



PLANNING COMMISSION MEETING

6:30 PM

March 22, 2018

1. **CALL TO ORDER** – Executive Session Immediately Following
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
March 8, 2018
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**
 - A. **COUNTRY MEADOWS SQUARE – Rezoning**

Applicant:	Gene Gregory, Country Meadows Development LLC
Location:	Northwest Corner of Hess Road and Parker Road
Planner:	Stacey Nerger
TRAKiT NO.:	Z18-002
 - B. **MEADOWLARK – Zoning**

Applicant:	Karen Henry, Henry Design Group
Location:	Northeast Corner of Crowfoot Valley Road and Richlawn Parkway
Planner:	Paul Workman
TRAKiT NO.:	Z16-020
 - C. **MEADOWLARK – Sketch Plan and Preliminary Plans**

Applicant:	Karen Henry, Henry Design Group
Location:	Northeast Corner of Crowfoot Valley Road and Richlawn Parkway
Planner:	Paul Workman
TRAKiT NO.:	SUB17-020 and SUB17-022
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**

Parker Planning Commission

Executive Session Agenda

March 22, 2018

Motion: I move to call an executive session...

"To hold a conference with the Commission's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b)."

- C.R.S. § 29-20-105, Town of Parker and Douglas County Intergovernmental Agreement and Comprehensive Development Plan; and Section 13.04.240(3) of the Parker Municipal Code



PLANNING COMMISSION MINUTES

March 8, 2018

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

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster and Eliana Burke. Alternates Erik Frandsen, Ruth Ann Nelson and Kimberly Rodell were present; seated in the vacancy and for the absent Commissioners Duane Hopkins and Sasha Levy.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the February 8, 2018 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 5:0:2 with Commissioners Erik Frandsen and Kimberly Rodell abstaining due to being absent from the February 8, 2018 meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:03 P.M. PINE BLUFFS FILING NO. 4, Stand-alone Emergency Room - Use by Special Review

Applicant: Wendi Birchler, Norris Design for Mustang Development Company
Location: Southeast Corner of Parker Road and Shady Ridge Parkway
Planner: Paul Workman
TRAKiT NO.: Z17-016

Paul Workman, Planner, presented the staff report for the Pine Bluffs Filing No. 4, Stand-alone Emergency Room - Use by Special Review (UbSR). Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- if all access points will be available for use by the entire built-out commercial development area; (*Staff said yes, the access points will serve all commercial developments for the area.*)

APPLICANT PRESENTATION

Wendi Birchler, Norris Design, 1101 Bannock Street, Denver, CO 80204, for Hospital Corporation of America (HCA) presented:

- representing the request for Use by Special Review (UbSR) to allow for the freestanding emergency department within the existing Pine Bluffs Planned Development (PD)
- thanks to Town staff for their work through the review process
- the request is consistent with the Parker 2035 Master Plan
- the request is consistent with the Town's Land Development Ordinance
- the request meets the approval criteria for a UbSR
- the development team, HCA, representatives from Sky Ridge Medical Center and the consultant team were available for questions

Commissioners discussed with Ms. Birchler:

- if the freestanding emergency department is affiliated with Sky Ridge Medical Center and able to bill Medicare/Medicaid; (*Ms. Birchler said yes, that is correct.*)

PUBLIC COMMENT OPENED

The following members of the public spoke against approval with concerns for increases in noise, traffic, lights, too many emergency facilities, potential approval for future reuse of the building and restricting/completion date of access to their community:

- Christopher Robinson, 19951 E Shady Ridge Road, Parker
- Dean Walker, 20293 E Shady Ridge Road, Parker
- Joshua Foerschler, 12155 E Shady Pine Court, Parker
- Viviana Shain, 12098 Majestic Pine Way, Parker

Dennis Houston, CEO Parker Chamber of Commerce, 19590 E Mainstreet, Parker, spoke in support of approval for the freestanding emergency facility citing the facility will provide emergency needs for the growth of the south side of Town, additional job opportunities and listed community services that will be provided by those employees. He said the facility will be a great addition to the community.

PUBLIC COMMENT CLOSED

Mr. Workman introduced Alex Mestdagh, Engineering Services Manager to address access and traffic circulation concerns.

Staff responses to public comments:

- reuse of the facility would depend on the proposed use; if a future use requires a UbSR, it would go through the same process as this request; if the proposed use is permitted, a Site Plan Amendment/Approval may be required
- all access points are being constructed with the multi-tenant commercial development adjacent to this request and will most likely be in place prior to the opening of this facility
- there are other access routes to get to Parker Road and Hess Road without going through the Pine Bluffs community
- there is the potential for traffic cut-through the community; if speeding becomes an issue that would be handle by Parker PD

Chair Gary Poole advised that the Sky Ridge Medical Center business model is not within the purview of the public hearing.

Commissioners discussed with staff:

- the number of homes approved but not yet built south of Hess Road; *(Staff said there are thousands of homes planned south of Hess Road and west of Parker Road.)*
- if there are plans for signage directing traffic to the commercial area; *(Staff said wayfinding signage has been discussed and is not included in the current plan; the access and circulation plan does direct traffic to the commercial area; traffic signage is included in the construction plan set.)*
- the estimated project construction completion date; *(Staff deferred to the applicant; the applicant anticipated a completion date of January 2019.)*
- if the four conditions of approval have been met or agreed to be met by the applicant; *(Staff said yes they have been agreed to be met.)*

PUBLIC HEARING: CLOSED: 7:30 P.M. PINE BLUFFS FILING NO. 4, Stand-alone Emergency Room - Use by Special Review

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said he saw the need for the facility based on the growth to the south of Hess Road. He said being affiliated with Sky Ridge Medical Center will be an asset for the facility; the request meets the nine criteria for approval and he supported recommending approval.

Commissioner Richard Foerster said he agreed that the nine criteria for approval is met and if the four conditions continue to be met, the growth toward the south warrants the need for this facility. He said the traffic circulation design will minimize traffic through the community; the overall intensive use of the land is not excessive; the use is consistent with the Parker 2035 Master Plan and he believed the Town's landscaping requirements will provide adequate screening of the commercial area from the residential area. He supported recommending approval.

Commissioner Kimberly Rodell said the use meets the nine criteria for approval and is consistent with the Parker 2035 Master Plan. She requested the applicant continue to work with the surrounding community to minimize traffic issues. She considered Parker's growth and supported recommending approval.

Commissioner Ruth Ann Nelson said her initial concerns with the use were based on reported horror stories regarding billing practices of freestanding emergency facilities but this facility is affiliated with a hospital; able to bill Medicare/Medicaid directly; able to meet federal and state guidelines and be a true emergency room away from a hospital. She said the applicant has done a good job addressing traffic and noise concerns. She said she was persuaded to support recommending approval.

Commissioner Eliana Burke agreed.

Commissioner Erik Frandsen agreed.

Chair Gary Poole concurred with everyone's statements. He appreciated the differences between the proposed use and other existing stand-alone facilities. He supported recommending approval.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Use by Special Review, subject to the four (4) conditions contained in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 735 P.M. TWENTY-MILE INDUSTRIAL PARK FILING NO. 2, FIRST AMENDED SUBDIVISION EXEMPTION LOT 2A, Parker Racquet Club - Site Plan

Applicant: Christa Plaza, Essenza Architecture for Parker Tennis
Location: Southeast Corner of Twenty Mile Road and
Plaza Drive
Planner: Paul Workman
TRAKiT NO.: SP17-044

Paul Workman, Planner, presented the staff report for Twenty-Mile Industrial Park Filing No. 2, First Amended Subdivision Exemption Lot 2A, Parker Racquet Club – Site Plan. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request, as conditioned in the staff report.

Commissioners discussed with staff:

- if parking for the racquet club will be combined with the existing parking for the Fieldhouse; *(Staff said yes, the racquet club parking access aligns with the existing Fieldhouse parking for vehicles and pedestrian access.)*
- construction completion timeline; *(Staff said construction completion is anticipated for first quarter 2019.)*
- definition of "substantial change" mention in conditions for approval; *(Staff said if the building architecture or access should change, that would be substantial and would need to come before Planning Commission and Town Council.)*
- if the racquet club will hold tournaments attended by out of town participants; *(Staff deferred to the applicant for a response.)*

APPLICANT PRESENTATION

Barry Riddle, 10651 Clarkville Way, Parker, CO said between four and five tournaments a year will be hosted at the racquet club with an average of between 120-160 participants.

Commissioners discussed with staff and Mr. Riddle:

- the number of available parking spaces; *(Staff said there are 47 proposed parking spaces.)*

- where will tournament overflow traffic park; (*Staff and Mr. Riddle explained how tournaments worked in 24 people max are on site at one-time; he said the competitions are limited to the six courts, scheduled and timed.*)
- parking for spectators; (*Mr. Riddle said there aren't many spectators.*)
- confirmation that the facility is private/partnering with the Town and that it will be open to the public; (*Mr. Riddle confirmed the facility is private/partnering with the Town and that it will be open to the public.*)
- will the public be charged fees to use the facility; (*Mr. Riddle said yes there will be fees to use the facility; there will be membership fees, court fees and tournament fees.*)
- if Parker residents would receive a benefit in the cost for the fees; (*Mr. Riddle said yes, there will be resident fees and non-resident fees.*)
- confirmation of future expansion with outdoor courts; (*Mr. Riddle said that is correct the plan is to put additional outdoor courts.*)
- have the two conditions in staff's report been met or agreed to; (*Mr. Riddle said yes they have been and are agreed to.*)
- the number of planned outdoor courts; (*Mr. Riddle said the plan is for six outdoor courts.*)
- confirmation that the expansion could plan for additional indoor courts; (*Mr. Riddle said that is correct, there is land to the west of the facility to build two additional indoor courts. Mr. Workman advised that any expansion is consider a "substantial change" and would come before the Planning Commission and Town Council.*)
- if the courts will be available for pickle ball; (*Mr. Riddle said yes, they would be.*)

Mr. Riddle thanked staff and the Town for partnering on the project and they are thrilled to be in the Town of Parker.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:47 P.M. TWENTY- MILE INDUSTRIAL PARK FILING NO. 2, FIRST AMENDED SUBDIVISION EXEMPTION LOT 2A, Parker Racquet Club - Site Plan

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is a great private/public partnership that will be a real asset to the area, along with the Fieldhouse, as a unique facility. He said he looked forward to having it built.

Commissioner Richard Foerster said this project will complement the Fieldhouse and Railbender Park. He said the recreational facilities will be great together.

Commissioner Eliana Burke said this is great for Parker and wished them the best of luck.

Commissioner Erik Frandsen said he planned on using the facility.

Commissioner Ruth Ann Nelson said she is excited about the development of the private/public partnership. She said she is aware that the Parks and Recreation Department are continuing to look for private/public partnership to defray costs for good, public facilities. She supported recommending approval to Town Council.

Commissioner Kimberly Rodell agreed with everyone's comments.

Chair Gary Poole said he is in support of approval; he said it is neat that in this area athletics like the Twenty-Mile Gymnastics, the Fieldhouse and now the racquet club will make this a hub to activate the area. He said he fully supported the private/public nature of the project.

Commissioner Eliana Burke moved that the Planning Commission recommend the Town Council approve the Twenty-Mile Industrial Park Filing No. 2, 1st Amended Subdivision Exemption Lot 2A, Parker Racquet Club – Site Plan request, with the two (2) conditions outlined in staff's report. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

**PUBLIC HEARING: OPENED: 7:49 P.M. SALISBURY EQUESTRIAN
PARK LOT 1, Parker Water and Sanitation Bulk Water Distribution
Station**

- Site Plan Amendment

Applicant: Leah Perkins, Black and Veatch for Parker Water and Sanitation
District (PWSD)
Location: 12010 Motsenbocker Road
Planner: Carolyn Parkinson
TRAKiT NO.: SP17-107

Carolyn Parkinson, Planner, presented the staff report for the Salisbury Equestrian Park Lot 1, Parker Water and Sanitation Bulk Water Distribution Station – Site Plan Amendment. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the Site Plan request as conditioned in staff's report.

Commissioners discussed with staff:

- the number of years will the facility be on the site; *(Staff said the intent is to provide bulk water for small landscaping, small construction companies and Town facilities on a permanent basis.)*
- if the facility is serviced by a well or a waterline; *(Staff said the facility will be served by a waterline.)*
- clarification on the number of customers; *(Staff clarified the number at 118 customers.)*

- anticipated usage of the bulk water supply; *(Staff said per the applicant the intent is for small job usage; not large scale construction sites.)*
- the amount of traffic increase to the site; *(Staff said the applicant anticipates 10 to 20 trips per day.)*
- if there have been any noise complaints from the current traffic from the surrounding neighbors; *(Staff said not to her knowledge; the facility is more than 115 feet from the nearest property line of large acreages, buffered by an existing berm.)*

APPLICANT PRESENTATION

Rebecca Ejada, Parker Water and Sanitation District (PWSD), 18100 E Woodman Drive, Parker, CO 80134, was available for Planning Commission questions:

- the current average truck water capacity that use hydrants; *(Ms. Ejada said the average truck capacity is 1500 gallons; the same truck capacity that will use the new facility.)*
- if the full 1500 gallon truck capacity is not used, would that generate additional trips to the facility; *(Ms. Ejada said yes, that would, if needed by the job.)*
- if the facility will eliminate water tanks being filled from hydrants; *(Ms. Ejada said hydrant filling would not be eliminated but restricted in use to large construction companies.)*
- confirmation on the source of the water, by waterline or well; *(Ms. Ejada said the facility will be connected to a distribution system supplied from ground-water wells, as well as from the nutrient plant.)*

PUBLIC COMMENT OPENED

The following members of the public spoke against approval with concerns for use of personal wells (where is the water coming from to supply the facility); increased traffic; environmental impacts; need for additional screening; 5 a.m. start time; increased noise levels; height of the facility relative to the berm (pictures of varying angles from the berm were presented); the Town of Parker selling water; the number of trucks using the facility daily; impacts on horse property access:

- Theresa M. Gilroy-Nielsen, 6041 King Court, Parker
- Steve Lotito, 5929 King Court, Parker
- Elaine Lotito, 5929 King Court, Parker
- Keli Weland, 5975 King Court, Parker
- Wayne Bramford, 5948 King Court, Parker

PUBLIC COMMENT CLOSED

Chair Gary Poole clarified that the Town of Parker and Parker Water and Sanitation District are separate entities and commercial.

Staff addressed the public concerns:

- easements will be established with the Town to bring water from PWSD distribution lines
- the building is seven-feet tall and will be located at the lowest point of the berm
- the applicant estimates 10-20 vehicle trips per day; one vehicle at a time per trip
- if there is an agreement regarding an equestrian gate, it would not be altered with this request

Ms. Ejada said PWSD would work with the Town of Parker to address the 5 a.m. start time concerns.

Commissioners discussed with staff and the applicant:

- if the facility will be lit; (*Ms. Ejada said PWSD will meet Town of Parker lighting requirements.*)
- the load time for a 1500-gallon tank; (*Ms. Ejada estimated 10 -15 minutes with a limit of 100-gallons per minute.*)
- the start time for the Town Operations Facility; (*Staff said they didn't know the start time but would work with the applicant to the start time match.*)
- not all customers use the facility daily; (*Ms. Ejada said that is correct.*)
- the height of the existing public works building; (*Staff said they believed the height of the building to be between 25 and 35 feet.*)
- if there will be room for trucks to turn around vs. having to beep while backing-up after loading; (*Ms. Ejada said it is anticipated that the trucks will not have to back-up.*)
- if the access to the facility is the same for the Town Operations Facility; (*Staff said yes, the access is the same, as well as being public access to Salisbury Park.*)

**PUBLIC HEARING: CLOSED: 8:21 P.M. SALISBURY EQUESTRIAN
PARK LOT 1, Parker Water and Sanitation Bulk Water Distribution
Station
- Site Plan Amendment**

PLANNING COMMISSION DISCUSSION

Commissioner Richard Foerster said based on the information presented there appears to be minimum truck visits per day to the facility; if the start time can be moved to 7 a.m., he would support recommending approval for the facility.

Commissioner Ruth Ann Nelson believed the construction of the facility to not be impactful; the building appears to be smaller than the berm but without knowing the elevation of the berm and the building it is hard to determine the actual effects. She said she is concerned with traffic, noise and back-up beeping and requested an additional condition on the start time.

Commissioner Kimberly Rodell said the request seems consistent with what is currently on-site; she said she did understand the residents' concerns. She said it appears the new building would be significantly shorter and asked the applicant to work on providing additional berm.

Commissioner John Howe said he understood the needs of the neighbors but also, understood if this facility is not approved; the entire Town will continue to be exposed to brown water. He said this needs to be done for the benefit of the entire Town; the trips appear to be minimal; there is a need for it and the building is not that tall. He said he supported recommending approval.

Commissioner Eliana Burke agreed.

Commissioner Erik Frandsen agreed. He said he didn't believe there is a need for a timing restriction.

Chair Gary Poole called for a motion to add a condition to set allowed times.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend that Town Council approve the Site Plan Amendment to Salisbury Equestrian Park Lot 1 for a bulk potable water fill station, subject to the eight conditions contained in staff's report plus an additional condition that the bulk facility will not operate outside of the operating hours of the Town Operations Facility. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Rosemary Sietsema, Recording Secretary advised the Planning Commission that Commissioner Sasha Levy submitted her resignation per the submitted documentation.

Ms. Sietsema called for a vote to accept the vacancy.

Commissioner John Howe moved to accept Commissioner Sasha Levy's resignation and create a vacancy to be filled according to the rotational rules established in Section 5. (B) Alternate Members of the Planning Commission By-laws. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 3/22/2018

Town Council Date: 4/2/2018

Hearing Type: Public Hearing
Z18-002 COUNTRY MEADOWS SQUARE - Rezone

Location: Northwest corner of Hess Ranch and Parker Road
Country Meadows Square Lots 1 - 8

Project Planner: Stacey Nerger, Planner

Applicant: Gene Gregory, Country Meadows Development LLC
Town of Parker

Executive Summary: The applicants, Gene Gregory, Country Meadows LLC and the Town of Parker request to rezone the Country Meadows Square Lots 1 – 8, Country Meadows Planned Development, Commercial Planning Area to modified C-Commercial zoning.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Rezoning."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve the Rezoning, subject to the conditions contained in this staff report."

"I move that the Planning Commission recommend that Town Council deny the Rezoning as the request does not meet the following approval criteria:"

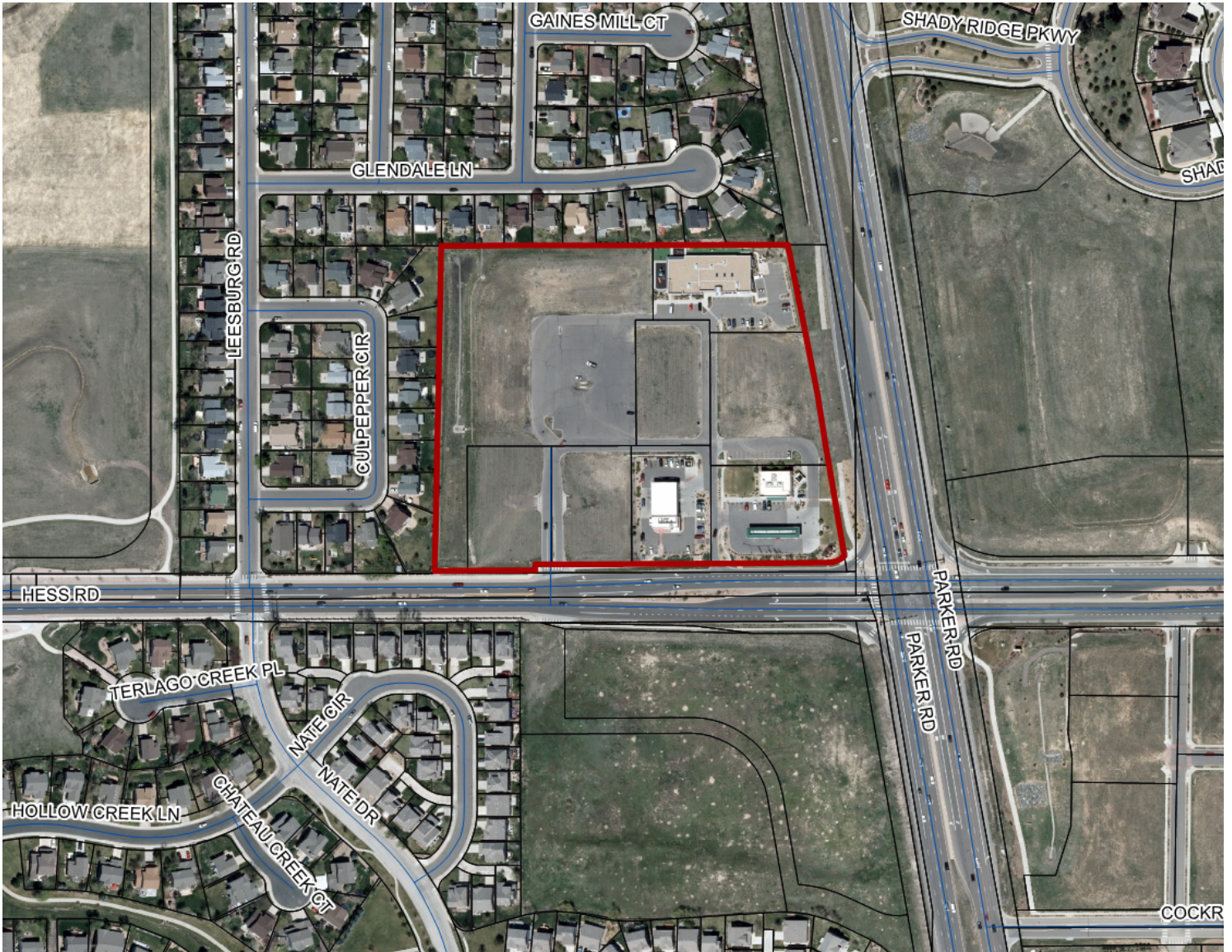
-List criteria not met (either by staff or Planning Commission)

"I move that the Planning Commission vote to continue the Rezoning to a future date."

I. BACKGROUND/DISCUSSION

The intent of this rezoning is to bring the uses permitted by right on the property up to date. The current Planned Development (PD) lists several commercial retail and restaurant uses that are permitted by right on the property, but also includes a clause which states that if the use is not specifically listed it must go through the Uses Not Itemized process. Many land uses appropriate in a Neighborhood Center are not specifically listed within the PD; therefore, these uses would require the Uses Not Itemized process and approval.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1983	Town Council approved the Annexation and Zoning of the Country Meadows Property.
1991	Town Council approved the Country Meadows Filing No. 1 plat, which platted the commercial property as an unbuildable tract.
2004	Town Council approved the Country Meadows Square Minor Development Plat which platted the property into eight buildable lots.
2007	Planning Commission approved two site plans on the property, one for an 11,000 square-foot child care center and the second for a 4,488 square-foot Service Street Automotive Repair Shop.
2009	Planning Commission approved a site plan for the 7-Eleven convenience store.
2017	The Community Development Department administratively approved two additional site plans for the property. One for a 6,000 square-foot dental office and the second for 41,000 square-feet of commercial retail space within three multi-tenant buildings.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Country Meadows Planned Development		
Master Plan Area	Neighborhood Center		
Site Acreage	10.65 acres		
Subdivision	Country Meadows Square		
Existing Use	Commercial		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Country Meadows, Single-Family Detached Residential
South	Neighborhood Center	PD - Planned Development	Stroh Ranch, Undeveloped Commercial
East	Neighborhood Center	PD - Planned Development	Pine Bluffs, Undeveloped Commercial
West	Medium Density Residential	PD - Planned Development	Country Meadows, Single-Family Detached Residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY

Master Plan Designation	Neighborhood Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Neighborhood Center should range from a combined 50,000 to 250,000 square feet. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.C Community Appearance and Design 2.B
Staff Analysis	Staff has reviewed the proposed expansion of the allowed uses against the Town's Master Plan and determined that the proposal is consistent with the Master Plan for the existing and future uses on the property.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Higher density residential is appropriate within Neighborhood Centers.	None	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Convenient retail and personal/business services, grocery, small offices, recreational uses and restaurants.	Convenient retail and personal/business services, grocery, small offices, recreational uses and restaurants.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	35 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	The Commercial Zoning was modified to meet the Town's Master Plan Goals and Strategies for Commercial Development at Neighborhood Centers within the Town. The proposed rezoning will remove the		

	property from an outdated PD and align it with the Town's Commercial Property Vision.
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VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property has been developed to include two access points off Hess Road, one full-movement access and one access which is a right-in, right-out only. Internal access easements have been granted which provide public access to all lots and buildings on the property. As properties have been developed, each property has been required to construct pedestrian sidewalks along both Parker Road and Hess Road with sidewalk connections into the property to serve all lots and buildings.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

The zoning that existed in the 1980's when it was implemented does not allow for uses like Brewery's, workout centers and numerous other uses. Our new Neighborhood Center is bringing in some of these new uses that were never contemplated for use. In order to have a vibrant Neighborhood Center we want to offer as many uses as we can to the residents of Parker.

Staff Analysis

The Country Meadows PD was created in 1983 and was written to allow very specific commercial uses. As development and commercial uses have evolved over time, the PD has become too restrictive and does not respond to current economic conditions. The proposed rezoning would bring the zoning up to date as well as remove this property from the PD zoning.

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

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

Applicant's Response

We are located on the North West corner of Hess and Parker Road and are seeing many new residential developments being built or proposed. Our center is also at the intersection of one of the busiest roads in Parker due to the newly built access to I-25 via Hess Road. We feel we will supply the needed commercial uses for the demand that is being created by the upcoming growth and take some pressure off the Mainstreet and Parker Road intersection.

Staff Analysis

The property is located at the corner of Hess Road and Parker Road, which is a busy intersection within the Town. The Town of Parker Master Plan identifies this property as a Neighborhood Center which is recommended to serve the basic needs of the surrounding residents with convenient retail and personal/business services. In addition, when the property was annexed in 1983, the property was zoned for commercial uses.

