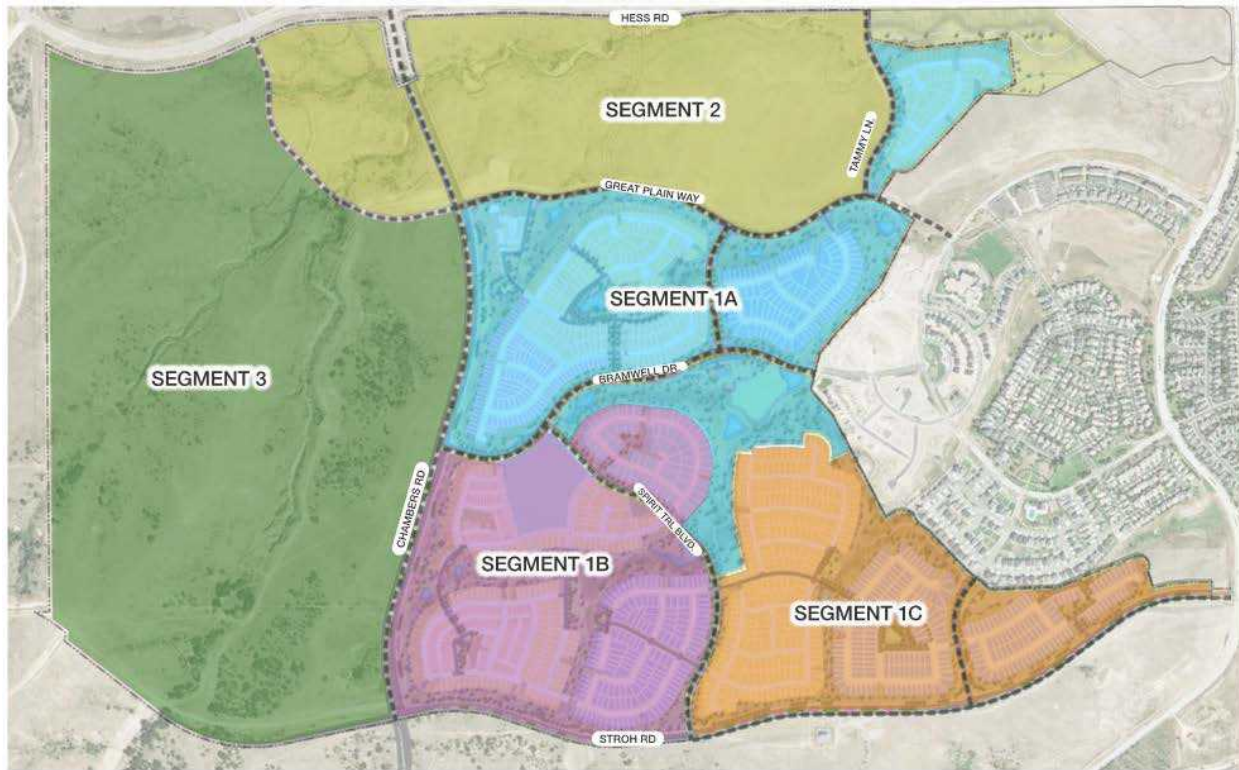
This language states; *“In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use.”* The intent of this language is to ensure that there is meaningful commercial development within identified Neighborhood Centers. This will ensure commercial services are available to current and future residents of the Town while helping to maintain the fiscal health of the Town. One-third (1/3) of the total area of Planning Area 15 is roughly 14 acres that will be rezoned to strictly for commercial uses.

- The second obligation to be partially addressed with the rezoning process is the requirement for the Parks, Trails and Open Space Master Plan (to be developed in both Segment 1 and 2). The Partial Waiver Resolution allowed the applicant to defer details on the associated parks, trails and open space for Segment 2 until there is proposed development for Segment 2. The applicant has provided detail analysis of the parks, trails and open space amenities located within Segment 1. The Anthology North Parks, Trails and Open Space Master Plan shows compliance with the requirements outlined in the Partial Waiver Resolution and the new parks standards adopted by the Town on October 19, 2020.

Vicinity Map



Segment 1 Project Area



PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) as Stroth Ranch and zoned for a variety of residential and commercial uses.
2003	The Hess Ranch property to the south and west was voluntarily annexed by the Town (Ordinance 2.140) and zoned as PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed SunMarke.
2008	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed Anthology.
2015	The current PD-Planned Development zoning was a split of the original larger Anthology PD into the Hess Ranch PD and the Anthology North PD and was approved by Town Council and allowing for a variety of residential and commercial uses.

II. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Anthology North Planned Development		
Master Plan Area	Medium/Low-Density Residential		
Site Acreage	1,207.9 acres		
Subdivision	Anthology North (under review)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single-family detached residential units, 14 acre commercial site and Town of Parker Public Works Operations Center
South	Low Density Residential	PD - Planned Development	Undeveloped (Hess Ranch_
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Single-family attached and detached residential units
West	Douglas County	Douglas County Zoning	Reuter-Hess Reservoir site

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Land Use 1.B</u> <u>Land Use 1.D</u> <u>Land Use 1.E</u> <u>Land Use 1.F</u> <u>Land Use 1.G</u> <u>Land Use 1.H</u> <u>Land Use 1.I</u> <u>Housing and Neighborhoods 2</u>

	Housing and Neighborhoods 2.A Housing and Neighborhoods 5 Housing and Neighborhoods 5.A Natural Resource Protection 1 Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 1.C Natural Resource Protection 2 Natural Resource Protection 2.A Natural Resource Protection 2.C Natural Resource Protection 2.D Natural Resource Protection 4.B Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.F Natural Resource Protection 4.G Natural Resource Protection 4.H Natural Resource Protection 4.I Open Space and Recreation 1 Open Space and Recreation 1.A Open Space and Recreation 2 Open Space and Recreation 2.A Open Space and Recreation 3 Open Space and Recreation 3.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for medium density residential uses per the General Land Use Plan. The proposed amendments to the Anthology North PD will facilitate the development of single-family attached and detached homes in accordance with the medium density residential designation for the entirety of Segment 1 of the Anthology North property. The proposed zoning amendment does not increase the number of approved dwelling units from the existing zoning.

IV.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	Current	Proposed	Analysis
Setbacks	Based on the Planning Area designation and the type of residential development that is proposed.	No change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Lot Size	Single Family Detached Homes - 3500 sqft Zero Lot Line – 2500 sqft Duplex - 2500 sqft Patio Home – 2000 sqft Townhome Dwelling Unit - 2500 sqft	Single Family Detached Homes - 3500 sqft Zero Lot Line – 2500 sqft Duplex - 1200 sqft Patio Home – 2000 sqft Townhome Dwelling Unit – 1200 sqft	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Units Per Acre	A maximum of 3,305 units are allowed per the zoning.	No Change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	a. Single Family Detached Dwelling Units. b. Zero Lot Line Dwelling Units. c. Duplex,. d. Townhome Dwelling Units including Single Family Attached, Tri-Plex, and Four-Plex Dwelling Units, Semi-detached Dwelling Units and Live/Work Dwelling Units. e. Age restricted senior dwellings. f. Assisted and/or Independent Living. g. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area. h. Attached or detached private garages.	No Change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A

	i. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code. j. Open Space. k. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails. l. Places of religious assembly.		
Height/Stories	40-feet	No Change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Staff Analysis	The request to amend certain lot standards in the Anthology North PD is consistent with the uses that are allowed in the Development Guide. The requested amendments simply allow for the construction of home types that are permitted by the zoning and currently in demand in the market place.		

VI. DESIGN REVIEW

N/A. There is no design review associated with a rezoning application.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Anthology North development will be served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, will be constructed to connect these two arterial streets. The Stroh Road and Chambers Road extensions provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Anthology North are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development as it has been contemplated in the approved Planned Development since 2015.

VIII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response:

This PD Amendment request is primarily being driven by modifications to the planning to incorporate the natural drainages in a dendritic manner.

Staff Analysis:

The rezoning is needed to fulfill the obligations of the Partial Waiver Resolution ensuring one-third of the total developable area in Planning Area 15 (Segment 2) will be developed for commercial purposes. Additionally, the applicant is fulfilling the obligation of providing a Parks, Trails and Open Space Master Plan that complies with the annexation agreement and the new park requirements.

In addition, the request to amend the Anthology North PD is implementing a dendritic design. In an effort to ensure that natural features are incorporated into the subdivision design, the Planning Area boundaries need to be revised. Lastly, the rezoning will create minimum lot standards for townhome and duplex residential products and rezone an area to allow for residential uses where the Planning Area is too constrained to feasibly develop the Planning Area for commercial uses.

Based on this analysis, the proposal meets this criterion.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant's Response:

This PD Amendment request will not modify the overall land uses.

Staff Analysis:

The requested rezoning will not change the allowed uses within the overall PD nor will the total number of allowable residential units change. The subject property is the correct site for this rezoning request because there are significant features that are unique to this property that are proposed to be either preserved or incorporated into the subdivision layout through dendritic design. This could not be achieved without the modification of Planning Area boundaries.

The change to the lot standards is necessary in order to accommodate reasonable development of types of the residential uses allowed by the zoning. The change to C-Commercial and MU Mixed-Use for Planning Area 15 is based on the analysis completed with the Partial Waiver Resolution. The assurance of commercial development in Planning Area 15 is necessary as this was a condition of the Partial Waiver Resolution approved by Town Council.

Based on this analysis, the proposal meets this criterion.

3. There has been an error in the original zoning; or

Applicant's Response:

There was not an error in the original zoning, the general open space corridors were conceptual at the time the original zoning was put in place, maintaining the drainages in a more natural condition dictate the change in the planning areas.

Staff Analysis:

There has been no error in the original zoning. Therefore, this criterion has been met.

4. There have been significant changes in the area to warrant a zone change.

Applicant's Response:

This PD Amendment request is primarily being driven by changes to the open space corridors to maintain the more natural drainage corridors that warrant the change to this PD.

Staff Analysis:

The existing zoning for the subject property was approved in 2015, but many of the lot standards have not changed since the site was rezoned in 2003. Over the course of the last 16 years, the market demands for housing have changed and led to a need to amend the lot standards in this Planned Development.

In 2019, the Hess Ranch amended typical single-family attached (townhome) and duplex (paired home) development to reduce the minimum lot size. The requested lot standards are similar to those request in this amendment and are consistent with other lot size requirements for similar home products in the Town. Additionally, new residential development has occurred on the south side of Stroh Road (i.e., Hess Ranch) and the east side of Crowfoot Valley Road (i.e., Trails of Crowfoot) with current 2019 approved PD standards. Therefore, in order to create consistent development standards in this area of Town, it is necessary to modify the lot standards in the Anthology North PD.

The applicant desires, and staff supports, a dendritic design of the subdivision as opposed to a more traditional approach. This represents a change in the fundamental approach to the development of the property and would not be able to be accomplished without amending the Planning Area boundaries.

Finally, Town Council approved a Partial Waiver Resolution to allow the applicant to defer certain submittal requirements for Segment 2 of the Anthology North development. As a condition of this approval, the applicant is required to process this zoning request to ensure that one-third (1/3) of the developable area for Planning Area 15 is zoned strictly for commercial uses. The requested zone change for Planning Area 15 is a result of the site's existing natural features. Planning Area 15 rezone represents the viable commercial land.

Based on this analysis, this criterion has been met.

5. Adequate circulation exists and traffic movement would not be impeded by development.

Applicant's Response:

This PD Amendment request will aid in regional traffic movement through the extension of Chambers and Stroh Road, the overall development number of units, the amount of park and open space are increasing with this proposal.

Staff Analysis:

The Town of Parker Public Works/Engineering Department has reviewed and approved the traffic analysis that was provided by the applicant. The applicant has agreed to dedicate all right-of-way that has been requested by the Town. Additional information related to this analysis can be found in Section VI of this staff report.

Based on this analysis, this criterion has been met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

Applicant's Response:

This PD Amendment request will not change anything that was previously anticipated.

Staff Analysis:

There are no municipal service costs that the Town is not prepared to meet.

Based on this analysis, this criterion has been met.

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant's Response:

This PD Amendment request will not change anything that was previously anticipated, and by keeping the drainages in a more natural condition the environmental impact will be minimized.

Staff Analysis:

There are no known additional environmental impacts associated with the requested rezoning and no referral agencies have indicated any additional environmental impacts.

The implementation of the dendritic design is specifically intended to be sensitive to and incorporate environmental considerations. Therefore, environmental impacts will be reduced with this proposed rezoning.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This PD Amendment request maintains the anticipated land uses and general areas for development and is consistent with the Town Master Plan maps, goals and policies.

Staff Analysis:

As detailed in Section III of this staff report, the proposed zoning amendment is consistent with the Town's Parker 2035 Master Plan.

Based on this analysis, this criterion has been met.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant's Response:

This PD Amendment request maintains all obligations related to impacts and services.

Staff Analysis:

The Parker Water and Sanitation District has indicated an ability to serve the subject property. With the original annexation and zoning, the zoning has set aside one elementary school site and a middle school and high school site. The reservation of these sites and the future dedication of the sites will satisfy the school dedication requirements from the Land Development Ordinance. As a part of the sketch plan and preliminary plans applications for the individual residential lots, staff will evaluate and the applicant will be required to meet all park and open space dedication requirements.

Based on this analysis, this criterion has been met.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
AzTec Consultants	No comments
Town of Parker Building	No comments
Town of Parker Comprehensive Planning	The proposed PD amendment does not conflict with the Parker 2035 Master Plan.
CenturyLink	No comments
Douglas County Planning	No comments
Douglas County Schools	No comments
Fire Life Safety	No comments
IREA	Approved
Town of Parker Engineering	No comments
Town of Parker Police	No comments
Town of Parker Parks and Recreation	Parks, Trails and Open Space Comments have been addressed.
Parker Water and Sanitation	Approved
Public Service Company of Colorado	Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the Anthology North Development Plan Amendment No. 2 and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities. For planning purposes, PSCo requests that 6-foot wide natural gas easements are dedicated within all residential lots along the rights-of-way or otherwise drivable areas (i.e. alleys). For joint trenching and within all tracts along all rights-of-way, PSCo requests minimum 10-foot wide utility easements for all dry utilities including main lines. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect.

X. CONCLUSION

The subject property is generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road. The site is currently undeveloped and is directly adjacent to the Looking Glass site to the south which is currently under development, Douglas 234 residential and commercial development to the north, and the Reuter Hess Reservoir to the east.

The benefits of the approval of the requested Anthology North PD rezoning will be the implementation of a more environmentally friendly dendritic design, the incorporation of more open space than what was initially anticipated in the existing zoning and the assurance that an additional 14 acres (one-third (1/3) of Planning Area 15) will be zoned for and developed as commercial uses.

XI. RECOMMENDED CONDITIONS

None

XII. ATTACHMENTS

1. Project Narrative and Rezoning Criteria Analysis
2. Proposed Development Plan
3. Proposed PD Guide
4. Proposed Partial Waiver Agreement – PA 15
5. Proposed Parks, Trails and Open Space Master Plan
6. Ordinance 3.308.2

Report Approved By: Bryce Matthews, Planning Manager

MARCH 13, 2020
MR. PAUL WORKMAN,
SENIOR PLANNER
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: ANTHOLOGY NORTH — PD Amendment - Approval Considerations

1. A need exists for the proposal;

This PD Amendment request is primarily being driven by modifications to the planning to incorporate the natural drainages in a dendritic manner.

2. The particular parcel of ground is indeed the correct site for the proposed development;

This PD Amendment request will not modify the overall land uses.

3. There has been an error in the original zoning; or

There was not an error in the original zoning, the general open space corridors were conceptual at the time the original zoning was put in place, maintaining the drainages in a more natural condition dictate the change in the planning areas.

4. There have been significant changes in the area to warrant a zone change;

This PD Amendment request is primarily being driven by changes to the open space corridors to maintain the more natural drainage corridors that warrant the change to this PD.

5. Adequate circulation exists and traffic movement would not be impeded by development; and

This PD Amendment request will aid in regional traffic movement through the extension of Chambers and Stroh Road, the overall development number of units, the amount of park and open space are increasing with this proposal.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet;

This PD Amendment request will not change anything that was previously anticipated.

7. There are minimal environmental impacts or impacts can be mitigated;

This PD Amendment request will not change anything that was previously anticipated, and by keeping the drainages in a more natural condition the environmental impact will be minimized.

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

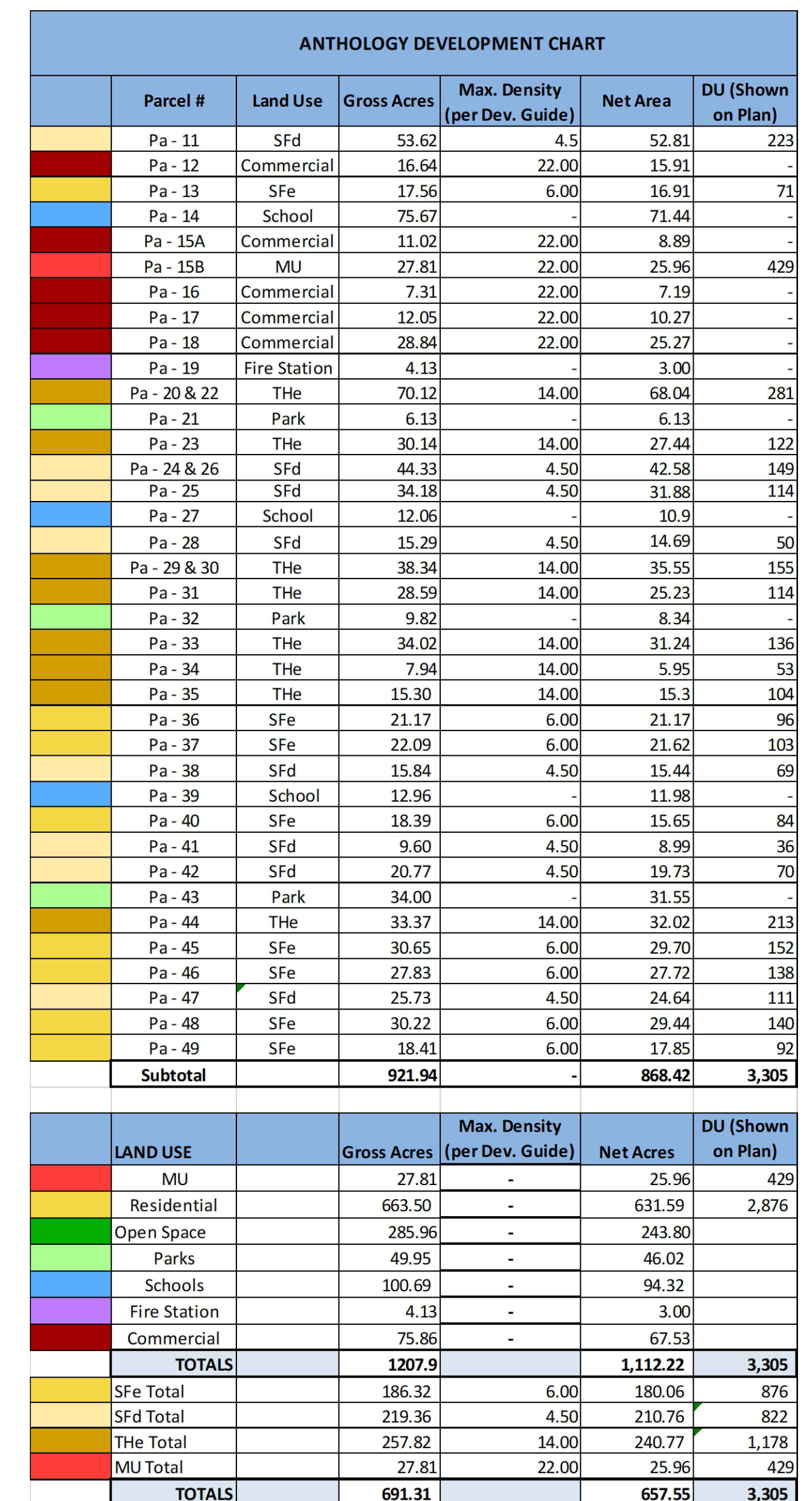
This PD Amendment request maintains the anticipated land uses and general areas for development and is consistent with the Town Master Plan maps, goals and policies.

9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses;

This PD Amendment request maintains all obligations related to impacts and services.

- **NOTES:**
- **The 3,305 TOTAL DWELLING UNIT COUNT INCLUDES PA 11 AND PA 12**
- **"NET ACRES" FOR DU PARCELS EQUALS GROSS ACRES MINUS ROADS, 100' BUFFER ALONG CHAMBERS ROAD AND UTILITY EASEMENTS, AS SHOWN ON THE PLAN.**
- **"NET ACRES" FOR PARKS AND OPEN SPACE EQUALS GROSS ACRES MINUS ROADS, AS SHOWN ON THE PLAN.**
- **ALL TRAILS TO BE OPEN AND ACCESSIBLE TO THE PUBLIC.**
- **ALL PROPOSED COLLECTOR STREETS ARE CONCEPTUAL ONLY. FINAL ALIGNMENTS ARE SUBJECT TO FINAL PARCEL PLANNING AND TRAFFIC ANALYSIS.**
- **CONCEPTUAL TRAIL CONNECTIONS SHALL BE EVALUATED AT THE TIME OF SUBDIVISION PLAN.**
- **GREAT PLAIN WAY FROM HESS ROAD TO CHAMBERS ROAD WILL BE A 3-LANE COLLECTOR.**
- **THE ANNEXATION REQUIREMENT FOR PROVIDING A MINIMUM OF 47.32 ACRES OF DEVELOPED PARK SITES IS SATISFIED WITH 49.95 ACRES.**
- **28.53 ACRES OF OPEN SPACE FROM THE ANTHOLOGY NORTH PD HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER.**
- **THE ANNEXATION REQUIREMENT FOR 240.90 GROSS ACRES OF OPEN SPACE IS SATISFIED WITH 285.27 ACRES PLUS 28.53 ACRES OF OPEN SPACE THAT HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER.**

OEO, LLC
553 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111



	FLOODPLAIN
	COMMUNITY TRAIL WITHIN THE 100' CHAMBERS ROAD SETBACK
	PROPOSED COMMUNITY TRAIL (10' WIDE CONCRETE SURFACE)
	PROPOSED REGIONAL TRAIL (10' WIDE CONCRETE SURFACE)
	ARAPAHOE CANAL TRAIL

W WELL SITE (ACTUAL LOCATIONS TO BE DETERMINED, WELL SITES ARE SUBJECT TO USE BY SPECIAL REVIEW.)

D DETENTION (ACTUAL LOCATIONS TO BE DETERMINED)

County Clerk and Recorder

LOOKING
GLASS
NEIGHBORHOOD

The topographic map shows a section of the Colorado River with the following features:

- Elevation Scale:** 0, 400, 800, 1600 feet.
- Scale:** 1" = 800'.
- North Arrow:** Points towards the top of the map.
- Topography:** The river flows from left to right. The elevation starts at 0 feet on the left, rises to 400 feet, then drops to 800 feet, and finally rises to 1600 feet on the right.

AMENDMENT NO. 2
COUNTY OF DOUGLAS, STATE OF COLORADO
1207.9 ACRES - 3,305 UNITS



0 200 400 800 1600

Scale: 1" = 800'

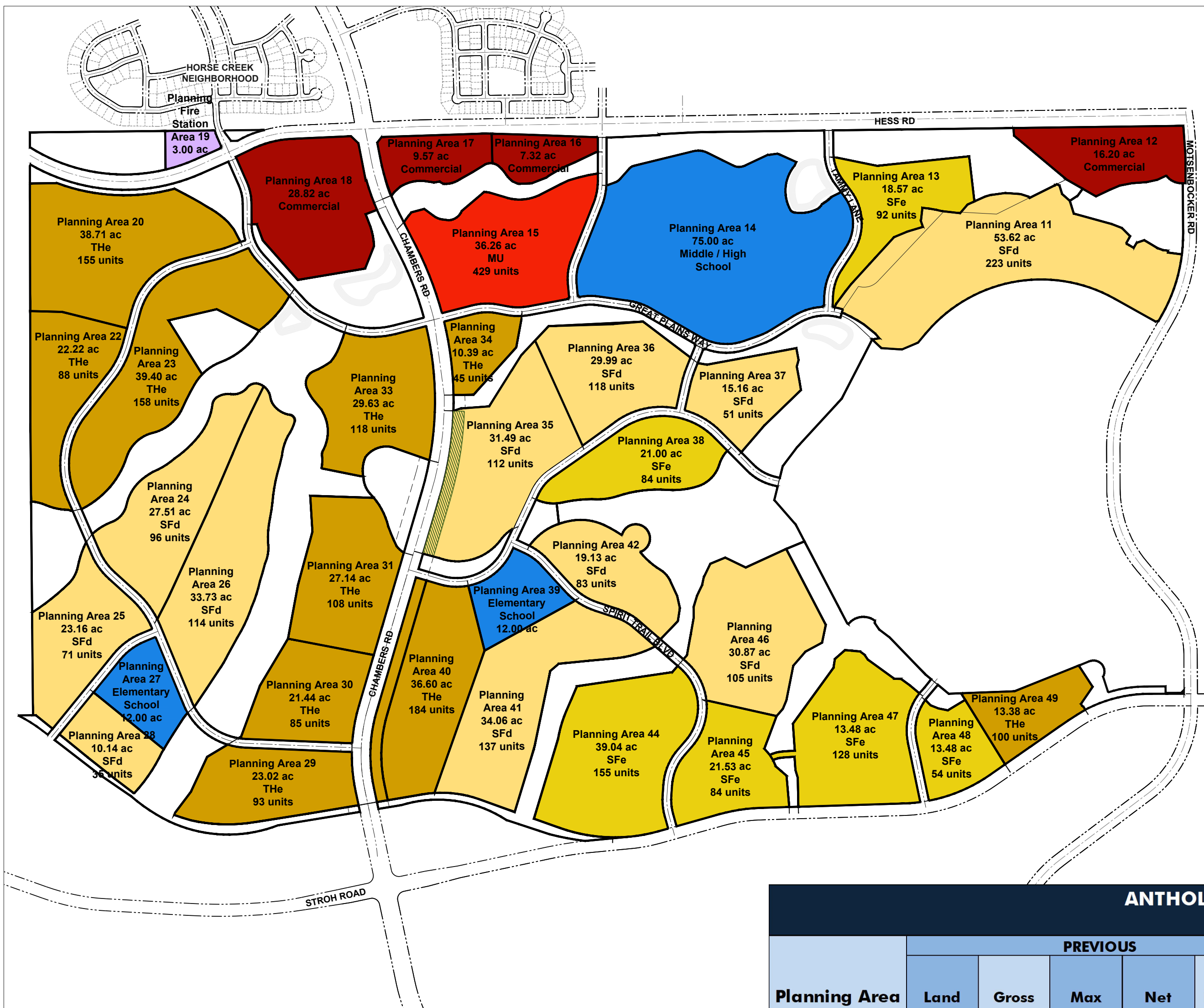


ANTHOLOGY NORTH DEVELOPMENT PLAN

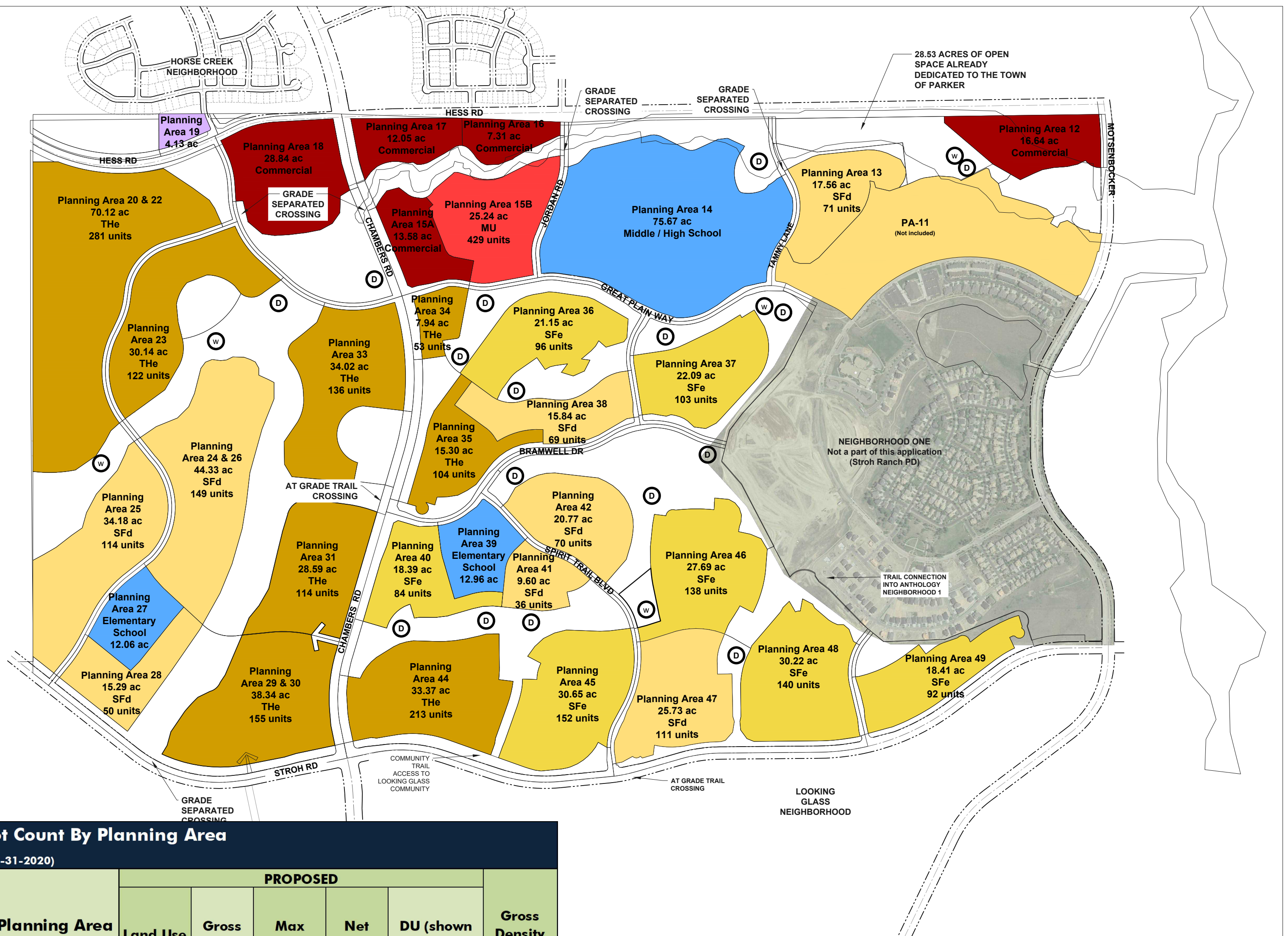
AMENDMENT NO. 2

COUNTY OF DOUGLAS, STATE OF COLORADO

1207.9 ACRES - 3,305 UNITS

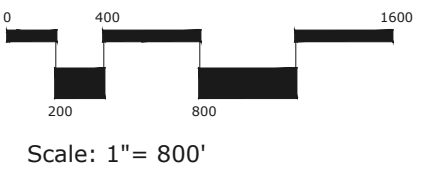


PREVIOUS PD



PROPOSED PD

ANTHOLOGY - Estimated Lot Count By Planning Area														
(Updated 07-31-2020)														
Planning Area	PREVIOUS						Planning Area	PROPOSED						Gross Density
	Land Use	Gross Acres	Max Density	Net Area	DU (shown on plan)	Gross Density		Land Use	Gross Acres	Max Density	Net Area	DU (shown on plan)	Gross Density	
PA-11	SFd	53.62	4.5	52.81	223	4.16	PA-11	SFd	53.62	4.5	52.81	223	4.16	
PA-12	Comm	16.20	22.0	15.95	-	-	PA-12	Comm	16.64	22.0	15.91	-	-	
PA-13	SFe	18.57	6.0	17.14	92	4.95	PA-13	SFe	17.56	6.0	16.91	71	4.04	
PA-14	School	75.00	0.0	70.67	-	-	PA-14	School	75.67	0.0	71.44	-	-	
PA-15	MU	36.26	22.0	30.12	429	11.83	PA-15A	Comm	13.58	22.0	11.27	-	-	
PA-16	Comm	7.32	22.0	7.20	-	-	PA-15B	MU	25.24	22.0	23.58	429	17.00	
PA-17	Comm	9.57	22.0	8.37	-	-	PA-16	Comm	7.31	22.0	7.19	-	-	
PA-18	Comm	28.82	22.0	26.62	-	-	PA-17	Comm	12.05	22.0	10.27	-	-	
PA-19	Fire Station	3.00	0.0	3.00	-	-	PA-18	Comm	28.84	22.0	25.27	-	-	
PA-20	THe	38.71	14.0	37.36	155	4.00	PA-19	Fire Station	4.13	0.0	3.00	-	-	
PA-22	THe	22.22	14.0	20.51	88	3.96	PA-20 & 22 (combined)	THe	70.12	14.0	68.04	281	4.01	
PA-23	THe	39.40	14.0	35.88	158	4.01	PA-23	THe	30.14	14.0	27.44	122	4.05	
PA-24	SFd	27.51	4.5	26.60	96	3.49	PA-24 & 26 (combined)	SFd	44.33	4.5	42.58	149	3.36	
PA-26	SFd	35.49	4.5	34.70	114	3.21	PA-25	SFd	34.18	4.5	31.88	114	3.34	
PA-25	SFd	23.16	4.5	21.00	71	3.07	PA-27	School	12.06	0.0	10.90	-	-	
PA-27	School	12.00	0.0	10.56	-	-	PA-28	SFd	15.29	4.5	14.69	50	3.27	
PA-28	SFd	10.14	4.5	9.70	35	3.45	PA-29 & 30 (combined)	THe	38.34	14.0	35.55	155	4.04	
PA-29	THe	23.02	14.0	19.80	93	4.04	PA-31	THe	28.59	14.0	25.23	114	3.99	
PA-30	THe	21.44	14.0	16.85	85	3.96	PA-33	THe	34.02	14.0	31.24	136	4.00	
PA-31	THe	27.14	14.0	22.95	108	3.98	PA-34	THe	7.94	14.0	5.95	53	6.68	
PA-33	THe	29.63	14.0	23.64	118	3.98	PA-35	THe	15.30	14.0	15.3	104	6.80	
PA-34	THe	10.39	6.0	6.76	45	4.33	PA-36	SFe	21.17	6.0	21.17	96	4.53	
PA-35	SFd	31.49	4.5	25.01	112	3.56	PA-37	SFe	22.09	6.0	21.62	103	4.66	
PA-36	SFd	29.99	4.5	28.37	118	3.93	PA-38	SFd	15.84	4.5	15.44	69	4.36	
PA-37	SFd	15.16	4.5	13.94	51	3.36	PA-39	School	12.96	-	11.98	-	-	
PA-38	SFe	21.00	6.0	19.01	84	4.00	PA-40	SFe	18.39	6.0	15.65	84	4.57	
PA-39	School	12.00	-	10.76	-	-	PA-41	SFd	9.60	4.5	8.99	36	3.75	
PA-40	THe	36.60	6.0	27.12	184	5.03	PA-42	SFd	20.77	4.5	19.73	70	3.37	
PA-41	SFd	34.06	4.5	33.29	137	4.02	PA-44	THe	33.37	14.0	32.02	213	6.38	
PA-42	SFd	19.13	4.5	17.95	83	4.34	PA-45	SFe	30.65	6.0	29.70	152	4.96	
PA-44	THe	39.04	6.0	36.91	155	3.97	PA-46	SFe	27.83	6.0	27.72	138	4.96	
PA-45	SFe	21.53	6.0	18.70	84	3.90	PA-47	SFd	25.73	4.5	24.64	111	4.31	
PA-46	SFd	30.87	4.5	30.49	105		PA-48	SFe	30.22	6.0	29.44	140	4.63	
PA-47	SFe	32.22	6.0	28.84	128	3.97	PA-49	SFe	18.41	6.0	17.85	92	5.00	
PA-48	SFe	13.48	6.0	11.07	54	4.01								
PA-49	THe	13.38	14.0	11.95	100	7.47								
TOTAL		918.56		831.60	3,305				871.98		822.40	3,305		



LAND PLANNING:



pcsgroup inc. www.pcsgroupco.com
13, 1180 Independence pass
1007 16th street, denver, co 80265
1.303.531.4905, 1.303.531.4908

ENGINEERING:



10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

ANTHOLOGY
PARKER, COLORADO

DRAWN BY:

DESIGNED BY:

JP

SCALE:

AS SHOWN

SUBMITTED ON:

07/31/2020

Anthology North

Town of Parker, Colorado

PD DEVELOPMENT GUIDE

January 15, 2015
Revised March 12, 2015
Revised March 31, 2015
Revised October 5, 2020

Owner:

North Parker Investments, LLC
Seldin Real Estate, Inc.
8160 N. Hayden Rd., Ste. J-208
Scottsdale, AZ 85258-4204
Contact: Kurt Wolter

Planning Consultants:

PCS Group, Inc.
200 Kalamath Street
Denver, Colorado 80223
720-259-8246
Contact: John Prestwich

Engineering Consultants:

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Road, Suite 240
Englewood, Colorado 80112
720-249-3588
Contact: Brian Wilson

E5X Management

7353 South Alton Way
Centennial, CO 80122
303-770-9111
Contact: Matt Janke

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I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variations

In no event shall the total number of 3,305 residential Dwelling Units within all Planning Areas as set forth on the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional ten percent (10%) of the number of units allowed for each Planning Area, as set forth in the "ANTHOLOGY NORTH PD DEVELOPMENT PLAN AND GUIDE", as determined by the Developer. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Any decrease in units may be transferred to other Planning Areas in whole or in part, subject to the limitations of Section 13.07.160 of the Parker Municipal Code. Any increase of dwelling units within a Planning Area by more than 10% must be processed as a Major Amendment under Section 13.04.240 of the Parker Municipal Code (except for PA 15 which is subject to the restrictions found in Section D Mixed Use, 4 b-Maximum number of Dwelling Units which allows for an administrative minor amendment process).

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "ANTHOLOGY NORTH DEVELOPMENT PLAN", the Planning Area boundary is the centerline of the abutting right-of-way of such street (except Molsenbocker, Crowfoot Valley and Hess Road). Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "ANTHOLOGY NORTH DEVELOPMENT PLAN". Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the "ANTHOLOGY NORTH DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than ten percent (10%) in size.

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Homeowner Associations and/or Special Districts

Homeowner Associations and/ or Special Districts composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations and/ or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or Special District.

Special Districts must be approved by Town Council following a hearing and adaption of the necessary enabling ordinances or resolutions on a case by case basis.

II. DEFINITIONS

A. **Purposes:** It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.

B. **Word Usage:** In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.

1. The particular controls the general.
2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
3. Words used or defined in one tense or form shall include other tenses and derivative forms.
4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word "shall" is mandatory.
7. The word "may" is permissive.

C. **Definitions:**

Existing definitions in the Parker Municipal Code shall apply unless specifically stated herein.

1. Abut. To have a common border with.
2. Accessory Buildings. Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use.
3. Accessory Dwelling Unit. Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
4. Age Restricted Dwelling. Housing limited to buyers and occupants 55 years of age or older within an active adult subdivision filing.
5. Assisted Living Residence. A building containing multiple residential units and/or rooms served by a common dining facility and kitchen and staffed by trained health care professionals who are allowed to administer medications.
6. Building, Principal or Main. A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
7. Building Front. That exterior wall of a Building which faces a Front Lot Line of a Lot.
8. Building Ground Coverage. The amount of land covered or permitted to be covered by a Building.
9. Building Height. The vertical distance from the average finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. A weighted average of the finished grade on the perimeter of the building may be utilized.
10. Building Setback. The distance between the Building and the adjacent street right-of-way, property line, exterior of the Private Street Easement, or external planning area boundary.
11. Building Side. That exterior wall of a Building which faces a Side Lot Line of a Lot.

12. Building Rear. That exterior wall of a Building which faces a Rear Lot Line of a Lot.
13. Car Care Center. An establishment providing sales of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not include Paint spraying or body repair.
14. Density, Gross or Average. A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area (s) or portions thereof; including all land within said Planning Area (s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community, or public use, and Public Street rights-of way and Easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater
15. Density, Net. A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community or public use, and Public Street rights-of-ways and easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater
16. Dwelling Unit, Clustered Single Family. A type of Single Family Detached or Attached Dwelling Unit development that combines reduced lot size with compensating amounts of Open Space within the proposed development.
17. Dwelling Unit, Patio. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
18. Dwelling Unit, Single Family. A Dwelling Unit Type which includes both Single Family Detached or Attached Dwelling Units.
19. Dwelling Unit, Single Family Attached. A Building designated for and containing more than one Dwelling Unit and occupied by not more than 6 families within one Structure each of which is separated from the others by one (1) or more un-pierced walls from ground to roof.
20. Dwelling Unit, Single Family Detached. A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall or floor in common with any other Dwelling Unit.
21. Dwelling Unit, Townhome. A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has individual outside access. Townhome Dwelling Units may have no side yards, or front and rear yards. May include duplex, tri-plex, four-plex, or more.
22. Dwelling Unit, Zero Lot Line. An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
23. Dwelling Unit, Live/Work. An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where residential setbacks apply.
24. Easement, Private Street. An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker and Parker Fire Protection District approved fire access shall be provided in all cases.
25. Floor Area Ratio. A measurement of Development intensity expressed as a ratio derived by dividing the total Floor Area of a Building by the actual area of the Lot.
26. Garage, Parallel. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.

27. Garage, Perpendicular. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
28. Group Care Facilities. A facility where three or more persons are provided supervision and a planned treatment of counseling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local/judicial/health/welfare agency or serve only referrals from such agencies, and is subject to state statute for permitting. Examples of group care facilities are: group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity or senior citizen homes.
29. Independent Living. A living arrangement for people with special needs affording them as much independence and autonomy as possible.
30. Land Use Category. A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
31. Nursery. An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes and shovels.
32. Planning Areas. Areas of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as depicted on the PD Master Plan.
33. Principal Use. The specific primary purpose, activity or use for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.
34. Recreational Vehicle. A vehicle or a unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, motor homes, boats, snowmobiles and other similar recreation equipment.
35. Restaurant, Conventional. An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
36. Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a "ready to consume" state: (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
37. Setback. The distance between the Building Line and the adjacent street right-of-way line or Lot Boundary.
38. Structure. Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
39. Traditional Neighborhood Design (TND). Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.

III. LAND USE REGULATIONS

A. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Duplex Units and Accessory Uses at no more than 4.5 Dwelling Units per acre.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex,
- d. Age restricted senior dwellings.
- e. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- g. Attached or detached private garages (3 cars maximum).
- h. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- i. Open Space.
- k. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- l. Places of religious assembly.

3. Uses Permitted by Special Review

- a. Group Care Facilities.
- b. Community centers, libraries and museums.
- c. Child Care Centers.
- d. Private schools and related facilities for elementary and secondary education.

4. Development Standards

- a. Average Density. The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning Area.
- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.

- d. Building Setback: The minimum Building Setbacks in SFd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 10' to porch or living space
- 18' to garage face
Building Sides - 5'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot-20'
Rear - 20'
Distance to residential lot – 25'

*subject to utility and drainage easement location

- e. Building Separation. The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached residential Buildings and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
ii) shall be governed by the applicable building code.
- f. Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height except by special review.
- g. Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be forty five hundred (4500) square feet for single family detached homes, or three thousand (3000) square feet for duplex homes, patio homes, or zero lot line homes.

B. Residential (SFe)

1. Intent
Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Tri-plex and Four-plex Dwelling Units, Townhome Dwelling Units and Accessory Uses at no more than 6.0 Dwelling Units per acre.
2. Uses Permitted by Right
 - a. Single Family Detached Dwelling Units.
 - b. Zero Lot Line Dwelling Units.
 - c. Duplex.
 - d. Townhome Dwelling Units including Single Family Attached, Tri-Plex, and Four-Plex Dwelling Units, Semi-detached Dwelling Units not to exceed 4 units per building.
 - e. Age restricted senior dwellings.
 - f. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
 - g. Attached or detached private garages (3 cars maximum).
 - h. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
 - i. Open Space.
 - j. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
 - k. Places of religious assembly, religious schools.
3. Uses Permitted by Special Review
 - a. Group Care Facilities.
 - b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - d. Child Care Centers.
 - e. Private schools and related administrative facilities for elementary and secondary education.
4. Development Standards
 - a. Average Density. The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning Area.
 - c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.

- d. Building Setback: The minimum Building Setbacks in SFe residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 8' to front porch or living space
- 16' to garage face
Building Sides - 4'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front - 4' (Principal Building)
- 5' or less or 16' or greater to garage face
Building Sides - 4' from ROW on corner lot
Building Sides - 0' from other property lines & lots with common walls
Building Rear - 4' from alley
Building Rear - 0' from other property lines*

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot - 20'
Rear - 20'
Distance to nearest residential lot - 25'

*subject to utility and drainage easement location

- e. Building Separation. The minimum building separation shall be the greater of:
- eight (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Lands Use Planning Area, or
 - shall be governed by the applicable building code.
- f. Building Height. No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height except by special review.

- g. Minimum Lot Sizes. The minimum lot sizes in SFe residential Planning Areas shall be thirty five hundred (3500) square feet for Single Family Detached Housing, twenty five hundred (2500) square feet for zero lot line, or duplex, two thousand (2000) square feet for patio home.

C. Residential (THe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, , Multi-family/Condominium Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses, at no more than 14 Dwelling Units per zone.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex,.
- d. Townhome Dwelling Units including Single Family Attached, Tri-Plex, and Four-Plex Dwelling Units, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Age restricted senior dwellings.
- f. Assisted and/or Independent Living.
- g. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- h. Attached or detached private garages.
- i. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- j. Open Space.
- k. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- l. Places of religious assembly.

3. Uses Permitted by Special Review

- a. Group Care Facilities.
- b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- d. Child Care Centers.

4. Development Standards

- a. Average Density. The Average Density shall be up to fourteen (14) Dwelling Units per acre for each THe Planning Area. These average densities are set forth on the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THe residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning

Area.

- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.
- d. Building Setback. The minimum Building Setbacks in The residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 8' to front porch or living space
- 18' to garage face
Building Sides - 4'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front - 4' (Principal Building)
- 5' or less or 16' or greater to garage face
Building Sides - 4' from ROW on corner lot
Building Sides - 0' from other property lines & lots with common walls
Building Rear - 4' from alley
Building Rear - 0' from other property lines*
Building Separation 5'

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot - 20'
Rear - 20'
Distance to nearest residential lot – 25'

*subject to utility and drainage easement location

- f. Building Separation. The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each The Planning Area,

or
ii) shall be governed by the applicable building code.

f. Building Height. No residential Buildings within The Planning Areas shall exceed forty (40) feet or three stories in height except by Special Review.

g. Minimum Lot Sizes. The minimum lot sizes for detached homes in The Planning Areas shall be

Single Family Detached Homes - thirty five hundred (3500) square feet

Zero Lot Line - twenty five hundred (2500) square feet

Duplex - **two thousand (1200) square feet**

Patio Home - two thousand (2000) square feet

Townhome Dwelling Unit - **one thousand two hundred (1200) square feet**

D. **Mixed Use (MU)**

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Tri-plex, Four-plex, Townhome, and/or Multi-family residential development.

2. Uses Permitted by Right

A. Retail

(1) Grocery store

(2) Convenience retail shopping facilities, including but not limited to:

a. drug stores

b. liquor stores

c. convenience grocery

(3) Specialty retail including but not limited to:

a. art gallery

b. antiques

c. artisan shops

d. gift shop

e. pet shops

f. florists, plant stores, plant nurseries

g. book store

h. stationery stores

i. retail food specialty shops which sell food products not intended to be consumed on the premises

j. butcher shops

k. candy stores

l. bakeries

m. doughnut shops

n. dairy product shops

o. toy and game stores

p. battery and accessory stores

q. bicycle stores

r. music stores

s. sporting goods store

t. card and gift shop

u. tobacco shop

v. cosmetic store

(4) Hardware and building material stores

(5) General retail merchandise and apparel shops, including but not limited to:

a. junior department stores

b. craft and hobby stores

c. discount department stores

- d. clothing stores
- e. shoe stores
- f. furniture stores, home furnishings
- g. household appliance stores
- h. floor covering, drapery and upholstery stores
- i. electronics stores
- j. cosmetic store;
- k. accessory and specialty store
- (6) Development Sales and Marketing Center

B. Eating and Drinking Establishments

- (1) restaurants
- (2) fast food, including drive-through
- (3) ice cream parlors
- (4) coffee shops
- (5) delicatessens
- (6) lounge, bar or microbrewery
- (7) cafeteria

C. Personal Services

- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
- (2) day care centers, nursery school
- (3) health clubs, tennis courts, swimming pools, community centers

D. Entertainment, Indoor

- (1) indoor movie theaters
- (2) performance arts
- (3) bowling alleys
- (4) skating rinks (both ice and roller)
- (5) pool halls
- (6) arcade amusement centers

E. General Office and Professional Services

- (1) business and professional offices
- (2) medical and dental offices and clinics
- (3) banks and other financial service establishments, with or without drive-through facilities
- (4) electronic funds transfer facilities
- (5) printing and publishing offices
- (6) radio and television offices and/or studios
- (7) mortuaries

F. Lodging

- (1) hotels and motels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building
- (2) bed and breakfast

G. Motor Vehicle

- (1) gasoline stations
- (2) auto repair centers
- (3) tire sales and service
- (4) auto parts stores

(5) car wash

H. General Government or Health Services

(1) fire stations

(2) police department substations

(3) transit facilities

I. Institution of Higher Education

J. Vocational Trade School

K. Structured Parking

L. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

M. Residential

1. Age Restricted Dwellings.

3. Duplex, Tri-Plex, and Four-Plex Dwelling Units.

4. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.

5. Independent Living Dwellings.

6. Assisted Living Dwellings.

7. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.

9. Attached or detached private garages, structured parking.

10. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.

11. Open Space.

12. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.

13. All those uses permitted within the Parks and Open Space Land Use categories.

3. Uses Permitted by Special Review

a. Group Care Facilities.

b. Automobile and motor vehicle sales, leasing, rental and/or service.

c. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.

d. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.

e. Child Care Centers.

f. Small animal veterinary clinics with no outside facilities.

g. Private schools and related administrative facilities for elementary and secondary education.

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall not be greater than eight tenths (.80) to one (1).
- b. Maximum Number of Dwelling Units. For Planning Area 15 zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Dwelling units/gross acre. An increase in the number of permitted Dwelling Units within this Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the PD Development Plan and PD Development Guide.
- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.
- d. Building Setback: Non-Residential. The minimum building setback from any public street right-of-way shall be:
 - Building front– 4 feet
 - Building side– 0 feet
 - Building rear– 20 feet
 - Distance to nearest residential use – 25 feet
- e. Building Setback: Residential
 - Building Front – 4' (Principal Building)
 - 5' or less or 18' or greater to garage face
 - Building Sides - 4' from ROW on corner lot
 - Building Sides - 0' from other property lines & lots with common walls
 - Building Rear - 4' from alley
 - Building Rear - 0' from other property lines*
 - Building Separation – 6'
- f. Building Separation. Commercial buildings can have a 0' separation.
- g. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 45' in height without special review and up to 60' in height with Special Review.

E. Commercial

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services.

2. Uses Permitted by Right

A. Retail

(1) Grocery store

(2) Convenience retail shopping facilities, including but not limited to:

- a. drug stores
- b. liquor stores
- c. convenience grocery

(3) Specialty retail including but not limited to:

- a. art gallery
- b. antiques
- c. artisan shops
- d. gift shop
- e. pet shops
- f. florists, plant stores, plant nurseries
- g. book store
- h. stationery stores
- i. retail food specialty shops which sell food products not intended to be consumed on the premises

- j. butcher shops
 - k. candy stores
 - l. bakeries
 - m. doughnut shops
 - n. dairy product shops
 - o. toy and game stores
 - p. battery and accessory stores
 - q. bicycle stores
 - r. music stores
 - s. sporting goods store
 - t. card and gift shop
 - u. tobacco shop
 - v. cosmetic store
 - (4) Hardware and building material stores
 - (5) General retail merchandise and apparel shops, including but not limited to:
 - a. junior department stores
 - b. craft and hobby stores
 - c. discount department stores
 - d. clothing stores
 - e. shoe stores
 - f. furniture stores, home furnishings
 - g. household appliance stores
 - h. floor covering, drapery and upholstery stores
 - i. electronics stores
 - j. cosmetic store;
 - k. accessory and specialty store
 - (6) Development Sales and Marketing Center
- B. Eating and Drinking Establishments
- (1) restaurants
 - (2) fast food, including drive-through
 - (3) ice cream parlors
 - (4) coffee shops
 - (5) delicatessens
 - (6) lounge, bar or microbrewery
 - (7) cafeteria
- C. Personal Services
- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
 - (2) day care centers, nursery school
 - (3) health clubs, tennis courts, swimming pools, community centers
- D. Entertainment, Indoor
- (1) indoor movie theaters
 - (2) performance arts
 - (3) bowling alleys
 - (4) skating rinks (both ice and roller)
 - (5) pool halls
 - (6) arcade amusement centers

- E. General Office and Professional Services
 - (1) business and professional offices
 - (2) medical and dental offices and clinics
 - (3) banks and other financial service establishments, with or without drive-through facilities
 - (4) electronic funds transfer facilities
 - (5) printing and publishing offices
 - (6) radio and television offices and/or studios
 - (7) mortuaries
 - F. Lodging
 - (1) hotels and motels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building
 - (2) bed and breakfast
 - G. Motor Vehicle
 - (1) gasoline stations
 - (2) auto repair centers
 - (3) tire sales and service
 - (4) auto parts stores
 - (5) car wash
 - H. General Government or Health Services
 - (1) fire stations
 - (2) police department substations
 - (3) transit facilities
 - I. Institution of Higher Education
 - I. Vocational Trade School
 - K. Structured Parking
3. Uses Permitted by Special Review
- a. Automobile and motor vehicle sales, leasing, rental and/or service.
 - b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - d. Small animal veterinary clinics with no outside facilities.
4. Development Standards
- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Commercial Planning Area shall not be greater than eight tenths (.80) to one (1).
 - b. Building Setback: The minimum building setback from the perimeter of any planning area shall be 15 feet. The minimum building setback from any public street right-of-way shall be:
 - Building Front-4'
 - Building Side-0' if attached to adjacent building, 4' if free standing
 - Building Side from ROW on corner lot-20'
 - Rear-20'
 - c. Building Separation. The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or
 - ii) shall be governed by the applicable building code.
 - d. Building Height. Buildings or structures in Commercial Planning Areas are permitted up to 60' in height without special review and up to 75' in height with Special Review. Distance to nearest residential area – 50 feet.

F. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods.

2. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Free standing light fixtures 14' and under.

3. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front–	25 feet
Building side–	20 feet
Building rear–	25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of:
 - i) twenty (20) feet or
 - ii) shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

G. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks.
- d. Community Gardens.
- e. Drainage Facilities.
- f. Picnic shelters.

4. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front–	25 feet
Building side–	15 feet
Building rear–	25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of
 - i) twenty (20) feet or

ii) shall be governed by the applicable building code.

- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty five (45) feet.

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

Sales and Marketing Center

A Sales and Marketing Center may be located in any Planning Area. Eventually the Sales and Marketing Center may be converted to a Community Center or if designed as a private home (with a temporary use as a sales and marketing center) to a for-sale home. While section III.A.2.g of this PD Guide permits facilities anticipated with the future Community Center, the Sales and Marketing Center is a use that will be permitted by right.

V. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for Anthology North Amendment 1, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" together with everything shown thereon and all amendments thereto.

B. Effect of Recorded Plan

The approval by Ordinance of the "ANTHOLOGY NORTH Amendment 1 DEVELOPMENT PLAN AND GUIDE" by the Town Council and the recording of such Development Plan and Guide with the Douglas County Clerk and Recorder shall be deemed to be rezoning to a PD-Planned Development District under Section 13.04.150 of the Parker Municipal Code for the real property described in the Development Plan.

ANTHOLOGY PA-15

PARTIAL WAIVER INFORMATION

NOTE: The information provided in the Anthology Partial Waiver PA-15 Document is conceptual in nature and has been prepared with the sole intent of depicting a potential design solution for PA-15. It is not intended to convey a final design solution and is for illustrative purposes only.

Task 1:

Prepare and submit a base map consistent with Section 13.07.060(g)(9) of the Code. The map shall be at a scale of 1"= 100' illustrating the Planning Area limits for Planning Area 15, existing topography, existing utility easements, natural features including steep slopes and 100-year floodplain, as well as adjacent Planning Areas.

The attached document is a base map depicting all of Planning Area 15. The floodplain is to the north of the commercial area and it is not anticipated to be impacted, to the east in the remaining portion of PA-15 (PA-15B), the existing floodplain does dip slightly into PA-15B, the floodplain will remain undisturbed in the ultimate design.