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

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

Applicant's Response

We believe the old zoning did not contemplate the growth in Parker or the current needs of the public regarding consumption for goods and services. Also no one had any idea that Hess Road would be the new gateway to I-25.

Staff Analysis

An error has not occurred within the original zoning. The original zoning was always intended to allow commercial uses on this corner of Hess and Parker Road. The proposed rezoning would continue to allow commercial uses on the property, but would be updated to reflect the current economic environment as well as remove the outdated PD zoning.

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

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

Applicant's Response

As stated above the new growth and access to I-25 helps relieve pressure on Parker Road and now that the economy is in a growth spurt we can expect the greater need for services at this intersection as traffic volume has grown dramatically. The opening of Hess to I-25 has allowed the population from Elbert County to shop and get services as they go through Parker expanding the sales tax base.

Staff Analysis

Commercial uses within the Town of Parker have evolved over time. The Town recently completed an amendment to the C-Commercial Zone District to update and define particular uses. The proposed rezoning will align the allowed uses on the property with the Town's vision for commercial properties.

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

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

Applicant's Response

The Newly built Center is poised to be a very successful development. We have easy access off Hess with 2 entrances that traffic can enter going east or west on Hess. We have contributed \$85,000 towards a traffic light for the western access that we would like to see completed sooner than later.

Staff Analysis

The property was developed to include two access points from Hess Road. These two access points were evaluated within a traffic study and determined to be sufficient for

the proposed commercial uses. Seven out of the eight commercial lots have approved site plans for construction of commercial buildings.

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

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

Applicant's Response

The newly approved Neighborhood Center has already been approved and has all services from the Town approved and all improvements have been installed. This development will not include any additional service costs to the Town.

Staff Analysis

The property was annexed into the Town in 1983. The proposed rezoning would not require any additional municipal services which are not currently provided by the Town to the property.

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

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

Applicant's Response

This center is being completed in an already approved commercial subdivision that was approved in the early 2000's and was abandoned. We are currently finishing the improvements which includes removing all the weed over growth that was there so we believe we are improving the site overall.

Staff Analysis

As development has occurred on the property over time, the developer has worked with the Town of Parker Engineering Department to ensure any environmental impacts were mitigated. The property was originally platted for development in 2004 to create the buildable commercial lots. The proposed rezoning will not change the size or overall character of the commercial area and will not create environmental impacts.

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

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

Applicant's Response

This proposal not only brings the property's zoning up with the rest of Parker it will also allow us to have tenants that are a benefit to this neighborhood center that will serve the needs of Parkers residents. This will bring our property up to the current standards of the towns current policies.

Staff Analysis

The Town of Parker Master Plan identifies this property as a Neighborhood Center which is recommended to serve the basic needs of the surrounding residents with convenient retail and personal/business services. The proposed rezoning of the property to the modified C-Commercial Zone District is consistent with the Town's Master Plan.

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

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

Applicant's Response

We have gone through the site plan process, which approvals have met all requirements of the Town for the development. We also believe this center will ease some traffic concerns from the Mainstreet and Parker Road intersection as the public now has additional services available to them to the South.

Staff Analysis

The property is included within the Parker Water and Sanitation District. All construction which has occurred on the site has been reviewed and granted approval from Parker Water and Sanitation. In addition, the proposed rezoning will not change the properties designation as commercial, the proposed rezoning will only expand the permitted uses on the property.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No Comment
Fire Life Safety	No Comment
Aztec Consultants	Approved
Parker Water and Sanitation District	Approved
Parker Building	No Comment
Douglas County Assessors	Minor errors were found on the Zoning Map. All errors have been corrected.
Xcel	Xcel has an existing high pressure natural gas transmission pipeline within the property, any construction within the Xcel right-of-way will need to be reviewed for safety standards.
IREA	Approved
CenturyLink	No Comment
Comcast	No Comment
Parker Economic Development	Approved

IX. CONCLUSION

The applicant submitted this rezoning request in order to bring the commercial zoning on the property up to date. The Town of Parker, who is also an applicant for this rezoning application, is supportive of the proposed rezoning as it will satisfy several goals of the Parker 2035 Master Plan and the Community Development Department. These goals include aligning the permitted uses with those identified by the Town as acceptable commercial uses as well as removing outdated PD zoning. Based on this information staff is recommending approval of the rezoning request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Referral Agency Comments
2. Rezoning Map

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

AZTEC CONSULTANTS

Stacey,

It looks OK to me!

Dean E. Cates, PLS



(303) 327-7512 DIRECT

(303) 483-1962 CELL

Please visit us at www.aztecconsultants.com • [disclaimer](#)

TOWN OF PARKER BUILDING

Edit Review

Z18-002

Review Type

Building 20

Reviewer

Randy Sale

Date Sent

1/29/2018

Today

Date Due

2/12/2018

Today

Status

NO COMMENT

Remarks

Date Returned

2/8/2018

Today

Add to Timesheet

+ Add Standard Notes

CENTURYLINK COMMUNICATIONS

Edit Review

Z18-002

Review Type

CenturyLink Communications 20

Reviewer

Dustin Pulciani

Date Sent

1/29/2018

Today

Date Due

2/12/2018

Today

Status

NO COMMENT

Remarks

Date Returned

2/12/2018

Today

Add to Timesheet

+ Add Standard Notes

COMCAST

No comments submitted

DOUGLAS COUNTRY ASSESSORS

Marian Woodward

**Douglas County
Assessor's Office 20**

- 1) The subtitle has numerous typos that need updating:
 - a) Country Meadows Square does not have a filing #. Please remove reference to "Filing Number One."
 - b) County Meadows Square was recorded at reception #2005036081. #326415 references a different plat and should be removed.
 - c) Country Meadows Square 1st Amd 2007081575 has an extra "5" listed. Please correct.
- 2) The legal description paragraph has the same typos that are noted above. Please revise.

2/12/2018 12:30:15 PM

ECONOMIC DEVELOPMENT

Edit Review

Z18-002

Review Type

Economic Development 20

Reviewer

Matt Carlson

Date Sent

1/29/2018

Today

Date Due

2/12/2018

Today

Status

APPROVED

Remarks

Date Returned

2/1/2018

Today

Add to Timesheet

+ Add Standard Notes

TOWN OF PARKER FIRE LIFE SAFETY

Edit Review

Z18-002

Review Type

FIRE LIFE SAFETY 20

Reviewer

Randy Capra

Date Sent

1/29/2018

Today

Date Due

2/12/2018

Today

Status

NO COMMENT

Remarks

Date Returned

2/2/2018

Today

Add to Timesheet

+ Add Standard Notes

IREA

Edit Review

Z18-002

Review Type

IREA 20

Reviewer

Brooks Kaufman

Date Sent

1/29/2018

Today

Date Due

2/12/2018

Today

Status

APPROVED

Remarks

Date Returned

2/9/2018

Today

Add to Timesheet

+ Add Standard Notes

PARKER WATER AND SANITATION

Edit Review

Z18-002

Review Type

Parker Water and Sanitation District 20

Reviewer

Drayton Sanderson

Date Sent

1/29/2018

Today

Date Due

2/12/2018

Today

Status

APPROVED

Remarks

Date Returned

1/30/2018

Today

Add to Timesheet

+ Add Standard Notes

TOWN OF PARKER PUBLIC WORKS/ENGINEERING

Edit Review

Z18-002

Review Type

PLANNED DEVELOPMENT / ZONING PLAN - PW

 Add Standard Notes

Reviewer

Alex Mestdagh

Date Sent

1/29/2018



Today

Date Due

2/12/2018



Today

Status

NO COMMENT

Remarks

Date Returned

2/15/2018



Today

Add to Timesheet

PUBLIC SERVICE COMPANY (XCEL)

See attached letter



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 6, 2018

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

Attn: Stacey Nerger

**Re: Country Meadows Square Lots 1-8 Rezone to C-Commercial
Case # Z18-002**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined an **engineering review** is necessary for the above captioned project. Public Service Company has an existing high pressure natural gas transmission pipeline and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan,** it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

https://www.xcelenergy.com/working_with_us/builders/encroachment_requests

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

COUNTRY MEADOWS SQUARE ZONING MAP

BEING COMPOSED OF LOTS 4, 7, AND 8 OF COUNTRY MEADOWS SQUARE, RECORDED AT RECEPTION NUMBER 2005036081, LOT 3A OF THE COUNTRY MEADOWS SQUARE, 1ST AMENDMENT, RECORDED AT RECEPTION NUMBER 2007081575, LOT 1 OF THE COUNTRY MEADOWS SQUARE, 2ND AMENDMENT RECORDED AT RECEPTION NUMBER 2008041235, AND LOTS 2, 5, AND 6 OF THE COUNTRY MEADOWS SQUARE, 3RD AMENDMENT, RECORDED AT RECEPTION NUMBER 2017055076 ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS,
STATE OF COLORADO.

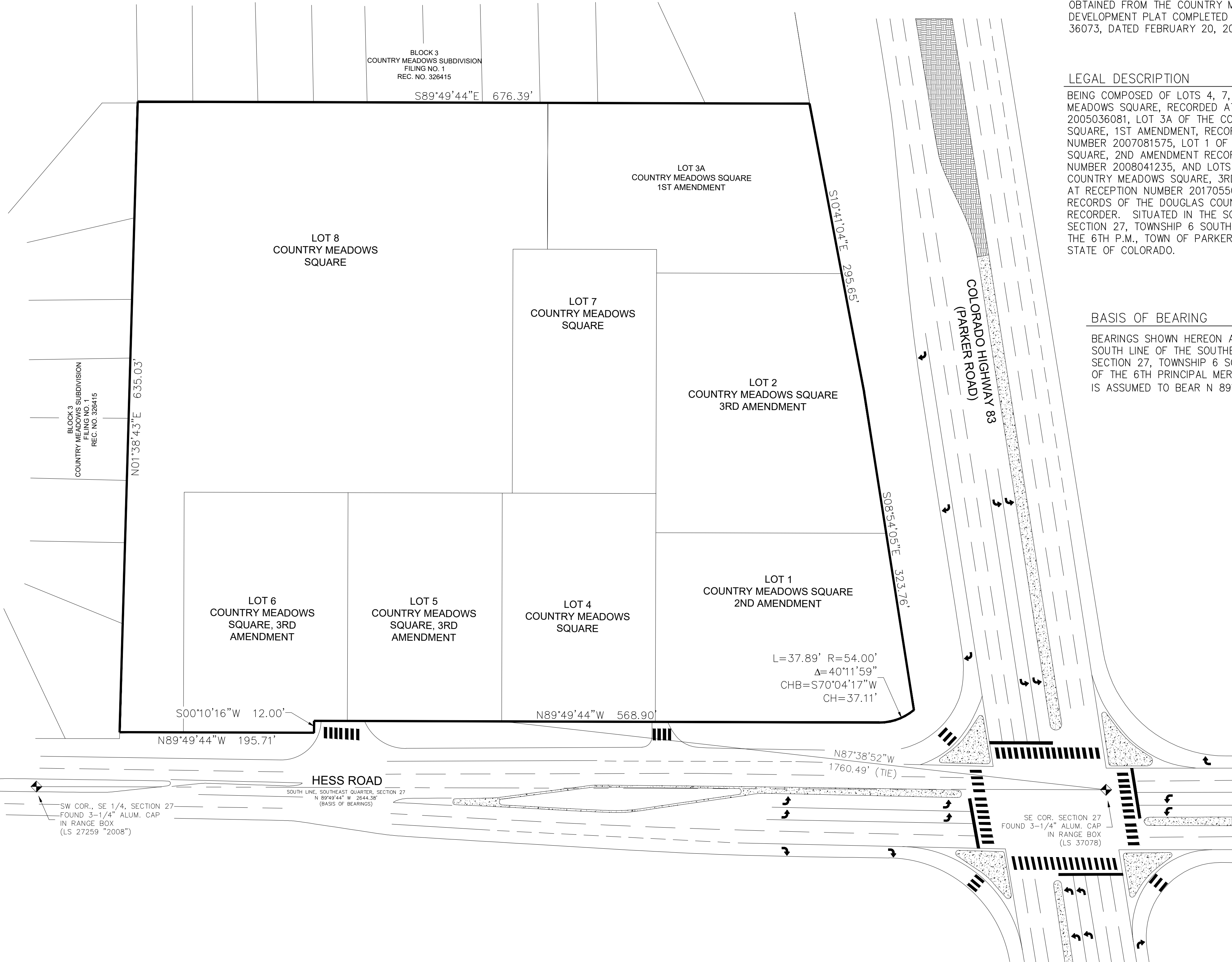


EXHIBIT NOTE

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION, BEARINGS AND DISTANCES SHOWN HEREON WERE OBTAINED FROM THE COUNTRY MEADOWS SQUARE, MINOR DEVELOPMENT PLAT COMPLETED BY COLORADO PLS NO. 36073, DATED FEBRUARY 20, 2004.

LEGAL DESCRIPTION

BEING COMPOSED OF LOTS 4, 7, AND 8 OF COUNTRY MEADOWS SQUARE, RECORDED AT RECEPTION NUMBER 2005036081, LOT 3A OF THE COUNTRY MEADOWS SQUARE, 1ST AMENDMENT, RECORDED AT RECEPTION NUMBER 2007081575, LOT 1 OF THE COUNTRY MEADOWS SQUARE, 2ND AMENDMENT RECORDED AT RECEPTION NUMBER 2008041235, AND LOTS 2, 5, AND 6 OF THE COUNTRY MEADOWS SQUARE, 3RD AMENDMENT, RECORDED AT RECEPTION NUMBER 2017055076 ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

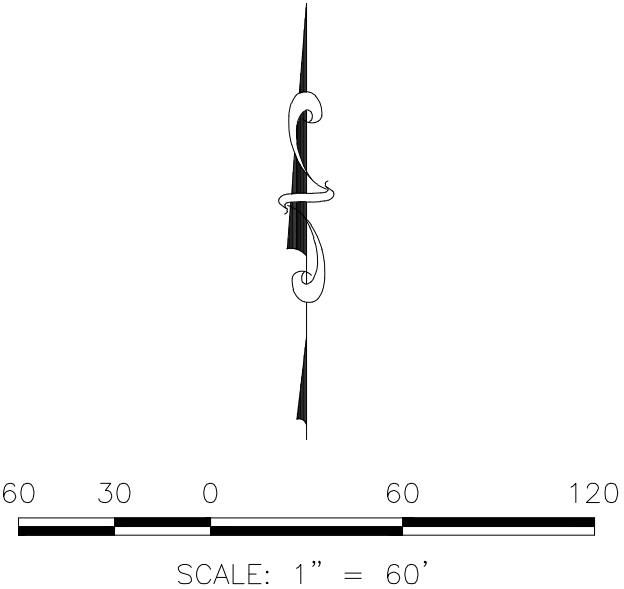
BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID SOUTH LINE IS ASSUMED TO BEAR N 89°49'44\"/>



PROPERTY
LOCATION

VICINITY MAP
SCALE: 1" = 1000'



PLANNING COMMISSION CERTIFICATE

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

COMMUNITY DEVELOPMENT DIRECTOR
ON BELHALF OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE
_____ DAY OF _____, 2018, FOR THE PROPERTY DESCRIBED HEREON.
THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE
NUMBER _____.

MAYOR: TOWN OF PARKER

ATTEST: TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE _____ DAY OF
_____, 2018 A.D. AT _____ AM/PM AND WAS RECORDED AT RECEPTION
NUMBER _____.

DOUGLAS COUNTY CLERK AND RECORDER

ZONING INFORMATION

AREA = 10.65 ACRES, MORE OR LESS

EXISTING ZONING – PLANNED DEVELOPMENT, COUNTRY MEADOWS

PROPOSED ZONING – COMMERCIAL

								10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	
						SCALE:	DRAWN BY:	SHEET NO:	
						AS SHOWN	PMS		
						CHECKED BY:	WFH		
						FILE NO:	DATE:		
						8130291401	1/29/2018		
No.	Revisions	Init.	Date	Appr.	Date				



Planning Commission Staff Report

Planning Commission Date: 3/22/2018

Town Council Date: 4/2/2018

Hearing Type: Public Hearing
Z16-020 MEADOWLARK - Zoning

Location: Northeast corner of Crowfoot Valley Road and
Richlawn Parkway

Project Planner: Paul Workman, Senior Planner

Applicant: Karen Henry, Henry Design Group for Meritage Homes

Executive Summary: The applicant, Henry Design Group for Meritage Homes request to zone roughly 90.87 acres from Douglas County Agricultural – 1 zoning to Town of Parker PD to allow for 267 single-family detached homes, 18+/- acres of open space, and 6.4+/- acres of park space.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Meadowlark Planned Development Zoning.”

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council approve the Meadowlark Planned Development Zoning, subject to the conditions contained in this staff report.”

“I move that the Planning Commission recommend that Town Council deny the Meadowlark Planned Development Zoning as the request does not meet the following approval criteria:”
-List criteria not met (either by staff or Planning Commission)

“I move that the Planning Commission vote to continue the Meadowlark Planned Development Zoning to a future date.”

I. BACKGROUND/DISCUSSION

The subject property is currently undeveloped and zoned Agricultural – 1 (A-1) in Douglas County. The intent is to develop the site with 267 single-family detached homes on lots ranging from approximately 5,000 to 6,600 square-feet in size with park and open space dedication as required by the Land Development Ordinance. Primary access to the neighborhood is from Crowfoot Valley Road with secondary access from Richlawn Drive. A residential collector roadway is proposed through Meadowlark which provides access to the local streets serving the homes. The residential collector roadway will also provide future access to the east should those parcels be developed. It is proposed that the street pattern within Meadowlark be designed to direct the majority of the traffic to the full movement access at Crowfoot Valley Road, therefore minimizing the access to Richlawn Drive. Several open space, park and trail corridors are proposed throughout the neighborhood.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
September of 2016	Planning Commission held a public hearing related to this zoning request and voted to recommend approval to Town Council. After the Planning Commission hearing and prior to the Town Council public hearing, the applicant requested a continuation of the Town Council public hearing in order to finalize their inclusion into the Parker Water and Sanitation District (PWSD) service area. Town Council approved a continuation of the zoning to a date uncertain and the applicant has completed the inclusion process into the PWSD service area. The zoning requested in this application is substantially similar to the request made in 2016.

III. CURRENT SITE DATA

Existing Zoning	Douglas County A-1 (Agricultural – 1)		
Overlay District	N/A		
PD & Plan Area	Meadowlark Planned Development (PD)(proposed)		
Master Plan Area	Medium Density Residential		
Site Acreage	90.87 acres		
Subdivision	Meadowlark (proposed via SUB17-020 & SUB17-022)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	Douglas County Zoning	Lemon Gulch, Single-Family Detached Residential, and Undeveloped Land
South	Medium Density Residential	Douglas County Zoning	Large Lot Single-Family Detached Residential
East	Medium Density Residential	Douglas County Zoning	Undeveloped Land
West	Low Density Residential	Douglas County Zoning	Crowfoot Valley Road and Large Lot Single-Family Detached Residential and Undeveloped Land

IV. 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	The Parker 2035 Master Plan recommends this area as Medium Density Residential which consists of an overall gross density of 3.5 dwelling units per acre.

	Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Transportation 2.C Public Services and Facilities 1
Staff Analysis	The requested zoning for 267 units on 90 acres is within the 3.5 dwelling units per acres recommended by the Master Plan. Additionally, staff has identified certain goals and strategies within the Master Plan that the requested development is consistent with the referenced Master Plan Goals/Strategies.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Zonings)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	3.5 dwelling units per acre	3 dwelling units per acre	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Medium Density Residential	Single family detached homes, open space, and parks	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	N/A	35' height maximum for residential homes.	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	Staff has reviewed the zoning request against the Town's Master Plan and determined that the proposal is consistent with the Master Plan for the type of proposed development and the density of the proposed development.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The submitted Sketch and Preliminary Plans (SUB17-020 & SUB17-022) propose primary access from the west off Crowfoot Valley Road with a new residential collector to be named Henslow Parkway. Henslow Parkway would primarily run east/west and provides an opportunity for future connections to the east, should the properties on the east side of the development ever redevelop. A secondary access on the south side of the development is proposed off Richlawn Drive. This second point of access is required in order to satisfy the Fire Code's requirements for a minimum of two points of access into any residential developments with 40 or more units. A second access cannot be provided off Crowfoot Valley Road due to the limited frontage along Crowfoot Valley Road between Richlawn Drive and Lemon Gulch.

The linear frontage needed to meet the access spacing requirements and ensure vehicular safety is not available. In order to minimize the impacts to Richlawn Drive, the applicant has proposed to implement two strategies. First, the lot layout and road network between Richlawn Drive and Henslow Parkway has been designed to minimize the ease of access to Richlawn Drive. This has been accomplished through a series of cul-de-sacs and roadway connections to Henslow Parkway that encourage vehicular traffic to use the future collector road as opposed to Richlawn Drive. Second, the intersection of Crowfoot Valley Road and Henslow Parkway will be a full-movement intersection with a traffic light while the intersection of Crowfoot Valley Road and Richlawn Drive will become a right-in and right-out restricted movement intersection.

The proposed road improvements are supported by the Policies found in the Town's Transportation Master Plan. For example:

- *Policy 1 - Coordinate land use planning, transportation planning and management, economic initiatives, and capital investments to result in a transportation system and land uses that support and enhance each other.*
 - The proposed development is for single-family detached homes. The associated road network is designed proposed to be constructed in accordance with the Town's standards for residential roadways.
- *Policy 3 - Create an interconnected local and regional roadway network that provides efficient and convenient mobility and access.*
 - The proposed road network provides for logical connectivity while minimizing impacts to existing roads. Additionally, the improvements to Crowfoot Valley Road will improve regional connectivity and allow the proposed development to connect into the larger regional network.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Zoning Requests:

1. A need exists for the proposal.

Applicant's Response

This area of Douglas County is very desirable as evidenced by the continued growth within the Town of Parker. Meritage Homes will provide homes within Meadowlark that will meet the needs of families desiring to live within Parker. Meritage is known for their energy efficient homes which are very appealing to many new homeowners. Meadowlark is planned for a reasonable number of homes, which combined with the limited infrastructure needs, aid in the completion of the neighborhood within the immediate future.

Staff Analysis

State law requires that any property that is annexed by a municipality is required to be zoned by that municipality. The applicant has petitioned the Town to annex into the Town of Parker, therefore the Town needs to zone the subject property in order to comply with Colorado law.

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

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

Applicant's Response

The characteristics of the site and the location are correct for the proposed development. The site is located within the Town's Urban Growth Area and is designated on the Parker 2035 Master Plan as Residential Medium Density. The site is bounded to the southwest by the Hess Ranch Planned Development and to the northwest by Anthology. It is anticipated that land to the north and east will develop in the near future. The site's natural features in no way limit the development of a neighborhood. The vegetation is weedy grasslands and the topography is gently rolling. Lemon Gulch traverses the western and northern edge of the site but the 100 Year Floodplain is contained and does not impact the development area.

Staff Analysis

The subject property is located within the Town's growth boundary and is recommended to be medium density residential development by the Parker 2035 Master Plan. The Parker 2035 Master Plan included a robust public outreach process through this process it was determined that medium density residential development was appropriate for the subject property. The applicant has proposed development that is consistent with the Town Master Plan, which means that the subject property is the correct site for medium density residential development.

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

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

Applicant's Response

None.

Staff Analysis

This criteria does not apply to this request.

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

Applicant's Response

Significant changes in the area include the approval of the Hess Ranch and Anthology Planned Developments, the continued development in The Pinery, Stepping Stone and commercial development in the immediate vicinity. Also, the improvements to and the designation of Crowfoot Valley Road as a four-lane arterial road which intersects with the planned Chambers Road/Bayou Gulch Road extension has improved the transportation system in the area. Stroh Ranch continues to develop as do new subdivisions within Douglas County and the Town of Parker.

Staff Analysis

As previously stated, the requested zoning is being done to comply with Colorado law. However, there have been significant changes in the area in the last 20 to 30 years. These changes include the recent zoning amendments to Anthology North and Hess Ranch as well as the current platting of 736 single family homes south of this site.

Crowfoot Valley Road is proposed to be a four-lane arterial road that connects new development from Castle Rock, Douglas County, and Parker. This higher capacity roadway was designated in order to accommodate existing zoning and new development like the one that is proposed by the applicant. Additionally, new development of both residential and non-residential uses have continued on the south end of the Town. Economic growth in the Denver Metropolitan Area has led to a need for more residential housing as Parker continues to be a desirable place to live.

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

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

Applicant's Response

Vehicular and pedestrian circulation will be improved with this development. Additional improvements will be provided to Crowfoot Valley Road. A residential collector which is planned through the site will provide access to the properties to the east therefore eliminating a potential future burden on Richlawn Drive. Primary access for Meadowlark will be to Crowfoot Valley Road. Secondary access is provided to Richlawn Drive. The neighborhood was designed to limit the use of Richlawn Drive by making it more difficult to use Richlawn Drive for access to Meadowlark and Crowfoot Valley Road.

Staff Analysis

Based on the detailed analysis in Section VI of this staff report, the proposed zoning and associated development have provided adequate circulation and traffic will not be impeded by this development.

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

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

Applicant's Response

Municipal services are adequate to serve the site given its close-in location and the existing and planned neighborhoods within the Town. Precautions are made to protect the Town from additional costs in the form of required improvements and the payment of the deficit reduction fee.

Staff Analysis

The Parker 2035 Master Plan recommends the subject property for medium density residential development. By including the property within the Town boundaries in the Master Plan, the Town has determined that it is prepared to provide municipal services.

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

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

Applicant's Response

The site has limited environmental features and natural resources. The rolling grasslands pose no constraints for development. Lemon Gulch will be stabilized in accordance with the Outfall System Plan (OSP) as designed and required by Urban Drainage and Flood Control District. No development is proposed within the 100 Year Floodplain for Lemon Gulch.