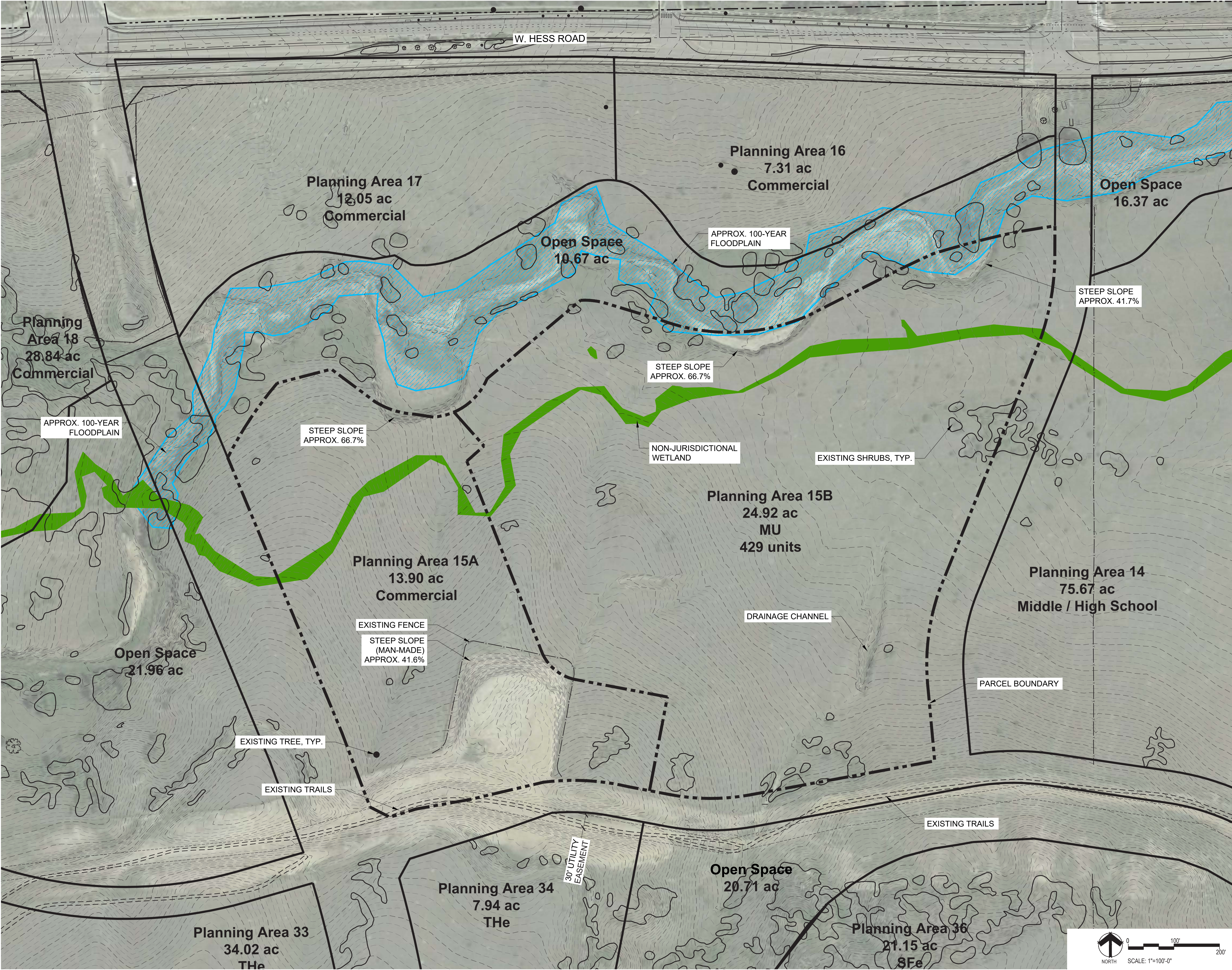
The natural topography is gentle and conducive for the proposed uses. There is an existing 30' utility easement that clips the southwest portion of PA-15A, but it will not have an impact on the ultimate design. There is very limited vegetation on the property.

The design team's ecological consultant has identified what is likely a non-jurisdictional wetland running on the slope of the property, the location is very unusual and our consultant is researching the area further.

The ecological consultant has not identified this area as a habitat for the Prebles Meadow Jumping Mouse.

LEGEND

- PARCEL BOUNDARY
- PLANNING AREA BOUNDARY
- - - EASEMENT
- - - 5' MAJOR CONTOUR
- - - 1' MINOR CONTOUR
- APPROXIMATE 100-YEAR FLOODPLAIN (NOT DEFINED BY SURVEY)
- NON-JURISDICTIONAL WETLAND (DEVELOPABLE)
- EXISTING VEGETATION



PREPARED FOR:

E5x
MANAGEMENT INC.
E5X Management
7353 South Alton Way,
Centennial, CO - 80112

ENGINEERING:

CVL
CONSULTANTS
CVL Consultants of
Colorado, Inc.
10333 E. Dry Creek Road,
Suite 240
Englewood, CO - 80112

LAND PLANNING:

PCS
Group, Inc.
200 Kalamath Street,
Denver, CO - 80233

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

ANTHOLOGY PA-15
Task 1 - Base Map

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2020-9-25

1
OF **8**

ANTHOLOGY PA-15

PARTIAL WAIVER INFORMATION

NOTE: The information provided in the Anthology Partial Waiver PA-15 Document is conceptual in nature and has been prepared with the sole intent of depicting a potential design solution for PA-15. It is not intended to convey a final design solution and is for illustrative purposes only.

Task 2:

Prepare and submit a development envelope map consistent with Section 13.07.060(g)(10) of the Code illustrating the future upland developable area(s) for Planning Area 15 located outside of areas unsuitable for development, such as 100-year floodplain, steep slopes and utility corridors/easements.

The attached document is a base map depicting the development envelope for Planning Area 15 . Similar to the base map from Task 1 - the floodplain is to the north of the commercial area and it is not anticipated to be impacted, to the east in the remaining portion of PA-15 (PA-15B), the existing floodplain does dip slightly into PA-15B, the floodplain will remain undisturbed in the ultimate design.

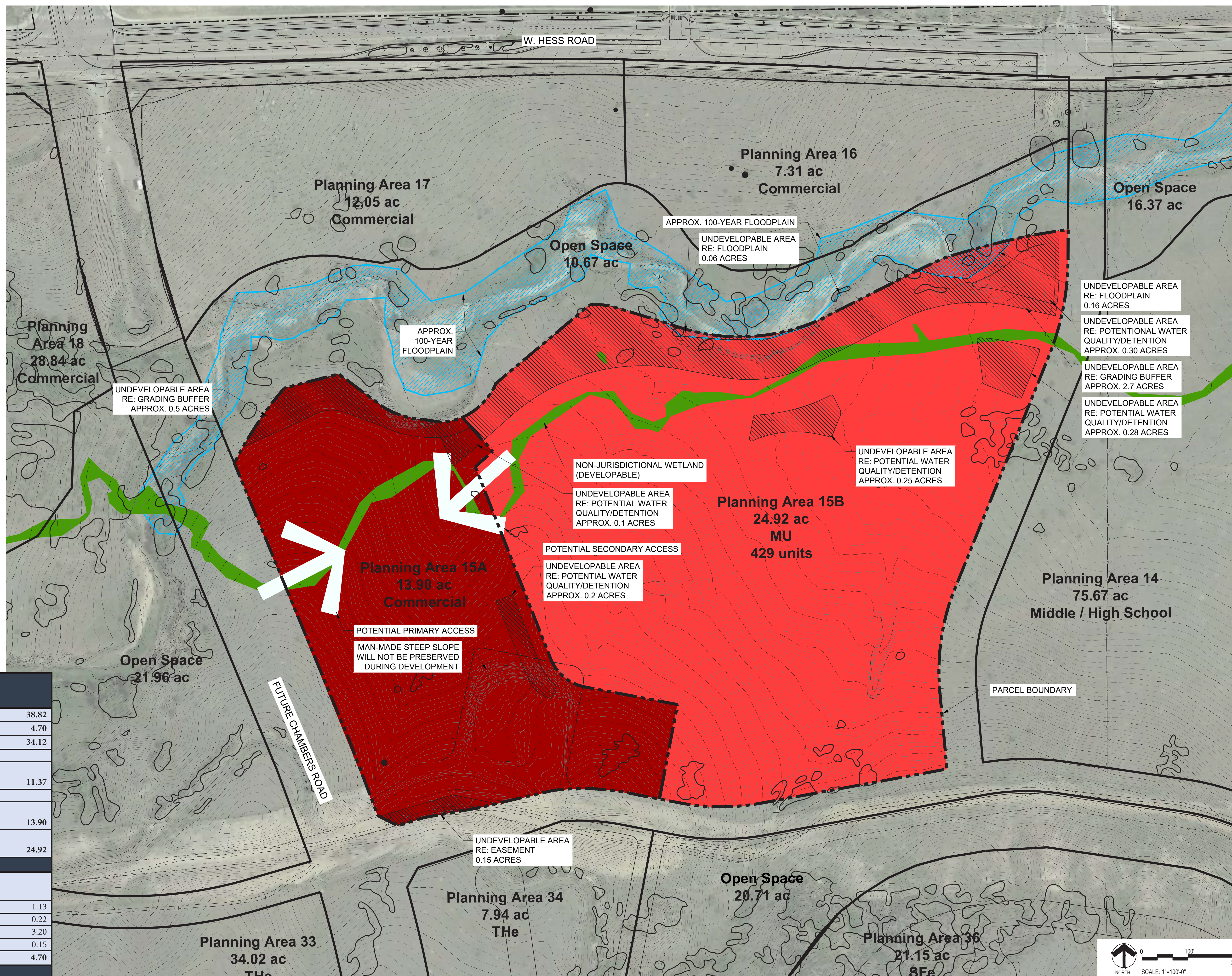
The natural topography is gentle and conducive for the proposed uses. There is an existing 30' utility easement that clips the southwest portion of PA-15A, but it will not have an impact on the ultimate design. There is very limited vegetation on the property.

The design team's ecological consultant has identified what is likely a non-jurisdictional wetland running on the slope of the property, the location is very unusual and our consultant is researching the area further.

LEGEND

-  PARCEL BOUNDARY
-  EASEMENT
-  5' MAJOR CONTOUR
-  1' MINOR CONTOUR
-  APPROXIMATE 100-YEAR FLOODPLAIN (NOT DEFINED BY SURVEY)
-  NON-JURISDICTIONAL WETLAND (DEVELOPABLE)
-  EXISTING VEGETATION
-  UNDEVELOPABLE AREAS

PLANNING AREA 15 DEVELOPABLE AREA	
GROSS TOTAL ACREAGE	38.82
UNDEVELOPABLE AREAS	4.70
DEVELOPABLE ACREAGE	34.12
MINIMUM COMMERCIAL AREA (1/3 OF DEVELOPABLE ACREAGE)	11.37
PROVIDED ACREAGE FOR 15-A (COMMERCIAL AREA)	13.90
PROVIDED ACREAGE FOR 15-B (MIXED-USE / RESIDENTIAL AREA)	24.92
UNDEVELOPABLE AREAS	
DETENTION	1.13
100-YR FLOODPLAIN	0.22
GRADING BUFFER ZONE	3.20
EXISTING EASEMENT	0.15
TOTAL	4.70



PREPARED FOR:

E5x
MANAGEMENT INC.

E5X Management
7353 South Alton Way,
Centennial, CO - 80112

ENGINEERING:

CVL
CONSULTANTS
CVL Consultants of
Colorado, Inc.
10333 E. Dry Creek Road,
Suite 240
Englewood, CO - 80112

LAND PLANNING:



PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO

ANTHOLOGY PA-15

DRAWN BY:

CGR

DESIGNED BY:

DESIGNED BY:
JP

SUBMITTED ON:

2020-9-25

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OF 8

ANTHOLOGY PA-15

PARTIAL WAIVER INFORMATION

NOTE: The information provided in the Anthology Partial Waiver PA-15 Document is conceptual in nature and has been prepared with the sole intent of depicting a potential design solution for PA-15. It is not intended to convey a final design solution and is for illustrative purposes only.

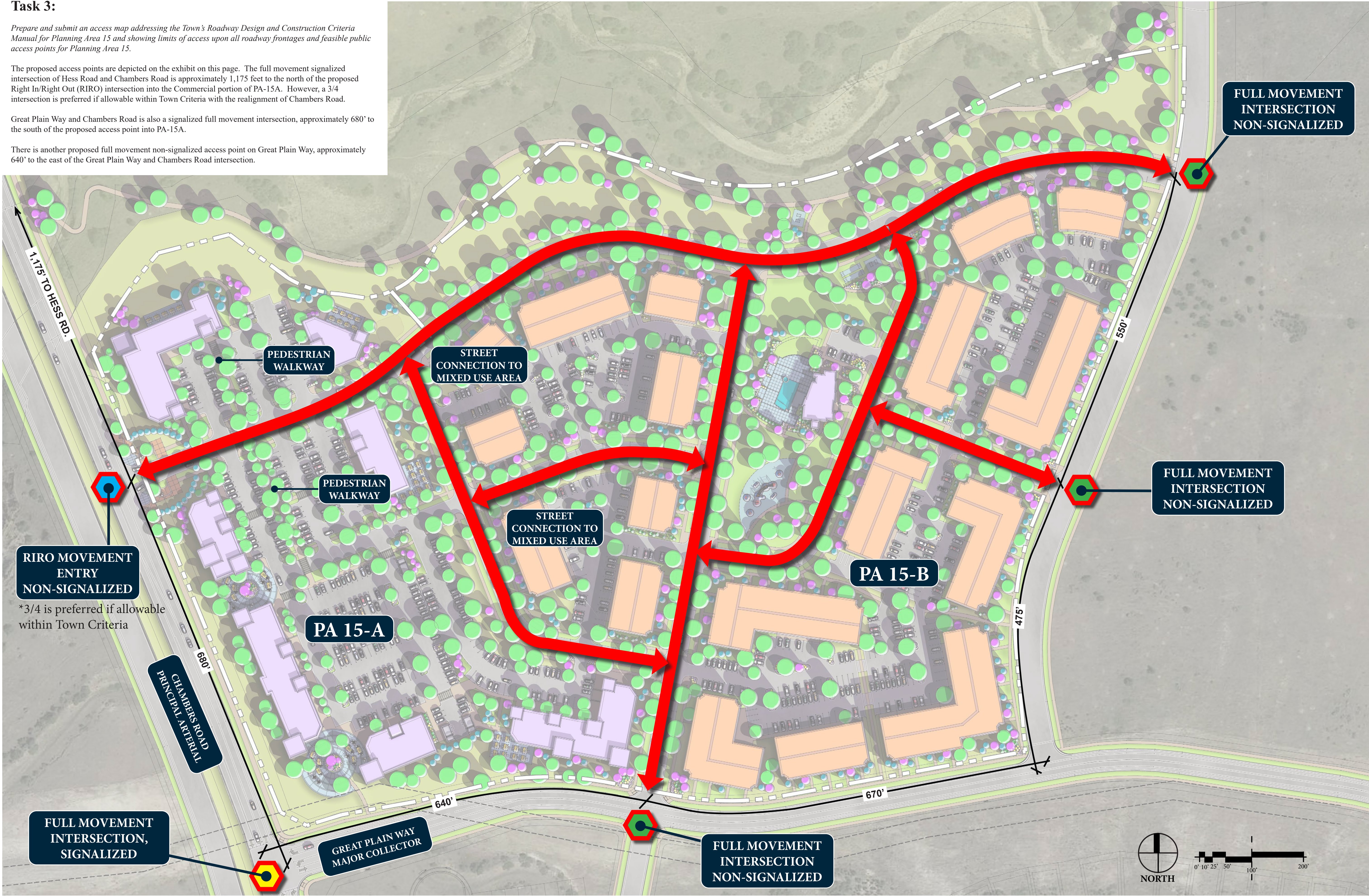
Task 3:

Prepare and submit an access map addressing the Town's Roadway Design and Construction Criteria Manual for Planning Area 15 and showing limits of access upon all roadway frontages and feasible public access points for Planning Area 15.

The proposed access points are depicted on the exhibit on this page. The full movement signalized intersection of Hess Road and Chambers Road is approximately 1,175 feet to the north of the proposed Right In/Right Out (RIRO) intersection into the Commercial portion of PA-15A. However, a 3/4 intersection is preferred if allowable within Town Criteria with the realignment of Chambers Road.

Great Plain Way and Chambers Road is also a signalized full movement intersection, approximately 680' to the south of the proposed access point into PA-15A.

There is another proposed full movement non-signalized access point on Great Plain Way, approximately 640' to the east of the Great Plain Way and Chambers Road intersection.



PREPARED FOR:
E5x
MANAGEMENT INC.
E5X Management
7353 South Alton Way,
Centennial, CO - 80112

ENGINEERING:
CVL
CONSULTANTS
CVL Consultants of
Colorado, Inc.
10333 E. Dry Creek Road,
Suite 240
Englewood, CO - 80112

LAND PLANNING:

www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233

REVISIONS:			
NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

ANTHOLOGY PA-15
Task 3 - Access Map

DRAWN BY: **CGR**
DESIGNED BY: **JP**
SUBMITTED ON:
2020-9-25

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OF **8**

ANTHOLOGY PA-15

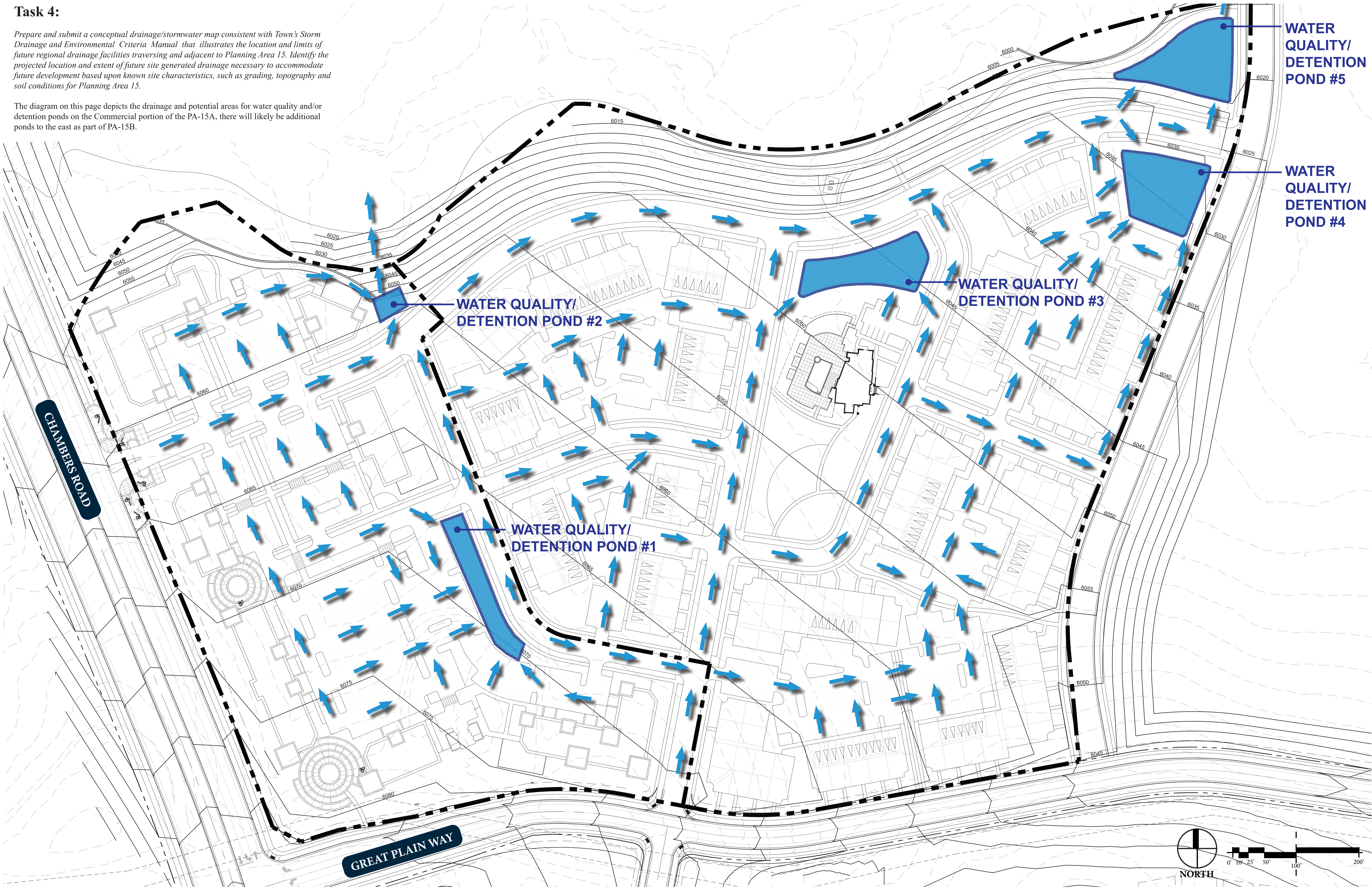
PARTIAL WAIVER INFORMATION

NOTE: The information provided in the Anthology Partial Waiver PA-15 Document is conceptual in nature and has been prepared with the sole intent of depicting a potential design solution for PA-15. It is not intended to convey a final design solution and is for illustrative purposes only.

Task 4:

Prepare and submit a conceptual drainage/stormwater map consistent with Town's Storm Drainage and Environmental Criteria Manual that illustrates the location and limits of future regional drainage facilities traversing and adjacent to Planning Area 15. Identify the projected location and extent of future site generated drainage necessary to accommodate future development based upon known site characteristics, such as grading, topography and soil conditions for Planning Area 15.

The diagram on this page depicts the drainage and potential areas for water quality and/or detention ponds on the Commercial portion of the PA-15A, there will likely be additional ponds to the east as part of PA-15B.



ANTHOLOGY PA-15

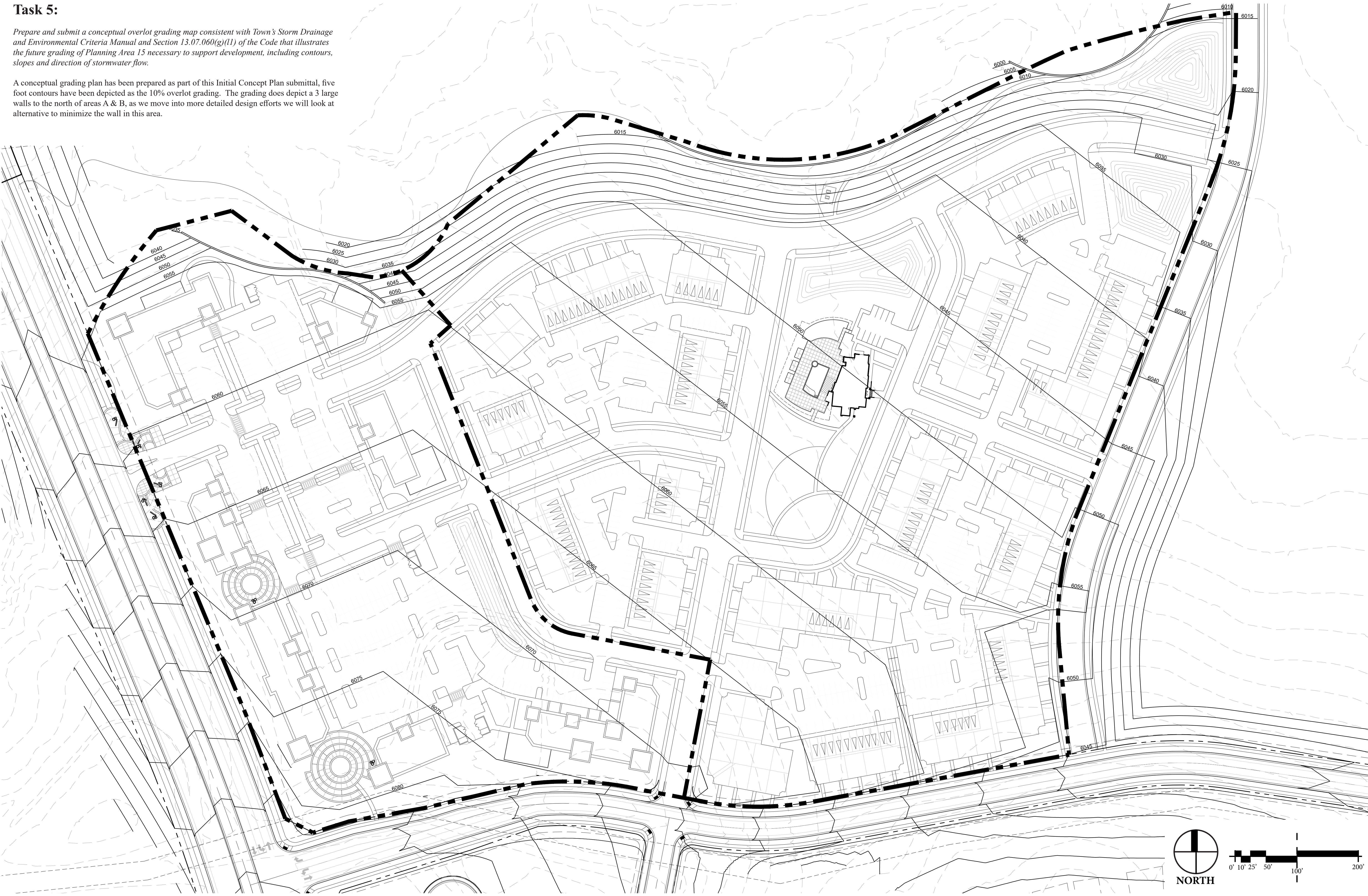
PARTIAL WAIVER INFORMATION

NOTE: The information provided in the Anthology Partial Waiver PA-15 Document is conceptual in nature and has been prepared with the sole intent of depicting a potential design solution for PA-15. It is not intended to convey a final design solution and is for illustrative purposes only.

Task 5:

Prepare and submit a conceptual overlot grading map consistent with Town's Storm Drainage and Environmental Criteria Manual and Section 13.07.060(g)(11) of the Code that illustrates the future grading of Planning Area 15 necessary to support development, including contours, slopes and direction of stormwater flow.

A conceptual grading plan has been prepared as part of this Initial Concept Plan submittal, five foot contours have been depicted as the 10% overlot grading. The grading does depict a 3 large walls to the north of areas A & B, as we move into more detailed design efforts we will look at alternative to minimize the wall in this area.



PREPARED FOR:
E5x
MANAGEMENT INC.
E5X Management
7353 South Alton Way,
Centennial, CO - 80112

ENGINEERING:
CVL
CONSULTANTS
CVL Consultants of
Colorado, Inc.
10333 E. Dry Creek Road,
Suite 240
Englewood, CO - 80112

LAND PLANNING:

www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233

REVISIONS:			
NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

ANTHOLOGY PA-15
Task 5 - Overlot Grading

DRAWN BY:
CGR
DESIGNED BY:
JP
SUBMITTED ON:
2020-9-25

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OF **8**

ANTHOLOGY PA-15
PARTIAL WAIVER INFORMATION

NOTE: The information provided in the Anthology Partial Waiver PA-15 Document is conceptual in nature and has been prepared with the sole intent of depicting a potential design solution for PA-15. It is not intended to convey a final design solution and is for illustrative purposes only.

Task 6:

The Concept Plan will incorporate the results of Tasks 1 through 5 illustrating the existing conditions affecting future development, projected development envelope, roadway access points, drainage/ stormwater limits and overlot grading for Planning Area 15. The Concept Plan shall serve as the basis for evaluation of the appropriate location for the required commercial use upon a minimum one-third (1/3) of the developable land within Planning Area 15.

At this early stage the Initial Concept Plan has incorporated as much of this information as possible, we have depicted a commercial layout that we believe is marketable and incorporates 1/3rd of the overall developable area of PA-15. We have proposed to create two planning areas within PA-15, A is the Commercial Area and B will be the balance as Mixed Use. This exhibit depicts the development area, roadway access points, incorporates areas for potential detention areas, and has been overlot graded.

NOTE: At the time of development Planning Area 15 shall be designed and evaluated to meet the Development Design Standards.