Staff Analysis

The applicant has worked closely with the Town's Engineering staff to ensure that all floodplain impacts are mitigated and the applicant has agreed to fund improvements to Lemon Gulch to stabilize the Gulch and have formalized the arrangement in an Annexation Agreement. Within the Development Plan submitted with the zoning request, the applicant has zoned Lemon Gulch as "Open Space" which would only allow for recreation amenities such as trails as well as serving the primary purpose of a drainage facilities. The limitation on the uses allowed in the Open Space will prevent and mitigate any environmental impacts.

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

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

Applicant's Response

The proposed development is consistent with the Residential Medium Density residential designation of the Parker 2035 Master Plan. It meets the maps, goals and policies of the Master Plan as follows:

a. Master Plan Vision and Guiding Principles

Meadowlark meets all of the Guiding Principles of the Master Plan but notably it will maintain native open spaces, it will provide high quality architecture and land use design that reflect the aesthetic excellence of the Town; the neighborhood will provide housing choices that allow people to remain in Parker throughout their lives; and promote transportation improvements that provide local and regional connectivity including a regional trail segment that is safe for the community.

b. Land Use

Meadowlark is planned in an area that has continued to grow limiting the impacts and need to extend community services long distances given the surrounding planned and existing neighborhoods. The neighborhood will support a high quality of life through excellence in housing design and energy efficiency, parks, trails and open space.

The site is located within the Town's Urban Growth Boundary and the proposal is in compliance with the General Land Use Plan. The Land Use Plan designates this area as Medium Density which allows for up to 3.5 dwelling units per acre. Meadowlark is planned for 268 homes at density of 2.95 dwelling units per acre.

As stated, Meadowlark is planned as a residential neighborhood which will become one of the primary building blocks of the community.

c. *Housing and Neighborhoods.*

Meadowlark contributes to the housing choices within the Town while being sensitive to the environment, quality of design, housing cost, neighborhood characteristics, parks, open spaces and trails and ease of transportation.

d. *Community Appearance and Design*

Meadowlark will contribute to the Town's established character by providing tree lined streets, housing constructed of high quality materials; variety in elevations to enhance the streetscape, energy efficiency and an open feel with parks and open space all contributing to a sense of neighborhood. These elements will be realized by both the residents and visitors to the community.

e. *Natural Resource Protection*

- The Meadowlark site is ideal for a neighborhood given its limited natural resources. The site is primarily weedy grasslands with limited vegetation and cover for wildlife.
- The most significant feature of the site is Lemon Gulch which will be improved and enhanced to manage flows better and to stabilize the eroding banks. Lemon Gulch is proposed as open space as part of the PD Plan.
- There are no endangered species or environmental hazards on the site.
- Visual resources are limited to internal views. There are no views of the Front Range of the Rocky Mountains to the west due to existing land forms.
- The rolling topography of the site does not pose any problems for development. Covenants conditions and restrictions established for the neighborhood will establish controls on light and noise pollution.
- Meritage Homes is nationally recognized for its energy efficient homes
- Landscaping of common areas will incorporate water wise techniques in plantings and irrigation systems. The CC&R's will establish design guidelines for water wise landscaping within the private lots as well.

f. *Open space and Recreation*

The Development Plan for Meadowlark is designed to acknowledge that parks, trails and open spaces are the Town's citizen's most prized amenities. The Plan provides for a regional trail along the north side of Lemon Gulch establishing connectivity eventually to the south within Hess Ranch and to the north to the Cherry Creek Regional Trail. The trail is planned in accordance with the Town's Open Space, Trails and Greenways Master Plan. Four pocket parks are scattered throughout the neighborhood to provide passive and active recreational opportunities within walking distance for all residents.

Staff Analysis

As discussed in detail in Section IV of this staff report, staff has determined that the request is consistent with the Town's Master Plan and the designation within the Master Plan for this property to be developed in accordance with the medium density residential designation.

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

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

Applicant's Response

Water and wastewater services will be provided by Parker Water and Sanitation District. Educational services will be provided by Douglas County School District. Existing and planned schools are located in close proximity to the site. Four pocket parks are scattered throughout the neighborhood within walking distance of all residents. Nearby community and regional parks and recreational facilities include the Cherry Creek Regional Trail, Stroh Ranch Soccer Fields and Salisbury Equestrian Park to name a few.

Staff Analysis

The applicant has successfully petitioned the Parker Water and Sanitation District (PWSD) for inclusion into their boundaries, which will allow the property to be served by PWSD. Additionally, all other separate agencies have reviewed the request and responded with necessary mitigation to off-set impacts or an indication of their ability to provide services.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Fire and Life Safety	No Comments
Parker Police	No Comments
Douglas County School District	Advisory Comments
Parker Water and Sanitation District	Approved
Urban Drainage	No Comments
Xcel	Advisory Comments
IREA	Advisory Comments
CenturyLink	No Comments

IX. CONCLUSION

The applicant has submitted this zoning request in order to comply with Colorado law and has demonstrated compliance with the zoning approval criteria outlined above. Additionally, the development meets the recommendation of the Town's Master Plan for medium density residential development. Based on this information staff is recommending approval of the zoning request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. PD Zone Document and Map
2. Zoning Approval Criteria Analysis

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Meadowlark

Parker, Colorado

Meadowlark Planned Development Guide

March 8, 2018

Meadowlark

Planned Development Guide

March 8, 2018

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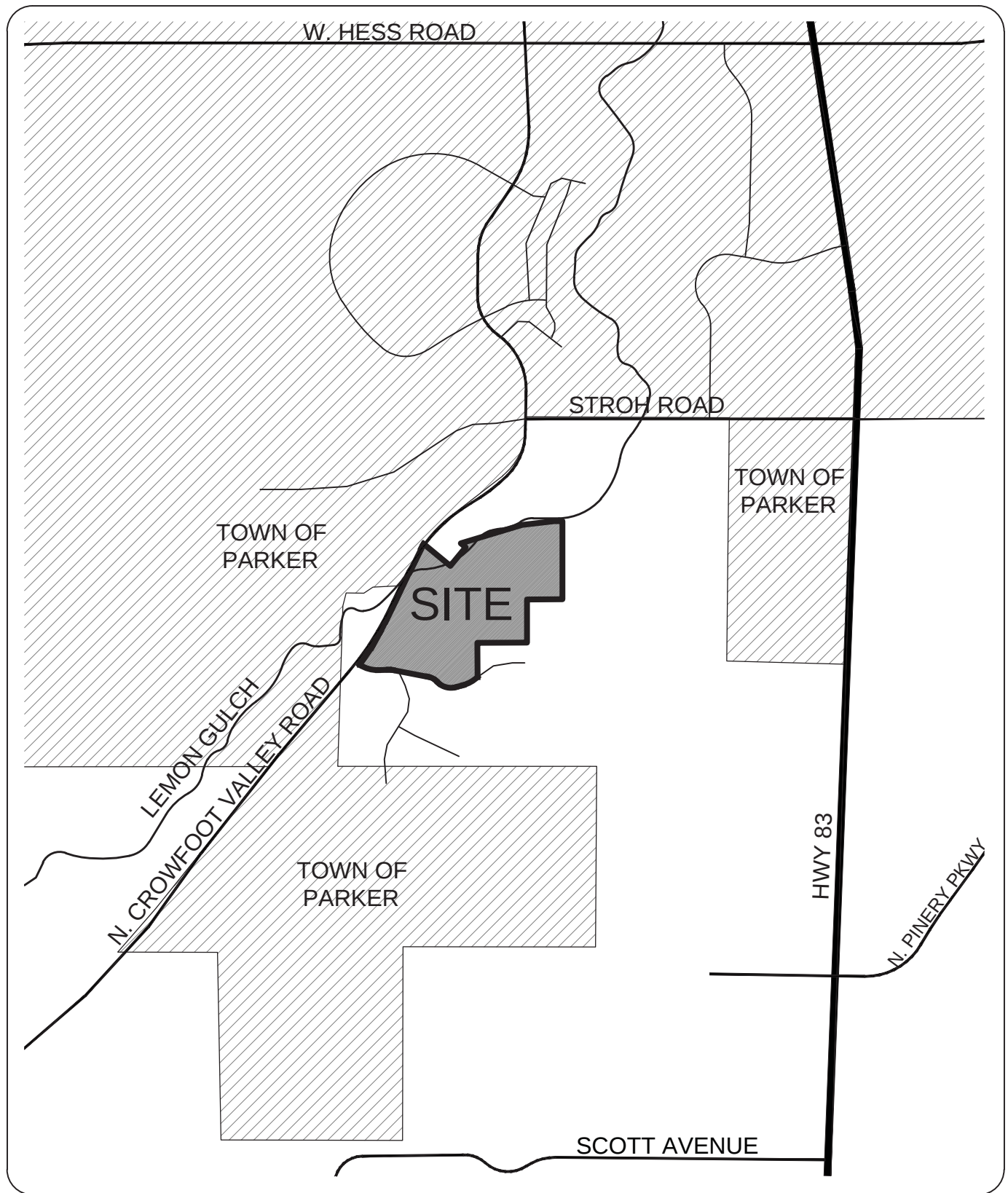
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DEVELOPMENT STANDARDS

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EXHIBIT B – MEADOWLARK DEVELOPMENT PLAN



VICINITY MAP

SCALE: 1" = 2,000'



EXHIBIT A

MEADOWLARK

Planned Development Guide

Revised March 8, 2018

January 16, 2018

November 17, 2017

October 13, 2017

August 25, 2016

PLANNED DEVELOPMENT GUIDE

A. Statement of Purpose

The purpose of the Meadowlark Development Plan and this Development Guide is to establish standards for the development and improvement of the property subject hereto. The standards contained in this Development Guide are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property encumbered by the Development Plan and this Development Guide. These zoning regulations and requirements shall become the governing standards for review, approval and modification of all uses occurring on the site.

Provisions of this Development Guide shall prevail and govern the use of the site. The zoning codes and regulations for the Town of Parker shall apply where the provisions of this guide do not address a specific subject or where there is a conflict, in which case the Parker Municipal Code prevails.

AUTHORITY

A. Authority

The authority for this Development Guide is Section 13.04.150 of the Parker Municipal Code, as amended.

B. Adoption

Adoption of this Development Guide shall be governed by the PD-Planned Development section 13.04.150 of the Parker Municipal Code, as amended.

C. Enforcement

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker.

D. Additions

The addition of land to this Planned Development shall be considered a zoning amendment and shall be subject to the procedures and requirements for zoning amendments as contained in the Parker Land Development Ordinance as contained in the Parker Municipal Code.

CONTROL PROVISIONS

A. Control Over Use

After adoption of this Development Guide by Town Council:

1. Any new building or other structure, and any parcel of land may be used as provided for in this Development Guide; and
2. The use of any existing building, other structure, or parcel of land may be changed or expanded to the extent provided by the Parker Municipal Code, as amended.

B. Control Over Location and Bulk

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

1. All applicable standards contained within the Development Plan and this Development Guide; and
2. Any other applicable standards of the Parker Municipal Code, as amended.

C. Incorporation of the Development Plan

The plan for development of the subject property, including the type, location and boundaries of land use areas as shown on the Meadowlark Development Plan, is attached as Exhibit A and is hereby incorporated by reference into this Development Guide.

GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development of the subject lands.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within this Planned Development are shown on the Development Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way line of that street as indicated on the Development Plan. Where a Planning Area abuts another Planning Area, the boundary shall be the centerline of the abutting boundaries as shown on the Development Plan.

1. The size of the Planning Area may increase or decrease a maximum of 10% from what is shown on the Development Plan.
2. No amendment to this Development Guide shall be required for modifications to Planning Area boundaries which results in changes to those areas amounting to less than 10% of the area of each such Planning Area. However, the developer shall keep and submit accurate records of such boundary revisions and shall inform the Town of the same, as required by the Community Development Director if the modification is determined to be minor.
3. Any modifications to a Planning Area that increases or decreases such Planning Area by more than 10% of its size as shown on the Development Plan shall be processed as a zoning amendment in accordance with the Parker Municipal Code, as amended.
4. The final boundary of any Planning Area shall be established upon approval of final plat(s) for such area.

C. Utility Connections

Approval for connection to Parker Water and Sanitation District facilities or other appropriate utility systems shall be required for each principal building and notice of such approval shall be provided to the Town Building Inspector.

D. Agricultural Uses

Agricultural activities, and all accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted within the subject property, prior to, but not during, the development of the project, subject to the Parker Municipal Code, as amended.

E. Definitions

All definitions default to the Parker Land Development Ordinance, as amended.

DEVELOPMENT STANDARDS

SECTION 1. SINGLE FAMILY DETACHED RESIDENTIAL – PLANNING AREA (PA-1)

Sec. 1-10. Intent

The single family detached neighborhood will include residential lots and accessory uses, parks, open spaces and trail corridors which will connect the residences to the site's amenities.

Sec. 1-20. Uses Permitted by Right

1. Detached single family dwellings
2. Public and private open space, parks, and recreational uses
3. Community building/clubhouse including private indoor and outdoor recreation facilities
- 4.. Public facilities including Public Water Facilities and other public facilities that meet the intent of this district as determined by the Community Development Director
5. Drainage facilities and detention/water quality ponds, subject to the requirements established within of the Parker Municipal Code, as amended; (may not be included in the required 20% open space calculations unless the design of the pond is in accordance with the Parker Municipal Code.)

Sec. 1-30. Development Standards

1. Maximum Gross Density: 3.5 Dwelling units per acre
2. Minimum lot area: 5,000 square feet
3. Maximum Building height: 35 feet
4. Minimum lot width:
 - a. Straight street frontage: 50 feet (measured at ROW line)
 - b. At a cul-de-sac or knuckle street frontage: 40 feet measured at building setback for garage door)
 - c. Curved street frontage: 50 feet (measured at building setback for garage door), but not less than 45 feet at the ROW line.
5. Front Setback – Primary Structure (from local street right-of-way):
 - a. 20 feet minimum to face of garage door
 - b. 12 feet minimum to face of home when garage is side loaded, provided there is at least 20 feet from the back of sidewalk to the face of the garage door.
 - c. 10 feet to unenclosed, covered porch without living space above the porch

6. Side Setback - Primary and accessory structure: 5 feet minimum
7. Corner lot side setback (from local and collector street right-of-way):
 - a. 10 feet minimum to side of structure
 - b. 20 feet minimum to face of garage door if side entry
 - c. 5 feet minimum when adjacent to an open space tract paralleling the street, provided the open space tract is a minimum of five feet wide. If tract is less than 5 feet in width, the corner side setback shall be 10 feet minimum.
8. Rear Setback –Primary structure:
 - a. 15 feet minimum:
 - i. internal lots
 - ii. lots adjacent to an open space buffer, open space, park, trail or detention facility
 - iii. lots along the eastern perimeter of the parcel
 - iv. lots adjacent to open space and landscape buffers along the internal residential collector street and E. Richlawn Drive
 - v. Lots adjacent to Lot 13 within the Richlawn Subdivision.
 - i. A 15- foot wide drainage tract and landscape buffer is provided along the rear lot line of the homes adjacent to Lot 13.
 - ii. The builder shall provide landscaping within the buffer equivalent to one tree every 30 feet. The trees may be clustered to provide the most effective screening
 - b. 20 feet minimum
Lots adjacent to the open space buffer along Crowfoot Valley Road
 - c. Accessory structure rear setback: 10 feet minimum
9. Encroachments of up to two (2) feet are allowed into required building setbacks for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment centers. Encroachments into building setbacks up to 3.5 feet are allowed for window wells.
10. Special Setbacks/Buffers:

Residential lot lines adjacent to E. Richlawn Drive shall be setback a minimum of 50 feet from the ultimate right-of-way line of the street. The average setback for the lots backing on Crowfoot Valley Road shall be 60-65 feet with a minimum of 50 feet from the ultimate right-of-way line of the street.
11. Community building/clubhouse including private indoor and outdoor recreation

facilities:

- a. Setback from all property/tract lines: 20 feet minimum
- b. Maximum building height: 35 feet

12. Single Family Detached Residential Guidelines: All development shall meet the minimum design criteria established in the Parker Municipal Code, as amended.

SECTION 2. OPEN SPACE – PLANNING AREA 2 (PA-2)

Sec. 2-10. Description/Intent

1. Open spaces include separation buffers, steep slopes landscape buffers, floodplain and trail corridors. The intent is that all residences have easy access to the site recreational amenities and trail corridors.
2. The intent of the Open Space is to provide for areas intentionally left free from development that are regulated to manage and protect the natural environment. These areas generally left in their natural state provide passive recreational opportunities, provide environmental protection and educational, scientific or aesthetic benefits and may include trail corridors, greenways and undeveloped parks whereas not requiring significant infrastructure such as roads or utility services.

Sec. 2-20. Uses Permitted by Right

1. Trails;
2. Drainage facilities and detention/water quality ponds, subject to the requirements established within the Parker Municipal Code, as amended; (may not be included in the required 20% open space calculations unless the design of the pond is in accordance with the Parker Municipal Code);
3. Picnic area;
4. Informal recreation requiring limited infrastructure or utilities (i.e. frisbee golf, horseshoes, volley ball etc.); and
5. Outdoor nature center such as an unpaved path with informational signage, informal seating on rocks or logs, grove of trees and informal gathering place, shelters, outdoor classroom, and like items.

Sec. 2-30. Maximum Structure Height

The maximum height of any structure in the Open Space areas shall be 20 feet.

SECTION 3. NOTES

1. The developer has the right to build at a lower density in any Planning Area provided it is compatible with adjacent land uses. The finding of compatibility is determined at the time of Sketch Plan. This reduction shall be considered a minor change, enabling the developer to gain approval of the Subdivision without amending the Development Plan.
2. All roadways and access points shown on the Development Plan are conceptually located to provide access to the site and its environs. Final alignments, access and design will be determined at the time of Subdivision
3. Parks and open space provided on the Development Plan meet the requirements for Public Land dedication and Open Space dedication. These dedications do not need to be provided per filing based on acreage and number of dwelling units in each filing. However, these requirements shall be met by internal parks and open space owned and maintained by the HOA within the overall plan. Tracking of parks and open space included within each filing shall be provided with the Final Plat for each filing.

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, AND IN THE EAST 1/2 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 00°06'43" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 619.70 FEET TO THE NORTHEAST CORNER OF RICHLAWN HILLS ACCORDING TO THE PLAT RECORDED ON JANUARY 12, 1971 AT RECEPTION NO. 140291 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

- 1) SOUTH 89°55'34" WEST A DISTANCE OF 708.72 FEET;
- 2) SOUTH 00°04'26" EAST A DISTANCE OF 491.58 FEET TO A POINT OF CURVATURE;
- 3) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'50", A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 237.73 FEET AND A CHORD THAT BEARS SOUTH 60°42'51" WEST A DISTANCE OF 235.20 FEET;
- 4) SOUTH 75°12'17" WEST A DISTANCE OF 107.39 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°56'50", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 263.65 FEET AND A CHORD THAT BEARS NORTH 76°49'26" WEST A DISTANCE OF 253.30 FEET;
- 6) NORTH 48°50'53" WEST A DISTANCE OF 52.07 FEET TO A POINT OF CURVATURE;
- 7) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°23'23", A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 127.30 FEET AND A CHORD THAT BEARS NORTH 64°02'35" WEST A DISTANCE OF 125.81 FEET;
- 8) NORTH 79°14'16" WEST A DISTANCE OF 509.97 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°49'21", A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 59.84 FEET AND A CHORD THAT BEARS NORTH 85°08'56" WEST A DISTANCE OF 59.73 FEET;
- 10) SOUTH 88°56'23" WEST A DISTANCE OF 151.71 FEET TO A POINT OF CURVATURE;
- 11) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°02'35", A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 273.32 FEET AND A CHORD THAT BEARS NORTH 74°02'20" WEST A DISTANCE OF 269.31 FEET;
- 12) NORTH 57°01'02" WEST A DISTANCE OF 2.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE TOWN OF PARKER TOWN LIMITS ACCORDING TO THE HESS RANCH ANNEXATION PLAN RECORDED AT RECEPTION NO. 2003146584 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°25'42", A RADIUS OF 3,880.00 FEET, AN ARC LENGTH OF 299.87 FEET AND A CHORD THAT BEARS NORTH 34°28'16" EAST A DISTANCE OF 299.80 FEET;
- 2) NORTH 28°48'02" EAST A DISTANCE OF 253.75 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°34'34", A RADIUS OF 3,873.00 FEET, AN ARC LENGTH OF 174.14 FEET AND A CHORD THAT BEARS NORTH 27°13'04" EAST A DISTANCE OF 174.12 FEET;
- 4) NORTH 25°55'47" EAST A DISTANCE OF 381.28 FEET;
- 5) NORTH 33°00'44" EAST A DISTANCE OF 11.59 FEET;
- 6) NORTH 25°11'12" EAST A DISTANCE OF 309.66 FEET;
- 7) NORTH 25°55'46" EAST A DISTANCE OF 55.92 FEET;
- 8) SOUTH 64°04'14" EAST A DISTANCE OF 5.00 FEET;
- 9) NORTH 25°55'47" EAST A DISTANCE OF 403.02 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°12'19", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 66.05 FEET AND A CHORD THAT BEARS NORTH 28°01'59" EAST A DISTANCE OF 66.04 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 819 AT PAGE 717 AND BOOK 819 AT PAGE 719 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

- 1) SOUTH 50°36'41" EAST A DISTANCE OF 490.97 FEET;
- 2) NORTH 39°23'19" EAST A DISTANCE OF 345.29 FEET;
- 3) NORTH 50°36'41" WEST A DISTANCE OF 87.46 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 638 AT PAGE 869 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

1) NORTH 73°12'48" EAST A DISTANCE OF 913.61 FEET;
2) NORTH 83°28'25" EAST A DISTANCE OF 460.79 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 2004124024 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

POINT OF BEGINNING.

Meadowlark

Development Plan

W. HESS ROAD

STROTH ROAD

TOWN OF PARKER

TOWN OF PARKER

LEMONGREEN

N. CROWFOOT VALLEY ROAD

SITE

SCOTT AVENUE

HWY 83

N. DIMERLY DRIVE



EXHIBIT B

DEVELOPMENT PROGRAM

DEVELOPMENT PROGRAM					
AREA	Acres	Dwelling units	Density	Park Dedication	Open Space Dedication
Total Site Area	90.87	267	2.94 DU/Ac		
20% slopes FEMA 100 yr. floodplain	1.47				1.47*
	4.73				4.73*
Net Site Area	84.67		3.165 DU/Ac		

PARKS AND OPEN SPACE

Open space	18.27*			18.27
Parks	6.45		6.45	

*Includes 20% slopes and FEMA 100 Year Floodplain
Does not include 2.0 acres of 100 year flood elevation in detention ponds

PARKS & OPEN SPACE

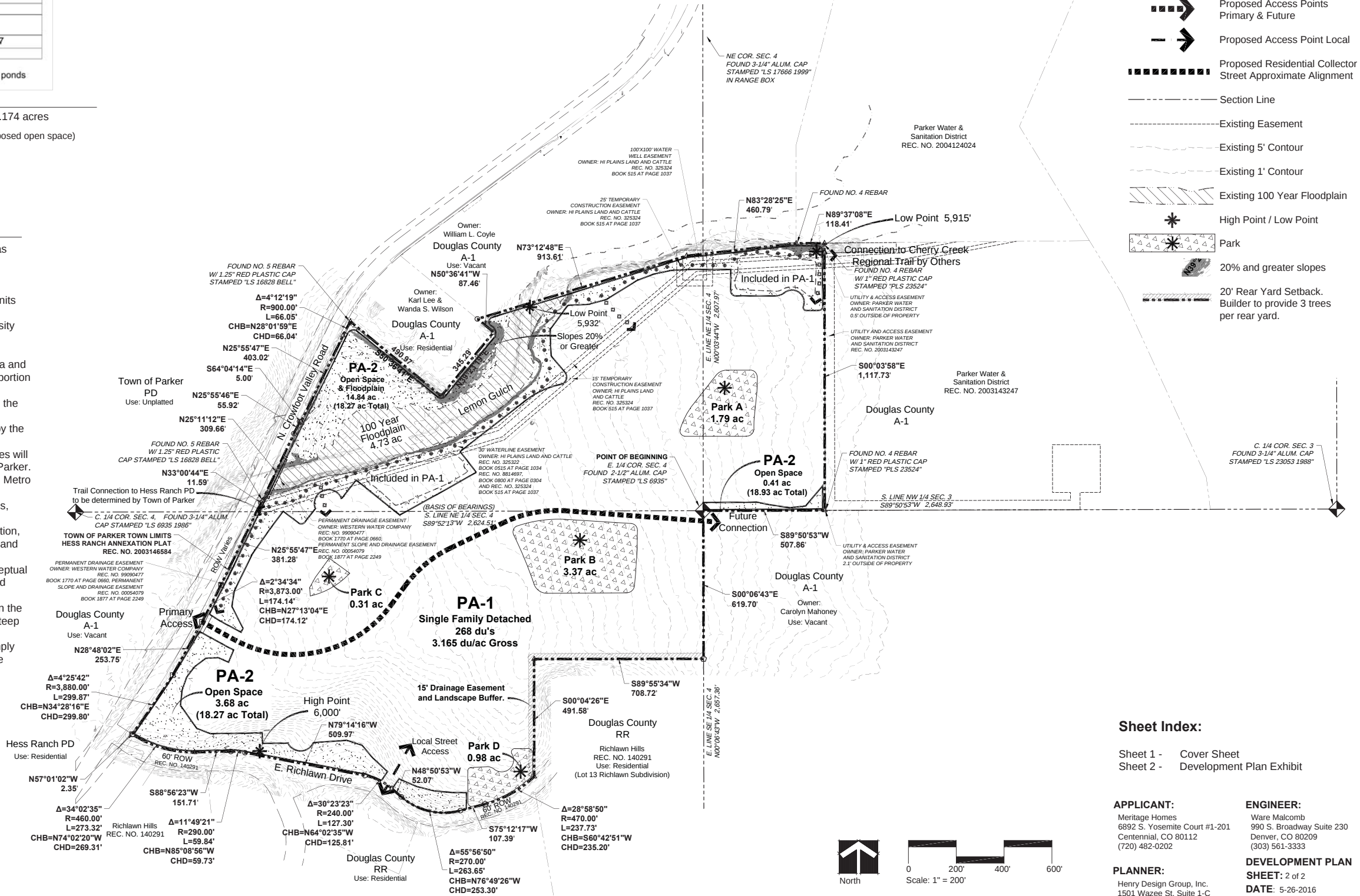
- A. Required Open Space: 90.87 acres x 20% = 18.174 acres
(Detention/Retention Ponds are not included in the proposed open space)
- B. Provided Open Space: 18.27 acres
- A. Required Parks: 267 DU x .0239 = 6.38 acres
- B. Provided Parks: 6.45 acres

NOTES

- The site is currently zoned A-1 Agriculture in Douglas County.
- The proposed zoning is to be Meadowlark Planned Development.
- The number of units will not exceed 267 units. All units will be single family detached.
- The proposed gross density is 2.94 du/ac. The density shall be computed by dividing the total number of single-family residences by the net acres. This is a maximum density which shall apply to the entire area and shall not be specifically applicable to any individual portion thereof.
- The following entities will provide services/utilities to the site:
 - Sewer and water services will be provided by the Parker Water and Sanitation District.
 - Police protection and other municipal services will be provided to the property by the Town of Parker.
 - Fire protection will be provided by the South Metro Fire Rescue Authority.
- The approximate location of parks, open space, trails, detention facilities and vehicular access points as indicated on the PD Plan are conceptual only. Location, design and size shall be indicated at time of Sketch and Preliminary Plan.
- Access points and the residential collector are conceptual only and will be determined at the time of Sketch and Preliminary Plan.
- Steep slopes exist on the property and are located in the side slopes of Lemon Gulch and within PA-2. No steep slopes are located within the development area. Development within the steep slope areas shall comply with Section 13.10.100 (Hillside Development) of the Parker Municipal Code, as amended.

Meadowlark Development Plan

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 3, & IN THE EAST 1/2 OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
90.87 ACRES 268 RESIDENTIAL LOTS



MEADOWLARK SUBDIVISION – SKETCH/PRELIMINARY PLAN

Project Narrative

November 17, 2017

1. Applicant / Design Team

Applicant:

Meritage Homes
Richard Cross
6892 S. Yosemite Court, Suite 1-201
Centennial, CO 80112
303.406.4342
richard.cross@meritagehomes.com

Planner/Landscape Architect:

The Henry Design Group, Inc.
Karen Z. Henry, PLA
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303-446-2368
khenry@henrydesigngroup.com

Civil Engineer:

Jansen Strawn Consulting Engineers, Inc.
Tom Jansen, PE
990 S. Broadway Suite 230
Denver, CO 80209
munger@waremalcomb.com

2. Project Description

The site consists of 90.87 acres of gently rolling terrain in a developing area of the Town of Parker and more generally described as being in the Northwest ¼ of Section 3, and in the East ½ of Section 4, Township 7 South, Range 66 West of the 6th PM.

The property is bordered to the north by Lemon Gulch and vacant land within Douglas County Zoned A-1. To the east is also vacant land zoned A-1 within Douglas County. The Richlawn Estates neighborhood, which is zoned Rural Residential in Douglas County borders the site to the south. Crowfoot Valley Road establishes the western border of the property. To the west of the road are parcels zoned both PD in the Town of Parker and A-1 in Douglas County.

The intent is to develop the site with 267 single family detached homes on lots of ranging from approximately 5,000 to 6,600 square feet in size. Two general lot sizes are proposed. 149 lots are planned at 50 feet wide and 118 lots are proposed at 60 feet wide. The lot

depths vary between 101 and 110. The larger lots are located on the perimeter of the neighborhood.

Per the PD Development Guide front yard setbacks will be 20 feet as measured from the adjacent street right-of-way to the face of the garage or 12 feet to the structure if the garage is recessed or side loaded. A 10-foot setback is permitted for an unenclosed porch. Side yard setbacks are 5 feet and 10 feet on corners where adjacent to a street. Rear yard setbacks are 15 feet. A 20-foot rear yard setback is required for the homes backing on Crowfoot Valley Road.

Primary access to the neighborhood is from the arterial street, Crowfoot Valley Road with secondary access to E. Richlawn Drive which is a collector street. A residential collector is proposed through Meadowlark which provides access to the local streets serving the homes. The residential collector will also provide future access to the east should those parcels be developed. It is proposed that the street pattern within Meadowlark be designed to direct the majority of the traffic to the full movement access at Crowfoot Valley Road therefore minimizing the access to E. Richlawn Drive.

The proposed homes are traditional in design and character. All homes will feature yard areas for private family activities. A variety of building plans and elevations will be provided in accordance with the Section 13.10.160 – Residential Design Minimums of the Town of Parker Land Development Ordinance.

Several open space, park and trail corridors are proposed throughout the neighborhood. A 3.36-acre central park is the focal point and main recreational amenity for the neighborhood. The park is located along the central collector street and is accessible for all residents via trail connections and the sidewalk system. The park is planned for open play fields, a playground, picnic shelter, shade structure, benches, gardens and a water feature. Berming is provided on the edges of the park to provide a buffer between the park and homes. Three additional pocket parks are proposed in different areas of the neighborhood. These parks are intended to provide walk-in recreational amenities in close proximity to the homes.

Overall, open space and park land has been provided in accordance with the requirements of the Town of Parker Land Development Code. A total of 18.421 acres (20.28%) of the site is provided as open space, not including the detention ponds; and 6.46 acres of park land is provided. A summary of Parks and Open Space follows:

- Required Open Space (20% of the site 90.87 Acres): 18.174 Acres
- Provided Open Space: 18.27 Acres
- Required Parks: 267 DUs x .0239 = 6.38 Acres
- Provided Parks: 6.45 Acres

Landscape buffers are provided along Lemon Gulch, E. Richlawn Drive, Crowfoot Valley Road and along the internal residential collector to buffer the homes from the roads. The buffer along E. Richlawn Drive will be a minimum of 50 feet in depth. The buffer meanders and will be heavily landscaped. A fence is proposed at the rear lot lines and the landscaping within the buffer will be on the Richlawn side of the fence. The lot orientation varies to avoid a wall effect. A buffer ranging from a minimum of 50 feet to more than 100 feet is provided along Crowfoot Valley Road. Any fencing will be located along the rear and side lot lines with the proposed landscaping located between the fence and the road.

A regional trail is provided along the south side of Lemon Gulch and within the landscape buffer along Crowfoot Valley Road. A connection point is provided in the northeast corner of the site which may eventually connect through the PWSD property and eventually tie into the Cherry Creek Trail System. It is anticipated that the regional trail along Lemon Gulch and Crowfoot Valley Road will eventually connect to the trail system being constructed as part of the Hess Ranch development.

Environmental impacts of developing the site will be minimal. The existing land has no unique or significant environmental features except for the Lemon Gulch 100-year floodplain which will be maintained and improved in accordance with Urban Drainage and Flood Control District requirements.

Lighting will meet the Town's requirements. Street within the neighborhood will be asphalt with concrete curb and gutters. Trees will line the streets to soften the street edge and separate pedestrians from traffic. Covenants, conditions and Restrictions (CC&Rs) will be established to govern the use of the neighborhood. The CC&Rs will address items such as homeowner improvements, refuge, domestic pets, interaction with wildlife, lighting on private lots, noise, parking, etc. Meritage Homes is a nationally recognized builder whose intent is to build a high-quality neighborhood that fits into the fabric of the overall community.

Open rail fencing is proposed along all parks and open space. A six-foot-high privacy fence with masonry columns will be provided along the rear and sides of lots along Crowfoot Valley Road, E. Richlawn Drive and along the internal collector street. A six-foot-high privacy fence is provided for homes along internal lot lines and where adjacent to the Richlawn neighborhood.

3. Water and Sewer Systems

The property is in the inclusion process with the Parker Water and Sanitation District (PWSD). Utility infrastructure will be provided to serve the residents in accordance with the District's requirements.

4. Powerlines

The applicant will be requesting to underground the IREA power lines that run parallel to Crow Foot Valley Road.

5. Schools

It is the applicant's preference to provide cash-in-lieu of land dedication to meet the school district's needs. There are several existing and planned schools in the vicinity of the site that will provide educational facilities for the students generated from the development of Meadowlark. Coordination with the school district will be ongoing to determine how to meet the needs of the District. The applicant will provide a capital mitigation fee to meet the needs for facilities within the District.

6. Lemon Gulch

As part of the development of the site, improvements as identified and agreed upon with the Town of Parker and Urban Drainage and Flood Control District Study will be provided for the stabilization of Lemon Gulch. The limits of the regulatory floodplain are also shown on the Preliminary Plan. It is anticipated that the improvements to Lemon Gulch will not necessitate a Conditional Letter of Map revision (CLOMR).

7. Drainage Facilities

It is anticipated that the site will be developed as three filings. Two ponds are proposed so that each filing has the infrastructure to stand alone. The ponds have been designed in accordance with SDECM standards

8. Proposed Roadways/Access

A Traffic Impact Study was included with the rezoning application. The study analyzes necessary improvements, the functionality of the roads and proposed intersections and the potential impacts to the surrounding area. Necessary improvements to the existing and proposed road systems have been defined in the Annexation Agreement. A summary follows.

Crowfoot Valley Road

Improvements to Crowfoot Valley Road to be provided as part of this development by the builder/developer including ½ of the widening required for a 4-lane arterial section with acceleration, deceleration and turn lanes, sidewalks, and a proportionate share of a traffic signal at the intersection of the proposed residential collector with Crowfoot Valley Road.

E. Richlawn Drive

Secondary access for the proposed subdivision will be from E. Richlawn Drive. The collector street will be improved from Crowfoot Valley Road to the intersection of E. Richlawn Drive and the entry street into the neighborhood. The road will be designed and constructed in accordance with Douglas County and Town of Parker Regulations including the review, approval and acquisition of necessary permits.

Residential Collector Street

A residential collector street is proposed through Meadowlark from the intersection with Crowfoot Valley Road to the eastern property line providing for future access for the lands to the east between Meadowlark and Cherry Creek. The road will be designed in accordance with Town of Parker Standards.

9. Community Services

Community services will be provided by Southeast Metro Fire Department, the Town of Parker Police Department, Douglas County School District, Douglas County Library District, Parker Water & Sanitation District, Century Link, Xcel Energy, IREA and Comcast Cable. These entities are currently providing services to the adjacent development, therefore enabling easy access and extension of services.

Overall, the proposed Sketch Plan and Preliminary Plan are in compliance with the proposed Annexation and Zoning, have been designed to be compatible with the surrounding existing and proposed developments and land uses, and meet the goals and policies of Town of Parker 2035 Master Plan.

As always, we look forward to working with you and the Town of Parker to see this development to fruition.

Sincerely yours,



Karen Z. Henry, Principal



Planning Commission Staff Report

Planning Commission Date: 3/22/2018

Town Council Date: 4/2/2018

Hearing Type: Public Hearing
MEADOWLARK - Sketch and Preliminary Plans
SUB17-020 & SUB17-022

Location: Northeast corner of Crowfoot Valley Road and Richlawn Parkway

Project Planner: Paul Workman, Senior Planner

Applicant: Karen Henry, Henry Design Group for Meritage Homes

Executive Summary: The applicant, Henry Design Group for Meritage Homes requests a Sketch and Preliminary Plan to plat 90.87 acres into 267 single-family detached homes, 18+/- acres of open space, and 6.4+/- acres of park space.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move that the Planning Commission recommend that Town Council approve the Sketch and Preliminary Plans, subject to the four (4) conditions contained in the staff report:"

- 1. Meritage Homes shall construct a pedestrian connection from the Trails at Crowfoot development (south of this property) to their development as required by the Annexation Agreement.*
- 2. All Final Plats and Landscape Plans must be substantially similar in design and layout and the inclusion of amenities to this Sketch and Preliminary Plans, as determined by Town staff.*
- 3. Utility easements as requested by Public Service Company of Colorado, IREA and Parker Water and Sanitation District must be shown on the Final Plat.*
- 4. The applicant shall meet required setbacks and zoning within the Planned Development Guide.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Sketch and Preliminary Plans."

“I move that the Planning Commission recommend that Town Council deny the Sketch and Preliminary Plans as the request does not meet the following approval criteria:”

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

“I move that the Planning Commission vote to continue the Sketch and Preliminary Plans to a future date.”

I. BACKGROUND/DISCUSSION

The intent is to develop the site with 267 single-family detached homes on lots ranging from approximately 5,000 to 6,600 square-feet in size with park and open space dedication as required by the Land Development Ordinance. Primary access to the neighborhood is from Crowfoot Valley Road with secondary access from Richlawn Drive. A residential collector roadway is proposed through Meadowlark which provides access to the local streets serving the homes. The residential collector roadway will also provide future access to the east should those parcels be developed. It is proposed that the street pattern within Meadowlark be designed to direct the majority of the traffic to the full movement access at Crowfoot Valley Road, therefore minimizing the access to Richlawn Drive. Several open space, park and trail corridors are proposed throughout the neighborhood.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
N/A	There have been no previous actions related to the Sketch and Preliminary Plans

III. CURRENT SITE DATA

Existing Zoning	Douglas County A-1 (Agricultural – 1)		
Overlay District	N/A		
PD & Plan Area	Meadowlark Planned Development (PD) (proposed via Z16-020)		
Master Plan Area	Medium Density Residential		
Site Acreage	90.87 acres		
Subdivision	Meadowlark - proposed		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	Douglas County Zoning	Lemon Gulch, Single-Family Detached Residential, and Undeveloped Land
South	Medium Density Residential	Douglas County Zoning	Large Lot Single-Family Detached Residential
East	Medium Density Residential	Douglas County Zoning	Undeveloped
West	Low Density Residential	Douglas County Zoning	Crowfoot Valley Road, Large Lot Single-Family Detached Residential and Undeveloped Land

IV. 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	The Parker 2035 Master Plan recommends this area as Medium Density Residential which consists of an overall gross density of 3.5 dwelling units per acre.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Transportation 2.C</u> <u>Public Services and Facilities 1</u>
Staff Analysis	The requested development of 267 units on 90.87 acres is within the 3.5 dwelling units per acres recommended by the Master Plan. Additionally, staff has identified

	certain goals and strategies within the Master Plan consistent with the requested development as referenced in the Master Plan Goals/Strategies.
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V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required (pending via Z16-020)	Proposed	Analysis
Setbacks	Front – 20’ to garage door, 10’ to covered porch Side – 5’ Rear – 15’ internal lots, 20’ for lots adjacent to Crowfoot Valley Road Corner – 10’ from street to structure	Specific homes have not been proposed for this development, but the setbacks of the homes will be reviewed at Building Permit.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	3.5 dwelling units per acre	3 dwelling units per acre	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	35 feet	Specific homes have not been proposed for this development, but the heights of the homes will be reviewed at Building Permit.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	5,000 square feet	5,050 square feet is the smallest lots	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	Specific homes have not been proposed for this development, but the lot coverage of the homes will be evaluated at Building Permit.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Staff has reviewed the preliminary landscape plan and determined that the landscaping, parks and open space meet the requirements of 13.06.070	☒ Consistent ☐ Inconsistent ☐ N/A

Miscellaneous	Residential lot lines adjacent to Richlawn Drive have a minimum setback of 50' from the ultimate right-of-way line of the street to the property line. The average setback for the lots backing on Crowfoot Valley Road is a minimum of 60' - 65' with a minimum of 50' from the ultimate right-of-way line of the street to the property line.	Specific homes have not been proposed for this development, but these unique setbacks will be reviewed at the appropriate time.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Sketch and Preliminary Plans against the requirements proposed Meadowlark Planned Development zoning case Z16-020 as well as the landscape standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The submitted Sketch and Preliminary Plans propose primary access from the west off Crowfoot Valley Road with a new residential collector roadway to be named Henslow Parkway. Henslow Parkway would primarily run east/west and provides an opportunity for future connections to the east, should the properties on the east side of the development redevelop. A secondary access on the south side of the development is proposed off Richlawn Drive. This second point of access is required in order to satisfy the Fire Code's requirements for a minimum of two points of access into any residential development with 40 or more units. A second access cannot be provided off Crowfoot Valley Road due to the sites limited distance of frontage along Crowfoot Valley Road between Richlawn Drive and Lemon Gulch. The linear frontage needed to meet the access spacing requirements and ensure vehicular safety is not available. In order to minimize the impacts to Richlawn Drive, the applicant has proposed to implement two strategies. First, the lot layout and road network between Richlawn Drive and Henslow Parkway has been designed to minimize the ease of access to Richlawn Drive. This has been accomplished through a series of cul-de-sacs and roadway connections to Henslow Parkway that encourage vehicular traffic to use the future collector road as opposed to Richlawn Drive. Second, the intersection of Crowfoot Valley Road and Henslow Parkway will be a full-movement intersection with a traffic light while the intersection of Crowfoot Valley Road and Richlawn Drive will become a right-in and right-out restricted movement intersection.

Having the intersection of Crowfoot Valley Road and Henslow Parkway be the intersection with the traffic light, will facilitate greater use of the intersection and will force any southbound traffic from the development onto Crowfoot Valley Road or east bound traffic from the north to use Crowfoot Valley Road to use the intersection with the light.

Once traffic is within the development there are a series of roadway connections designed to provide access to lots and take advantage of the properties topography.

VII. LEMON GULCH AND TRAIL IMPROVEMENTS

As a requirement of this development, the applicant is working with the Town to make improvements to Lemon Gulch. While many of these improvements are technical in nature in order to ensure the functionality of the Gulch, the applicant is also constructing a series of pedestrian connections for the residential home sites and park sites to Lemon Gulch and along Crowfoot Valley Road. Specifically, the applicant has agreed to construct a paved sidewalk connection from the boundary of the Trails at Crowfoot development (south of this development) north to Lemon Gulch and then east from Crowfoot Valley Road to the property's eastern boundary. The Lemon Gulch Trail will eventually connect east to Cherry Creek Trail and west to Hess Ranch. Additionally, there are many sidewalk connections within the residential development that allow for easy access within the development and the opportunity to connect to the larger pedestrian system. This system of connections and the construction of Henslow Parkway with bike lanes will help provide transportation options for residents.

VIII. APPROVAL CRITERIA

Title 13.07.060.d. Approval Considerations for Sketch Plan:

1. Consistency with Master Plan. The proposed subdivision is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.

Applicant's Response

The proposed Sketch Plan and Preliminary Plans are in compliance with the proposed Annexation and Zoning, have been designed to be compatible with the surrounding existing and proposed developments and land uses, and meet the goals and policies of Town of Parker 2035 Master Plan.

Staff Analysis

As described in detail in Section IV of this staff report, the application is consistent with the proposed Meadowlark Planned Development which is consistent with the Medium Density Residential designation as described in the Parker 2035 Master Plan. Specifically, the applicant is under the 3.5 dwelling units per acre as recommended by the Master Plan.

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

2. Consistency with the Land Development Ordinance and other minimum standards established by the Town. The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual and the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town.

Applicant's Response

Open space and park land have been provided in accordance with the requirements of the Town of Parker Land Development Code. A total of 18.421 acres (20.28%) of the site is provided as open space, not including the detention ponds; and 6.46 acres of park land is provided. A summary of Parks and Open Space follows:

- Required Open Space (20% of the site 90.87 Acres): 18.174 Acres
- Provided Open Space: 18.27 Acres
- Required Parks: 267 DUs x .0239 = 6.38 Acres
- Provided Parks: 6.45 Acres

A regional trail is provided along the south side of Lemon Gulch and within the landscape buffer along Crowfoot Valley Road. A connection point is provided in the northeast corner of the site which may eventually connect through the PWSD property and eventually tie into the Cherry Creek Trail System. It is anticipated that the regional trail along Lemon Gulch and Crowfoot Valley Road will eventually connect to the trail system being constructed as part of the Hess Ranch development.

A Traffic Impact Study was included with the rezoning application. The study analyzes necessary improvements, the functionality of the roads and proposed intersections and the potential impacts to the surrounding area. Necessary improvements to the existing and proposed road systems have been defined in the Annexation Agreement. A summary follows.

Crowfoot Valley Road

Improvements to Crowfoot Valley Road to be provided as part of this development by the builder/developer including ½ of the widening required for a 4-lane arterial section with acceleration, deceleration and turn lanes, sidewalks, and a proportionate share of a traffic signal at the intersection of the proposed residential collector with Crowfoot Valley Road.

Richlawn Drive

Secondary access for the proposed subdivision will be from Richlawn Drive. The collector street will be improved from Crowfoot Valley Road to the intersection of Richlawn Drive and the entry street into the neighborhood. The road will be designed and constructed in accordance with Douglas County and Town of Parker Regulations including the review, approval and acquisition of necessary permits.

Residential Collector Street (Henslow Parkway)

A residential collector street is proposed through Meadowlark from the intersection with Crowfoot Valley Road to the eastern property line providing for future access for the lands to the east between Meadowlark and Cherry Creek. The road will be designed in accordance with Town of Parker Standards.

Staff Analysis

The application proposes to dedicate and reserve the necessary open space and parks as required in the Land Development Ordinance. Staff has performed a review of the submitted landscape information and determined that the application meets the landscape requirements. Additionally, the Town's Engineering Division has reviewed the Construction Documents submitted by the applicant and determined that those documents meet the Town's requirements.

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

3. Consistency with Zone District Standards or Planned Development Guide, if applicable. The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide

Applicant's Response

The intent is to develop the site with 267 single-family detached homes on lots ranging from approximately 5,000 to 6,600 square feet in size. Two general lot sizes are proposed. 149 lots are planned at 50-feet wide and 118 lots are proposed at 60-feet wide. The lot depths vary between 101 and 110. The larger lots are located on the perimeter of the neighborhood. Per the PD Development Guide front yard setbacks will be 20 feet as measured from the adjacent street right-of-way to the face of the garage or 12 feet to the structure if the garage is recessed or side loaded. A 10-foot setback is permitted for an unenclosed porch. Side yard setbacks are 5 feet and 10 feet on corners where adjacent to a street. Rear yard setbacks are 15 feet. A 20-foot rear yard setback is required for the homes backing on Crowfoot Valley Road.

The proposed homes are traditional in design and character. All homes will feature yard areas for private family activities. A variety of building plans and elevations will be provided in accordance with the Section 13.10.160 – Residential Design Minimums of the Town of Parker Land Development Ordinance. Lighting will meet the Town's requirements. Streets within the neighborhood will be asphalt with concrete curb and gutters. Trees will line the streets to soften the street edge and separate pedestrians from traffic. Covenants, conditions and Restrictions (CC&Rs) will be established to govern the use of the neighborhood. The CC&Rs will address items such as homeowner improvements, refuge, domestic pets, interaction with wildlife, lighting on private lots, noise, parking, etc. Meritage Homes is a nationally recognized builder whose intent is to build a high-quality neighborhood that fits into the fabric of the overall community.

Staff Analysis

As discussed in detail in Section V of this staff report, the proposed application complies with proposed requirements of the Meadowlark PD Zone Document.

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

4. Public notice requirements. The applicant has demonstrated that all public notice requirements have been met.

Applicant's Response

The applicant has provided the required notification affidavits.

Staff Analysis

The applicant has provided the required notification affidavits indicating the application has been noticed in accordance with the Land Development Ordinance (LDO)

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

Title 13.07.070.d. Criteria for approval for Preliminary Plan:

1. Consistency with Master Plan. The proposed subdivision is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.

Applicant's Response

The proposed Sketch Plan and Preliminary Plans are in compliance with the proposed Annexation and Zoning, have been designed to be compatible with the surrounding existing and proposed developments and land uses, and meet the goals and policies of Town of Parker 2035 Master Plan.

Staff Analysis

As described in detail in Section IV of this staff report, the application is consistent with the proposed Meadowlark Planned Development which is consistent with the Medium Density Residential designation as described in the Parker 2035 Master Plan. Specifically, the applicant is under the 3.5 dwelling units per acre as recommended by the Master Plan.

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

2. Consistency with the Land Development Ordinance and other minimum standards established by the Town. The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual and the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town.

Applicant's Response

Open space and park land have been provided in accordance with the requirements of the Town of Parker Land Development Code. A total of 18.421 acres (20.28%) of the site is provided as open space, not including the detention ponds; and 6.46 acres of park land is provided. A summary of Parks and Open Space follows:

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A Traffic Impact Study was included with the rezoning application. The study analyzes necessary improvements, the functionality of the roads and proposed intersections and the potential impacts to the surrounding area. Necessary improvements to the existing and proposed road systems have been defined in the Annexation Agreement. A summary follows.

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Secondary access for the proposed subdivision will be from Richlawn Drive. The collector street will be improved from Crowfoot Valley Road to the intersection of Richlawn Drive and the entry street into the neighborhood. The road will be designed and constructed in accordance with Douglas County and Town of Parker Regulations including the review, approval and acquisition of necessary permits.

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Staff Analysis

The application proposes to dedicate and reserve the necessary open space and parks as required by the Land Development Ordinance. Staff has performed a review of the submitted landscape information and determined that the application meets the landscape requirements. Additionally, the Town's Engineering Division has reviewed the Construction Documents submitted by the applicant and determined that those documents meet the Town's requirements.

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

3. Consistency with Zone District Standards or Planned Development Guide, if applicable. The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide.

Applicant's Response

The intent is to develop the site with 267 single-family detached homes on lots ranging from approximately 5,000 to 6,600 square-feet in size. Two general lot sizes are proposed. 149 lots are planned at 50-feet wide and 118 lots are proposed at 60-feet wide. The lot depths vary between 101 and 110. The larger lots are located on the perimeter of the neighborhood. Per the PD Development Guide front yard setbacks will be 20 feet as measured from the adjacent street right-of-way to the face of the garage or 12 feet to the structure if the garage is recessed or side loaded. A 10-foot setback is permitted for an unenclosed porch. Side yard setbacks are 5 feet and 10 feet on corners where adjacent to a street. Rear yard setbacks are 15 feet. A 20-foot rear yard setback is required for the homes backing on Crowfoot Valley Road.