PLANNING AREA 15 DEVELOPABLE AREA	
GROSS TOTAL ACREAGE	38.82
UNDEVELOPABLE AREAS	4.70
DEVELOPABLE ACREAGE	34.12
MINIMUM COMMERCIAL AREA (1/3 OF DEVELOPABLE ACREAGE)	11.37
PROVIDED ACREAGE FOR 15-A (COMMERCIAL AREA)	13.90
PROVIDED ACREAGE FOR 15-B (MIXED-USE / RESIDENTIAL AREA)	24.92
UNDEVELOPABLE AREAS	
DETENTION	1.13
100-YR FLOODPLAIN	0.22
GRADING BUFFER ZONE	3.20
EXISTING EASEMENT	0.15
TOTAL	4.70

PLANNING AREA 15-A					
BLDG	GROSS SQ.FT.	ANTICIPATED NLA	POTENTIAL USE	PARKING SPACES PER NLA	PARKING PROVIDED
A	26,700	21,894	INLINE, OFFICE, QSR	3.5	77
B	5,300	4,240	RESTAURANT	8.0	34
C	12,000	10,800	INLINE, OFFICE, QSR	3.5	38
D	13,500	12,150	INLINE, OFFICE	3.5	43
E	26,500	22,525	INLINE, OFFICE, QSR	3.5	79
F	7,500	6,000	RESTAURANT	8.0	48
G	15,500	12,920	INLINE, OFFICE, QSR	3.5	45
TOTALS	107,000	90,529		4.02	364
ANTICIPATES A SHARED USE PARKING AGREEMENT					

PLANNING AREA 15-B						
BLOCK	ACRES	# OF UNITS	PARKING SPACES PER UNITS	# OF INTERNAL PARKING	# OF STREET PARKING	PARKING PROVIDED
1	3.31	98	1.99	145	50	195
2	2.01	60	1.80	91	17	108
3A	1.89	53	1.79	78	17	95
3B	4.05	136	1.37	169	17	186
4	3.65	82	2.04	143	24	167
TOTALS	14.91	429	1.75	626	125	751
ANTICIPATES A SHARED USE PARKING AGREEMENT						

PREPARED FOR:
E5x
MANAGEMENT INC.
E5x Management
7353 South Alton Way,
Centennial, CO - 80112

ENGINEERING:
CVL
CONSULTANTS
CVL Consultants of
Colorado, Inc.
10333 E. Dry Creek Road,
Suite 240
Englewood, CO - 80112

LAND PLANNING:

www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233

REVISIONS:			
NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

ANTHOLOGY PA-15
Task 6 - Concept Plan

DRAWN BY:
CGR
DESIGNED BY:
JP
SUBMITTED ON:
2020-9-25

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OF 8

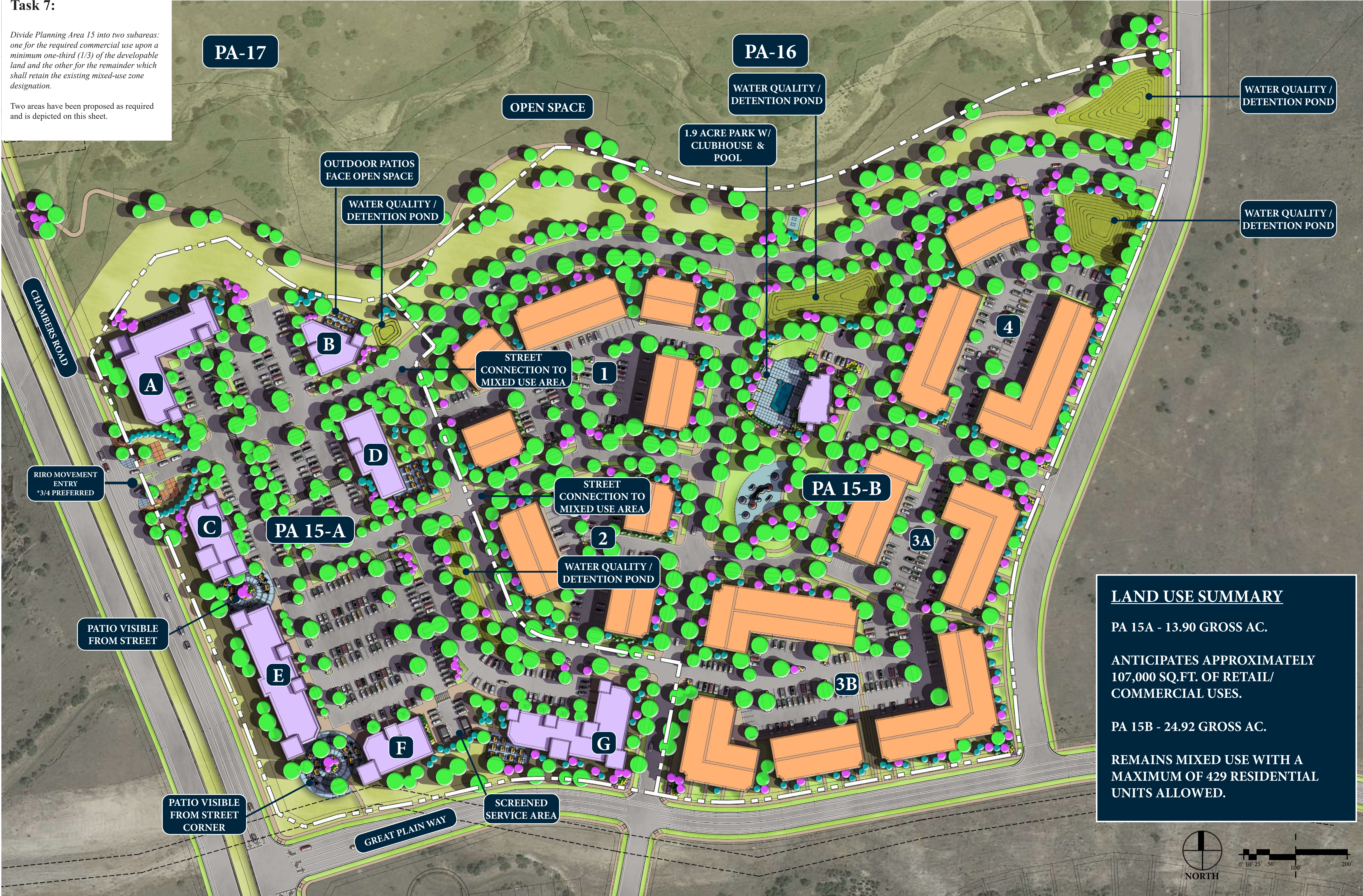
ANTHOLOGY PA-15
PARTIAL WAIVER INFORMATION

NOTE: The information provided in the Anthology Partial Waiver PA-15 Document is conceptual in nature and has been prepared with the sole intent of depicting a potential design solution for PA-15. It is not intended to convey a final design solution and is for illustrative purposes only.

Task 7:

Divide Planning Area 15 into two subareas: one for the required commercial use upon a minimum one-third (1/3) of the developable land and the other for the remainder which shall retain the existing mixed-use zone designation.

Two areas have been proposed as required and is depicted on this sheet.



LAND USE SUMMARY

PA 15A - 13.90 GROSS AC.

ANTICIPATES APPROXIMATELY
107,000 SQ.FT. OF RETAIL/
COMMERCIAL USES.

PA 15B - 24.92 GROSS AC.

REMAINS MIXED USE WITH A
MAXIMUM OF 429 RESIDENTIAL
UNITS ALLOWED.

PREPARED FOR:
E5x
MANAGEMENT INC.
E5X Management
7353 South Alton Way,
Centennial, CO - 80112

ENGINEERING:
CVL
CONSULTANTS
CVL Consultants of
Colorado, Inc.
10333 E. Dry Creek Road,
Suite 240
Englewood, CO - 80112

LAND PLANNING:

www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

ANTHOLOGY PA-15
Task 7 - PA-15 Division

DRAWN BY:
CGR
DESIGNED BY:
JP

SUBMITTED ON:
2020-9-25

ANTHOLOGY PA-15

PARTIAL WAIVER INFORMATION

Task 8:

Prepare and submit a table of permitted uses consistent with the existing commercial planning areas contained in the current Anthology North Development Plan and Guide and identify any requested revisions by addition, deletion or modification for Town approval.

A table of permitted uses is below as requested, we have not proposed any additions, deletions or modifications.

Mixed Use (MU)

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Tri-plex, Four-plex, Townhome, and/or Multi-family residential development.

2. Uses Permitted by Right

A. Retail

- Grocery store
- Convenience retail shopping facilities, including but not limited to:
 - drug stores
 - liquor stores
 - convenience grocery
- Specialty retail including but not limited to:
 - art gallery
 - antiques
 - artisan shops
 - gift shop
 - pet shops
 - florists, plant stores, plant nurseries
 - book store
 - stationery stores
 - retail food specialty shops which sell food products not intended to be consumed on the premises
 - butcher shops
 - candy stores
 - bakeries
 - doughnut shops
 - dairy product shops
 - toy and game stores
 - battery and accessory stores
 - bicycle stores
 - music stores
 - sporting goods store
 - card and gift shop
 - tobacco shop
 - cosmetic store
- Hardware and building material stores
- General retail merchandise and apparel shops, including but not limited to:
 - junior department stores
 - craft and hobby stores
 - discount department stores
 - clothing stores
 - shoe stores
 - furniture stores, home furnishings
 - household appliance stores
 - floor covering, drapery and upholstery stores
 - electronics stores
 - cosmetic store;
 - accessory and specialty store
- Development Sales and Marketing Center

B. Eating and Drinking Establishments

- restaurants
- fast food, including drive-through
- ice cream parlors
- coffee shops
- delicatessens
- lounge, bar or microbrewery
- cafeteria

C. Personal Services

- Convenience service establishments, including but not limited to:
 - barber shops and beauty salons
 - dry cleaners and laundries
 - photo studio
 - shoe repair shops

- watch or jewelry repair
 - travel agency
- day care centers, nursery school
 - health clubs, tennis courts, swimming pools, community centers

D. Entertainment, Indoor

- indoor movie theaters
- performance arts
- bowling alleys
- skating rinks (both ice and roller)
- pool halls
- arcade amusement centers

E. General Office and Professional Services

- business and professional offices
- medical and dental offices and clinics
- banks and other financial service establishments, with or without drive-through facilities
- electronic funds transfer facilities
- printing and publishing offices
- radio and television offices and/or studios
- mortuaries

F. Lodging

- hotels and motels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building
- bed and breakfast

G. Motor Vehicle

- gasoline stations
- auto repair centers
- tire sales and service
- auto parts stores
- car wash

H. General Government or Health Services

- fire stations
- police department substations
- transit facilities

I. Institution of Higher Education

J. Vocational Trade School

K. Structured Parking

L. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

M. Residential

- Age Restricted Dwellings.
- Duplex, Tri-Plex, and Four-Plex Dwelling Units.
- Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- Independent Living Dwellings.
- Assisted Living Dwellings.
- A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- Attached or detached private garages, structured parking.
- Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- Open Space.
- Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- All those uses permitted within the Parks and Open Space Land Use categories.

3. Uses Permitted by Special Review

- Group Care Facilities.
- Automobile and motor vehicle sales, leasing, rental and/or service.
- Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- Neighborhood public service, health and education facilities, such as community centers, libraries and museums.

- Child Care Centers.
- Small animal veterinary clinics with no outside facilities.
- Private schools and related administrative facilities for elementary and secondary education.

4. Development Standards

- Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall not be greater than eight tenths (.80) to one (1).

- Maximum Number of Dwelling Units. For Planning Area 15 zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Dwelling units/gross acre. An increase in the number of permitted Dwelling Units within this Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the PD Development Plan and PD Development Guide.

- Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.

- Building Setback: Non-Residential. The minimum building setback from any public street right-of-way shall be:

Building front– 4 feet
Building side– 0 feet
Building rear– 20 feet
Distance to nearest residential use – 25 feet

- Building Setback: Residential
Building Front – 4’ (Principal Building)
– 5’ or less or 18’ or greater to garage face Building Sides - 4’ from ROW on corner lot
Building Sides - 0’ from other property lines & lots with common walls
Building Rear - 4’ from alley
Building Rear - 0’ from other property lines* Building Separation – 6’

- Building Separation. Commercial buildings can have a 0’ separation.

- Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 45’ in height without special review and up to 60’ in height with Special Review.

- battery and accessory stores
 - bicycle stores
 - music stores
 - sporting goods store
 - card and gift shop
 - tobacco shop
 - cosmetic store
- Hardware and building material stores
 - General retail merchandise and apparel shops, including but not limited to:
 - junior department stores
 - craft and hobby stores
 - discount department stores
 - clothing stores
 - shoe stores
 - furniture stores, home furnishings
 - household appliance stores
 - floor covering, drapery and upholstery stores
 - electronics stores
 - cosmetic store;
 - accessory and specialty store
 - Development Sales and Marketing Center

B. Eating and Drinking Establishments

- restaurants
- fast food, including drive-through
- ice cream parlors
- coffee shops
- delicatessens
- lounge, bar or microbrewery
- cafeteria

C. Personal Services

- Convenience service establishments, including but not limited to:
 - barber shops and beauty salons
 - dry cleaners and laundries
 - photo studio
 - shoe repair shops
 - watch or jewelry repair
 - travel agency
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- health clubs, tennis courts, swimming pools, community centers

D. Entertainment, Indoor

- indoor movie theaters
- performance arts
- bowling alleys
- skating rinks (both ice and roller)
- pool halls
- arcade amusement centers

E. General Office and Professional Services

- business and professional offices
- medical and dental offices and clinics
- banks and other financial service establishments, with or without drive-through facilities
- electronic funds transfer facilities
- printing and publishing offices
- radio and television offices and/or studios
- mortuaries

F. Lodging

- hotels and motels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building
- bed and breakfast

G. Motor Vehicle

- gasoline stations
- auto repair centers
- tire sales and service
- auto parts stores
- car wash

H. General Government or Health Services

- fire stations
- police department substations
- transit facilities

I. Institution of Higher Education

I. Vocational Trade School

K. Structured Parking

3. Uses Permitted by Special Review

- Automobile and motor vehicle sales, leasing, rental and/or

NOTE: The information provided in the Anthology Partial Waiver PA-15 Document is conceptual in nature and has been prepared with the sole intent of depicting a potential design solution for PA-15. It is not intended to convey a final design solution and is for illustrative purposes only.

- service.
- Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- Small animal veterinary clinics with no outside facilities.

4. Development Standards

- Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Commercial Planning Area shall not be greater than eight tenths (.80) to one (1).

- Building Setback: The minimum building setback from the perimeter of any planning area shall be 15 feet. The minimum building setback from any public street right-of-way shall be:
Building Front-4’
Building Side-0’ if attached to adjacent building, 4’ if free standing Building Side from ROW on corner lot-20’ Rear-20’

- Building Separation. The minimum building or structure separation shall be the greater of:
 - ten (10) feet or
 - shall be governed by the applicable building code.

- Building Height. Buildings or structures in Commercial Planning Areas are permitted up to 60’ in height without special review and up to 75’ in height with Special Review. Distance to nearest residential area – 50 feet.

PREPARED FOR:

E5x
MANAGEMENT INC.
E5X Management
7353 South Alton Way,
Centennial, CO - 80112

ENGINEERING:

CVL
CONSULTANTS
CVL Consultants of
Colorado, Inc.
10333 E. Dry Creek Road,
Suite 240
Englewood, CO - 80112

LAND PLANNING:


www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY		

SHEET INFO:

ANTHOLOGY PA-15
Task 8 - Table of Permitted Uses

DRAWN BY:

CGR

DESIGNED BY:

JP

SUBMITTED ON:

2020-9-25

8
OF **8**



ANTHOLOGY

PARKS, TRAILS & OPEN SPACE
MASTER PLAN

ANTHOLOGY

PARKS, TRAILS & OPEN SPACE MASTER PLAN

The following master plan and design guidelines establish a hierarchy of the landscape design principles for Anthology and its surrounding roadways. Careful attention is given to creating an appropriate and appealing landscape design that complements and enhances the overall character of Anthology. All landscape plans, streetscape plans, and graphic designs regarding community identity, neighborhood identity, or entry monumentation shall conform to the guidelines as set forth herein and will be subject to review and approval by the Town of Parker.



ABOUT ANTHOLOGY



PROJECT INTENT

OPEN SPACE & LANDSCAPE THEME

The open space network preserves many of the riparian areas, creates neighborhood edges, and connects the individual neighborhoods with trail systems. A majority of the system also provides passive recreation opportunities that incorporate a variety of trail connections, including portions of the regional trail network. A centrally located Community Park provides active and passive recreational uses for the larger community of Parker.

Organic forms and natural plantings will be contrasted with clearly man-made elements and plantings as a way to highlight the natural landscape treatments throughout Anthology.

The residential neighborhoods throughout Anthology have been designed to respect the natural terrain of this unique Colorado landscape.

OUR TEAM



OWNER/DEVELOPER

E5X MANAGEMENT, INC

7353 South Alton Way
Centennial, CO 80112



PLANNER/LANDSCAPE ARCHITECTURE

PCS GROUP, INC

200 Kalamath Street,
Denver, CO 80223



ENGINEERING

CVL, INC - MULLER ENGINEERING

CVL Consultants

10333 E Dry Creek Rd., Suite 240
Englewood, CO 80112

Muller Engineering

777 S. Wadsworth Blvd. #4-100
Lakewood, CO 80226

TABLE OF CONTENTS

THE COMMUNITY

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- OVERALL EXISTING CONDITIONS
- SEGMENT ONE PD AMENDMENT
- SEGMENT ONE PHASING

OPEN SPACE & TRAILS

COMMUNITY WIDE AMENITIES

- OVERALL TRAILS + OPEN SPACE
- SEGMENT ONE TRAILS + OPEN SPACE

PARKS

COMMUNITY AND NEIGHBORHOOD PARKS

- OVERALL PARKS PLAN
- SEGMENT ONE PARKS PLAN
- SEGMENT ONE COMMUNITY PARK
- SEGMENT ONE NEIGHBORHOOD PARKS



THE COMMUNITY



THE EXPERIENCE

CREATING A COMMUNITY

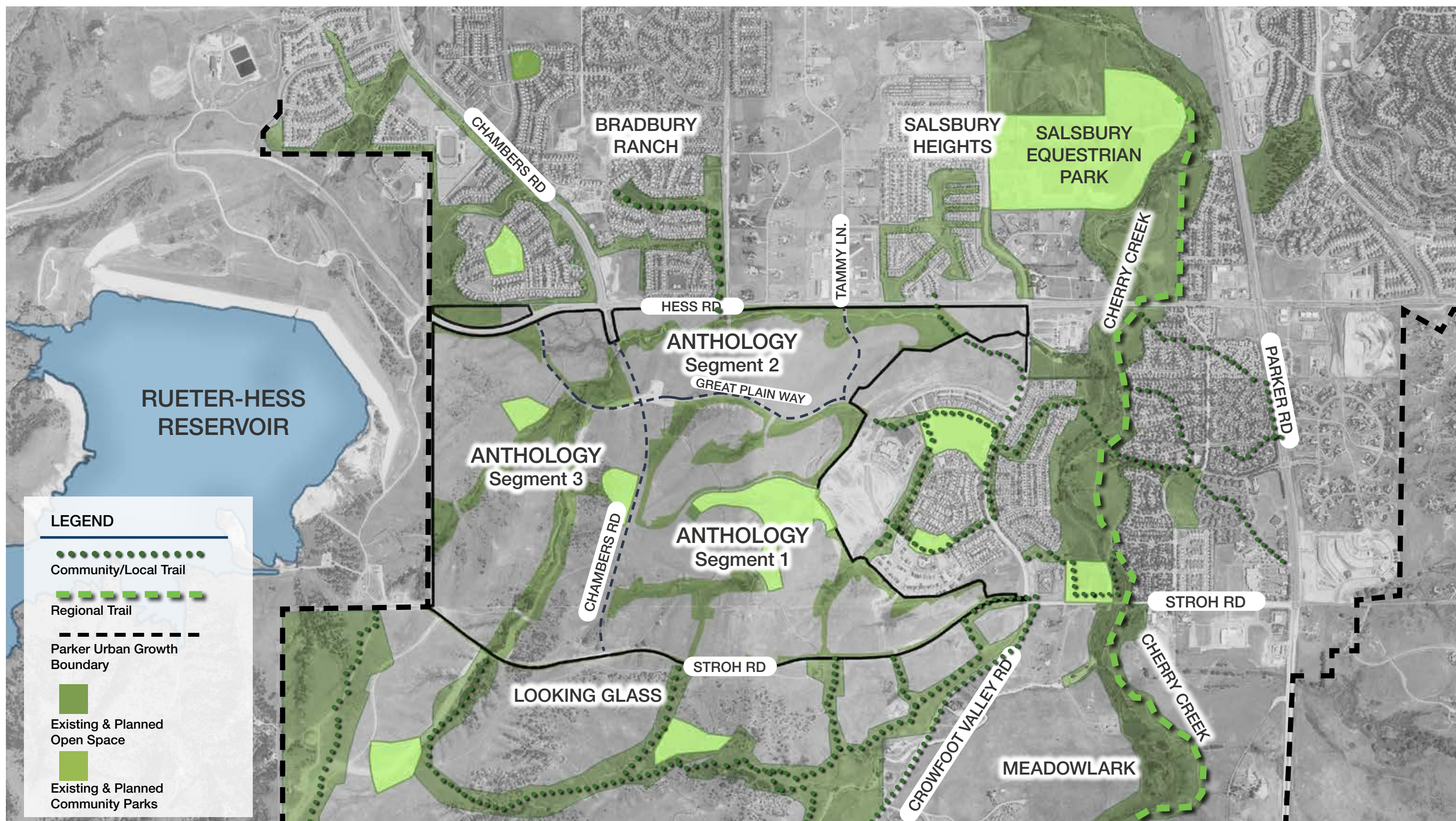
PROJECT CHANGES

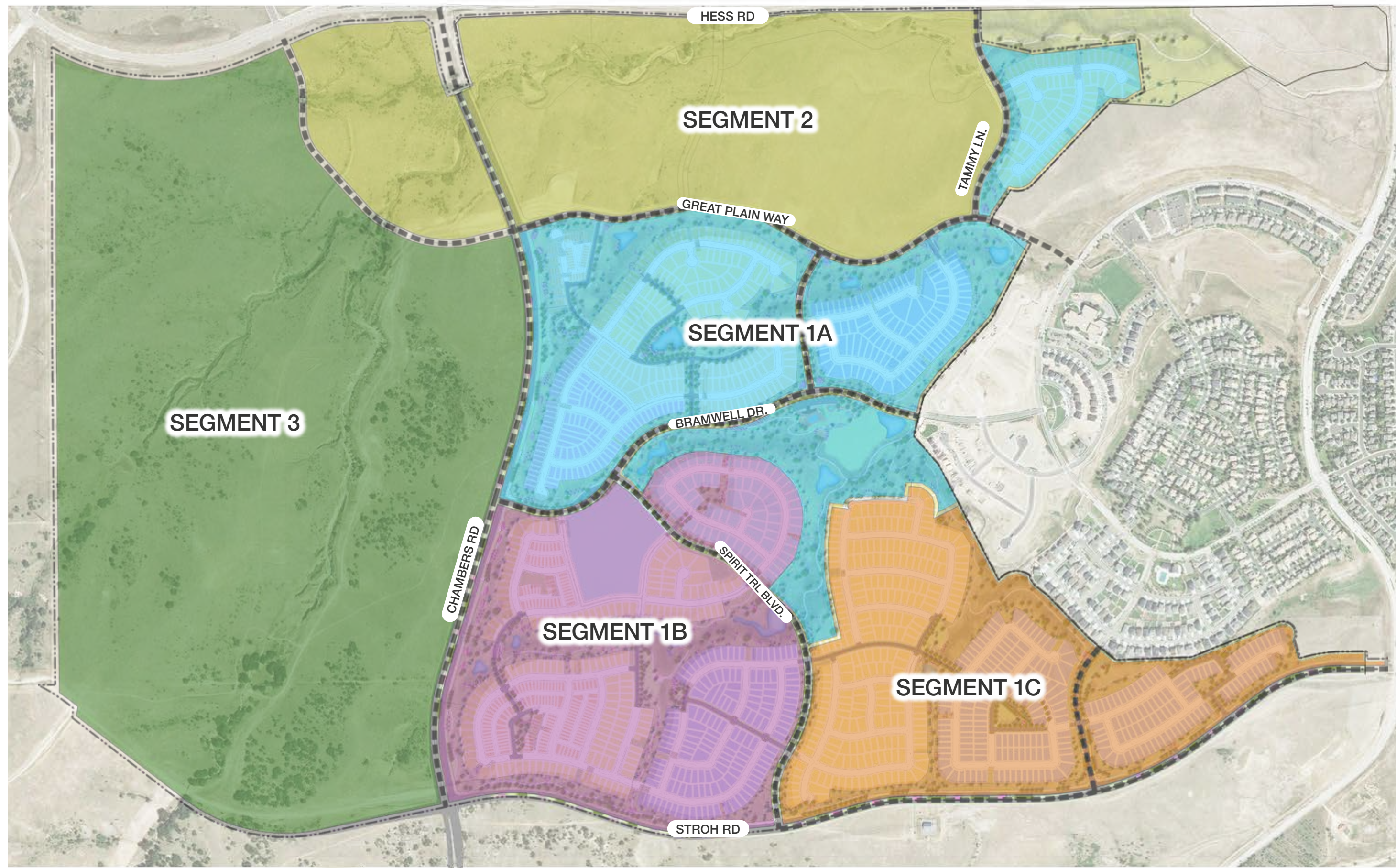
As a part of refining the project layout to respect the natural drainages we are proposing an amendment to the existing PD. There are significant benefits to modifying the layout including maintaining as much natural vegetation within the corridors as possible, a far more natural approach to controlling drainage on the property, and overall an increase in the amount of open space on the property.

SPECIFIC REVISIONS

- **East-West Drainages** in general the natural drainages run more east and west than north and south, the PD has been updated to reflect this natural condition.
- **Road Alignments** have been revised to reflect the drainages, and provide more visibility to the Community Park.
- **Open Space** has been increased substantially with these revisions.

Vicinity/Existing Conditions Map





PD AMENDMENT

PRIMARY FOCUS AREA

This PD Amendment is primarily focused on Segment 1 of the overall Anthology PD. Segment 1 is broken into A, B, and C. The primary purpose of the Amendment is to bring the property into compliance with Dendritic planning principles.



PROPOSED PD

Planning Area	PROPOSED					Gross Density
	Land Use	Gross Acres	Max Density	Net Area	DU (shown on plan)	
PA-13	SFe	17.56	4.5	16.94	71	4.04
PA-34	THe	7.94	14.0	5.95	53	6.68
PA-35	THe	15.30	14.0	15.30	104	6.80
PA-36	SFe	21.17	6.0	21.17	96	4.53
PA-37	SFe	22.09	6.0	21.62	103	4.66
PA-38	SFd	15.84	4.5	15.43	69	4.36
PA-39	School	12.96	-	11.98	-	
PA-40	SFe	18.39	6.0	15.65	84	4.57
PA-41	SFd	9.60	4.5	8.99	36	3.75
PA-42	SFd	20.77	4.5	19.73	70	3.37
PA-43	Park	34.00	-	31.55	-	
PA-44	THe	33.37	14.0	32.02	213	6.38
PA-45	SFe	30.65	6.0	29.70	152	4.96
PA-46	SFe	27.69	6.0	27.58	138	4.98
PA-47	SFd	25.72	4.5	24.64	111	4.32
PA-48	SFe	30.22	6.0	29.44	140	4.63
PA-49	SFe	18.41	6.0	17.85	92	5.00
		361.68		345.54	1,532	

PREVIOUS PD

Planning Area	PREVIOUS					Gross Density
	Land Use	Gross Acres	Max Density	Net Area	DU (shown on plan)	
PA-13	SFe	18.57	6.0	17.14	92	4.95
PA-34	THe	10.39	6.0	6.76	45	4.33
PA-35	SFd	31.49	4.5	25.01	112	3.56
PA-36	SFd	29.99	4.5	28.37	118	3.93
PA-37	SFd	15.16	4.5	13.94	51	3.36
PA-38	SFe	21.00	6.0	19.01	84	4.00
PA-39	School	12.00	-	10.76	-	
PA-40	THe	36.60	6.0	27.12	184	5.03
PA-41	SFd	34.06	4.5	33.29	137	4.02
PA-42	SFd	19.13	4.5	17.95	83	4.34
PA-43	Park	31.86	-	31.09	-	
PA-44	THe	39.04	6.0	36.91	155	3.97
PA-45	SFe	21.53	6.0	18.70	84	3.90
PA-46	SFd	30.87	4.5	30.49	105	
PA-47	SFe	32.22	6.0	28.84	128	3.97
PA-48	SFe	13.48	6.0	11.07	54	4.01
PA-49	THe	13.38	14.0	11.95	100	7.47
TOTAL		410.77		368.40	1,532	



- NOTES:
- THE 3,305 TOTAL DWELLING UNIT COUNT INCLUDES PA 11 AND PA 12
 - "NET ACRES" FOR DU PARCELS EQUALS GROSS ACRES MINUS ROADS, 100' BUFFER ALONG CHAMBERS ROAD AND UTILITY EASEMENTS, AS SHOWN ON THE PLAN.
 - "NET ACRES" FOR PARKS AND OPEN SPACE EQUALS GROSS ACRES MINUS ROADS, AS SHOWN ON THE PLAN.
 - ALL TRAILS TO BE OPEN AND ACCESSIBLE TO THE PUBLIC.
 - ALL PROPOSED COLLECTOR STREETS ARE CONCEPTUAL ONLY. FINAL ALIGNMENTS ARE SUBJECT TO FINAL PARCEL PLANNING AND TRAFFIC ANALYSIS.
 - ADDITIONAL TRAIL CONNECTIONS SHALL BE EVALUATED AT THE TIME OF SUBDIVISION PLAT.
 - GREAT PLAIN WAY FROM HESS ROAD TO CHAMBERS ROAD WILL BE A 3-LANE COLLECTOR.
 - THE ANNEXATION REQUIREMENT FOR PROVIDING A MINIMUM OF 47.32 ACRES OF DEVELOPED PARK SITES IS SATISFIED WITH 49.95 ACRES.
 - 28.53 ACRES OF OPEN SPACE FROM THE ANTHOLOGY NORTH PD HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER.
 - THE ANNEXATION REQUIREMENT FOR 240.90 GROSS ACRES OF OPEN SPACE IS SATISFIED WITH 285.27 ACRES PLUS 28.53 ACRES OF OPEN SPACE THAT HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER.