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Staff Analysis

As discussed in detail in Section V of this staff report, the proposed application complies with proposed requirements of the Meadowlark PD Zone Document.

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

4. Previous plans. All conditions of the previous plan have been met. The plan is in substantial conformance with the sketch plan.

Applicant's Response

N/A. These are the first applications for development of this property.

Staff Analysis

The Sketch Plan and Preliminary Plans have been submitted at the same time and reviewed at the same time. They are identical in nature.

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

5. Public notice requirements. The applicant has demonstrated that all public notice requirements have been met.

Applicant's Response

The applicant has provided the required notification affidavits.

Staff Analysis

The applicant has provided the required notification affidavits indicating the application has been noticed in accordance with the Land Development Ordinance (LDO)

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

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Fire and Life Safety	Approved
Parker Water and Sanitation District	Advisory Comments
Cherry Creek Basin Water Quality Authority	No Comments
Urban Drainage	Advisory Comments
Xcel	Advisory Comments
IREA	Approved
CenturyLink	No Comments
Comcast	No Comments
Douglas County Schools	No comments

IX. CONCLUSION

The proposed Sketch and Preliminary Plans that have been submitted are consistent with the Town's Master Plan and the applications have demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that Planning Commission recommend approval for the proposed Meadowlark Sketch and Preliminary Plans.

X. RECOMMENDED CONDITIONS

1. Meritage Homes shall construct a pedestrian connection from the Trails at Crowfoot development (south of this property) to their development as required by the Annexation Agreement.
2. All Final Plats and Landscape Plans must be substantially similar in design and layout and the inclusion of amenities to this Sketch and Preliminary Plans, as determined by Town staff.
3. Utility easements as requested by Public Service Company of Colorado, IREA and Parker Water and Sanitation District must be shown on the Final Plat.
4. The applicant shall meet required setbacks and zoning with in the Planned Development Guide.

XI. ATTACHMENTS

1. Sketch & Preliminary Plans
2. Project Narrative

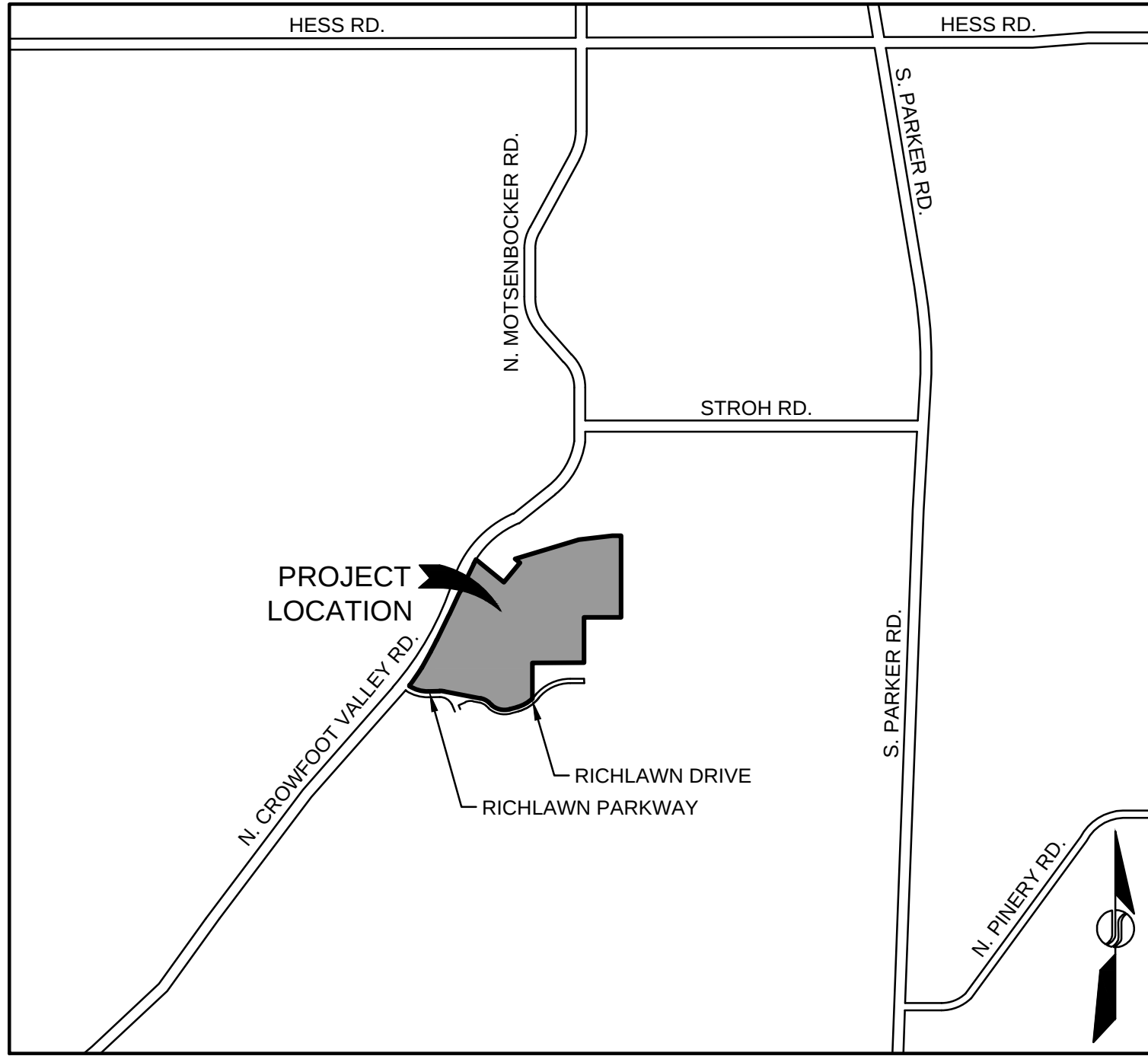
Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

MEADOWLARK SUBDIVISION

SKETCH - PRELIMINARY PLAN

LOCATED IN PORTIONS OF SECTION 3 & 4,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
90.87 ACRES - 267 RESIDENTIAL LOTS - 18 TRACTS
PLANNED DEVELOPMENT (PD)



VICINITY MAP

SCALE 1"=2000'

TRACT SUMMARY TABLE FILING 1

TRACT	USE	SQ. FT.	ACRES	OWNERSHIP	MAINTENANCE	PARK CREDIT SQ. FT.	OPEN SPACE CREDIT SQ. FT.	NO CREDIT SQ. FT.
A	LANDSCAPE / OPEN SPACE	50,140	1.15	METRO DISTRICT	HOA		50,140	
B	LANDSCAPE / OPEN SPACE	127,333	2.92	METRO DISTRICT	HOA		127,333	
C	LANDSCAPE / OPEN SPACE	6,781	0.16	METRO DISTRICT	HOA			6,781
D	LANDSCAPE / OPEN SPACE	25,688	0.59	METRO DISTRICT	HOA		25,688	
E	PARK	42,740	0.98	METRO DISTRICT	HOA	42,740		
TOTALS		252,682	5.80			42,740	203,161	6781

TRACT SUMMARY TABLE FILING 2

TRACT	USE	SQ. FT.	ACRES	OWNERSHIP	MAINTENANCE	PARK CREDIT SQ. FT.	OPEN SPACE CREDIT SQ. FT.	NO CREDIT SQ. FT.
F	LANDSCAPE / FLOODPLAIN	564,187	12.95	TOWN OF PARKER	TOWN OF PARKER / UDFCD		564,187	
G	LANDSCAPE / DETENTION	90,580	2.08	METRO DISTRICT	HOA			90,580
H	LANDSCAPE / OPEN SPACE	8,365	0.19	METRO DISTRICT	HOA		8,365	
J	LANDSCAPE / DETENTION	87,877	2.02	METRO DISTRICT	HOA			87,877
K	PARK	13,441	0.31	METRO DISTRICT	HOA	13,441		
L	LANDSCAPE / OPEN SPACE	8,285	0.19	METRO DISTRICT	HOA			8,285
M	LANDSCAPE / OPEN SPACE	5,456	0.13	METRO DISTRICT	HOA			5,456
N	PARK	146,595	3.37	METRO DISTRICT	HOA	146,595		
P	LANDSCAPE / OPEN SPACE	1,023	0.02	METRO DISTRICT	HOA			1,023
Q	LANDSCAPE / OPEN SPACE	16,486	0.38	METRO DISTRICT	HOA			16,411
TOTALS		942,295	21.64			160,036	572,552	209,632

TRACT SUMMARY TABLE FILING 3

TRACT	USE	SQ. FT.	ACRES	OWNERSHIP	MAINTENANCE	PARK CREDIT SQ. FT.	OPEN SPACE CREDIT SQ. FT.	NO CREDIT SQ. FT.
R	PARK	78,082	1.79	METRO DISTRICT	HOA	78,082		
S	LANDSCAPE / OPEN SPACE	26,080	0.60	METRO DISTRICT	HOA			26,080
T	LANDSCAPE / OPEN SPACE	20,011	0.46	METRO DISTRICT	HOA			20,011
TOTALS		124,173	2.85			78,082	0	46,091

LAND USE TABLE

RESIDENTIAL LOTS / FILING 1	46	7.71 ACRES
RESIDENTIAL LOTS / FILING 2	107	16.58 ACRES
RESIDENTIAL LOTS / FILING 3	114	17.74 ACRES
TRACTS / FILING 1	5	5.80 ACRES
TRACTS / FILING 2	10	21.64 ACRES
TRACTS / FILING 3	3	2.85 ACRES
RIGHT-OF-WAY		18.55 ACRES
TOTAL SITE AREA		90.87 ACRES

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, AND IN THE EAST 1/2 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4 AND CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4 TO BEAR SOUTH 89°52'13" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°06'43" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 619.70 FEET TO THE NORTHEAST CORNER OF RICHLAWN HILLS ACCORDING TO THE PLAT RECORDED ON JANUARY 12, 1971 AT RECEPTION NO. 140291 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY BOUNDARY OF RICHLAWN HILLS THE FOLLOWING TWELVE (12) COURSES:

- 1) SOUTH 89°55'34" WEST A DISTANCE OF 708.72 FEET;
- 2) SOUTH 00°04'26" EAST A DISTANCE OF 491.58 FEET TO A POINT OF CURVATURE;
- 3) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'50", A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 237.73 FEET AND A CHORD THAT BEARS SOUTH 60°42'51" WEST A DISTANCE OF 235.20 FEET;
- 4) SOUTH 75°12'17" WEST A DISTANCE OF 107.39 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°56'50", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 263.65 FEET AND A CHORD THAT BEARS NORTH 76°49'26" WEST A DISTANCE OF 253.30 FEET;
- 6) NORTH 48°50'53" WEST A DISTANCE OF 52.07 FEET TO A POINT OF CURVATURE;
- 7) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°23'23", A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 127.30 FEET AND A CHORD THAT BEARS NORTH 64°02'35" WEST A DISTANCE OF 125.81 FEET;
- 8) NORTH 79°14'16" WEST A DISTANCE OF 509.97 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°49'21", A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 59.84 FEET AND A CHORD THAT BEARS NORTH 85°08'56" WEST A DISTANCE OF 59.73 FEET;
- 10) SOUTH 88°56'23" WEST A DISTANCE OF 151.71 FEET TO A POINT OF CURVATURE;
- 11) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°02'35", A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 273.32 FEET AND A CHORD THAT BEARS NORTH 74°02'20" WEST A DISTANCE OF 269.31 FEET;
- 12) NORTH 57°01'02" WEST A DISTANCE OF 2.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE TOWN OF PARKER TOWN LIMITS ACCORDING TO THE HESS RANCH ANNEXATION PLAT RECORDED AT RECEPTION NO. 2003146584 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND SAID TOWN OF PARKER TOWN LIMITS THE FOLLOWING TEN (10) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°25'42", A RADIUS OF 3,880.00 FEET, AN ARC LENGTH OF 299.87 FEET AND A CHORD THAT BEARS NORTH 34°28'16" EAST A DISTANCE OF 299.80 FEET;
- 2) NORTH 28°48'02" EAST A DISTANCE OF 253.75 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°34'34", A RADIUS OF 3,873.00 FEET, AN ARC LENGTH OF 174.14 FEET AND A CHORD THAT BEARS NORTH 27°13'04" EAST A DISTANCE OF 174.12 FEET;
- 4) NORTH 25°55'47" EAST A DISTANCE OF 381.28 FEET;
- 5) NORTH 33°00'44" EAST A DISTANCE OF 11.59 FEET;
- 6) NORTH 25°11'12" EAST A DISTANCE OF 309.66 FEET;
- 7) NORTH 25°55'48" EAST A DISTANCE OF 55.92 FEET;
- 8) SOUTH 64°04'14" EAST A DISTANCE OF 5.00 FEET;
- 9) NORTH 25°55'47" EAST A DISTANCE OF 403.02 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°12'19", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 66.05 FEET AND A CHORD THAT BEARS NORTH 28°01'59" EAST A DISTANCE OF 66.04 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 819 AT PAGE 717 AND BOOK 819 AT PAGE 719 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 50°36'41" EAST A DISTANCE OF 490.97 FEET;
- 2) NORTH 39°23'19" EAST A DISTANCE OF 345.29 FEET;
- 3) NORTH 50°36'41" WEST A DISTANCE OF 87.46 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 638 AT PAGE 869 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 73°12'48" EAST A DISTANCE OF 913.61 FEET;
- 2) NORTH 83°28'25" EAST A DISTANCE OF 460.79 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 2004124024 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE NORTH 89°37'08" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY A DISTANCE OF 118.41 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 2003143247 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;
THENCE SOUTH 00°03'58" EAST ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY A DISTANCE OF 1,117.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 3;
THENCE SOUTH 89°50'53" WEST ALONG SAID SECTION LINE A DISTANCE OF 507.86 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 3,958,306 SQUARE FEET, OR 90.87 ACRES, MORE OR LESS

NOTES:

1. HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE AREAS.
2. FIVE FOOT (5') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS TRACT PARCELS AND / OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ASSUMED TO BEAR SOUTH 89°52'13" WEST.
4. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08035C0182F & 08035C0181F, MAP REVISED SEPTEMBER 30, 2005, SUBJECT PROPERTY IS IN A PORTION OF ZONE A.
5. THIS PROPERTY MAY CONTAIN UNDERGROUND UTILITIES. THE LOCATION OF UNDERGROUND UTILITIES OR DETERMINATION OF THEIR POSITION WAS NOT IN THE SCOPE OF THIS SURVEY. JANSEN STRAWN CONSULTING ENGINEERS TAKES NO RESPONSIBILITY FOR THE POSITION OF UNDERGROUND UTILITIES THAT MAY EXIST WITHIN THIS PROPERTY. WHERE INFORMATION REGARDING UNDERGROUND UTILITIES MAY BE NEEDED, THE CLIENT IS ADVISED THAT UTILITY LOCATORS AND EXCAVATION MAY BE NECESSARY.
6. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

SHEET INDEX

1	COVER SHEET
2-3	EXISTING CONDITIONS PLAN
4	OVERALL SITE PLAN
5-14	PRELIMINARY PLAN

PLANNING COMMISSION STATEMENT

THIS PRELIMINARY PLAN WAS REVIEWED BY THE PLANNING COMMISSION ON THIS ____ DAY OF _____, 20____, A.D.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

DATE

DEVELOPER

MERITAGE HOMES
6892 S. YOSEMITE COURT SUITE 1-201
CENTENNIAL, COLORADO 80112

ENGINEER / SURVEYOR



JANSEN STRAWN
CONSULTING ENGINEERS
A WARE MALCOMB Company

990 SOUTH BROADWAY
SUITE 230
DENVER, CO 80209
P.303.561.3333
F.303.561.3339

COVER SHEET

Scale: N/A

Date: MAY 5, 2017

Job No.: 15030

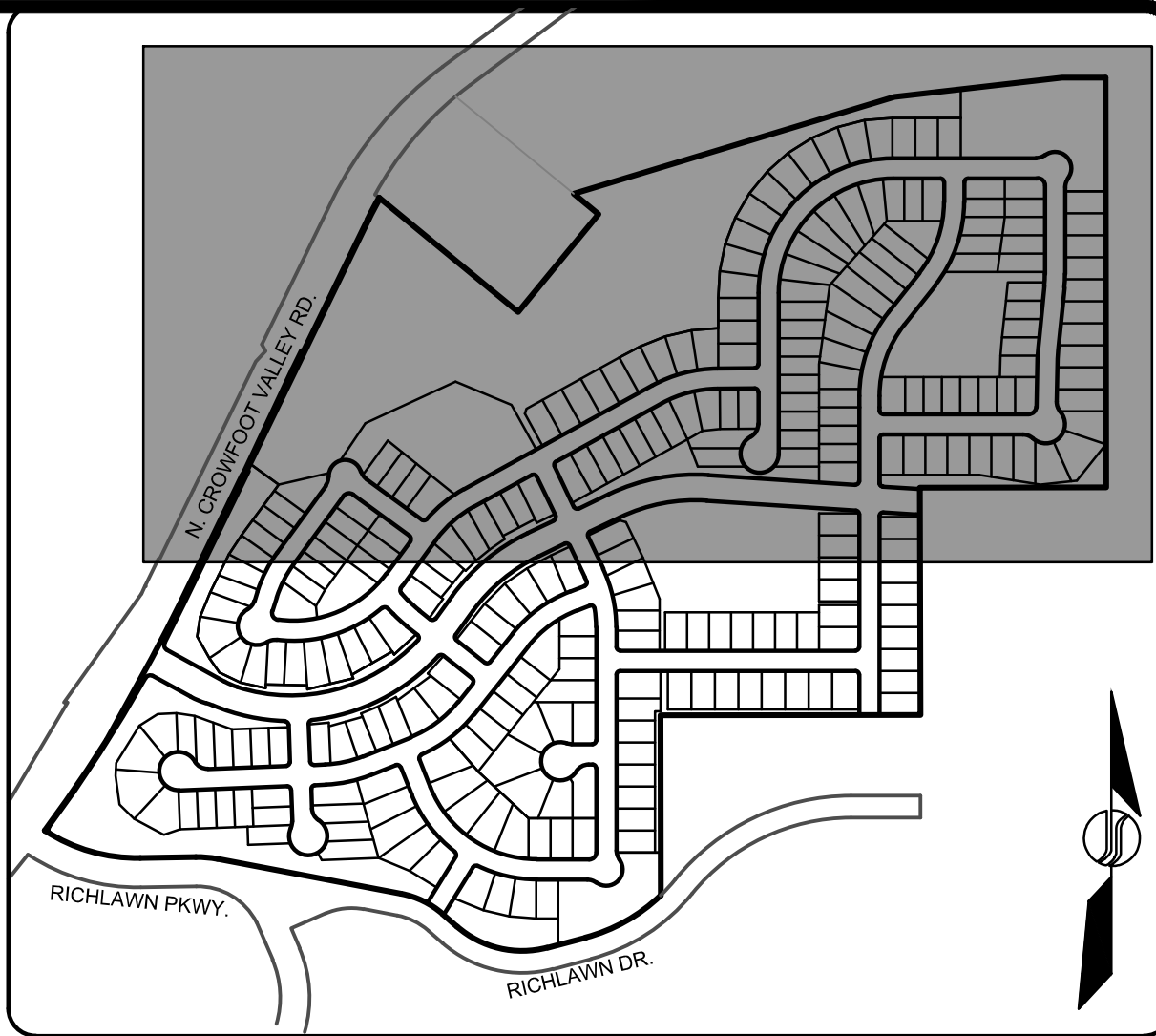
Sheet 1 of 14

No.	Revisions	Date	By
4	TOWN COMMENTS	01/09/18	IH
3	TOWN COMMENTS	11/17/17	IH
2	TOWN COMMENTS	10/13/17	IH
1	TOWN COMMENTS	08/02/17	IH
Designed By: IH		Checked By: MU	

MEADOWLARK SUBDIVISION

SKETCH - PRELIMINARY PLAN

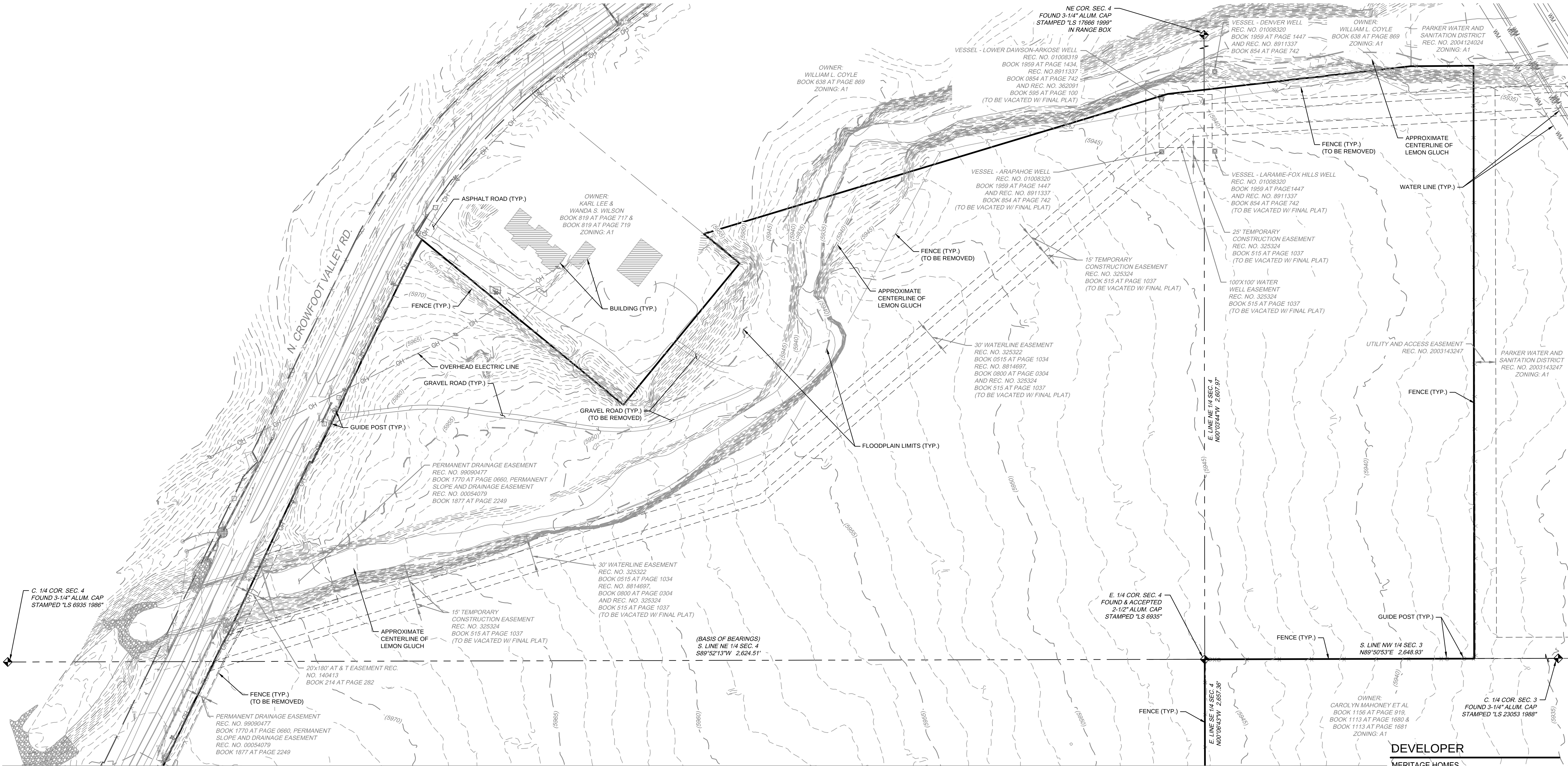
LOCATED IN PORTIONS OF SECTION 3 & 4,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
90.87 ACRES - 267 RESIDENTIAL LOTS - 18 TRACTS
PLANNED DEVELOPMENT (PD)



KEY MAP
1" = 500'

LEGEND

- SECTION LINE W/ SECTION CORNER
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- SIDEWALK
- CURB AND GUTTER
- 5' CONTOUR
- 1' CONTOUR
- STORM LINE W/ MANHOLE
- STORM INLET
- SANITARY SEWER W/ MANHOLE
- WATERLINE & VALVE W/ FIRE HYDRANT ASSEMBLY
- GAS LINE
- TELEPHONE LINE
- ELECTRIC LINE
- CABLE TV LINE
- OVERHEAD LINE
- FIBER OPTIC LINE
- ROAD SIGN



MATCHLINE SEE SHEET 3

DEVELOPER

MERITAGE HOMES
6892 S. YOSEMITE COURT SUITE 1-201
CENTENNIAL, COLORADO 80112

ENGINEER / SURVEYOR



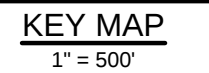
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EXISTING CONDITIONS PLAN

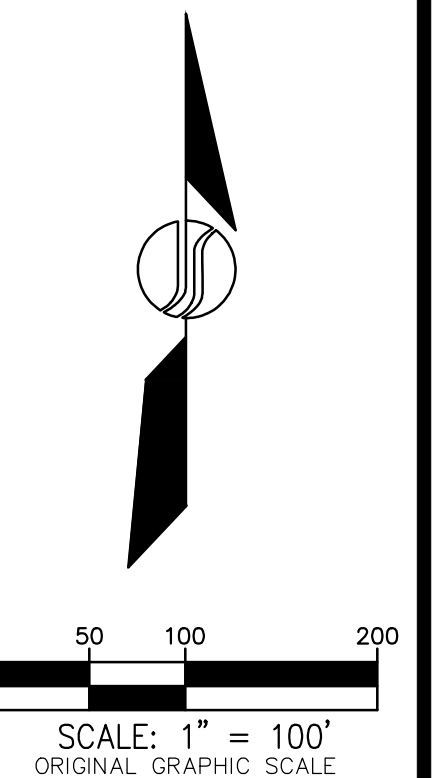
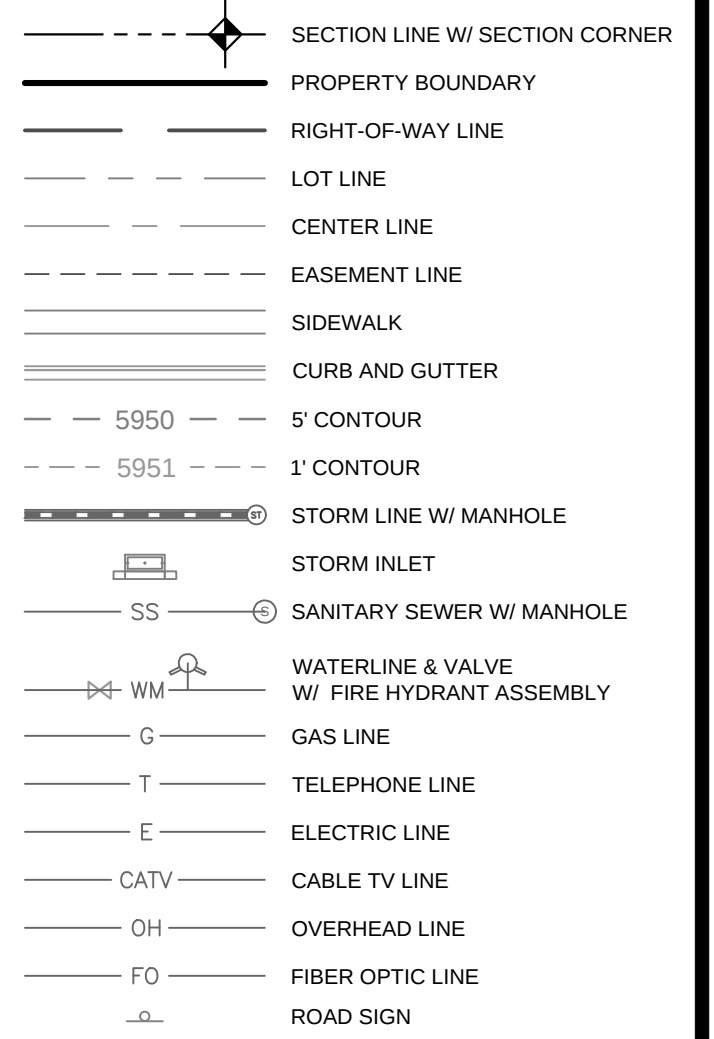
Scale: 1"=100'
Date: MAY 5, 2017
Job No.: 15030
Sheet 2 of 14

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LEGEND



MERITAGE HOMES
6892 S. YOSEMITE COURT SUITE 1-201
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ENGINEER / SURVEYOR

 Jansen Strategic

		EXISTING CONDITIONS PLAN	
		Scale: 1"=100'	
		Date: MAY 5, 2017	
		Job No.: 15030	
		Sheet 3 of 14	
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MEADOWLARK SUBDIVISION

SKETCH - PRELIMINARY PLAN

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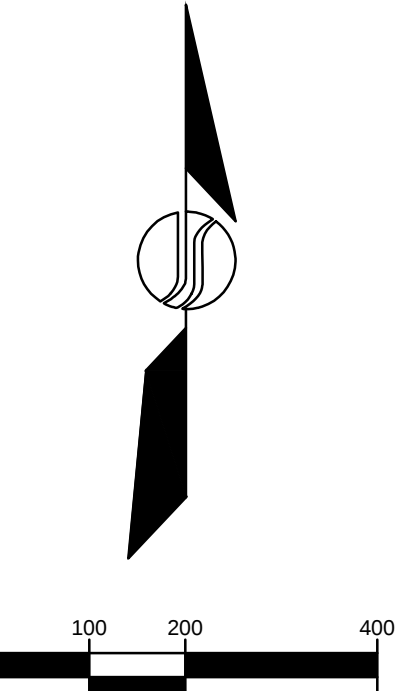
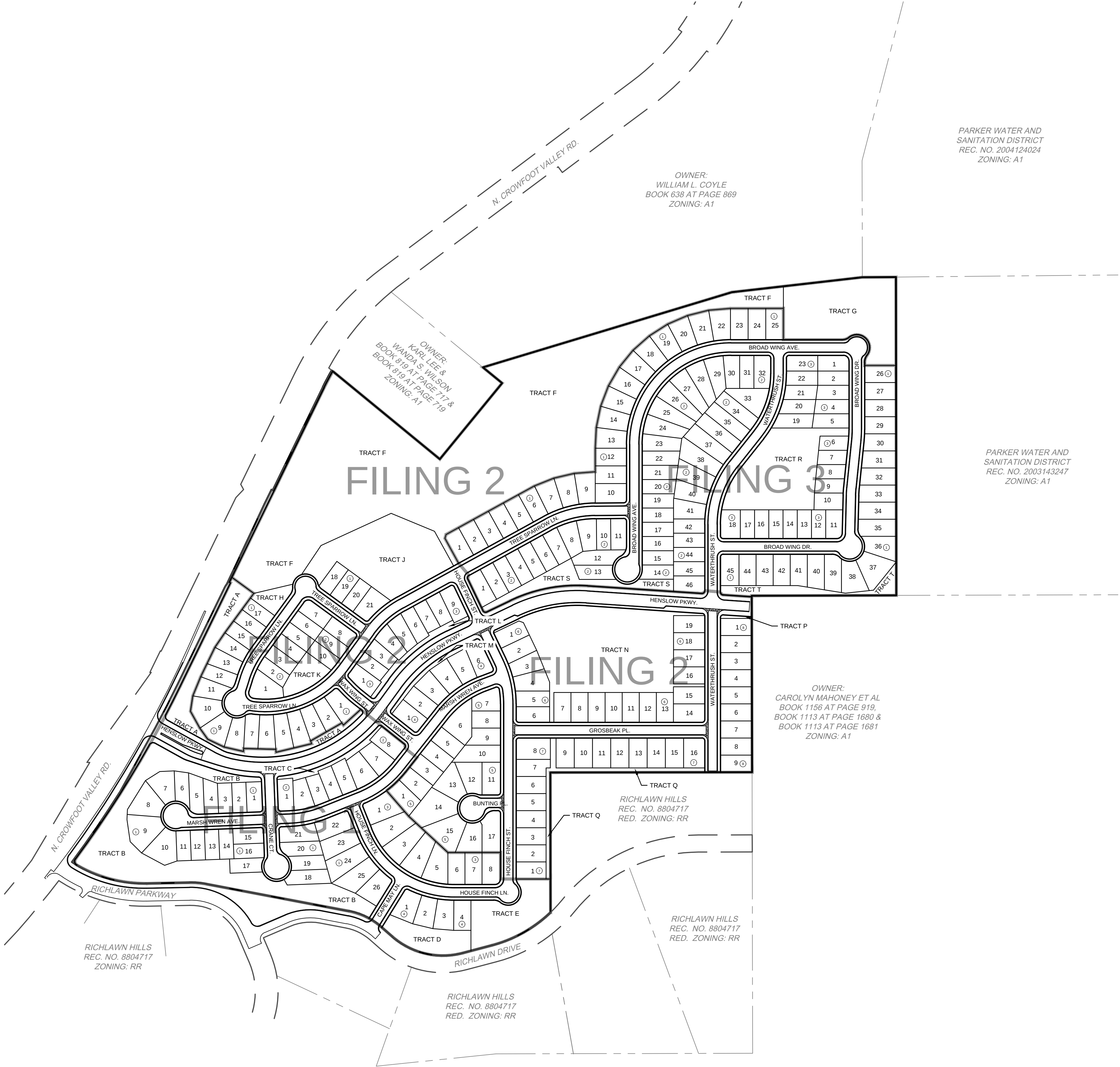
KEY MAP
1" = 500'

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT / TRACT LINE
- CENTER LINE
- FILING BOUNDARY LINE
- CURB AND GUTTER
- CONCRETE CROSSSPAN

NOTE:

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SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE

DEVELOPER

MERITAGE HOMES
6892 S. YOSEMITE COURT SUITE 1-201
CENTENNIAL, COLORADO 80112

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OVERALL SITE PLAN

Scale: 1"=200'
Date: MAY 5, 2017
Job No.: 15030

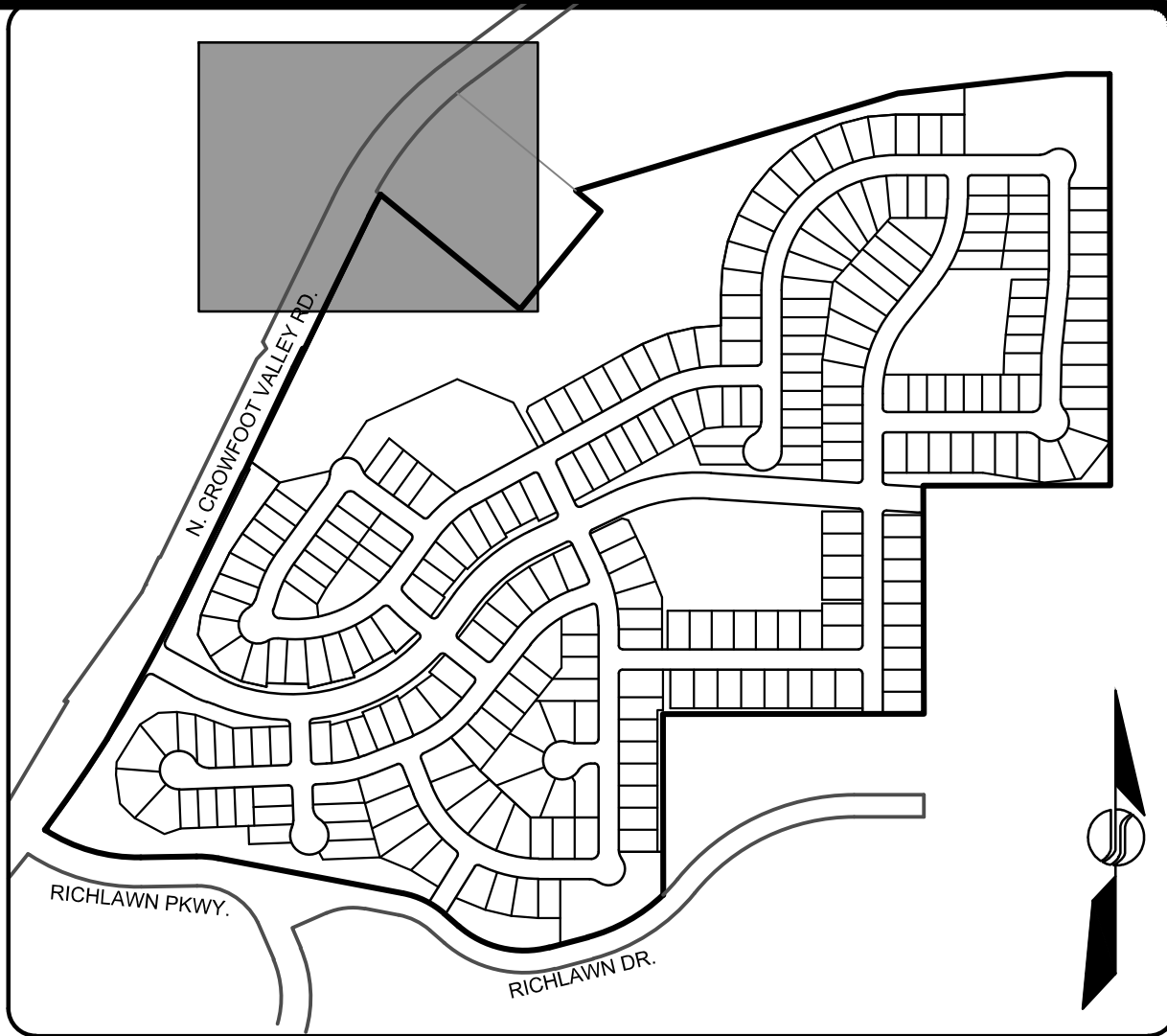
Sheet 4 of 14

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MEADOWLARK SUBDIVISION

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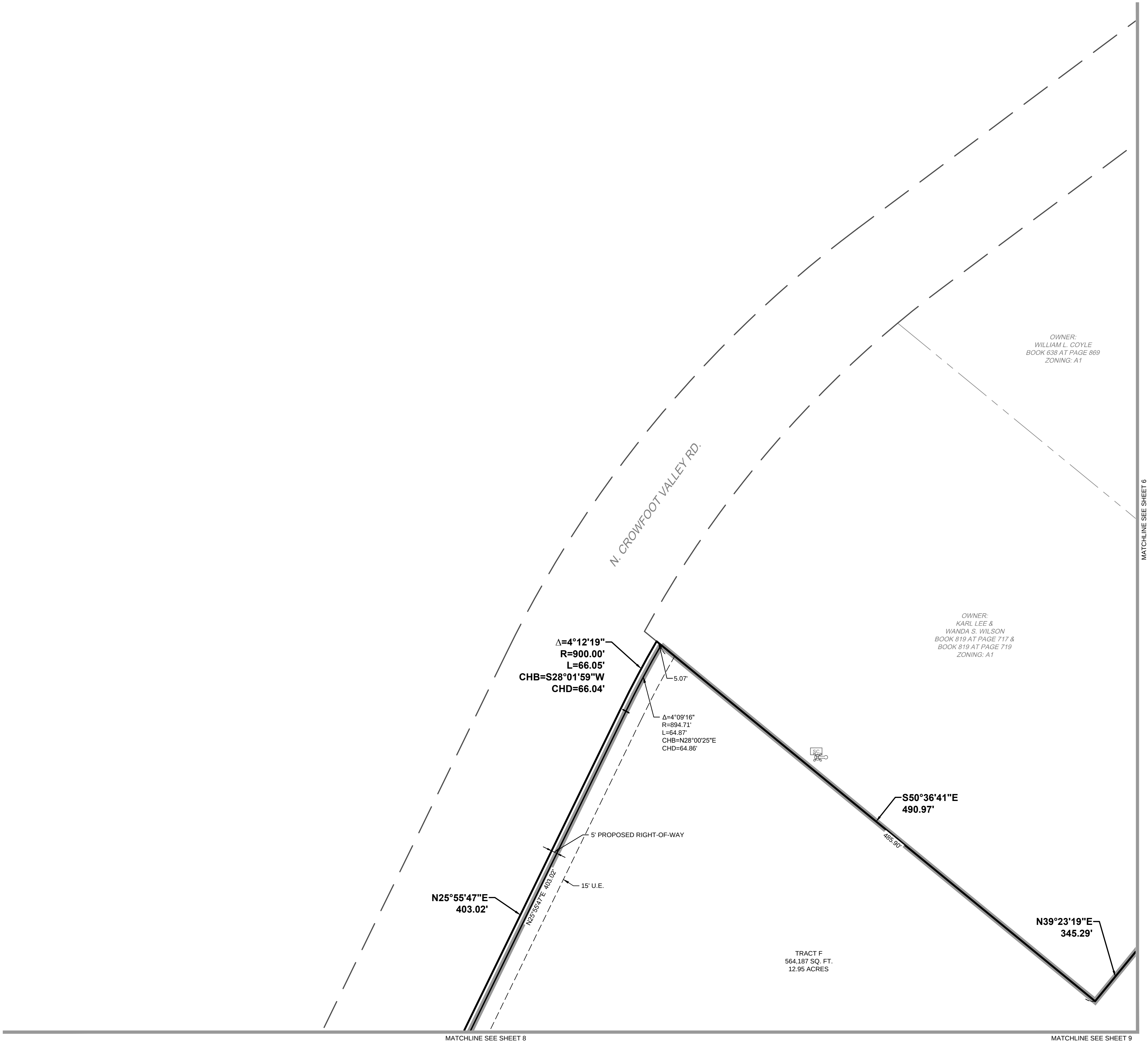
KEY MAP
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LEGEND

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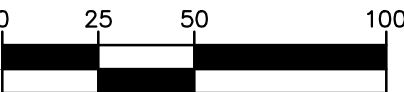
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SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

PRELIMINARY PLAN

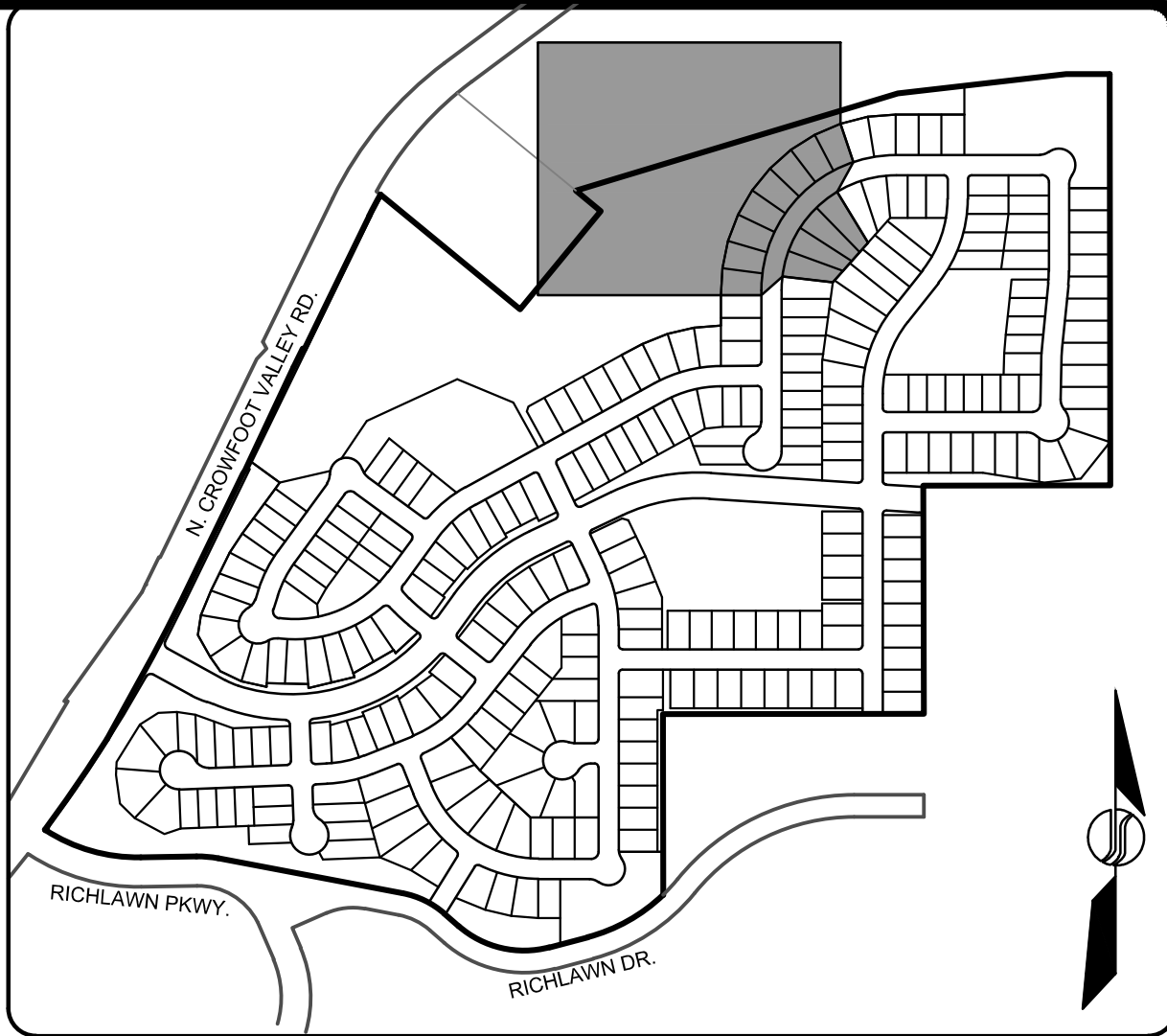
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Sheet 5 of 14

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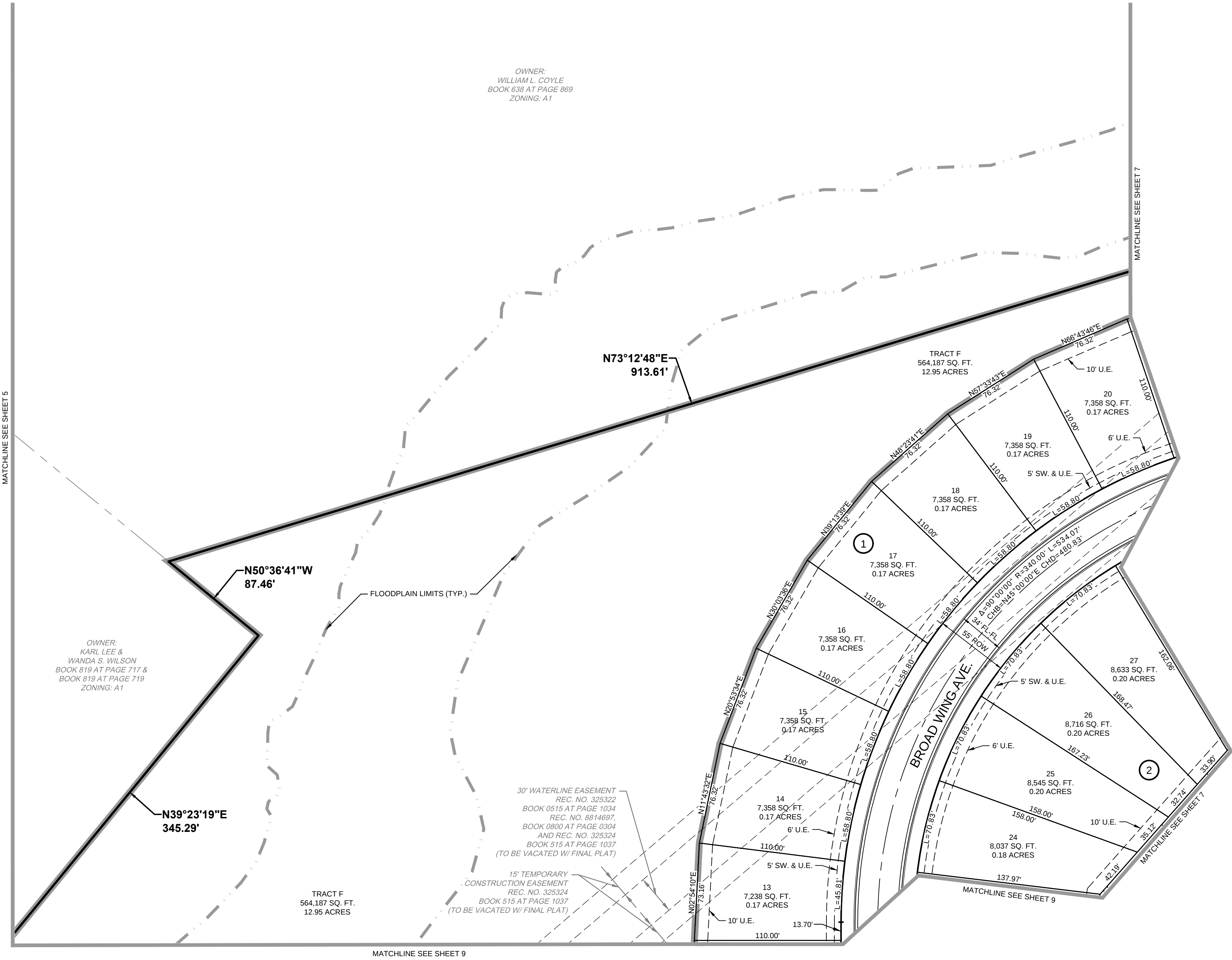
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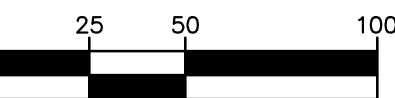
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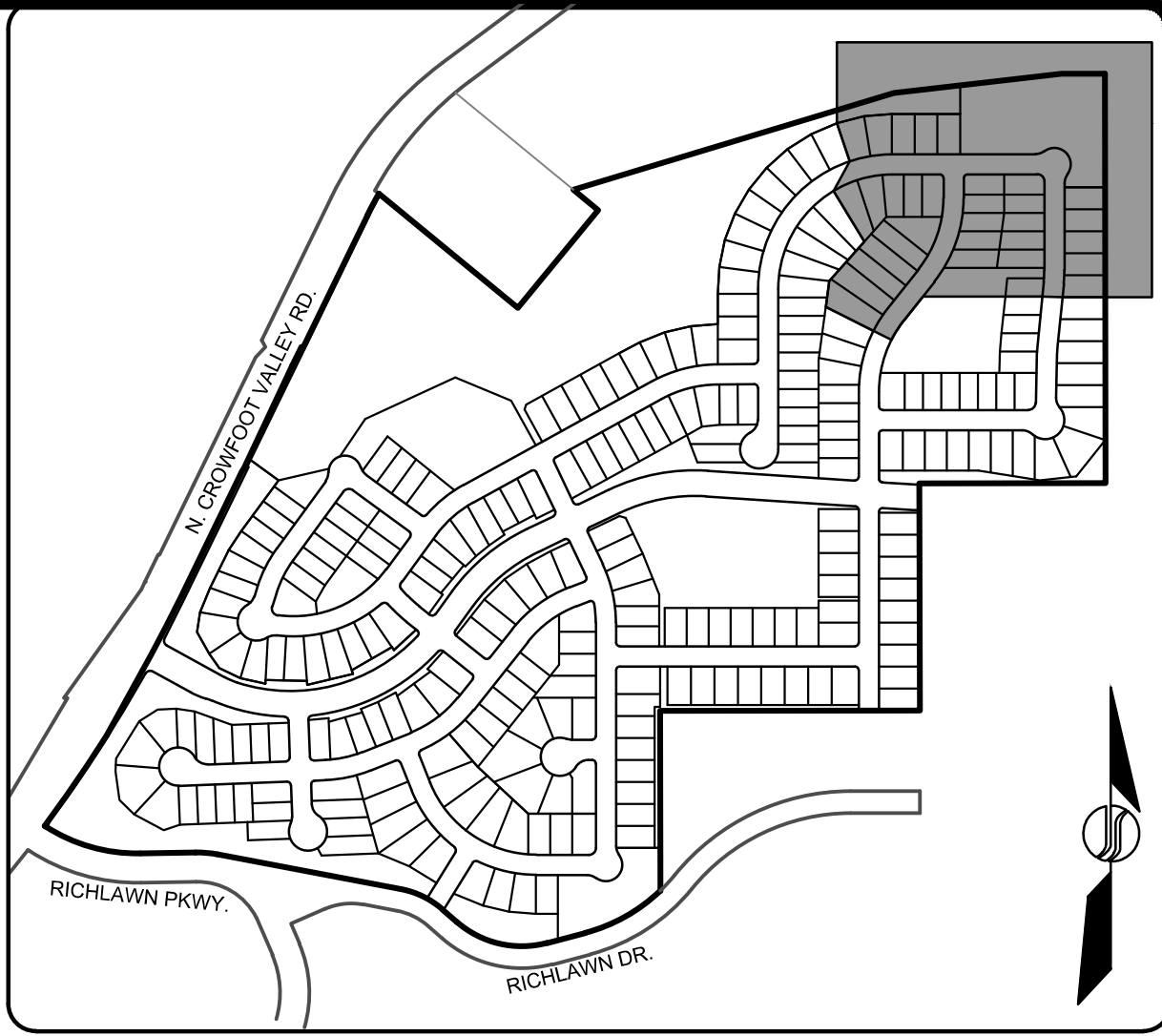
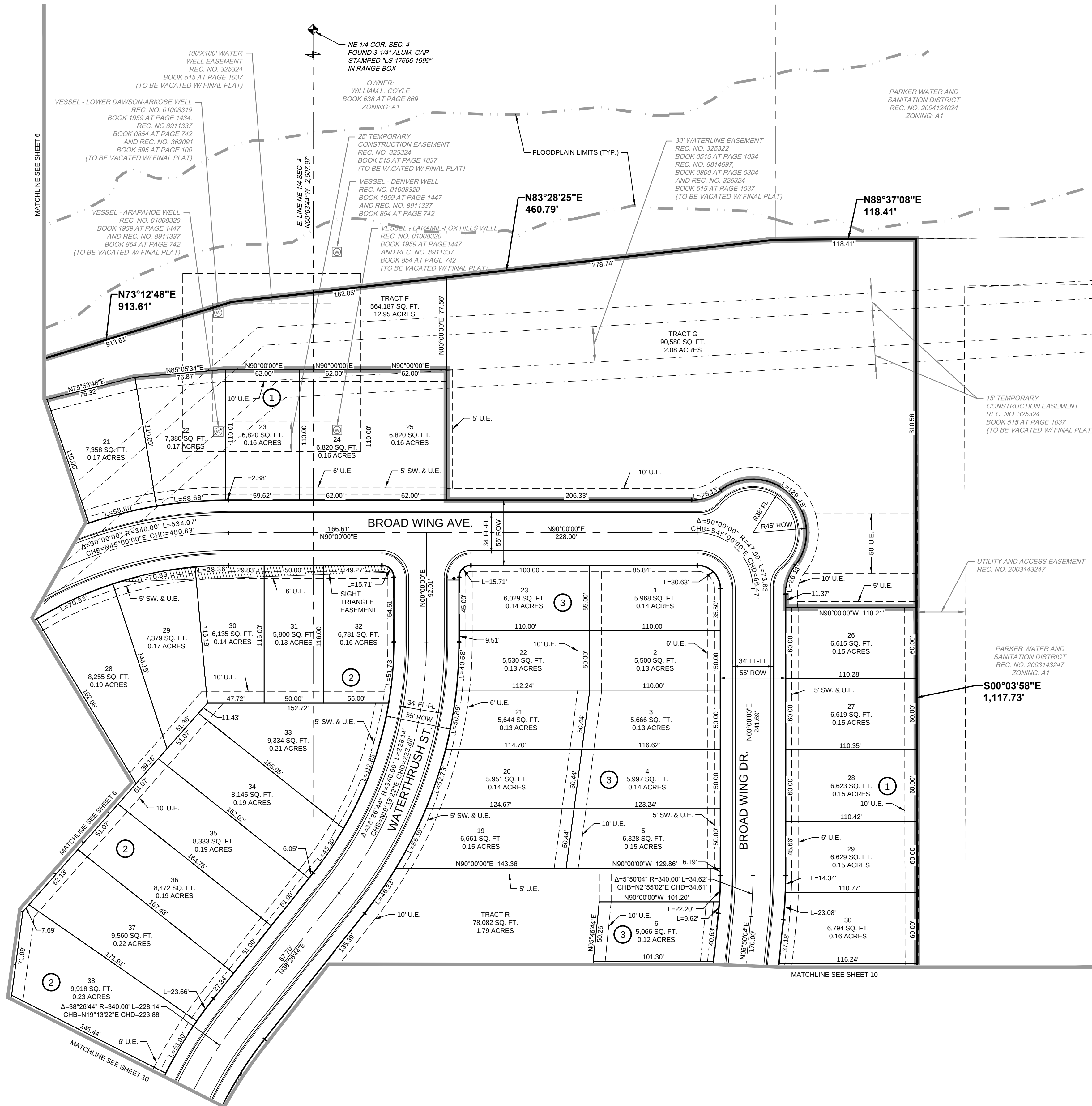
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Sheet 6 of 14