ANTHOLOGY DEVELOPMENT CHART						
	Parcel #	Land Use	Gross Acres	Max. Density (per Dev. Guide)	Net Area	DU (Shown on Plan)
	Pa - 11	SFd	53.62	4.5	52.81	223
	Pa - 12	Commercial	16.64	22.00	15.91	-
	Pa - 13	SFe	17.56	6.00	16.91	71
	Pa - 14	School	75.67	-	71.44	-
	Pa - 15A	Commercial	11.02	22.00	8.89	-
	Pa - 15B	MU	27.81	22.00	25.96	429
	Pa - 16	Commercial	7.31	22.00	7.19	-
	Pa - 17	Commercial	12.05	22.00	10.27	-
	Pa - 18	Commercial	28.84	22.00	25.27	-
	Pa - 19	Fire Station	4.13	-	3.00	-
	Pa - 20 & 22	THe	70.12	14.00	68.04	281
	Pa - 21	Park	6.13	-	6.13	-
	Pa - 23	THe	30.14	14.00	27.44	122
	Pa - 24 & 26	SFd	44.33	4.50	42.58	149
	Pa - 25	SFd	34.18	4.50	31.88	114
	Pa - 27	School	12.06	-	10.9	-
	Pa - 28	SFd	15.29	4.50	14.69	50
	Pa - 29 & 30	THe	38.34	14.00	35.55	155
	Pa - 31	THe	28.59	14.00	25.23	114
	Pa - 32	Park	9.82	-	8.34	-
	Pa - 33	THe	34.02	14.00	31.24	136
	Pa - 34	THe	7.94	14.00	5.95	53
	Pa - 35	THe	15.30	14.00	15.3	104
	Pa - 36	SFe	21.17	6.00	21.17	96
	Pa - 37	SFe	22.09	6.00	21.62	103
	Pa - 38	SFd	15.84	4.50	15.44	69
	Pa - 39	School	12.96	-	11.98	-
	Pa - 40	SFe	18.39	6.00	15.65	84
	Pa - 41	SFd	9.60	4.50	8.99	36
	Pa - 42	SFd	20.77	4.50	19.73	70
	Pa - 43	Park	34.00	-	31.55	-
	Pa - 44	THe	33.37	14.00	32.02	213
	Pa - 45	SFe	30.65	6.00	29.70	152
	Pa - 46	SFe	27.83	6.00	27.72	138
	Pa - 47	SFd	25.73	4.50	24.64	111
	Pa - 48	SFe	30.22	6.00	29.44	140
	Pa - 49	SFe	18.41	6.00	17.85	92
	Subtotal		921.94	-	868.42	3,305

	LAND USE	Gross Acres	Max. Density (per Dev. Guide)	Net Acres	DU (Shown on Plan)
	MU	27.81	-	25.96	429
	Residential	663.50	-	631.59	2,876
	Open Space	285.96	-	243.80	-
	Parks	49.95	-	46.02	-
	Schools	100.69	-	94.32	-
	Fire Station	4.13	-	3.00	-
	Commercial	75.83	-	67.53	-
	TOTALS	1207.9	-	1,112.22	3,305
	SFe Total	186.32	6.00	180.06	876
	SFd Total	219.36	4.50	210.76	822
	THe Total	257.82	14.00	240.77	1,178
	MU Total	27.81	22.00	25.96	429
	TOTALS	691.31	-	657.55	3,305

OPEN SPACE & TRAILS

TECHNIQUE

An important element of ANTHOLOGY is the provision of recreation and open space to enhance the quality of living for residents of the community. The Open Space and Recreation Concept Plan, as illustrated on Page 14, has been created to retain and enhance the natural character of ANTHOLOGY through the provision of parks, trail corridors, a private recreation center and open space.

The Open Space and Recreation Plan calls for an interconnected system that consists of a series of pedestrian-friendly trail corridors providing linkages to the larger community park, school site, neighborhood parks, private recreation center, and passive uses in usable detention basin facilities.

Individual components of the Open Space and Recreation Plan are discussed and graphically depicted in greater detail on the following pages. Concept plans of the open space and recreation areas are provided to present initial designs and amenities that should be included in future design proposals.



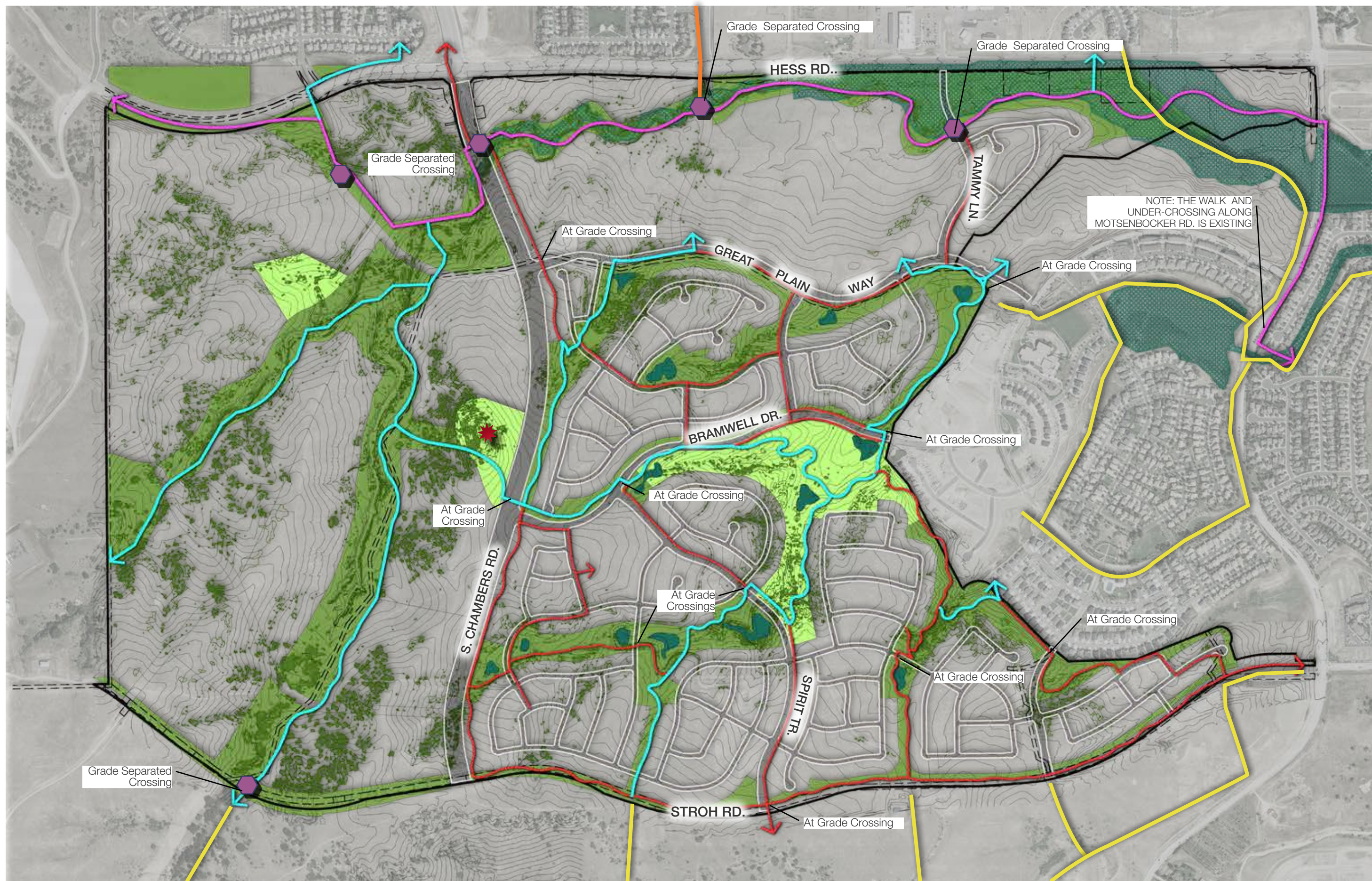
DESIGN TEAM

PCS GROUP, INC - LANDSCAPE ARCHITECTURE

MULLER ENGINEERING - DRAINAGE ENGINEER

CVL CONSULTANTS - SITE CIVIL ENGINEER





TRAIL CONNECTIVITY

LEGEND

Regional Trail

10' min. multi-use trail

Note: Trails shall be designed with a minimum thickness of six (6) inches of CDOT Class B or D Portland cement concrete



Community Trail

10' min. multi-use trail



Local Trail

6'-8' min. multi-use trail, unless part of a detached sidewalk



Adjacent Existing and Proposed Trails



Open Space



Community Parks



Existing Vegetation



Floodplain



Grade-separated Regional Trail crossing



High point

WE WORK WITH DRAINAGE...

Detention basins are incorporated as part of the Anthology community's comprehensive open space system. The basins are designed and envisioned to serve as additional active and/or passive recreational spaces, as well as their function as drainage facilities.

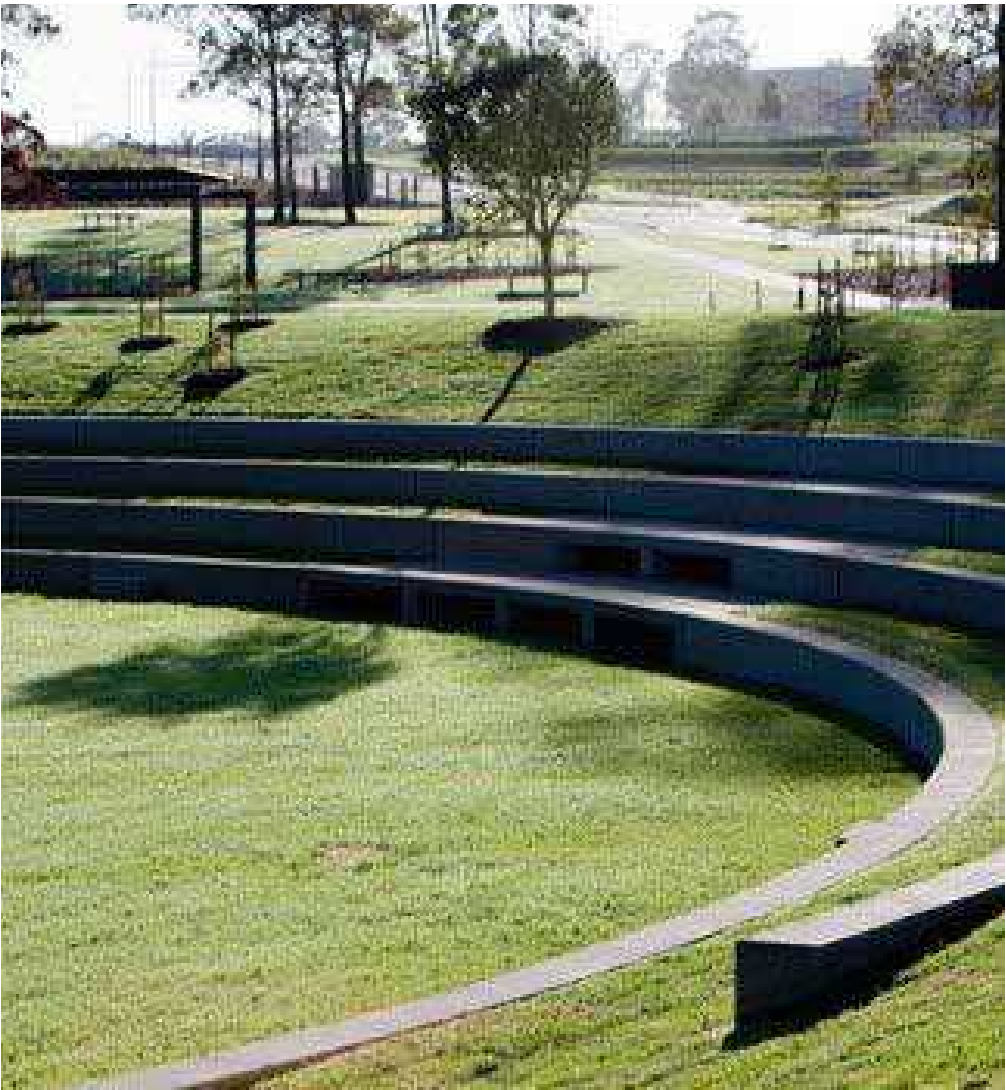
The various configurations and design concepts envisioned for the detention basins are depicted on pages 24-31.

A special landscape treatment is provided between residential uses and detention basin. Low flow areas shall be included to provide for sustainable landscaping and passive recreation uses.



All Plans and Images are for illustrative purposes and are not intended to depict final designs.

SEGMENT 1 OPEN SPACE



OPEN SPACE SUMMARY TABLE-SEGMENT 1

ANTHOLOGY SEGMENT 1- Open Space and Parks							
(Updated 10-09-2020)							
Planning Area	PREVIOUS PD			Planning Area	PROPOSED PD		
	Land Use	Gross Acres	Net Area		Land Use	Gross Acres	Net Area
PA-43	PARK	31.86	31.09	PA-43	PARK	34.00	31.55
SUB-TOTAL PARKS		31.86	31.09	SUB-TOTAL PARKS		34.00	31.55
OPEN SPACE				OPEN SPACE	OS 1	2.30	22.48
OPEN SPACE	OS 2	2.50	2.40	OPEN SPACE	OS 2	7.94	5.19
OPEN SPACE	OS 3	9.97	8.11	OPEN SPACE	OS 3	20.71	18.71
OPEN SPACE	OS 4	20.49	18.75	OPEN SPACE	OS 4	18.40	15.73
OPEN SPACE	OS 5	4.09	2.67	OPEN SPACE	OS 5	6.71	4.02
OPEN SPACE	OS 6	3.31	3.20	OPEN SPACE	OS 6	3.26	3.00
OPEN SPACE	OS 7	15.28	14.69	OPEN SPACE	OS 7	35.78	27.61
OPEN SPACE	OS 8	15.24	15.24	OPEN SPACE	OS 8	10.88	10.88
OPEN SPACE	OS 9	1.32	1.32	OPEN SPACE	OS 9	10.61	8.14
OPEN SPACE	OS 10	1.06	2.51	OPEN SPACE	OS10	10.42	8.14
SUB-TOTAL OPEN SPACE		73.26	68.89	SUB-TOTAL OPEN SPACE		127.01	123.90
TOTAL OS & PARKS		105.12	99.98	TOTAL OS & PARKS		161.01	155.45

NOTE: ALL OPEN SPACES TO BE MAINTAINED BY AN HOA OR METRO DISTRICT.

Segment 1 is showing a gross total of approximately +55 acres of Open Space/ Parks compared to the existing PD.





TAKE
ADVANTAGE
OF EVERY
OPPORTUNITY

PARKS

DESCRIPTION

Parks present an opportunity for shared recreation and social activities between neighbors for ANTHOLOGY, fostering relationships and building a healthy community. The landscape design allocates spaces for these activities where passive and active recreation come together.

ANTHOLOGY park design encourages visibility to the parks, causing their activities to become an integral part of the community fabric.

This visibility makes it easy for nearby residents to look into park activities and view the social activity of the park as part of the everyday fabric of their lifestyle.

Parks within ANTHOLOGY will be designed to provide a wide variety of uses for the range of residents anticipated in the community.

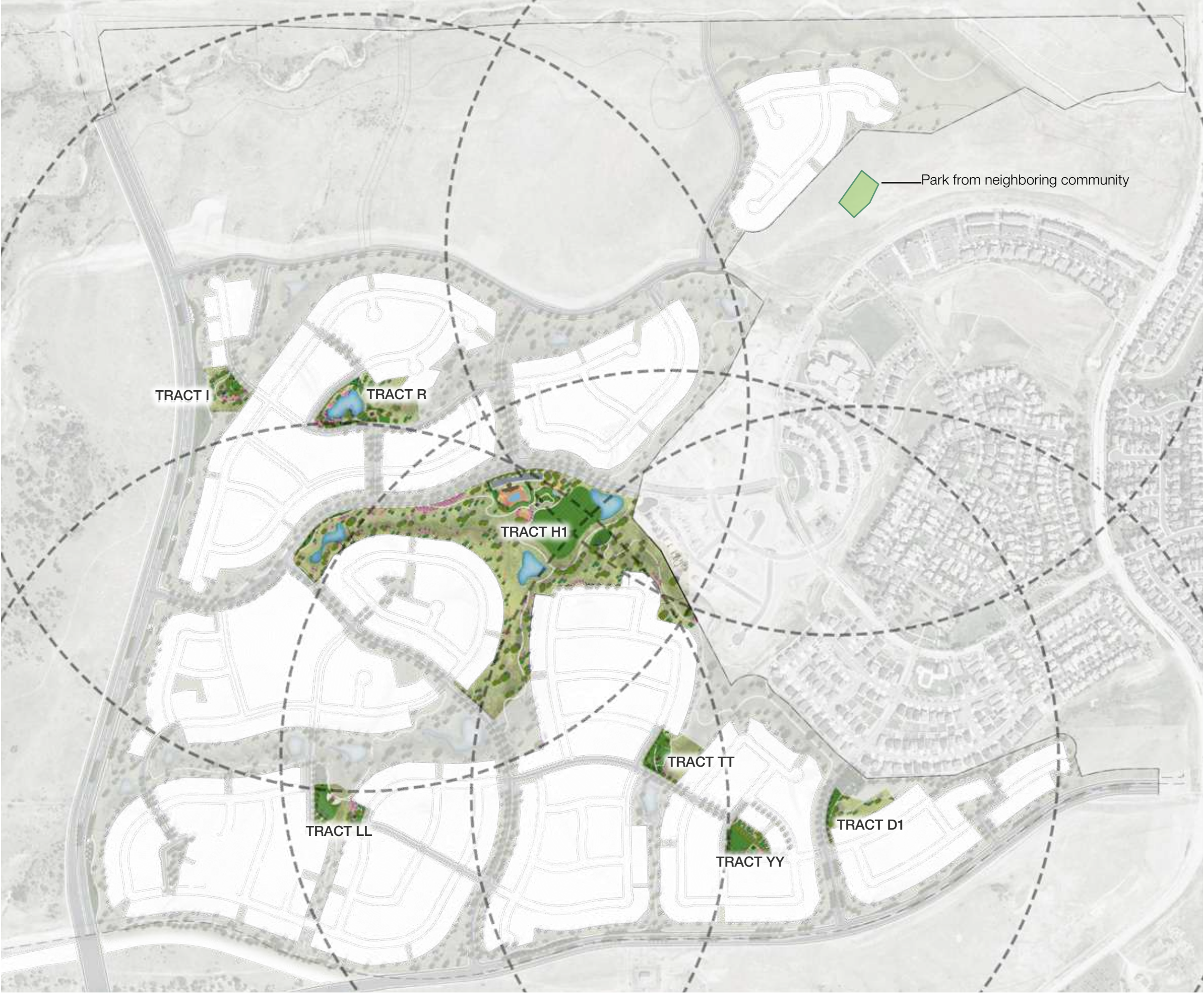


COMMUNITY PARK CONCEPT PLAN



PARKS

SEGMENT 1



SEGMENT 1 PARK SUMMARY CHART (with detention excluded)					
TRACT	NET AREA (in Acres)	GROSS AREA (in Acres)	USE	OWNERSHIP	MAINTENANCE
I	1.67	1.82	Neighborhood Park	HOA/District	HOA/District
R	4.16	4.98	Neighborhood Park	HOA/District	HOA/District
LL	2.32	2.64	Neighborhood Park	HOA/District	HOA/District
TT	2.06	2.43	Neighborhood Park	HOA/District	HOA/District
YY	1.28	1.67	Neighborhood Park	HOA/District	HOA/District
D1	3.14	3.57	Neighborhood Park	HOA/District	HOA/District
H1	30.7	33.15	Community Park	HOA/District	HOA/District
Total	45.33	50.26			

SEGMENT 1 EXCEEDS THE REQUIRED PARK SPACE FOR THE ANNEXATION AGREEMENT BY A TOTAL OF 2.92 GROSS ACRES. THERE WILL BE ADDITIONAL NEIGHBORHOOD PARKS LOCATED ON THE WEST SIDE OF THE PROPERTY.

*NEIGHBORHOOD PARK ACREAGE HAS BEEN REDUCED BY 9,138 SQ.FT. TO EXCLUDE THE DETENTION AREA.
*COMMUNITY PARK ACREAGE HAS BEEN REDUCED BY 37,028 SQ.FT. TO EXCLUDE THE DETENTION AREA.

At the discretion of the Town of Parker, the Community Park may be dedicated to the Town, and maintained by the Town. It is understood that the Swimming Pool area will not be owned or maintained by the Town of Parker.

----- 1/2 Mile Walking Distance (10 minute walk)



ANTHOLOGY-SEGMENT 1			
OVERALL PHASE ONE - PARKS AND OPEN SPACE DEDICATIONS			
TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (GROSS AC)
TOTAL PARKS (SEG. 1)	MUNICIPAL CODE	36.08	50.26
*NEIGHBORHOOD PARKS (SEG. 1)			17.11
*COMMUNITY PARKS (SEG. 1)			33.15
***OPEN SPACE (OVERALL)	FROM APPROVED PD	241.78	313.80
DEDICATION REQUIREMENT			
SFD/DUPLEX	0.0239 acres/unit		
MULTI-FAMILY	0.0139 acres/unit		
PLANNING AREA	HOUSING TYPE	DU'S ANTICIPATED	TOTAL PARK REQUIRED
PA-13	SFD	71	1.70
PA-34	MULTI-FAMILY	53	0.74
PA-35	SFA	104	2.49
PA-36	SFD	96	2.29
PA-37	SFD	103	2.46
PA-38	SFD	69	1.65
PA-40	SFD	36	0.86
PA-40	SFD	48	1.15
PA-41	SFD	36	0.86
PA-42	SFD	70	1.67
PA-44	SFD	91	2.17
PA-44	SFD	122	2.92
PA-45	SFD	152	3.63
PA-46	SFD	138	3.30
PA-47	SFD	111	2.65
PA-48	SFD	140	3.35
PA-49	SFD	92	2.20
Total		1,532	36.08
Total	SFD	1,479	
Total	MULTI-FAMILY	53	

*NEIGHBORHOOD PARK ACREAGE HAS BEEN REDUCED BY 9,138 SQ.FT. TO EXCLUDE THE DETENTION AREA.
**COMMUNITY PARK ACREAGE HAS BEEN REDUCED BY 37,028 SQ.FT. TO EXCLUDE THE DETENTION AREA.
*** OPEN SPACE CALCULATIONS ARE SHOWN FOR ENTIRE PROPERTY TO SHOW THAT REQUIREMENTS HAVE BEEN EXCEEDED.

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS								
Neighborhood-Serving Park	I	R	LL	TT	YY	D1	Community-Serving Park	H-1
Required Amenities							Required Amenities	
1. Landscaping shall be provided for all impervious areas not used for other amenities.	●	●	●	●	●	●	1. Landscaping shall be provided for all impervious areas not used for other amenities.	●
2. Tables and seating shall be provided, such as benches, chairs, picnic tables, and ADA seating.	●	●	●	●	●	●	2. Tables and seating shall be provided, such as benches, chairs, picnic tables, and ADA seating.	●
3. Internal access pathways shall be provided to and between park amenities, parking areas, and the perimeter.	●	●	●	●	●	●	3. Internal access pathways shall be provided to and between park amenities, parking areas, and the perimeter.	●
4. Open turf play areas shall be provided at sizes appropriate for the scale of the park.	●	●	●	●	●	●	4. Open turf play areas shall be provided at sizes appropriate for the scale of the park.	●
5. Universal and inclusive play elements shall be provided to accommodate all ages and abilities.	●	●	●	●	●	●	5. Universal and inclusive play elements shall be provided to accommodate all ages and abilities.	●
6. Dog waste stations shall be provided in a quantity appropriate for the scale of the park.	●	●	●	●	●	●	6. Dog waste stations shall be provided in a quantity appropriate for the scale of the park.	●
7. Trash receptacles shall be provided in a quantity appropriate for the scale of the park and the other amenities provided.	●	●	●	●	●	●	7. Trash receptacles shall be provided in a quantity appropriate for the scale of the park and the other amenities provided.	●
8. All neighborhood parks shall provide a small shelter serving a capacity of between five (5) and ten (10) users.	●	●	●	●	●	●		

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS								
Neighborhood-Serving Park	I	R	LL	TT	YY	D1	Community-Serving Park	H-1
NOTE: PER THE TOWN OF PARKER STAFF APPROVAL, THE COMMUNITY PARK WILL BE SATISFIED WITH 1 MEDIUM SHELTER AND 2 SMALL SHELTERS THAT CAN OCCUPY A MIN OF 42 USERS AT ONE TIME. Not applicable to Neighborhood Serving Parks							9. All community-serving parks shall provide:	
							A) A large shelter serving a capacity of between thirty-one (31) and one hundred (100) users.	●
							b) A loop path with mileage markers.	●
							c) A large destination-scale play area.	●
							d) Programmed space.	●
							e) Drinking fountains in a quantity appropriate for the scale of the park.	●
							f) A diamond or rectangular ball field.	●
							g) A minimum of two (2) sport courts.	●
							h) A bicycle rack and bicycle repair station.	●
							i) Permanent restrooms, either vault or full, in a quantity appropriate for the scale of the park.	●
							j) Barbecues, single or dual with ash disposal.	●
							k) Off-street parking	●

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS									
Neighborhood-Serving Park	I	R	LL	TT	YY	D1	Community-Serving Park	H-1	
Category 1 - Gathering Spaces & Self-directed Group Activities									
Pick 1						Pick 1 from each subcategory			
Gardens									
Arboreta/decorative garden, irrigated					●		Arboreta/decorative garden, irrigated	●	
Community garden/raised garden, irrigated	●						Community garden/raised garden, irrigated		
Gathering and Social Space									
Amphitheater							Amphitheater		
Festival/event space							Festival/event space		
Outdoor nature classroom							Outdoor nature classroom	●	
Outdoor performance space/ stage		●			●		Outdoor performance space/ stage		
Programmable space (indoor or outdoor)	●	●	●	●	●	●	Programmable space (indoor or outdoor)	●	
Seating and tables	●	●	●	●	●	●	Seating and tables	●	
Shelter, small (5-10 users)	●	●	●	●	●	●	Shelter, small (5-10 users)	●	
Shelter, medium (11-30 users)							Shelter, medium (11-30 users)	●	
Shelter, large (31-100 users)							Shelter, large (31-100 users)	*	
Shelter, pavilion (more than 100 users)							Shelter, pavilion (more than 100 users)		
Interpretive and Placemaking									
Interactive, functional, or visual art							Interactive, functional, or visual art		
Interpretive signage or elements		●					Interpretive signage or elements		
Site design theme							Site design theme	●	
Outdoor Specialized									

* PER DISCUSSIONS WITH TOWN STAFF ,CREDIT WILL BE GIVEN TO 1 MEDIUM SHELTER AND 2 SMALL SHELTERS THAT WILL SATISFY A MIN. OF 31 USERS.

●

=Required Amenity

●

=Additional Items/Compatible/May be Compatible

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS									
Neighborhood-Serving Park	I	R	LL	TT	YY	D1	Community-Serving Park	H-1	
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	●	●			●		Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	●	
Bike park, skills area, or pump track							Bike park, skills area, or pump track	●	
Climbing spire or wall			●	●			Climbing spire or wall		
Disc golf course							Disc golf course		
Dog off-leash area (fenced)							Dog off-leash area (fenced)		
Horseshoe pit						●	Horseshoe pit		
Skate park							Skate park		
Category 2 - Active Uses									
Pick 2, but only 1 may be from Paths, Trails.							Pick as shown below for each subcategory		
Paths, Trails, and Trailheads							Pick 1 per acre		
Greenway connection or trailhead			●	●		●	Greenway connection or trail head	●	
Hard-surfaced multi-use trail							Hard-surfaced multi-use trail	●	
Internal access pathway	●	●	●	●	●	●	Internal access pathway	●	
Loop path (with mileage markers)							Loop path (with mileage markers)	●	
Soft-surface jogging/hiking trail					●		Soft-surface jogging/hiking trail	●	
Soft-surface equestrian or bike trail							Soft-surface equestrian or bike trail	●	
Play Space and Equipment							Pick 1 per acre from this section, or substitute 1 additional amenity from the Sports and Fitness section below		
Climbing structure or boulders	●	●	●	●	●	●	Climbing structure or boulders	●	

●

=Required Amenity

●

=Additional Items/Compatible/May be Compatible

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS									
Neighborhood-Serving Park	I	R	LL	TT	YY	D1	Community-Serving Park	H-1	
Nature play features	●	●	●	●		●	Nature play features	●	+3
Open turf play area	●	●	●	●	●	●	Open turf play area	●	
Playground, small-scale		●	●	●	●	●	Playground, small-scale	●	
Play area, large destination-scale							Play area, large destination-scale	●	
Thematic play features							Thematic play features	●	
Universal and inclusive play elements	●	●	●	●	●	●	Universal and inclusive play elements	●	
Zip line					●		Zip line		
Sports and Fitness						Pick 1 per acre [or 2 per acre if no Play Space and Equipment Amenity is provided]			
Artificial turf field, multi-purpose							Artificial turf field, multi-purpose	●	
Ball field (baseball, softball, or multi-use)							Ball field (baseball, softball, or multi-use)	●	
Field with lighting							Field with lighting		
Outdoor fitness equipment		●					Outdoor fitness equipment		
Specialty sport field or stadium							Specialty sport field or stadium		
Sport court (e.g., badminton, basketball, bocce, futsal, pickleball, shuffleboard, tennis, volleyball)			●	●			Sport court (e.g., badminton, basketball, bocce, futsal, pickleball, shuffleboard, tennis, volleyball)	**●	+3
Tournament sports court or multi-court complex							Tournament sports court or multi-court complex		

* PARK PROGRAM ELEMENTS HAVE BEEN DESIGNED WITH TOWN STAFF TO SATISFY TOWN REQUIREMENTS.
** WE ARE REQUIRED TO HAVE 1 COURT. CREDIT TOWARDS THE 1 PER ACRE FOR THE ADDITIONAL PICKLE BALL COURT AND 2 BOCCIE COURTS.

●

=Required Amenity

●

=Additional Items/Compatible/May be Compatible

ANTHOLOGY NORTH REQUIRED PARK PROGRAM ELEMENTS									
Neighborhood-Serving Park	I	R	LL	TT	YY	D1	Community-Serving Park	H-1	
Category 3- Support Amenities									
Pick 1 per acre									
Support Amenities									
Barbecues, single or dual with ash disposal	●	●	●	●	●	●	Barbecues, single or dual with ash disposal	●	
Bike rack and repair station				●			Bike rack and repair station	●	
Dog waste station	●	●	●	●	●	●	Dog waste station	●	
Drinking fountain							Drinking fountain	●	
Parking, off-street							Parking, off-street	●	
Parking, on street	●	●	●	●	●	●	Parking, on street	●	
Restroom, portable (screened)							Restroom, portable (screened)		
Restroom, permanent (full or vault)							Restroom, permanent (full or vault)	●	
Signage (identification)	●	●	●	●	●	●	Signage (identification)	●	
Trash receptacles	●	●	●	●	●	●	Trash receptacles	●	
Category 4 - Specialized Facilities									
Optional						Pick 1 per acre			
Aquatics and Water Access									
Splash pad or water play feature							Splash pad or water play feature		
Swimming pool							Swimming pool	●	
Indoor Facilities									
Activity building/clubhouse							Activity building/clubhouse	●	
Environmental education center							Environmental education center		
Recreation center or fieldhouse							Recreation center or fieldhouse		

** IN ORDER TO MEET THE NUMBER OF ELEMENTS REQUIRED; EXTRA BBQ , DRINKING FOUNTAINS, BIKE RACKS, PETWASTE STATIONS WILL BE ADDED FOR THE COMMUNITY PARK.