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MEADOWLARK SUBDIVISION

SKETCH - PRELIMINARY PLAN

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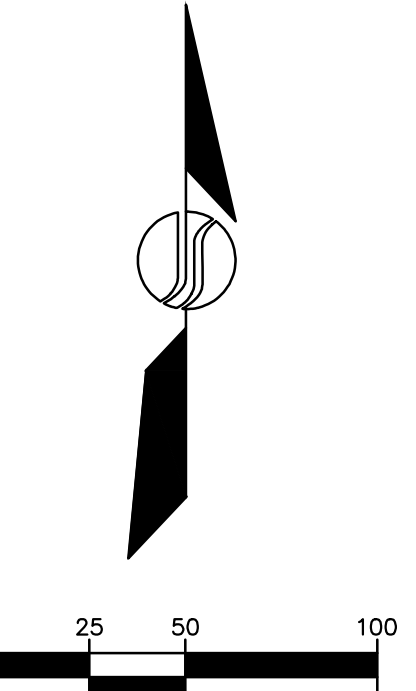
KEY MAP
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LEGEND

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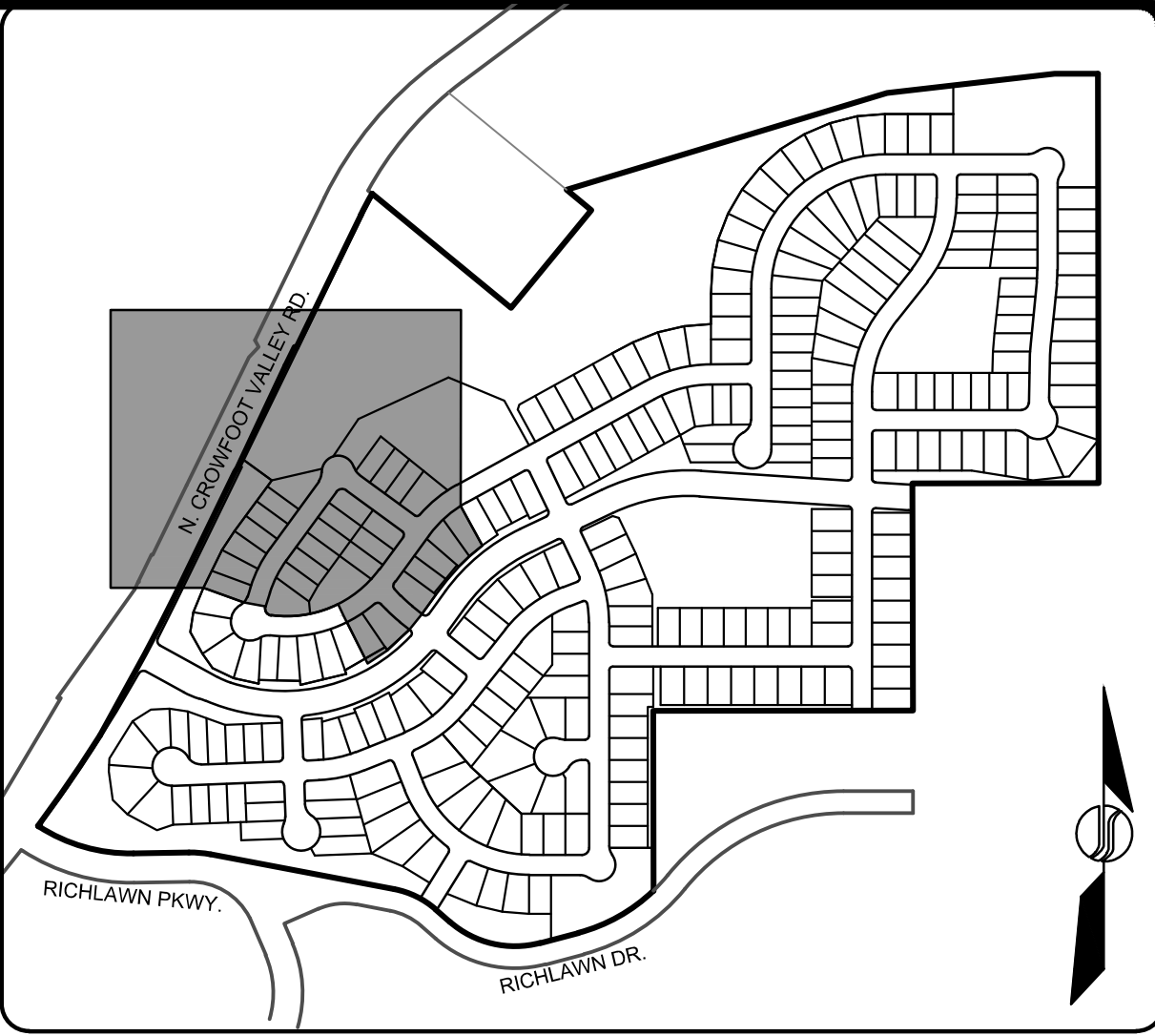
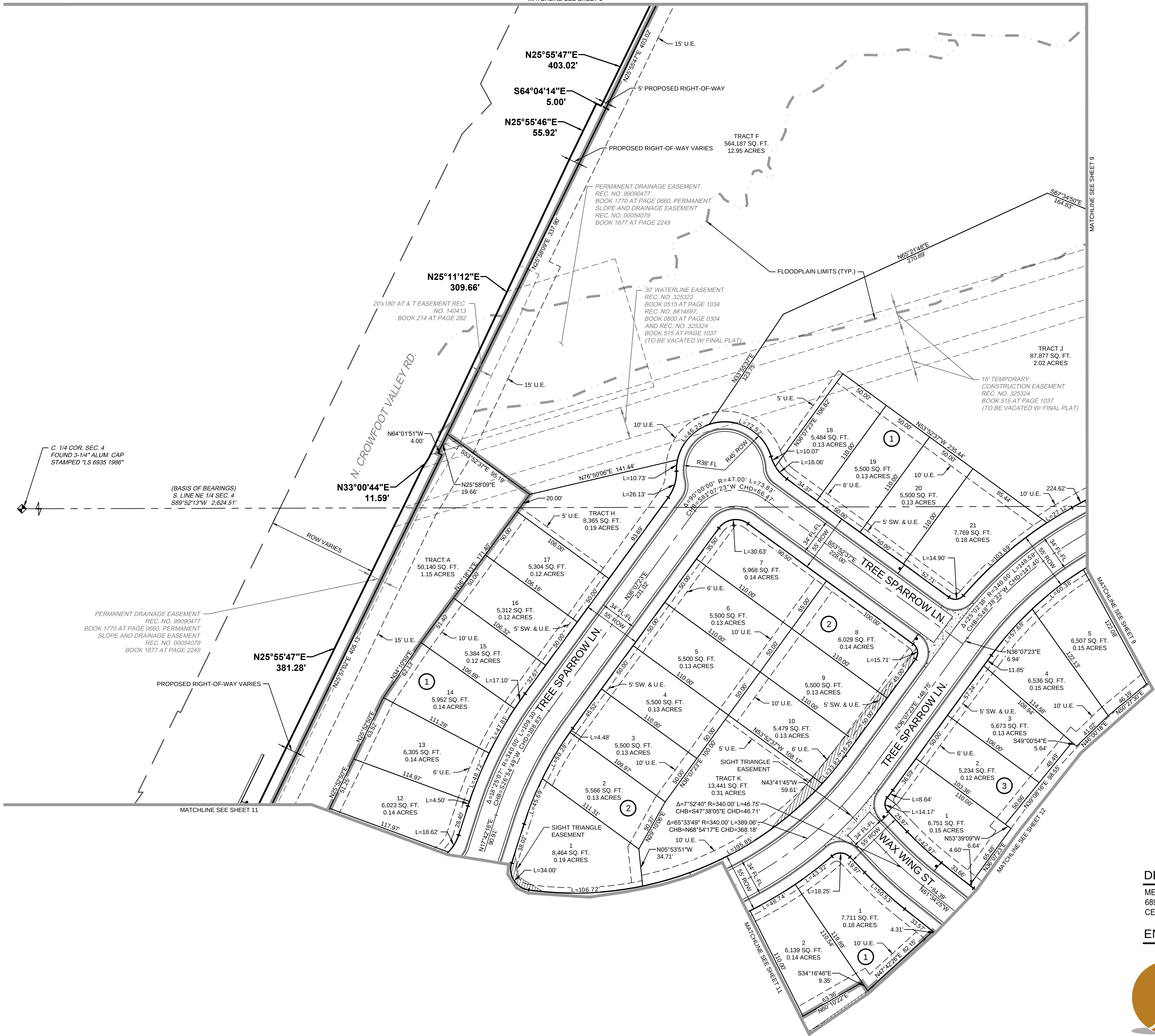
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MEADOWLARK SUBDIVISION

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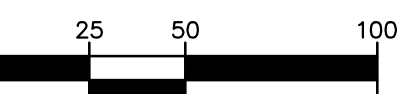
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PRELIMINARY PLAN

Scale: 1"=50'

Date: MAY 5, 2017

Job No.: 15030

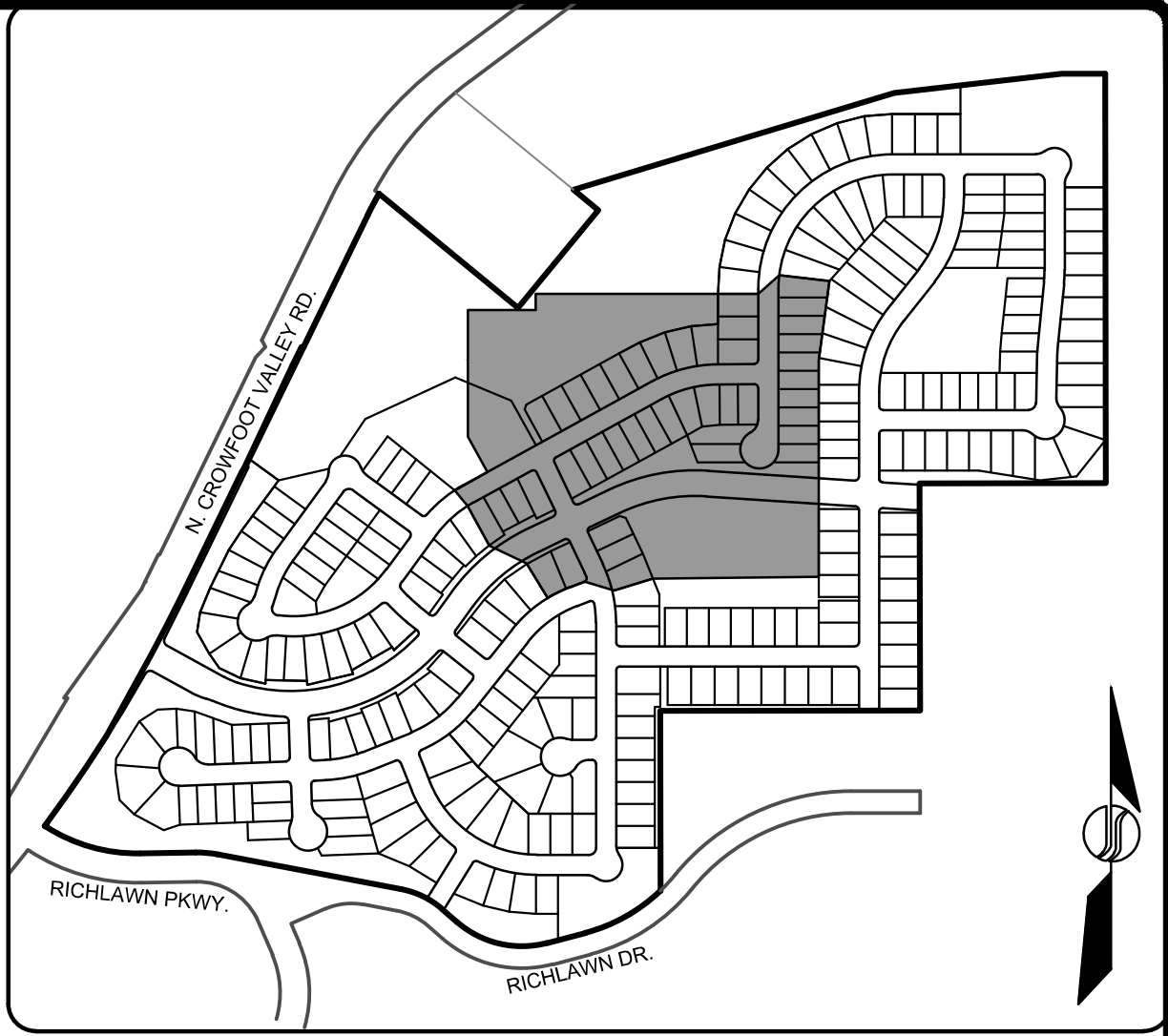
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MEADOWLARK SUBDIVISION

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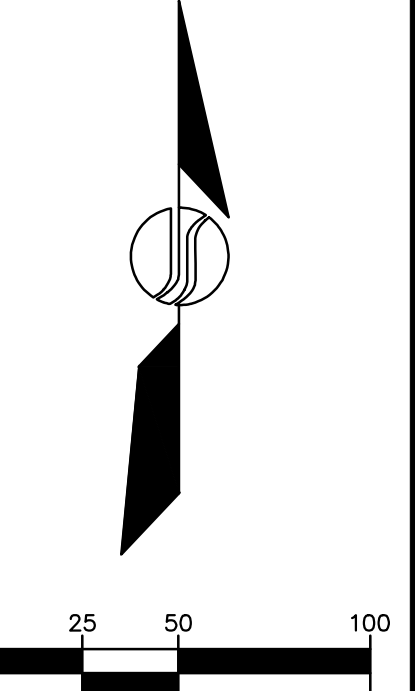
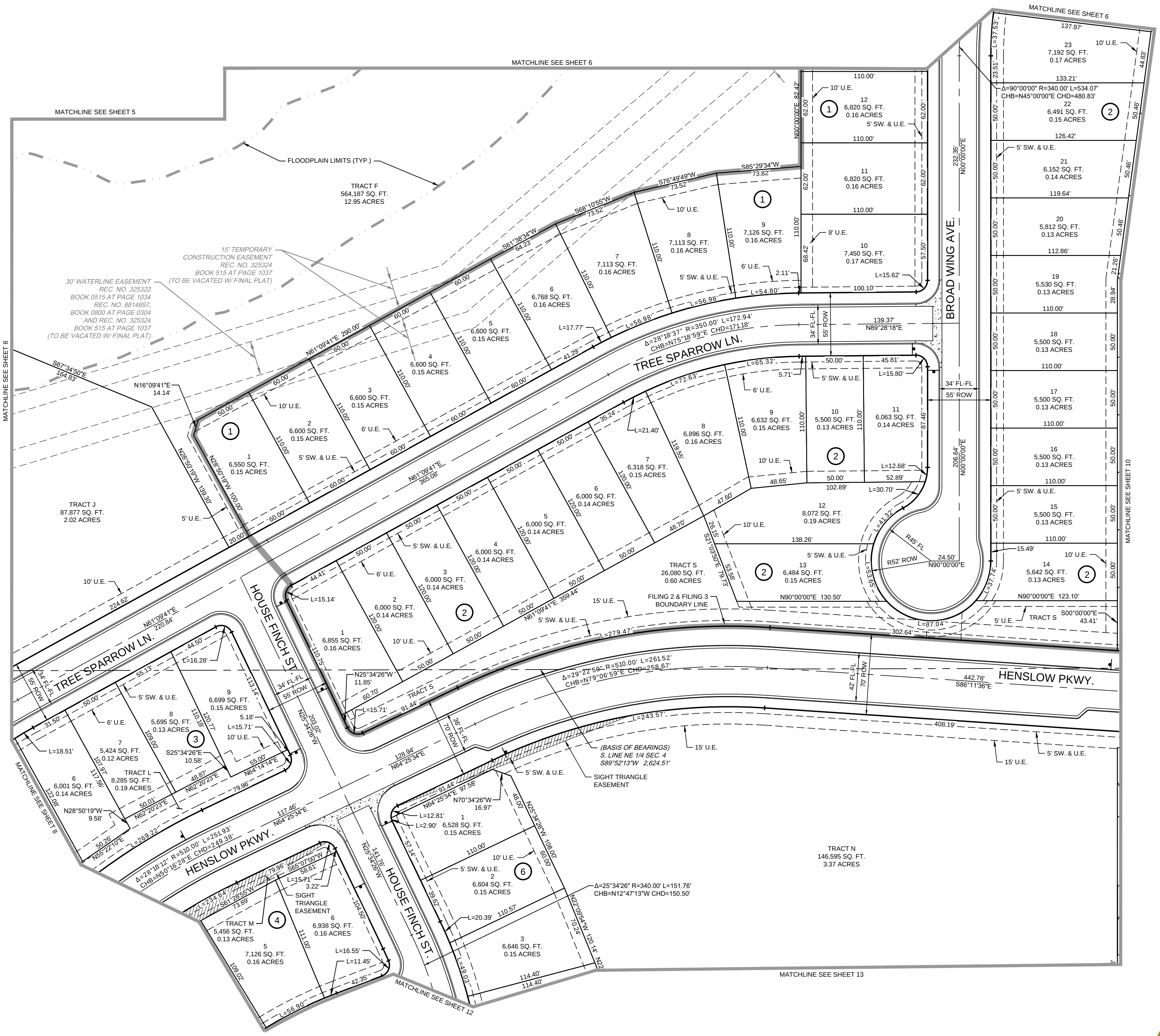
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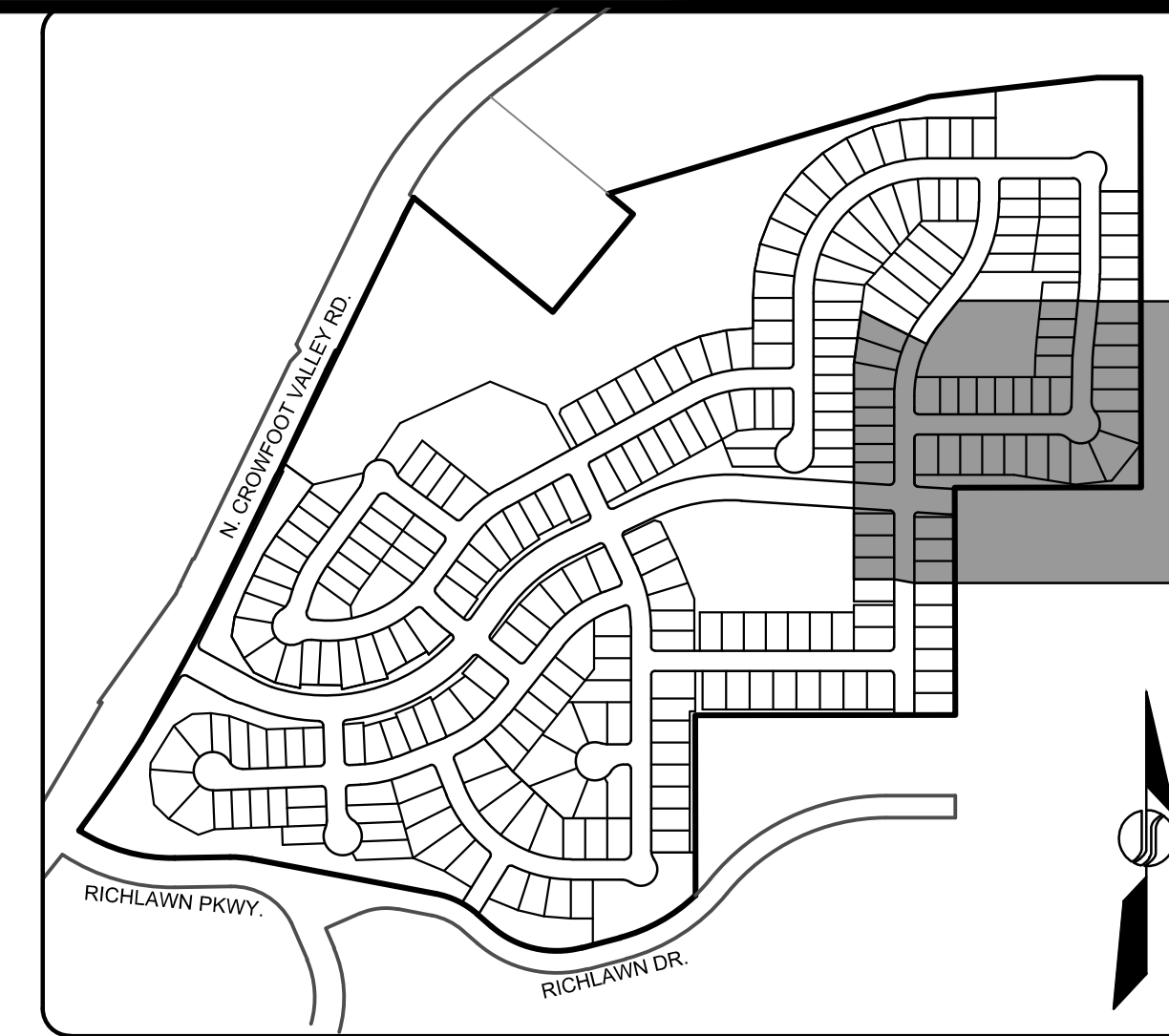
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PRELIMINARY PLAN