All Plans and Images are for illustrative purposes and are not intended to depict final designs.

H1 COMMUNITY PARK

PARK DEVELOPMENT REQUIREMENTS

PLAY SPACE AND EQUIPMENT

- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
- NATURAL PLAY FEATURES (C)
- UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)
- LARGE DESTINATION PLAY AREA (R)

SPORTS & FITNESS

- BALL FIELD -RECTANGULAR (R)
- BOCCE BALL COURTS (SPORT COURT) (R)
- PICKLE BALL COURTS (SPORT COURT) (R)

GATHERING/SOCIAL SPACES

- MEDIUM SHADE SHELTER W/6 PICNIC TABLES, (1 ADA TABLE & ...ELECTRICAL OUTLETS) (R)
- 2 ADDITIONAL SMALL SHADE SHELTERS
- PROGRAM SPACE (AMPHITHEATER) (R)
- MULTIPLE SEATING & BENCH AREAS (R)
- ADDITIONAL PICNIC TABLES (R)
- OVERLOOKS (C)

PATHS, TRAILS, & TRAILHEADS

- INTERNAL ACCESS PATHWAY (R)
- LOOP PATH WITH MILE MARKERS(C)
- SOFT SURFACE TRAILS (C)

GARDENS & LANDSCAPING

- LANDSCAPING (R)
- IRRIGATION (R)
- BUTTERFLY GARDEN/DECORATIVE GARDEN

OUTDOOR SPECIALIZED FACILITIES

- CORNHOLE

AQUATICS & WATER ACCESS

- SWIMMING POOL

INDOOR FACILITIES

- CLUBHOUSE/CHANGING ROOMS

INTERPRETIVE/ PLACE MAKING ELEMENTS

- SITE DESIGN THEME/INTERPRETIVE SIGNAGE (R)

SUPPORT AMENITIES

- ADDITIONAL SHADE CANOPY (R)
- BIKE RACK & FIX STATIONS (R)
- DRINKING FOUNTAIN (R)
- PERMANENT VAULT RESTROOM (R)
- PARK SIGNAGE (R)
- TRASH RECEPTACLES (R)
- DOG WASTE STATIONS (R)
- ON STREET PARKING (C)
- OFF STREET PARKING (C)

OTHER ELEMENTS

- INTERACTIVE DRAINAGE
- TRIKE TRACK
- SLEDDING HILL





LAND USE

1.67 ACRES

NEIGHBORHOOD PARK

Tract I is a highly detailed park that will include unique planting areas, trails, a Shade structure with Picnic Tables, a multi-purpose turf area, and a natural climbing boulder area. Generally speaking, this northern area of Anthology is anticipated to be Age Target ted, and as such this park and park R have been programmed for active Adult uses.

The terrain in this area is gentle and well suited for display gardens, the multi-purpose turf area, and shade structure with picnic tables.

PARK DEVELOPMENT REQUIREMENTS

PLAY SPACE AND EQUIPMENT

- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
- NATURAL PLAY FEATURES (C)
- UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)

SPORTS & FITNESS

- BOCCE BALL COURT (C)

GATHERING/SOCIAL SPACES

- SHADE SHELTER W/2 PICNIC TABLES, (1 ADA TABLE) (R)
- 4 SEATING & BENCH AREAS (R)
- 2 ADDITIONAL PICNIC AREAS (R)

PATHS, TRAILS, & TRAILHEADS

- INTERNAL ACCESS PATHWAY (R)
- LOOP PATH (C)
- SOFT SURFACE TRAIL (C)

GARDENS & LANDSCAPING

- LANDSCAPING (R)
- IRRIGATION (R)
- COMMUNITY GARDEN (C)

OUTDOOR SPECIALIZED FACILITIES

- CORNHOLE

SUPPORT AMENITIES

- SHELTER (INCLUDED ABOVE) (R)
- PARK SIGNAGE (R)
- (2) TRASH RECEPTACLES (R)
- DOG WASTE STATIONS (R)
- ON STREET PARKING (C)

OTHER ELEMENTS

- INTERACTIVE DRAINAGE WITH BOULDERS AND ENHANCED PLANTINGS





R

LAND USE

4.15 ACRES

NEIGHBORHOOD PARK

Tract R Park serves as a point of interest due to the high level of visibility from the surrounding street network, and the fact that this park terminates one of the entries into this neighborhood.

The park has been designed around a looped trail that includes Exercise stations, the trails in the park provide a combination of easy terrain, and more complex terrain for interest, the park also includes an Overlook into the naturalized detention facility, multi-purpose turf areas, a shade shelter, and areas of preserved natural vegetation.

PARK DEVELOPMENT REQUIREMENTS

PLAY SPACE AND EQUIPMENT

- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
- NATURAL PLAY FEATURES (C)
- UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)

SPORTS & FITNESS

- OUTDOOR FITNESS EQUIPMENT (C)

GATHERING/SOCIAL SPACES

- SHADE SHELTER W/2 PICNIC TABLES, (1 ADA TABLE) (R)
- 4 SEATING & BENCH AREAS (R)
- 2 ADDITIONAL PICNIC AREAS (R)
- OUTDOOR PERFORMANCE SPACE/STAGE/ (MC)
- INTERPRETIVE SIGNAGE

PATHS, TRAILS, & TRAILHEADS

- INTERNAL ACCESS PATHWAY (R)
- LOOP PATH (C)
- SOFT SURFACE TRAIL (C)

GARDENS & LANDSCAPING

- LANDSCAPING (R)
- IRRIGATION (R)

OUTDOOR SPECIALIZED FACILITIES

- OUTDOOR GAME TABLE

SUPPORT AMENITIES

- SHELTER (INCLUDED ABOVE) (R)
- PARK SIGNAGE
- (2) TRASH RECEPTACLES
- DOG WASTE STATIONS
- ON STREET PARKING

OTHER ELEMENTS

- ADDITIONAL EXERCISE EQUIPMENT
- OVERLOOKS

LL

LAND USE

2.32 ACRES

NEIGHBORHOOD PARK

Tract LL is being designed as a Swing Park, a park that will feature oversized swing platforms and typical swings as the primary focal element for this centrally located park area.

The Park will also include multi-purpose turf areas, a shade shelter, site furnishings, and connections to the trail corridor.

PARK DEVELOPMENT REQUIREMENTS**PLAY SPACE AND EQUIPMENT**

- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
- SMALL SCALE PLAYGROUND (FEATURING SWINGS) (R)
- UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)

SPORTS & FITNESS

- HALF COURT BASKETBALL (C)
- EXERCISE STEPS (C)

GATHERING/SOCIAL SPACES

- SHADE SHELTER W/2 PICNIC TABLES, (1 ADA TABLE) (R)
- 3 SEATING & BENCH AREAS (R)
- 2 ADDITIONAL PICNIC AREAS (R)

PATHS, TRAILS, & TRAILHEADS

- INTERNAL ACCESS PATHWAY (R)

GARDENS & LANDSCAPING

- LANDSCAPING (R)
- IRRIGATION (R)

OUTDOOR SPECIALIZED FACILITIES

- SWINGING HAMMOCKS (C)

SUPPORT AMENITIES

- SHADE CANOPY (R)
- PARK SIGNAGE (R)
- (2) TRASH RECEPTACLES (R)
- DOG WASTE STATIONS (R)
- ON STREET PARKING (C)

OTHER ELEMENTS

- PLATFORM SWINGS (MC)





TT

LAND USE

2.06 ACRES

NEIGHBORHOOD PARK

Tract TT features a challenging yet exciting landscape with the opportunity to preserve some high quality existing vegetation. The existing topography provides an excellent opportunity for sloped climbing areas, and embankment slides. The Park will also incorporate a traditional playground, multi-purpose turf area, a park shelter and connectivity to the trail corridor.

PARK DEVELOPMENT REQUIREMENTS

PLAY SPACE AND EQUIPMENT

- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
- CLIMBING AREA (NATURAL PLAY FEATURES) (C)
- UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)

SPORTS & FITNESS

- PUTTING AND CHIPPING GREEN (C)

GATHERING/SOCIAL SPACES

- SHADE SHELTER W/2 PICNIC TABLES, (1 ADA TABLE) (R)
- 4 SEATING & BENCH AREAS (R)
- 2 ADDITIONAL PICNIC AREAS (R)

PATHS, TRAILS, & TRAILHEADS

- INTERNAL ACCESS PATHWAY (R)
- LOOP PATH (C)
- SOFT SURFACE LOOP TRAILS (C)

GARDENS & LANDSCAPING

- LANDSCAPING (R)
- IRRIGATION (R)

OUTDOOR SPECIALIZED FACILITIES

- CLIMBING SPIRES (C)

SUPPORT AMENITIES

- SHELTER (INCLUDED ABOVE) (R)
- PARK SIGNAGE (R)
- (2) TRASH RECEPTACLES (R)
- DOG WASTE STATIONS (R)
- ON STREET PARKING (C)

OTHER ELEMENTS

- EMBANKMENT SLIDE (ADDED RECREATION ELEMENT) (R)

YY

LAND USE

1.28 ACRES

NEIGHBORHOOD PARK

Tract YY is surrounded by family oriented homes, with street frontage comprising more than 55% of the parks perimeter. A large flat multi-purpose turf area is the primary focus of the park, the turf area is large enough for informal small children's soccer practice, family football, or informal volleyball.

In addition the park includes a tree allee entry, site furniture, shade shelter, bocce ball area and picnic facilities.

PARK DEVELOPMENT REQUIREMENTS**PLAY SPACE AND EQUIPMENT**

- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
- SMALL SCALE PLAYGROUND (R)
- UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)

SPORTS & FITNESS

- HALF COURT BASKETBALL (C)

GATHERING/SOCIAL SPACES

- SHADE SHELTER W/2 PICNIC TABLES, (1 ADA TABLE) (R)
- 3 SEATING & BENCH AREAS (R)
- 6 ADDITIONAL PICNIC TABLES (R)

PATHS, TRAILS, & TRAILHEADS

- INTERNAL ACCESS PATHWAY (R)

GARDENS & LANDSCAPING

- LANDSCAPING (R)
- IRRIGATION (R)
- DISPLAY GARDEN (C)

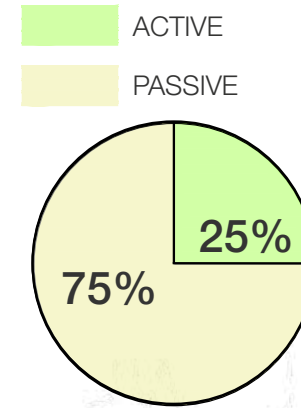
SUPPORT AMENITIES

- BBQ AREA (C)
- PARK SIGNAGE (R)
- (2) TRASH RECEPTACLES (R)
- DOG WASTE STATIONS (R)
- ON STREET PARKING (C)

OTHER ELEMENTS

- ADDITIONAL PLAY ELEMENT (MC)





D1

NEIGHBORHOOD PARK

LAND USE

3.14 ACRES

Tract D1 is anchored by a community garden area, but the activity doesn't stop with that, community garden's give people a chance to connect with neighbors so this park will also provide a playground area, access to a looped trail, a shade shelter with seating to get out of the sun and enjoy some conversation.

The park also includes an area of preserved vegetation that will act as a buffer from the homes on the south side of this area.

PARK DEVELOPMENT REQUIREMENTS

PLAY SPACE AND EQUIPMENT

- OPEN TURF PLAY AREA (MIN. 25' WIDE) (R)
- SMALL SCALE PLAYGROUND (R)
- UNIVERSAL & INCLUSIVE PLAY ELEMENTS (R)

SPORTS & FITNESS

- BOCCEBALL COURT (C)

GATHERING/SOCIAL SPACES

- SHADE SHELTER W/2 PICNIC TABLES, (1 ADA TABLE) (R)
- 2 ADDITIONAL SEATING & BENCH AREAS (R)
- 1 ADDITIONAL PICNIC AREAS (R)

PATHS, TRAILS, & TRAILHEADS

- INTERNAL ACCESS PATHWAY (R)

GARDENS & LANDSCAPING

- LANDSCAPING (R)
- IRRIGATION (R)

SUPPORT AMENITIES

- BBQ (C)
- PARK SIGNAGE (R)
- (2) TRASH RECEPTACLES (R)
- DOG WASTE STATIONS (R)
- ON STREET PARKING (C)

OTHER ELEMENTS

- ADDITIONAL PLAYGROUND EQUIPMENT (MC)

SEGMENT 2

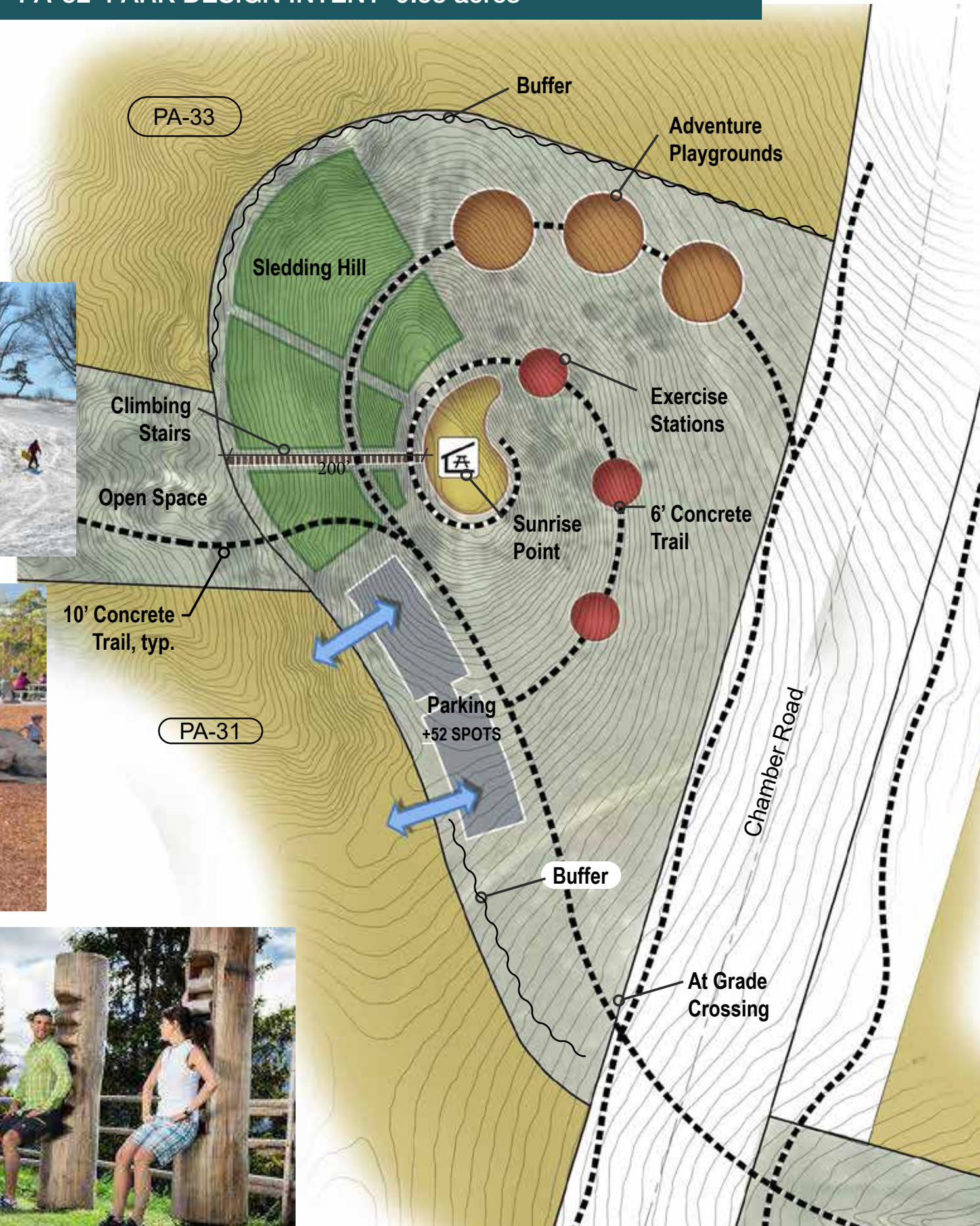
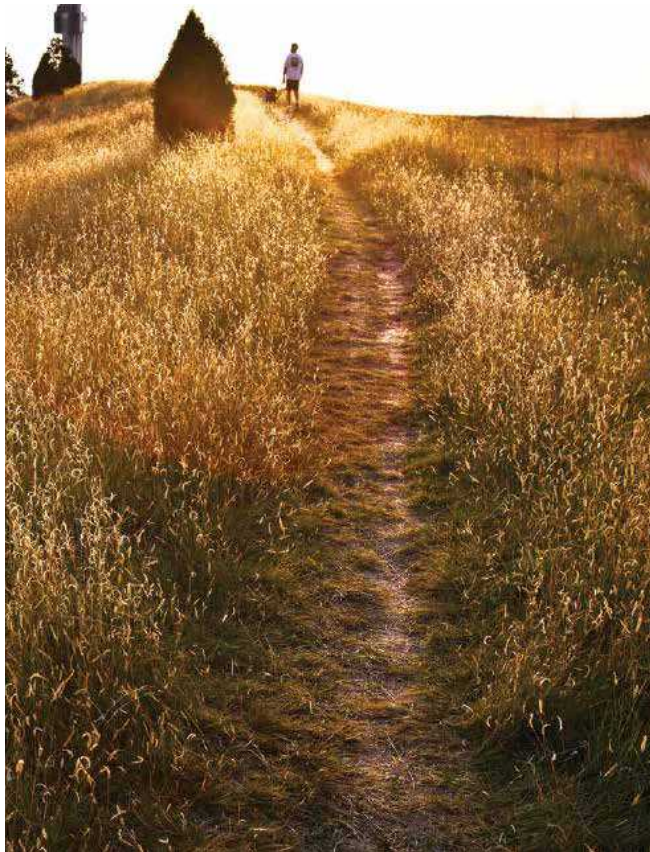
INFORMATION

Segment 2 includes two park areas as identified in the existing PD, as well as trails as identified on the trails plan on page 11. The chart to the right analyzes the acreage of Parks that will be required at full build out based on the PD, the detail and location of Neighborhood Parks will be determined with the Sketch/Preliminary Plan for Segment 2.



ANTHOLOGY			
OVERALL PHASE ONE - PARKS AND OPEN SPACE DEDICATIONS			
TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (AC)
TOTAL REQUIRED PARKS	MUNICIPAL CODE	74.17	50.26
NEIGHBORHOOD PARKS			17.11
COMMUNITY PARKS			33.15
OPEN SPACE	FROM APPROVED PD	241.78	313.08
DEDICATION REQUIREMENT			
SFD/DUPLEX		0.0239 acres/unit	
MULTI-FAMILY		0.0139 acres/unit	
PLANNING AREA	HOUSING TYPE	DU'S ANTICIPATED	TOTAL PARK REQUIRED
PA-11	SFD	223	5.33
PA-13	SFD	71	1.70
PA-15	MULTI-FAMILY	429	5.96
PA-20 & 22	SFD/SFA	281	6.72
PA-23	SFD/SFA	122	2.92
PA-24 & 26	SFD	149	3.56
PA-25	SFD	114	2.72
PA-28	SFD	50	1.20
PA-29 & 30	SFD/SFA	155	3.70
PA-31	SFD/SFA	114	2.72
PA-33	SFD/SFA	136	3.25
PA-34	MULTI-FAMILY	53	0.74
PA-35	SFA	104	2.49
PA-36	SFD	96	2.29
PA-37	SFD	103	2.46
PA-38	SFD	69	1.65
PA-40	SFD	36	0.86
PA-40	SFD	48	1.15
PA-41	SFD	36	0.86
PA-42	SFD	70	1.67
PA-44	SFD	91	2.17
PA-44	SFD	122	2.92
PA-45	SFD	152	3.63
PA-46	SFD	138	3.30
PA-47	SFD	111	2.65
PA-48	SFD	140	3.35
PA-49	SFD	92	2.20
Total		3,305	74.17
Total	SFD	2,823	
Total	MULTI-FAMILY	482	

General Note: The entire west portion of the property has not been deisgned, and therefore the Neighborhood Park locations have not been identified. All code requirements will be met when the west side of the property is designed.



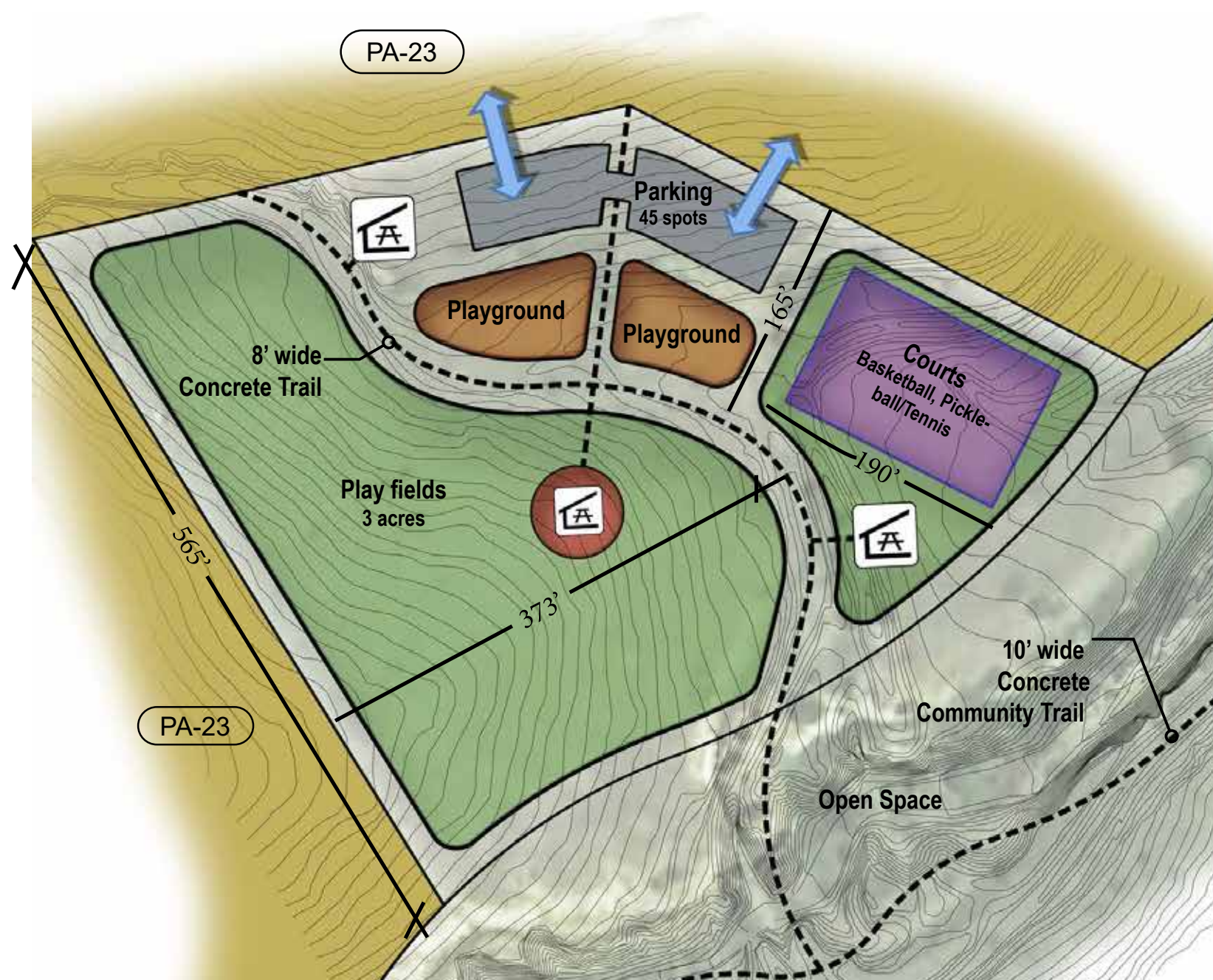
DESIGN INTENT

As the highest point in the community, Constellation Park has potential to be a favorite among walkers and runners, and is also home to some very important features: the Sledding Hill, Climbing Stairs, Sunrise Point, and even more Adventure Playgrounds.

While it's easy for these attractions to hold the spotlight, what makes Constellation Park so unique is the mature vegetation and natural rock outcroppings. The lushness of the park bodes well for natural amenities.

POTENTIAL PROGRAM HIGHLIGHTS:

- Climbing Stairs
- Park Overlook
- Multi-level Play Structures
- Exercise Stations
- Sledding Hill



DESIGN INTENT

Whatever you play, you can probably play it here. A traditional park in the sense, Open Air has basketball, tennis and sand volleyball courts. Football, soccer, baseball and softball fields. Plus a playground and bike path. After the game, relax at the picnic tables, park benches or in the pavilion.

POTENTIAL PROGRAM HIGHLIGHTS:

- Tennis/Pickle-ball Courts
- Basketball/Volleyball
- Multi-level Play Structures
- Play-fields
- Hiking Trails
- Picnic Shelters

Note: Conceptual Plan for Illustrative purposes only.



ANTHOLOGY

pcs group, inc

200 kalamath street, denver, colorado - 80223



ORDINANCE NO. 3.308.2, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE FIRST AMENDMENT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE, AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Finding of Fact.

a. Application has been made for amending the PD-Planned Development zoning for the “Anthology North Development Plan and Guide First Amendment,” approved by the Town Council on September 21, 2015, and recorded in the Office of the Douglas County Clerk and Recorder’s Office on December 15, 2015, at Reception No. 2015089144, pursuant to the Town of Parker Land Development Ordinance.

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

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

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

e. The requirements contained in Section 13.04.240(b) of the Parker Land Development Ordinance for amending the PD-Planned Development zoning the property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the “Property”), have been satisfied.

Section 2. The Anthology North Development Plan and Guide First Amendment for the Property is hereby amended as provided in the “Anthology North Development Plan and Guide Second Amendment,” which is attached hereto as **Exhibit B** and incorporated by this reference. The uses permitted for the Property are specifically described in the attached Anthology North Development Plan and Guide Second Amendment.

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

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

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

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

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

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

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION**PARCEL C:**

A PARCEL OF LAND BEING A PART OF SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4,
THENCE SOUTH 89 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 72.69 FEET TO
A POINT ON THE WESTERLY RIGHT OF WAY OF CROWFOOT VALLEY ROAD, AS RECORDED IN
THE DOUGLAS COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT OF WAY SURVEYS, SURVEY
NO. LSP-2474;

THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, ALONG THE WESTERLY RIGHT OF
WAY OF SAID CROWFOOT VALLEY ROAD, A DISTANCE OF 21.60 FEET TO THE POINT OF
BEGINNING;

THENCE NORTH 89 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 314.70 FEET TO
A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32
DEGREES 01 MINUTES 27 SECONDS, A RADIUS OF 1,070.97 FT, AND AN ARC LENGTH OF
598.59 FEET, (CHORD BEARS SOUTH 74 DEGREES 28 MINUTES 22 SECONDS WEST, A
DISTANCE OF 590.83 FEET);

THENCE SOUTH 54 DEGREES 06 MINUTES 08 SECONDS WEST, A DISTANCE OF 556.22
FEET;

THENCE SOUTH 52 DEGREES 19 MINUTES 22 SECONDS WEST, A DISTANCE OF 242.53 FEET TO
A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 24 DEGREES 24 MINUTES 53 SECONDS, A RADIUS OF 2,197.49 FEET, AND AN
ARC LENGTH OF 936.39 FEET, (CHORD BEARS SOUTH 66 DEGREES 58 MINUTES 35 SECONDS
WEST, A DISTANCE OF 929.33 FEET) TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 02 DEGREES 43 MINUTES 59 SECONDS, A RADIUS OF 11,639.30 FEET, AND AN
ARC LENGTH OF 555.20 FEET, (CHORD BEARS SOUTH 85 DEGREES 41 MINUTES 11 SECONDS
WEST, A DISTANCE OF 555.17 FEET);

THENCE NORTH 89 DEGREES 40 MINUTES 01 SECONDS WEST, A DISTANCE OF 307.11
FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 44 SECONDS WEST, A DISTANCE OF 543.29 FEET TO
A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL
ANGLE OF 20 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 1,374.23 FEET, AND AN
ARC LENGTH OF 480.22 FT, (CHORD BEARS SOUTH 79 DEGREES 53 MINUTES 13 SECONDS
WEST, A DISTANCE OF 477.78 FEET);

THENCE SOUTH 74 DEGREES 13 MINUTES 58 SECONDS WEST, A DISTANCE OF 480.67 FEET TO
A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 25 DEGREES 57 MINUTES 29 SECONDS, A RADIUS OF 2408.42 FEET, AND AN ARC
LENGTH OF 1,091.14 FEET, (CHORD BEARS NORTH 88 DEGREES 01 MINUTES 55 SECONDS
WEST, A DISTANCE OF 1,081.84 FEET);

THENCE NORTH 71 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 415.03 FEET TO
A POINT OF NON-TANGENT CURVATURE;

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50 DEGREES 07 MINUTES 52 SECONDS, A RADIUS OF 1142.75 FEET, AND AN ARC LENGTH OF 999.85 FEET, (CHORD BEARS NORTH 81 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 968.27 FEET);

THENCE SOUTH 81 DEGREES 02 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,141.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62 DEGREES 35 MINUTES 02 SECONDS, A RADIUS OF 1,265.85 FEET, AND AN ARC LENGTH OF 1382.68 FEET, (CHORD BEARS NORTH 79 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 1,314.97 FEET);

THENCE NORTH 55 DEGREES 15 MINUTES 32 SECONDS WEST, A DISTANCE OF 412.26 FEET;

THENCE NORTH 52 DEGREES 02 MINUTES 09 SECONDS WEST, A DISTANCE OF 651.65 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 24 SECONDS, A RADIUS OF 1335.23 FEET, AND AN ARC LENGTH OF 263.49 FEET, (CHORD BEARS NORTH 57 DEGREES 41 MINUTES 21 SECONDS WEST, A DISTANCE OF 263.06 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6;

THENCE NORTH 89 DEGREES 24 MINUTES 48 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 135.95 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED: LS 22088;

THENCE NORTH 00 DEGREES 11 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,662.24 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32 MONUMENTED BY A STONE MATCHING MONUMENT RECORDS;

THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,659.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32 MONUMENTED BY A 3 1/2" ALUMINUM CAP STAMPED: LS 28286;

THENCE NORTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1,693.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HESS ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWENTY (20) COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 55 MINUTES 25 SECONDS, A RADIUS OF 335.00 FEET, AND AN ARC LENGTH OF 93.11 FEET, (CHORD BEARS SOUTH 28 DEGREES 57 MINUTES 53 SECONDS EAST, A DISTANCE OF 92.80 FEET);
2. SOUTH 36 DEGREES 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 115.29 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 41 MINUTES 07 SECONDS, A RADIUS OF 789.50 FEET, AND AN ARC LENGTH OF 93.22 FEET, (CHORD BEARS SOUTH 49 DEGREES 41 MINUTES 21 SECONDS WEST, A DISTANCE OF 23.22 FEET);
4. SOUTH 41 DEGREES 09 MINUTES 12 SECONDS EAST, A DISTANCE OF 89.50 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 31 MINUTES 44 SECONDS, A RADIUS OF 700.00 FEET, AND AN ARC LENGTH

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

OF 495.15 FEET, (CHORD BEARS NORTH 69 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 484.89 FEET);

6. NORTH 89 DEGREES 22 MINUTES 32 SECONDS EAST, A DISTANCE OF 137.07 FEET;

7. NORTH 88 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 145.43 FEET;

8. NORTH 85 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 113.19 FEET;

9. NORTH 88 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 243.94 FEET;

10. SOUTH 51 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF 75.83 FEET;

11. SOUTH 10 DEGREES 31 MINUTES 47 SECONDS EAST, A DISTANCE OF 322.84 FEET TO A POINT OF CURVATURE;

12. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 03 SECONDS, A RADIUS OF 1,285.00 FEET, AND AN ARC LENGTH OF 22.82 FEET, (CHORD BEARS SOUTH 11 DEGREES 02 MINUTES 19 SECONDS EAST, A DISTANCE OF 22.82 FEET);

13. NORTH 78 DEGREES 27 MINUTES 10 SECONDS EAST, A DISTANCE OF 170.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

14. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 03 SECONDS, A RADIUS OF 1,115.00 FEET, AND AN ARC LENGTH OF 19.80 FEET, (CHORD BEARS NORTH 11 DEGREES 02 MINUTES 19 SECONDS WEST, A DISTANCE OF 19.80 FEET);

15. NORTH 10 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 297.03 FEET;

16. NORTH 38 DEGREES 47 MINUTES 11 SECONDS EAST, A DISTANCE OF 65.19 FEET;

17. NORTH 88 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 712.96 FEET TO A POINT OF CURVATURE;

18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 19 MINUTES 28 SECONDS, A RADIUS OF 5,661.50 FEET, AND AN ARC LENGTH OF 427.31 FEET, (CHORD BEARS SOUTH 89 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 427.20 FEET);

19. SOUTH 87 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 829.68 FEET TO A POINT OF CURVATURE;

20. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 01 MINUTES 07 SECONDS, A RADIUS OF 2,360.50 FEET, AND AN ARC LENGTH OF 124.36 FEET, (CHORD BEARS SOUTH 89 DEGREES 04 MINUTES 57 SECONDS EAST, A DISTANCE OF 124.35 FEET);

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 58 SECONDS, A RADIUS OF 2,360.50 FEET, AND AN ARC LENGTH OF 88.55 FEET, (CHORD BEARS NORTH 88 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.55 FEET);

2. NORTH 87 DEGREES 15 MINUTES 29 SECONDS EAST, A DISTANCE OF 352.50 FEET;

3. NORTH 02 DEGREES 44 MINUTES 31 SECONDS WEST, A DISTANCE OF 7.50 FEET;

4. NORTH 87 DEGREES 15 MINUTES 29 SECONDS EAST, A DISTANCE OF 290.82 FEET TO A POINT OF CURVATURE;

5. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 07 SECONDS, A RADIUS OF 2,945.00 FEET, AND AN ARC LENGTH OF 119.18 FEET, (CHORD BEARS NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 119.17 FEET) TO A POINT ON A LINE BEING 70 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;

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Our Order No. ABC70378536*2

LEGAL DESCRIPTION

6. NORTH 89 DEGREES 34 MINUTES 38 SECONDS EAST, PARALLEL WITH AND 70 FEET SOUTHERLY OF SAID NORTH LINE, A DISTANCE OF 1,799.34 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

7. NORTH 89 DEGREES 34 MINUTES 39 SECONDS EAST, PARALLEL WITH AND 70 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2,579.25 FEET TO THE WESTERLY LINE OF STROH RANCH FILING NO. 11 AS RECORDED AT RECEPTION NO. 99012788 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF MOTSENBOCKER ROAD;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID MOTSENBOCKER ROAD THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 03 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 256.18 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 46 MINUTES 16 SECONDS, A RADIUS OF 760.00 FEET, AND AN ARC LENGTH OF 50.02 FEET, (CHORD BEARS SOUTH 01 DEGREES 40 MINUTES 22 SECONDS EAST, A DISTANCE OF 50.01 FEET);
3. SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, A DISTANCE OF 218.19 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53 DEGREES 08 MINUTES 20 SECONDS, A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 162.30 FEET, (CHORD BEARS NORTH 63 DEGREES 13 MINUTES 04 SECONDS WEST, A DISTANCE OF 156.55 FEET);

THENCE SOUTH 65 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 90.91 FEET;

THENCE SOUTH 77 DEGREES 51 MINUTES 49 SECONDS WEST, A DISTANCE OF 101.33 FEET;

THENCE SOUTH 86 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 130.98 FEET;

THENCE SOUTH 79 DEGREES 36 MINUTES 20 SECONDS WEST, A DISTANCE OF 114.37 FEET;

THENCE SOUTH 67 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 92.37 FEET;

THENCE SOUTH 65 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 146.84 FEET;

THENCE NORTH 59 DEGREES 52 MINUTES 53 SECONDS WEST, A DISTANCE OF 311.08 FEET;

THENCE SOUTH 63 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 712.05 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 480.66 FEET;

THENCE SOUTH 43 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 865.32 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 67 DEGREES 55 MINUTES 20 SECONDS, A RADIUS OF 175.00 FEET, AND AN ARC

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Our Order No. ABC70378536*2

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LENGTH OF 207.46 FEET, (CHORD BEARS SOUTH 73 DEGREES 16 MINUTES 15 SECONDS WEST, A DISTANCE OF 195.52 FEET);

THENCE SOUTH 34 DEGREES 33 MINUTES 03 SECONDS WEST, A DISTANCE OF 242.55 FEET;

THENCE SOUTH 22 DEGREES 45 MINUTES 33 SECONDS WEST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 67 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 22.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 57 MINUTES 39 SECONDS, A RADIUS OF 465.00 FEET, AND AN ARC LENGTH OF 170.11 FEET, (CHORD BEARS SOUTH 56 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 169.17 FEET);

THENCE SOUTH 46 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 125.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 35 SECONDS, A RADIUS OF 335.00 FEET, AND AN ARC LENGTH OF 21.98 FEET, (CHORD BEARS SOUTH 48 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 21.98 FEET);

THENCE SOUTH 46 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 25.04 FEET TO A POINT ON THE NORTHERLY LINE OF STROH RANCH FILING NO. 18A AS RECORDED AT RECEPTION NO. 2003022326 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 27 DEGREES 34 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID STROH RANCH FILING NO. 18A, A DISTANCE OF 203.52 FEET TO A POINT ON THE WESTERLY LINE OF STROH RANCH FILING NO. 18A AS RECORDED AT RECEPTION NO. 2003092248 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY LINE OF SAID STROH RANCH FILING NO. 18B, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 27 DEGREES 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 405.99 FEET;
2. SOUTH 42 DEGREES 57 MINUTES 30 SECONDS WEST, A DISTANCE OF 600.52 FEET;
3. SOUTH 37 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF 217.29 FEET;
4. SOUTH 14 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 318.98 FEET;
5. SOUTH 40 DEGREES 44 MINUTES 41 SECONDS EAST, A DISTANCE OF 298.72 FEET;
6. SOUTH 27 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 875.11 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STROH RANCH FILING NO. 17C AS RECORDED AT RECEPTION NO. 2003092246 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID STROH RANCH FILING NO. 17C, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 27 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 154.51 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91 DEGREES 10 MINUTES 03 SECONDS, A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 278.46 FEET, (CHORD BEARS NORTH 82 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 250.00 FEET);
3. SOUTH 00 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 23.45 FEET;
4. SOUTH 34 DEGREES 07 MINUTES 59 SECONDS EAST, A DISTANCE OF 67.94 FEET;

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Our Order No. ABC70378536*2

LEGAL DESCRIPTION

5. SOUTH 52 DEGREES 25 MINUTES 22 SECONDS EAST, A DISTANCE OF 120.48 FEET;
 6. SOUTH 43 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 468.56 FEET;
 7. SOUTH 50 DEGREES 01 MINUTES 36 SECONDS EAST, A DISTANCE OF 74.07 FEET TO THE
 SOUTHWESTERLY CORNER OF STROH RANCH FILING NO. 17B AS RECORDED AT RECEPTION NO.
 2003092244 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID STROH RANCH FILING NO. 17B, THE
 FOLLOWING SEVEN (7) COURSES:

1. SOUTH 50 DEGREES 01 MINUTES 36 SECONDS EAST, A DISTANCE OF 202.61 FEET;
 2. NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 600.55 FEET;
 3. NORTH 68 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 738.42 FEET TO A
 POINT OF CURVATURE;
 4. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 140
 DEGREES 27 MINUTES 40 SECONDS, A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF
 245.15 FEET, (CHORD BEARS SOUTH 41 DEGREES 14 MINUTES 28 SECONDS EAST, A
 DISTANCE OF 188.21 FEET);
 5. SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.94 FEET TO A
 POINT OF NON-TANGENT CURVATURE;
 6. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE
 OF 17 DEGREES 22 MINUTES 04 SECONDS, A RADIUS OF 1,100.00 FEET, AND AN ARC
 LENGTH OF 333.44 FEET, (CHORD BEARS NORTH 81 DEGREES 11 MINUTES 42 SECONDS
 EAST, A DISTANCE OF 332.16 FEET);
 7. NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST, A DISTANCE OF 363.34 FEET TO A
 POINT ON THE WESTERLY RIGHT OF WAY LINE OF MOTSENBOCKER ROAD;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF
 WAY LINE, A DISTANCE OF 103.80 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS CONVEYED TO THE TOWN OF PARKER BY DEEDS RECORDED APRIL 26,
 2005 UNDER RECEPTION NO. 2005036076 AND FEBRUARY 25, 2009 UNDER RECEPTION NO.
 2009012692 AND FEBRUARY 15, 2012 UNDER RECEPTION NO. 2012010974.

ALSO EXCEPT THAT PORTION LYING WITHIN TRACT A-1 OF STROH RANCH FILING NO. 17B,
 1ST AMENDMENT ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 UNDER
 RECEPTION NO. 2006085225.

OUT PARCEL C:

A PARCEL OF LAND BEING A PART OF NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6
 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE
 OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
 THENCE SOUTH 89 DEGREES 43 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF THE
 NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 519.56 FEET TO A POINT OF
 NON-TANGENT CURVATURE BEING THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL
 ANGLE OF 22 DEGREES 45 MINUTES 46 SECONDS, A RADIUS OF 801.50 FEET, AND AN ARC

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

LENGTH OF 318.42 FEET, (CHORD BEARS SOUTH 66 DEGREES 57 MINUTES 25 SECONDS WEST, A DISTANCE OF 316.33 FEET);
THENCE NORTH 36 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 103.28 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 04 MINUTES 15 SECONDS, A RADIUS OF 265.00 FEET, AND AN ARC LENGTH OF 46.58 FEET, (CHORD BEARS NORTH 31 DEGREES 53 MINUTES 34 SECONDS WEST, A DISTANCE OF 46.51 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;
THENCE NORTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 377.72 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE TOWN OF PARKER BY DEED RECORDED FEBRUARY 25, 2009 UNDER RECEPTION NO. 2009012692.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST. THE SOUTHWEST CORNER OF SAID SECTION 34 IS MONUMENTED BY A 3" ALUMINUM CAP IN RANGE BOX STAMPED: LS 17666 AND THE SOUTH QUARTER CORNER OF SAID SECTION 34 IS MONUMENTED BY A 3" ALUMINUM CAP IN RANGE BOX STAMPED: LS 22098.

EXHIBIT B

Anthology North Town of Parker, Colorado

PD DEVELOPMENT GUIDE

January 15, 2015
Revised March 12, 2015
Revised March 31, 2015
Revised October 5, 2020

Owner:

North Parker Investments, LLC
Seldin Real Estate, Inc.
8160 N. Hayden Rd., Ste. J-208
Scottsdale, AZ 85258-4204
Contact: Kurt Wolter

Planning Consultants:

PCS Group, Inc.
200 Kalamath Street
Denver, Colorado 80223
720-259-8246
Contact: John Prestwich

Engineering Consultants:

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Road, Suite 240
Englewood, Colorado 80112
720-249-3588
Contact: Brian Wilson

E5X Management

7353 South Alton Way
Centennial, CO 80122
303-770-9111
Contact: Matt Janke

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I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variations

In no event shall the total number of 3,305 residential Dwelling Units within all Planning Areas as set forth on the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional ten percent (10%) of the number of units allowed for each Planning Area, as set forth in the "ANTHOLOGY NORTH PD DEVELOPMENT PLAN AND GUIDE", as determined by the Developer. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Any decrease in units may be transferred to other Planning Areas in whole or in part, subject to the limitations of Section 13.07.160 of the Parker Municipal Code. Any increase of dwelling units within a Planning Area by more than 10% must be processed as a Major Amendment under Section 13.04.240 of the Parker Municipal Code (except for PA 15 which is subject to the restrictions found in Section D Mixed Use, 4 b-Maximum number of Dwelling Units which allows for an administrative minor amendment process).

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "ANTHOLOGY NORTH DEVELOPMENT PLAN", the Planning Area boundary is the centerline of the abutting right-of-way of such street (except Molsenbocker, Crowfoot Valley and Hess Road). Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "ANTHOLOGY NORTH DEVELOPMENT PLAN". Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the "ANTHOLOGY NORTH DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than ten percent (10%) in size.

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Homeowner Associations and/or Special Districts

Homeowner Associations and/ or Special Districts composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations and/ or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or Special District.

Special Districts must be approved by Town Council following a hearing and adaption of the necessary enabling ordinances or resolutions on a case by case basis.

II. DEFINITIONS

A. **Purposes:** It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.

B. **Word Usage:** In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.

1. The particular controls the general.
2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
3. Words used or defined in one tense or form shall include other tenses and derivative forms.
4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word "shall" is mandatory.
7. The word "may" is permissive.

C. **Definitions:**

Existing definitions in the Parker Municipal Code shall apply unless specifically stated herein.

1. Abut. To have a common border with.
2. Accessory Buildings. Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use.
3. Accessory Dwelling Unit. Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
4. Age Restricted Dwelling. Housing limited to buyers and occupants 55 years of age or older within an active adult subdivision filing.
5. Assisted Living Residence. A building containing multiple residential units and/or rooms served by a common dining facility and kitchen and staffed by trained health care professionals who are allowed to administer medications.
6. Building, Principal or Main. A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
7. Building Front. That exterior wall of a Building which faces a Front Lot Line of a Lot.
8. Building Ground Coverage. The amount of land covered or permitted to be covered by a Building.
9. Building Height. The vertical distance from the average finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. A weighted average of the finished grade on the perimeter of the building may be utilized.
10. Building Setback. The distance between the Building and the adjacent street right-of-way, property line, exterior of the Private Street Easement, or external planning area boundary.
11. Building Side. That exterior wall of a Building which faces a Side Lot Line of a Lot.

12. Building Rear. That exterior wall of a Building which faces a Rear Lot Line of a Lot.
13. Car Care Center. An establishment providing sales of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not include Paint spraying or body repair.
14. Density, Gross or Average. A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area (s) or portions thereof; including all land within said Planning Area (s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community, or public use, and Public Street rights-of way and Easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater
15. Density, Net. A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community or public use, and Public Street rights-of-ways and easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater
16. Dwelling Unit, Clustered Single Family. A type of Single Family Detached or Attached Dwelling Unit development that combines reduced lot size with compensating amounts of Open Space within the proposed development.
17. Dwelling Unit, Patio. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
18. Dwelling Unit, Single Family. A Dwelling Unit Type which includes both Single Family Detached or Attached Dwelling Units.
19. Dwelling Unit, Single Family Attached. A Building designated for and containing more than one Dwelling Unit and occupied by not more than 6 families within one Structure each of which is separated from the others by one (1) or more un-pierced walls from ground to roof.
20. Dwelling Unit, Single Family Detached. A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall or floor in common with any other Dwelling Unit.
21. Dwelling Unit, Townhome. A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has individual outside access. Townhome Dwelling Units may have no side yards, or front and rear yards. May include duplex, tri-plex, four-plex, or more.
22. Dwelling Unit, Zero Lot Line. An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
23. Dwelling Unit, Live/Work. An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where residential setbacks apply.
24. Easement, Private Street. An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker and Parker Fire Protection District approved fire access shall be provided in all cases.
25. Floor Area Ratio. A measurement of Development intensity expressed as a ratio derived by dividing the total Floor Area of a Building by the actual area of the Lot.
26. Garage, Parallel. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.

27. Garage, Perpendicular. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
28. Group Care Facilities. A facility where three or more persons are provided supervision and a planned treatment of counseling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local/judicial/health/welfare agency or serve only referrals from such agencies, and is subject to state statute for permitting. Examples of group care facilities are: group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity or senior citizen homes.
29. Independent Living. A living arrangement for people with special needs affording them as much independence and autonomy as possible.
30. Land Use Category. A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
31. Nursery. An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes and shovels.
32. Planning Areas. Areas of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as depicted on the PD Master Plan.
33. Principal Use. The specific primary purpose, activity or use for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.
34. Recreational Vehicle. A vehicle or a unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, motor homes, boats, snowmobiles and other similar recreation equipment.
35. Restaurant, Conventional. An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
36. Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a "ready to consume" state: (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
37. Setback. The distance between the Building Line and the adjacent street right-of-way line or Lot Boundary.
38. Structure. Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
39. Traditional Neighborhood Design (TND). Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.

III. LAND USE REGULATIONS

A. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Duplex Units and Accessory Uses at no more than 4.5 Dwelling Units per acre.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex,
- d. Age restricted senior dwellings.
- e. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- g. Attached or detached private garages (3 cars maximum).
- h. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- i. Open Space.
- k. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- l. Places of religious assembly.

3. Uses Permitted by Special Review

- a. Group Care Facilities.
- b. Community centers, libraries and museums.
- c. Child Care Centers.
- d. Private schools and related facilities for elementary and secondary education.

4. Development Standards

- a. Average Density. The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning Area.
- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.

- d. **Building Setback:** The minimum Building Setbacks in SFd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 10' to porch or living space
- 18' to garage face
Building Sides - 5'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot-20'
Rear - 20'
Distance to residential lot – 25'

*subject to utility and drainage easement location

- e. **Building Separation.** The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached residential Buildings and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
ii) shall be governed by the applicable building code.
- f. **Building Height.** No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height except by special review.
- g. **Minimum Lot Sizes.** The minimum lot sizes in SFd residential Planning Areas shall be forty five hundred (4500) square feet for single family detached homes, or three thousand (3000) square feet for duplex homes, patio homes, or zero lot line homes.

B. Residential (SFe)

1. Intent
Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Tri-plex and Four-plex Dwelling Units, Townhome Dwelling Units and Accessory Uses at no more than 6.0 Dwelling Units per acre.
2. Uses Permitted by Right
 - a. Single Family Detached Dwelling Units.
 - b. Zero Lot Line Dwelling Units.
 - c. Duplex.
 - d. Townhome Dwelling Units including Single Family Attached, Tri-Plex, and Four-Plex Dwelling Units, Semi-detached Dwelling Units not to exceed 4 units per building.
 - e. Age restricted senior dwellings.
 - f. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
 - g. Attached or detached private garages (3 cars maximum).
 - h. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
 - i. Open Space.
 - j. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
 - k. Places of religious assembly, religious schools.
3. Uses Permitted by Special Review
 - a. Group Care Facilities.
 - b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - d. Child Care Centers.
 - e. Private schools and related administrative facilities for elementary and secondary education.
4. Development Standards
 - a. Average Density. The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning Area.
 - c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.

- d. Building Setback: The minimum Building Setbacks in SFe residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 8' to front porch or living space
- 16' to garage face
Building Sides - 4'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front - 4' (Principal Building)
- 5' or less or 16' or greater to garage face
Building Sides - 4' from ROW on corner lot
Building Sides - 0' from other property lines & lots with common walls
Building Rear - 4' from alley
Building Rear - 0' from other property lines*

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot - 20'
Rear - 20'
Distance to nearest residential lot - 25'

*subject to utility and drainage easement location

- e. Building Separation. The minimum building separation shall be the greater of:
- eight (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Lands Use Planning Area, or
 - shall be governed by the applicable building code.
- f. Building Height. No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height except by special review.

- g. Minimum Lot Sizes. The minimum lot sizes in SFe residential Planning Areas shall be thirty five hundred (3500) square feet for Single Family Detached Housing, twenty five hundred (2500) square feet for zero lot line, or duplex, two thousand (2000) square feet for patio home.

C. Residential (THe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, , Multi-family/Condominium Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses, at no more than 14 Dwelling Units per zone.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex,.
- d. Townhome Dwelling Units including Single Family Attached, Tri-Plex, and Four-Plex Dwelling Units, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Age restricted senior dwellings.
- f. Assisted and/or Independent Living.
- g. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- h. Attached or detached private garages.
- i. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- j. Open Space.
- k. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- l. Places of religious assembly.

3. Uses Permitted by Special Review

- a. Group Care Facilities.
- b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- d. Child Care Centers.

4. Development Standards

- a. Average Density. The Average Density shall be up to fourteen (14) Dwelling Units per acre for each THe Planning Area. These average densities are set forth on the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THe residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning

Area.

- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.
- d. Building Setback. The minimum Building Setbacks in The residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 8' to front porch or living space
- 18' to garage face
Building Sides - 4'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front - 4' (Principal Building)
- 5' or less or 16' or greater to garage face
Building Sides - 4' from ROW on corner lot
Building Sides - 0' from other property lines & lots with common walls
Building Rear - 4' from alley
Building Rear - 0' from other property lines*
Building Separation 5'

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot - 20'
Rear - 20'
Distance to nearest residential lot – 25'

*subject to utility and drainage easement location

- f. Building Separation. The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each The Planning Area,

or
ii) shall be governed by the applicable building code.

f. Building Height. No residential Buildings within The Planning Areas shall exceed forty (40) feet or three stories in height except by Special Review.

g. Minimum Lot Sizes. The minimum lot sizes for detached homes in The Planning Areas shall be

Single Family Detached Homes - thirty five hundred (3500) square feet

Zero Lot Line - twenty five hundred (2500) square feet

Duplex - two thousand (1200) square feet

Patio Home - two thousand (2000) square feet

Townhome Dwelling Unit - one thousand two hundred (1200) square feet

D. Mixed Use (MU)

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Tri-plex, Four-plex, Townhome, and/or Multi-family residential development.

2. Uses Permitted by Right

A. Retail

(1) Grocery store

(2) Convenience retail shopping facilities, including but not limited to:

a. drug stores

b. liquor stores

c. convenience grocery

(3) Specialty retail including but not limited to:

a. art gallery

b. antiques

c. artisan shops

d. gift shop

e. pet shops

f. florists, plant stores, plant nurseries

g. book store

h. stationery stores

i. retail food specialty shops which sell food products not intended to be consumed on the premises

j. butcher shops

k. candy stores

l. bakeries

m. doughnut shops

n. dairy product shops

o. toy and game stores

p. battery and accessory stores

q. bicycle stores

r. music stores

s. sporting goods store

t. card and gift shop

u. tobacco shop

v. cosmetic store

(4) Hardware and building material stores

(5) General retail merchandise and apparel shops, including but not limited to:

a. junior department stores

b. craft and hobby stores

c. discount department stores

- d. clothing stores
- e. shoe stores
- f. furniture stores, home furnishings
- g. household appliance stores
- h. floor covering, drapery and upholstery stores
- i. electronics stores
- j. cosmetic store;
- k. accessory and specialty store
- (6) Development Sales and Marketing Center

B. Eating and Drinking Establishments

- (1) restaurants
- (2) fast food, including drive-through
- (3) ice cream parlors
- (4) coffee shops
- (5) delicatessens
- (6) lounge, bar or microbrewery
- (7) cafeteria

C. Personal Services

- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
- (2) day care centers, nursery school
- (3) health clubs, tennis courts, swimming pools, community centers

D. Entertainment, Indoor

- (1) indoor movie theaters
- (2) performance arts
- (3) bowling alleys
- (4) skating rinks (both ice and roller)
- (5) pool halls
- (6) arcade amusement centers

E. General Office and Professional Services

- (1) business and professional offices
- (2) medical and dental offices and clinics
- (3) banks and other financial service establishments, with or without drive-through facilities
- (4) electronic funds transfer facilities
- (5) printing and publishing offices
- (6) radio and television offices and/or studios
- (7) mortuaries

F. Lodging

- (1) hotels and motels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building
- (2) bed and breakfast

G. Motor Vehicle

- (1) gasoline stations
- (2) auto repair centers
- (3) tire sales and service
- (4) auto parts stores

(5) car wash

H. General Government or Health Services

(1) fire stations

(2) police department substations

(3) transit facilities

I. Institution of Higher Education

J. Vocational Trade School

K. Structured Parking

L. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

M. Residential

1. Age Restricted Dwellings.

3. Duplex, Tri-Plex, and Four-Plex Dwelling Units.

4. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.

5. Independent Living Dwellings.

6. Assisted Living Dwellings.

7. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.

9. Attached or detached private garages, structured parking.

10. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.

11. Open Space.

12. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.

13. All those uses permitted within the Parks and Open Space Land Use categories.

3. Uses Permitted by Special Review

a. Group Care Facilities.

b. Automobile and motor vehicle sales, leasing, rental and/or service.

c. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.

d. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.

e. Child Care Centers.

f. Small animal veterinary clinics with no outside facilities.

g. Private schools and related administrative facilities for elementary and secondary education.

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall not be greater than eight tenths (.80) to one (1).
- b. Maximum Number of Dwelling Units. For Planning Area 15 zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Dwelling units/gross acre. An increase in the number of permitted Dwelling Units within this Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the PD Development Plan and PD Development Guide.
- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.
- d. Building Setback: Non-Residential. The minimum building setback from any public street right-of-way shall be:
 - Building front— 4 feet
 - Building side— 0 feet
 - Building rear— 20 feet
 - Distance to nearest residential use – 25 feet
- e. Building Setback: Residential
 - Building Front – 4' (Principal Building)
 - 5' or less or 18' or greater to garage face
 - Building Sides - 4' from ROW on corner lot
 - Building Sides - 0' from other property lines & lots with common walls
 - Building Rear - 4' from alley
 - Building Rear - 0' from other property lines*
 - Building Separation – 6'
- f. Building Separation. Commercial buildings can have a 0' separation.
- g. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 45' in height without special review and up to 60' in height with Special Review.

E. Commercial

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services.

2. Uses Permitted by Right

A. Retail

(1) Grocery store

(2) Convenience retail shopping facilities, including but not limited to:

- a. drug stores
- b. liquor stores
- c. convenience grocery

(3) Specialty retail including but not limited to:

- a. art gallery
- b. antiques
- c. artisan shops
- d. gift shop
- e. pet shops
- f. florists, plant stores, plant nurseries
- g. book store
- h. stationery stores
- i. retail food specialty shops which sell food products not intended to be consumed on the premises

- j. butcher shops
 - k. candy stores
 - l. bakeries
 - m. doughnut shops
 - n. dairy product shops
 - o. toy and game stores
 - p. battery and accessory stores
 - q. bicycle stores
 - r. music stores
 - s. sporting goods store
 - t. card and gift shop
 - u. tobacco shop
 - v. cosmetic store
 - (4) Hardware and building material stores
 - (5) General retail merchandise and apparel shops, including but not limited to:
 - a. junior department stores
 - b. craft and hobby stores
 - c. discount department stores
 - d. clothing stores
 - e. shoe stores
 - f. furniture stores, home furnishings
 - g. household appliance stores
 - h. floor covering, drapery and upholstery stores
 - i. electronics stores
 - j. cosmetic store;
 - k. accessory and specialty store
 - (6) Development Sales and Marketing Center
- B. Eating and Drinking Establishments
- (1) restaurants
 - (2) fast food, including drive-through
 - (3) ice cream parlors
 - (4) coffee shops
 - (5) delicatessens
 - (6) lounge, bar or microbrewery
 - (7) cafeteria
- C. Personal Services
- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
 - (2) day care centers, nursery school
 - (3) health clubs, tennis courts, swimming pools, community centers
- D. Entertainment, Indoor
- (1) indoor movie theaters
 - (2) performance arts
 - (3) bowling alleys
 - (4) skating rinks (both ice and roller)
 - (5) pool halls
 - (6) arcade amusement centers

- E. General Office and Professional Services
 - (1) business and professional offices
 - (2) medical and dental offices and clinics
 - (3) banks and other financial service establishments, with or without drive-through facilities
 - (4) electronic funds transfer facilities
 - (5) printing and publishing offices
 - (6) radio and television offices and/or studios
 - (7) mortuaries
 - F. Lodging
 - (1) hotels and motels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building
 - (2) bed and breakfast
 - G. Motor Vehicle
 - (1) gasoline stations
 - (2) auto repair centers
 - (3) tire sales and service
 - (4) auto parts stores
 - (5) car wash
 - H. General Government or Health Services
 - (1) fire stations
 - (2) police department substations
 - (3) transit facilities
 - I. Institution of Higher Education
 - I. Vocational Trade School
 - K. Structured Parking
3. Uses Permitted by Special Review
- a. Automobile and motor vehicle sales, leasing, rental and/or service.
 - b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - d. Small animal veterinary clinics with no outside facilities.
4. Development Standards
- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Commercial Planning Area shall not be greater than eight tenths (.80) to one (1).
 - b. Building Setback: The minimum building setback from the perimeter of any planning area shall be 15 feet. The minimum building setback from any public street right-of-way shall be:
 - Building Front-4'
 - Building Side-0' if attached to adjacent building, 4' if free standing
 - Building Side from ROW on corner lot-20'
 - Rear-20'
 - c. Building Separation. The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or
 - ii) shall be governed by the applicable building code.
 - d. Building Height. Buildings or structures in Commercial Planning Areas are permitted up to 60' in height without special review and up to 75' in height with Special Review. Distance to nearest residential area – 50 feet.

F. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods.

2. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Free standing light fixtures 14' and under.

3. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front–	25 feet
Building side–	20 feet
Building rear–	25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of:
 - i) twenty (20) feet or
 - ii) shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

G. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks.
- d. Community Gardens.
- e. Drainage Facilities.
- f. Picnic shelters.

4. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front–	25 feet
Building side–	15 feet
Building rear–	25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of
 - i) twenty (20) feet or

ii) shall be governed by the applicable building code.

- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty five (45) feet.

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

Sales and Marketing Center

A Sales and Marketing Center may be located in any Planning Area. Eventually the Sales and Marketing Center may be converted to a Community Center or if designed as a private home (with a temporary use as a sales and marketing center) to a for-sale home. While section III.A.2.g of this PD Guide permits facilities anticipated with the future Community Center, the Sales and Marketing Center is a use that will be permitted by right.

V. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for Anthology North Amendment 1, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" together with everything shown thereon and all amendments thereto.

B. Effect of Recorded Plan

The approval by Ordinance of the "ANTHOLOGY NORTH Amendment 1 DEVELOPMENT PLAN AND GUIDE" by the Town Council and the recording of such Development Plan and Guide with the Douglas County Clerk and Recorder shall be deemed to be rezoning to a PD-Planned Development District under Section 13.04.150 of the Parker Municipal Code for the real property described in the Development Plan.

ANTHOLOGY NORTH DEVELOPMENT PLAN
AMENDMENT NO. 2
COUNTY OF DOUGLAS, STATE OF COLORADO
1207.9 ACRES - 3,305 UNITS



LEGEND

- FLOODPLAIN
- COMMUNITY TRAIL WITHIN THE 100' CHAMBERS ROAD SETBACK
- PROPOSED COMMUNITY TRAIL (10' WIDE CONCRETE SURFACE)
- PROPOSED REGIONAL TRAIL (10' WIDE CONCRETE SURFACE)
- ARAPAHOE CANAL TRAIL
- W WELL SITE (ACTUAL LOCATIONS TO BE DETERMINED, WELL SITES ARE SUBJECT TO USE BY SPECIAL REVIEW.)
- D DETENTION (ACTUAL LOCATIONS TO BE DETERMINED)

Property Owner Signature:

Print Name:

Date:

Title:

Planning Commission Acceptance:

This Development Plan was reviewed and recommended for approval by the Town of Parker Planning Commission on this day of 2020.

Planning Director, on behalf of Planning Commission

This planned development plan was reviewed and approved by the Town Council of the Town of Parker on this day of 2020

Mayor, Town of Parker ATTEST:

Town Clerk

I hereby certify that this Development Plan was filed in my office on this day of 2020 A.D. at A.M. / P.M. and was recorded with reception number:

County Clerk and Recorder

- NOTES:
- THE 3,305 TOTAL DWELLING UNIT COUNT INCLUDES PA 11 AND PA 12
 - "NET ACRES" FOR DU PARCELS EQUALS GROSS ACRES MINUS ROADS, 100' BUFFER ALONG CHAMBERS ROAD AND UTILITY EASEMENTS, AS SHOWN ON THE PLAN.
 - "NET ACRES" FOR PARKS AND OPEN SPACE EQUALS GROSS ACRES MINUS ROADS, AS SHOWN ON THE PLAN.
 - ALL TRAILS TO BE OPEN AND ACCESSIBLE TO THE PUBLIC.
 - ALL PROPOSED COLLECTOR STREETS ARE CONCEPTUAL ONLY. FINAL ALIGNMENTS ARE SUBJECT TO FINAL PARCEL PLANNING AND TRAFFIC ANALYSIS.
 - ADDITIONAL TRAIL CONNECTIONS SHALL BE EVALUATED AT THE TIME OF SUBDIVISION PLAT.
 - GREAT PLAIN WAY FROM HESS ROAD TO CHAMBERS ROAD WILL BE A 3-LANE COLLECTOR.
 - THE ANNEXATION REQUIREMENT FOR PROVIDING A MINIMUM OF 47.32 ACRES OF DEVELOPED PARK SITES IS SATISFIED WITH 49.95 ACRES.
 - 28.53 ACRES OF OPEN SPACE FROM THE ANTHOLOGY NORTH PD HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER.
 - THE ANNEXATION REQUIREMENT FOR 240.90 GROSS ACRES OF OPEN SPACE IS SATISFIED WITH 285.27 ACRES PLUS 28.53 ACRES OF OPEN SPACE THAT HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER.

ANTHOLOGY DEVELOPMENT CHART

	Parcel #	Land Use	Gross Acres	Max. Density (per Dev. Guide)	Net Area	DU (Shown on Plan)
	Pa - 11	Sfd	53.62	4.5	52.81	223
	Pa - 12	Commercial	16.64	22.00	15.91	-
	Pa - 13	SFe	17.56	6.00	16.91	71
	Pa - 14	School	75.67	-	71.44	-
	Pa - 15A	Commercial	11.02	22.00	8.89	-
	Pa - 15B	MU	27.81	22.00	25.96	429
	Pa - 16	Commercial	7.31	22.00	7.19	-
	Pa - 17	Commercial	12.05	22.00	10.27	-
	Pa - 18	Commercial	28.84	22.00	25.27	-
	Pa - 19	Fire Station	4.13	-	3.00	-
	Pa - 20 & 22	THE	70.12	14.00	68.04	281
	Pa - 21	Park	6.13	-	6.13	-
	Pa - 23	THE	30.14	14.00	27.44	122
	Pa - 24 & 26	Sfd	44.33	4.50	42.58	149
	Pa - 25	Sfd	34.18	4.50	31.88	114
	Pa - 27	School	12.06	-	10.9	-
	Pa - 28	Sfd	15.29	4.50	14.69	50
	Pa - 29 & 30	THE	38.34	14.00	35.55	155
	Pa - 31	THE	28.59	14.00	25.23	114
	Pa - 32	Park	9.82	-	8.34	-
	Pa - 33	THE	34.02	14.00	31.24	136
	Pa - 34	THE	7.94	14.00	5.95	53
	Pa - 35	THE	15.30	14.00	15.3	104
	Pa - 36	SFe	21.17	6.00	21.17	96
	Pa - 37	SFe	22.09	6.00	21.62	103
	Pa - 38	Sfd	15.84	4.50	15.44	69
	Pa - 39	School	12.96	-	11.98	-
	Pa - 40	SFe	18.39	6.00	15.65	84
	Pa - 41	Sfd	9.60	4.50	8.99	36
	Pa - 42	Sfd	20.77	4.50	19.73	70
	Pa - 43	Park	34.00	-	31.55	-
	Pa - 44	THE	33.37	14.00	32.02	213
	Pa - 45	SFe	30.65	6.00	29.70	152
	Pa - 46	SFe	27.83	6.00	27.72	138
	Pa - 47	Sfd	25.73	4.50	24.64	111
	Pa - 48	SFe	30.22	6.00	29.44	140
	Pa - 49	SFe	18.41	6.00	17.85	92
	Subtotal		921.94	-	868.42	3,305

LAND USE	Gross Acres	Max. Density (per Dev. Guide)	Net Acres	DU (Shown on Plan)
MU	27.81	-	25.96	429
Residential	663.50	-	631.59	2,876
Open Space	285.96	-	243.80	
Parks	49.95	-	46.02	
Schools	100.69	-	94.32	
Fire Station	4.13	-	3.00	
Commercial	75.86	-	67.53	
TOTALS	1207.9		1,112.22	3,305
SFe Total	186.32	6.00	180.06	876
Sfd Total	219.36	4.50	210.76	822
THE Total	257.82	14.00	240.77	1,178
MU Total	27.81	22.00	25.96	429
TOTALS	691.31		657.55	3,305

LAND PLANNING:



pcsgroup inc. www.pcsgroupco.com
13, 1180 Independence pass
1007 16th street, denver, co 80202
1.303.531.4905 / 1.303.531.4908

ENGINEERING:



10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

ANTHOLOGY
PARKER, COLORADO

DRAWN BY:

DESIGNED BY:

JP

SCALE:

AS SHOWN

SUBMITTED ON:

09/30/2020



Planning Commission Staff Report

Planning Commission Date: 10/29/2020

Town Council Date: 11/16/2020

Hearing Type: Public Hearing
DOUGLAS 234 FILING 6 – Minor Development Plat
TRAKiT No. SUB20-002

Location: Generally located on the northeast corner of Chambers Road and Hess Road

Project Planner: BrieAnna Simon, Associate Planner

Applicant: Jack Scanlon, RICK Engineering

Executive Summary: The applicant, RICK Engineering Company, is proposing a Minor Development Plat to create 11 commercial lots.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Douglas 234 Filing 6 - Minor Development Plat.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Douglas 234 Filing 6 - Minor Development Plat subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the Douglas 234 Filing 6 - Minor Development Plat as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the Douglas 234 Filing 6 - Minor Development Plat to a future date.”

I. BACKGROUND/DISCUSSION

This request proposes to subdivide a 13.8 acre unbuildable lot located on the northeast corner of Chambers Road and Hess Road into eleven buildable commercial lots, a landscape tract and an unbuildable tract for a private roadway. Future development on the buildable lots would be required to comply with commercial uses permitted in the Douglas 234 Planned Development. Future development on each lot will be submitted and reviewed for compliance with all relevant Town standards and requirements as a site plan application(s).

Per Section 6.3 of the Town of Parker Home Rule Charter, all plats for the subdivision of land shall be submitted to the Planning Commission for recommendation and presented to Council for approval and final decision.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
November 23, 1987	The property was annexed and zoned known as Douglas 326
August 6, 2002	The property was renamed and rezoned to Commercial as part of the Douglas 234 Planned Development (Ordinance 3.197)

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Douglas 234 Planned Development		
Master Plan Area	Community Center		
Site Acreage	13.803 acres		
Subdivision	Douglas 234 Filing No. 6		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single Family Residential
South	Community Center	PD - Planned Development	Vacant – Anthology North
East	Medium Density Residential	PD - Planned Development	Single Family Residential
West	Low Density Residential	PD - Planned Development	Single Family Residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Community Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Community Center:</u> A Community Center is characterized as a concentration of commercial and higher density residential developments near intersections of major arterials or collector streets. Typical uses within Community Centers include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Community Center should range from 250,000 to 500,000 square feet combined.
Consistent Goals/Strategies	<u>Land Use 1.C</u>

	Jobs and Economic Vitality 2.B
Staff Analysis	The subject properties are located within the Community Center Character Area. This area is intended to serve multiple neighborhoods by providing a variety of commercial and retail service land uses. The proposed subdivision of land to create buildable lots to construct commercial uses is consistent with the Town's Master Plan.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 20'/25' adjacent to residential Side – 10' Rear – 10' Corner – 25' Front/15' Side	The proposed Minor Development Plat does not propose any structures on the property. This will be determined with a future site plan submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	60 feet	The proposed Minor Development Plat does not propose any structures on the property. This will be determined with a future site plan submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	None	Average lot size will be 1.13 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	0.5 F.A.R.	The proposed Minor Development Plat does not propose any structures on the property. This will be determined with a future site plan submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The proposed Minor Development Plat does not propose any structures on the property. This will be determined with a future site plan submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	The proposed Minor Development Plat does not propose any structures on the property.	☐ Consistent ☐ Inconsistent ☒ N/A

		This will be determined with a future site plan submittal.	
Staff Analysis	The proposed Minor Development Plat will create eleven buildable lots which meet the minimum lot size needed to construct a viable commercial project on each lot. Additional development standards are in place within the Douglas 234 Planned Development and will be required to be satisfied at the time of Site Plan application.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The proposed access points for the site are a full movement access from the existing roundabout on Red Sky Drive and a right in/right out access from Hess Road, east of the Chambers and Hess Road intersection. These locations were shown as potential access points on the 2002 Development Map (shown below), and no changes are being requested from that map. Additional access points to Chambers Road or Hess Road cannot be safely accommodated due to proximity to the major intersection of Chambers and Hess. A right-in entrance to Lot 1 from Red Sky Drive may be permitted with the Site Plan for that lot if it can be safely accommodated.



Douglas 234 – 2002 Planned Development Map

The traffic that this development is anticipated to generate will require the developer to mitigate the impacts through improvements to the adjacent roadways. The developer will be required to pay to the Town the full cost to design and construct a traffic signal at the intersection of Chambers Road and Red Sky Drive. The Town will install this traffic signal when traffic warrants are met at this intersection. The developer will also be required to construct an additional lane on Red Sky Drive to accommodate a second westbound left turn lane onto Chambers Road. This additional storage is designed to prevent vehicles from stacking into the roundabout.

Access to each lot will be accommodated off Sliceroo Drive to meet the applicants proposed commercial use. Further traffic analysis will be completed with each site plan to determine compliance of each proposed use with the approved traffic study. Access points from Sliceroo Drive, spacing and internal circulation will be reviewed with each Site Plan application for development. Pedestrian sidewalks will be constructed along Sliceroo Drive and connections to this sidewalk will be required when Sliceroo is constructed.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Antelope Heights HOA	No comment.
Horse Creek HOA	No comment.
Aztec Consultants	No further comment
Parker Engineering	No further comment
Fire Life Safety	The applicant has provided a commercial lot fit that is atypical from projects usually provided; for emergency response purposes, it is encouraged that the applicant pursues shared drives and interconnection between lots. Please address this issue when resubmitting. Not satisfied; the applicant has not responded to my comments specific to the shared drive access. Since the applicant has not responded, I will approve the application with the caveat that the “lot fit” issue and access, subject to shared drives, will need to be addressed at a later date. Note – Shared access gives the applicant additional movement with regard to dead-end issues, etc. Since shared access is not being addressed, all individual pads will need to stand alone with regard to meeting the chapter 5 requirements of the 2018 (and possibly the 2021, depending on when the 2021 IFC is adopted) IFC. Engineering may have additional requirements.
Parker Comprehensive Planning	This proposed Minor Development Plat does not conflict with the Parker 2035 Master Plan. This intersection is designated as a Community Center in the Master Plan which recommends retail and personal/business services that serve multiple neighborhoods. Other compatible uses such as small offices, recreational and restaurants are also contemplated in a Community Center. This Minor Development Plat creates lots that could allow for uses recommended in the Master Plan subject to compliance with the existing zoning.

Parker Building	Informational items only at this time. Building permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2018 I-Codes, the 2017 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72). NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional.
Parker Water and Sanitation	No further comments
Parker Economic Development	Approved
Cherry Creek Basin Water Quality Authority	The Authority's CR 72 requires construction and post-construction BMPs. No exceptions taken to this submittal.
Public Service Company of Colorado	PSCo/Xcel Energy acknowledges the comment responses and requested changes made to the plat, and has no further concerns at this time.
IREA	Approved
CenturyLink	No comment
Comcast	No comment

VIII. CONCLUSION

The applicant submitted the proposed Minor Development Plat to create buildable lots for the future construction of commercial uses on the property as currently allowed by the Douglas 234 Planned Development. The proposed plat is consistent with the goals of the Parker 2035 Master Plan by creating opportunities for the expansion of the Town's economic base and providing commercial services to nearby neighborhoods in a Community Center. Based on this information staff is recommending Planning Commission recommend Town Council approval of the Minor Development Plat.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

1. Project Narrative
2. Douglas 234 Filing 6 Minor Development Plat

Report Approved By: Bryce Matthews, Planning Manager



January 30, 2019

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

SUBJECT: CHAMBERS & HESS – SKETCH PLAN/PRELIMINARY PLAN PROJECT NARRATIVE (D01173)

To whom it may concern:

Rick Engineering Company (RICK) is pleased to submit the attached Sketch Plan & Preliminary Plan application for the Chambers & Hess development on behalf of Republic Investment Group (the Applicant). The subject site is referred to as the Chambers & Hess property and is approximately 13.803 acres in area. The site is bordered to the north by S. Red Sky Drive, to the east by the existing Douglas 234 development, to the west by S. Chambers Road and to the south by Hess Road.

This Sketch Plan & Preliminary Plan application is for development and subdivision of the site for eleven (11) for-sale lots for future retail/other commercial/medical office/business office/other use. This application proposes the infrastructure development and lot subdivision for the property. Future individual lot owners will be responsible for site specific applications for building construction and lot development. This application is prepared in accordance with existing Douglas 234 Planned Development Guidelines, including but not limited to compliance with requirements for building heights and setbacks.

The Chambers & Hess development will construct a district maintained internal drive to provide public access to the site. The project proposes two primary entrances, one from S. Red Sky Drive and one from E. Hess Road. The project will provide pedestrian walkways along the internal drives. The project will construct public utility infrastructure including storm drains, sanitary sewer, and water distribution systems and services to each lot for future development.

Included with this cover letter are the following documents:

- Application Form
- Title Commitment/Policy
- Notarized Letter of Authorization
- Disclosure Letter
- Vicinity Map
- Legal Description
- Sketch Plan / Preliminary Plan
- Construction Drawings
- Water & Sewer Construction Drawings
- Soils Report



If you have any questions regarding the documents provided with this application, please contact us at 303-537-8020.

Sincerely,

RICK ENGINEERING COMPANY

Troy Bales, P.E.
Associate

DOUGLAS 234 FILING 6

A REPLAT OF LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1, BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 1,
BLOCK 10,
DOUGLAS 234 FILING NO. 1,
COUNTY OF DOUGLAS,
STATE OF COLORADO

BEING FURTHER DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 BEING ASSUMED TO BEAR NORTH 89°15'13" EAST, A DISTANCE OF 2638.35 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

—THE SOUTH QUARTER CORNER OF SAID SECTION 29 BEING A FOUND 3.25" ALUMINUM CAP PLS 22561 IN RANGE BOX MATCHING MONUMENT RECORD FILED 4/30/13.

— THE SOUTHEAST CORNER OF SAID SECTION 29 BEING A FOUND 3.25" ALUMINUM CAP PLS 35593 IN RANGE BOX MATCHING MONUMENT RECORD FILED 11/29/05.

COMMENCING AT SAID SOUTH QUARTER CORNER;

THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER NORTH 89°15'13" EAST, A DISTANCE OF 523.31 FEET;

THENCE NORTH 09°44'17" WEST, A DISTANCE OF 62.63 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HESS ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 53°05'57" WEST, A DISTANCE OF 77.99 FEET;

THENCE NORTH 10°51'05" WEST, A DISTANCE OF 170.63 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,085.00 FEET, A CENTRAL ANGLE OF 107°27'51", WHOSE CHORD BEARS NORTH 10°05'00" WEST A DISTANCE OF 562.65 FEET, FOR AN ARC DISTANCE OF 563.43 FEET;

THENCE NORTH 21°50'47" EAST, A DISTANCE OF 15.32 FEET;

THENCE NORTH 67°44'14" EAST, A DISTANCE OF 288.93 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 21°32'17", WHOSE CHORD BEARS SOUTH 77°57'51" EAST A DISTANCE OF 17.38 FEET, FOR AN ARC DISTANCE OF 17.48 FEET;

THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 70.50 FEET, A CENTRAL ANGLE OF 110°52'25", WHOSE CHORD BEARS NORTH 57°20'37" EAST A DISTANCE OF 116.15 FEET, FOR AN ARC DISTANCE OF 136.49 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 171°1'55", WHOSE CHORD BEARS NORTH 60°09'45" EAST A DISTANCE OF 8.97 FEET, FOR AN ARC DISTANCE OF 9.00 FEET;

THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 972.50 FEET, A CENTRAL ANGLE OF 11°48'18", WHOSE CHORD BEARS NORTH 74°39'42" EAST A DISTANCE OF 200.02 FEET, FOR AN ARC DISTANCE OF 200.37 FEET;

THENCE SOUTH 08°15'28" EAST, A DISTANCE OF 107.11 FEET;

THENCE SOUTH 66°27'14" EAST, A DISTANCE OF 195.03 FEET;

THENCE SOUTH 01°02'54" EAST, A DISTANCE OF 790.17 FEET;

THENCE SOUTH 67°48'51" WEST, A DISTANCE OF 54.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 601.278 SQUARE FEET OR 13.803 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF DOUGLAS 234 FILING 6. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, OPERATION, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER(S) OF THE LOT OR TRACT ON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

JAN GETTY, FIRST GUARDIAN GROUP

BY: _____

TITLE: _____ (ATTORNEY IN FACT)

STATE OF _____ }
COUNTY OF _____ } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY: _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

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

JAN GETTY, FIRST GUARDIAN GROUP

BY: _____

TITLE: _____ (ATTORNEY IN FACT)

ATTEST: _____

SECRETARY

STATE OF _____ }
COUNTY OF _____ } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY: _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

LAND USE SUMMARY TABLE

TRACT	LAND USAGE	OWNERSHIP/MAINTAINANCE	SD, FT.	ACREAGE
A	PRIVATE ROAD, UTILITIES	METRO DISTRICT	57558	1.321
B	LANDSCAPING	METRO DISTRICT	2890	0.066
LOTS		PRIVATE	540830	12.416
TOTAL			601278	13.803

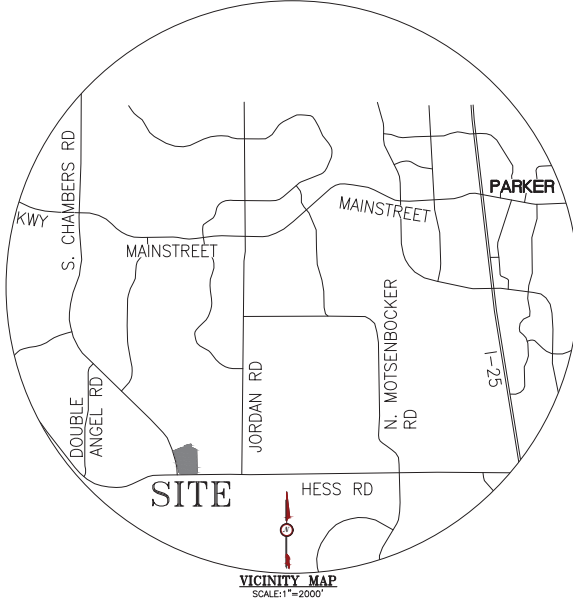
GENERAL NOTES

- 1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-4-508, C.R.S.
- 3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 4.) HERITAGE TITLE COMPANY FILE NUMBER 450-H0598366-023-CN4, EFFECTIVE DATE APRIL 20, 2020 WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) RICK ENGINEERING CO. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 BEING ASSUMED TO BEAR NORTH 89°15'13" EAST, A DISTANCE OF 2638.35 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.
- 7.) ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- 8.) NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- 9.) NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- 10.) PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- 11.) PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPTUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- 12.) A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT "A" FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOLDS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- 13.) WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- 14.) A MULTI-USE UTILITY EASEMENT IS HEREBY DEDICATED AS SHOWN FOR THE USE OF ALL UTILITIES. THE TOWN OF PARKER IS GRANTED ACCESS OVER AND ACROSS THE EASEMENT FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

TITLE VERIFICATION

WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:



TOWN COUNCIL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 20____, FOR FILING SUBJECT TO THE CONDITIONS SET FORTH BY THE TOWN COUNCIL. THE DEDICATIONS ARE HEREBY ACCEPTED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT OF THE TOWN OF PARKER. THE RESPONSIBILITY FOR MAINTAINING PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

SURVEYORS CERTIFICATE

I, ROBERT J. HENNESSY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF DOUGLAS 234 FILING 6 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 8TH DAY OF AUGUST, 2019, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:500,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

ROBERT J. HENNESSY, P.L.S. 34580,
LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF RICK ENGINEERING CO.
RHENNESSY@RICKENGINEERING.COM

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____ A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

\\CP.RICKENG.COM\PROJECTS\JD_ARV_ARCH\01173 CHAMBERS\SURVEY\PLAT\1173 PLAT REV 10-19-20.DWG



DOUGLAS 234 FILING 6

A REPLAT OF LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1, BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2

SOUTHEAST CORNER SECTION
29 FOUND 3.25" ALUMINUM
CAP PLS 35593 IN RANGE
BOX MATCHING MONUMENT
RECORD FILED 11/29/05

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	54.52'	3085.00'	001°00'45"	N11°21'22"W	54.52'	
C2	137.71'	3085.00'	002°33'27"	N13°08'33"W	137.70'	
C3	169.57'	3085.00'	003°06'58"	N15°59'46"W	169.55'	
C4	93.96'	3085.00'	001°44'42"	N18°26'36"W	93.95'	
C5	96.12'	3085.00'	001°47'07"	N20°12'30"W	96.11'	
C6	34.38'	88.00'	022°23'01"	N38°24'40"W	34.16'	
C7	74.09'	70.50'	060°12'42"	N82°04'57"E	70.73'	
C8	17.18'	70.50'	013°57'52"	N45°36'40"E	17.14'	
C9	170.02'	125.00'	077°55'45"	S52°05'01"E	157.21'	
C10	238.02'	175.00'	077°55'45"	S52°05'01"E	220.09'	
C11	33.40'	175.00'	010°56'02"	S18°35'10"E	33.35'	
C12	73.41'	175.00'	024°02'00"	S36°04'11"E	72.87'	
C13	113.20'	175.00'	037°03'44"	S66°04'11"E	111.24'	
C14	18.02'	175.00'	005°53'59"	S88°05'54"E	18.01'	
C15	7.12'	38.00'	010°44'07"	N21°51'05"W	7.11'	
C16	45.22'	70.50'	036°44'51"	N20°15'18"E	44.45'	
C17	10.29'	982.07'	000°03'36"	N21°11'47"W	10.29'	
C18	11.37'	46.50'	014°00'43"	N74°12'04"W	11.34'	
C19	6.11'	46.50'	007°31'34"	N84°58'12"W	6.10'	

LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.29'	N10°51'05"W
L2	7.26'	N87°46'51"E
L3	66.87'	S53°05'57"E
L4	7.76'	N80°56'50"E
L5	66.87'	S53°05'57"E
L6	8.16'	S06°45'25"E
L7	10.51'	N68°54'46"E
L8	10.33'	S20°51'02"E
L9	10.45'	S69°08'07"W
L10	10.00'	N87°46'51"E
L14	24.69'	N87°44'04"E
L15	24.69'	N87°44'04"E
L16	11.25'	S27°13'09"E

LEGEND

FOUND ALIQUOT CORNER AS DESCRIBED

FOUND #5 REBAR & YELLOW PLASTIC CAP PLS 35593

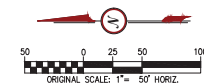
BOUNDARY LINE

LOT LINE

RIGHT-OF-WAY

EASEMENT

EXISTING EASEMENT



\\CP.RICKENG.COM\PROJECTS\DP_ARV_A\011173 CHAMBERS\SURVEY\PLAT\1173 PLAT REV 10-19-20.DWG