Scale: 1"=50'
Date: MAY 5, 2017
Job No.: 15030
Sheet 9 of 14

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MEADOWLARK SUBDIVISION
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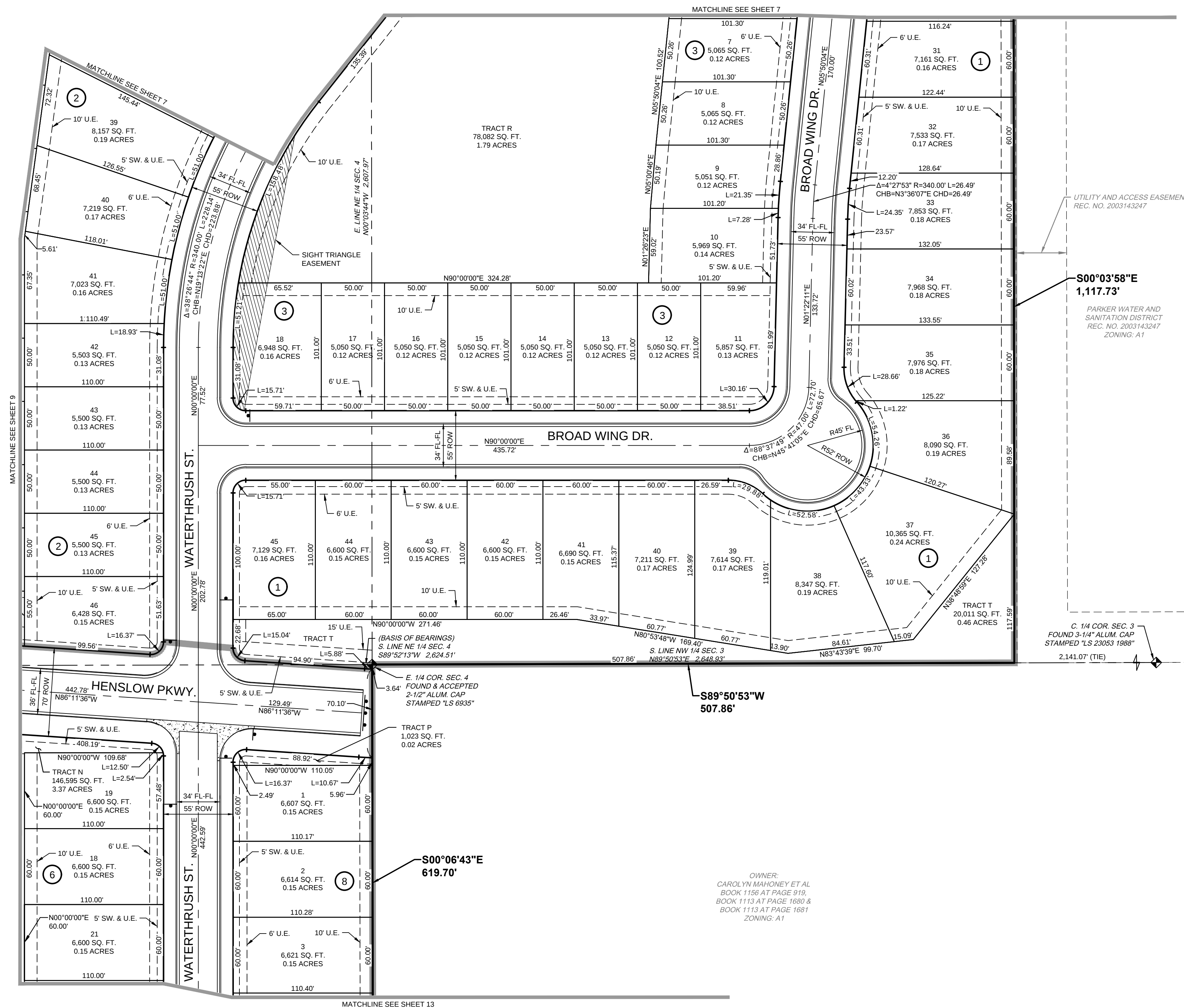
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	FILING BOUNDARY LINE
	ROAD SIGN
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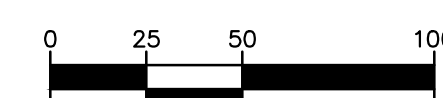
DEVELOPER

MERITAGE HOMES
6892 S. YOSEMITE COURT SUITE 1-201
CENTENNIAL, COLORADO 80112

ENGINEER / SURVEYOR



JANSEN STRAWN
CONSULTING ENGINEERS
A WARE MALCOMB Company
990 SOUTH BROADWAY
SUITE 230
DENVER, CO 80209
P.303.561.3333
F.303.561.3339



SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

PRELIMINARY PLAN

Scale: 1"=50'

Date: MAY 5, 2017

Job No.: 15030

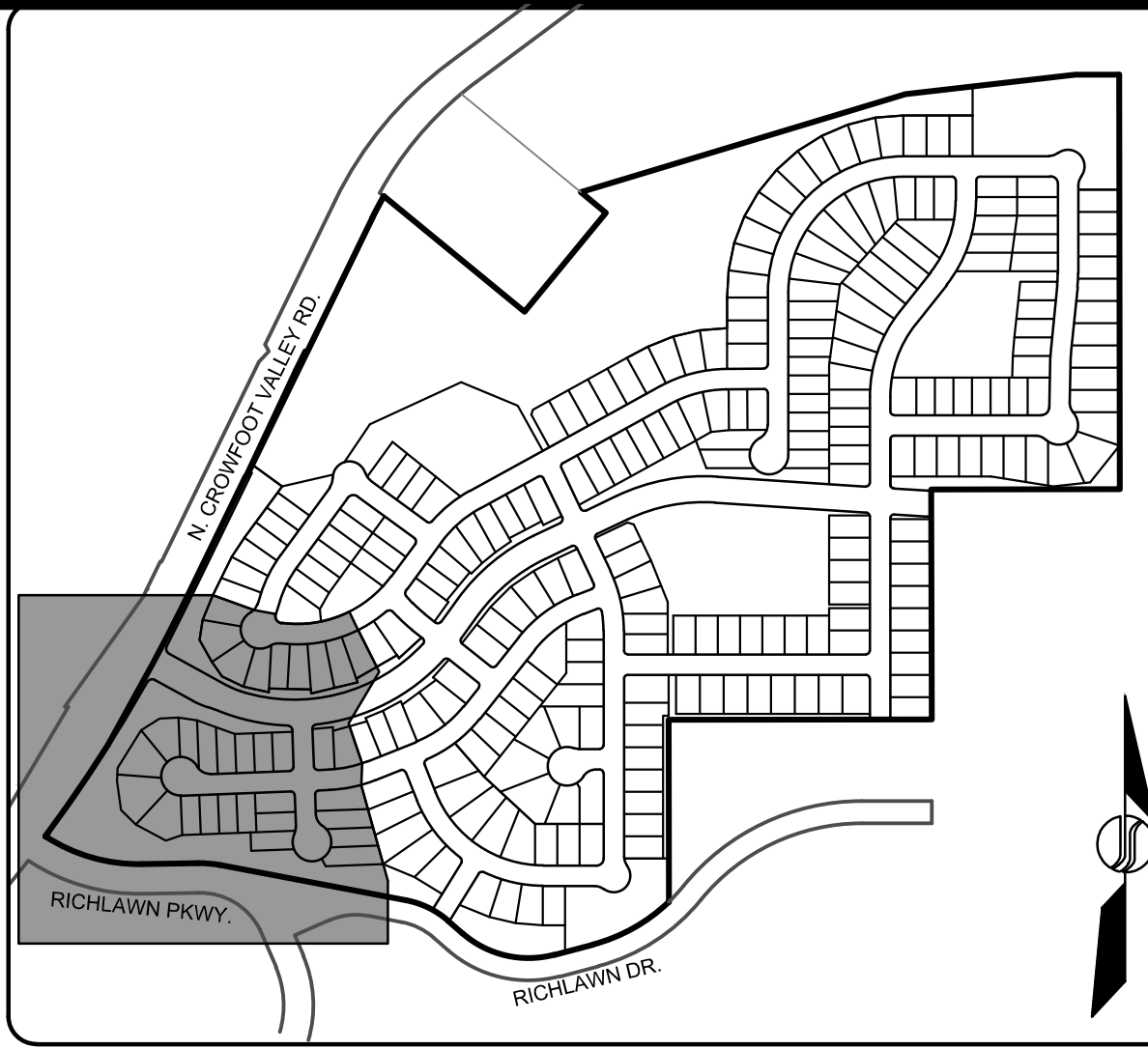
Sheet 10 of 14

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MEADOWLARK SUBDIVISION

SKETCH - PRELIMINARY PLAN

LOCATED IN PORTIONS OF SECTION 3 & 4,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
90.87 ACRES - 267 RESIDENTIAL LOTS - 18 TRACTS
PLANNED DEVELOPMENT (PD)



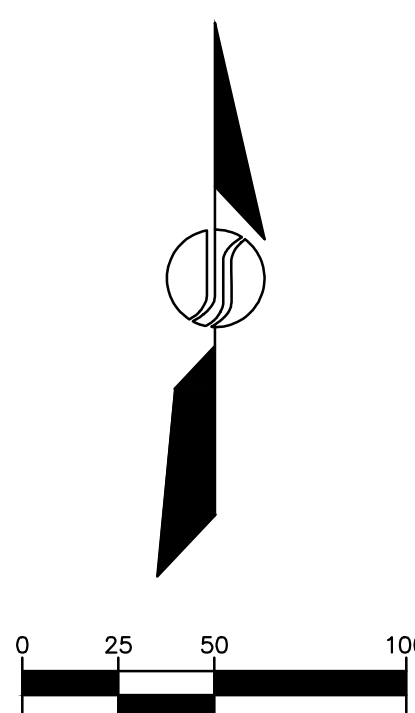
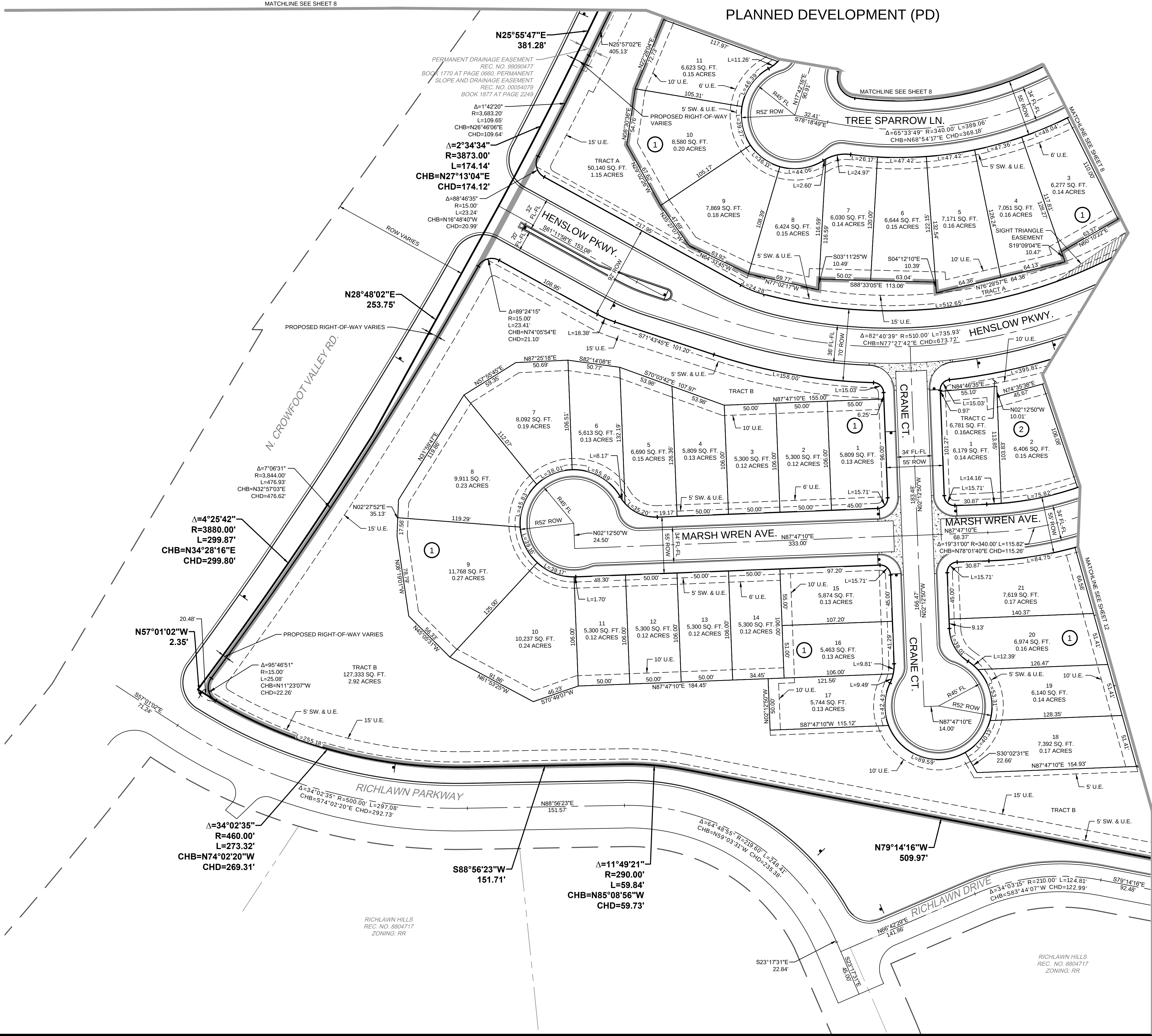
KEY MAP
1" = 500'

LEGEND

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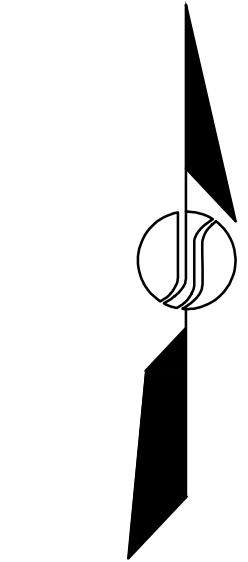
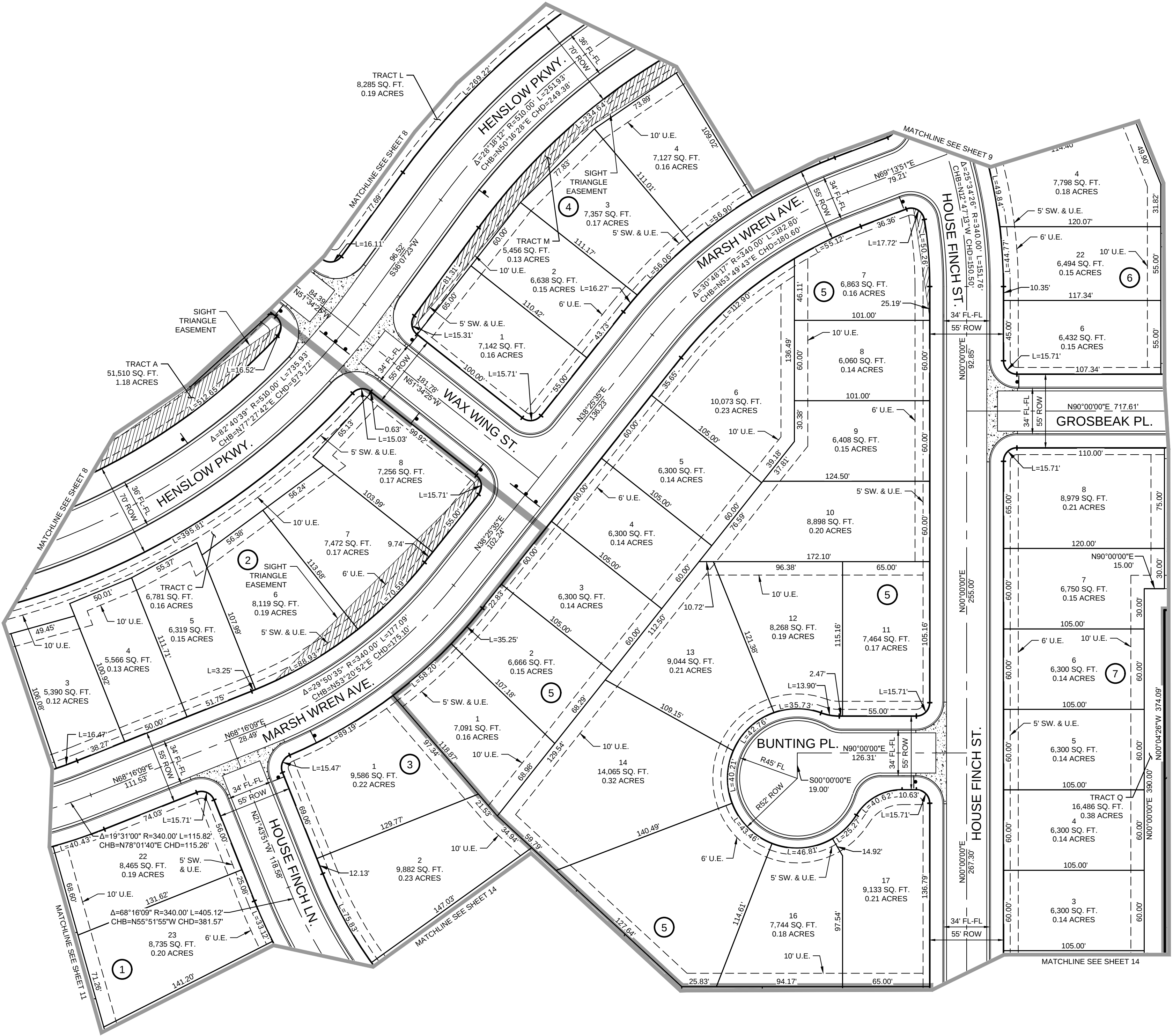
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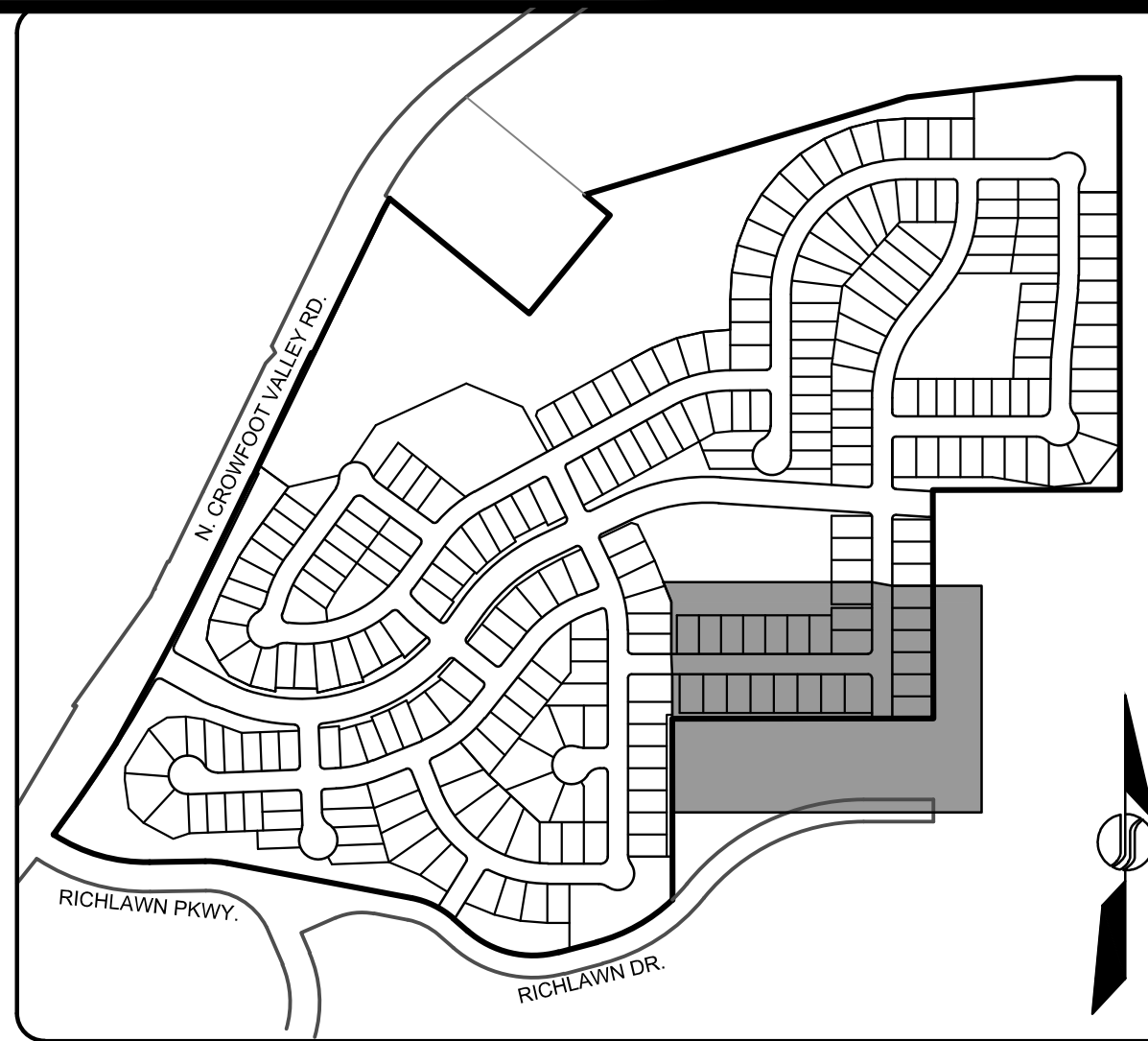
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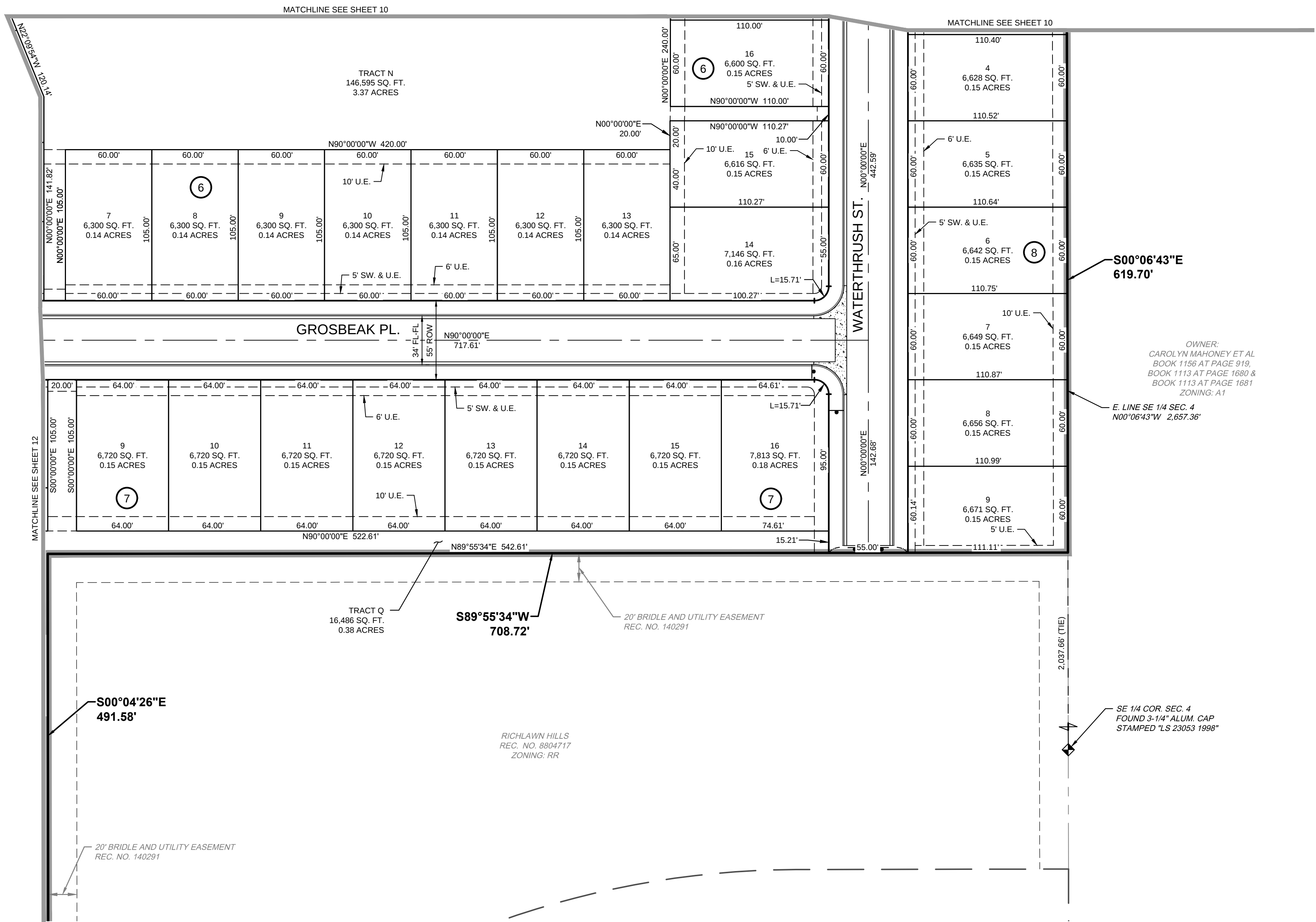
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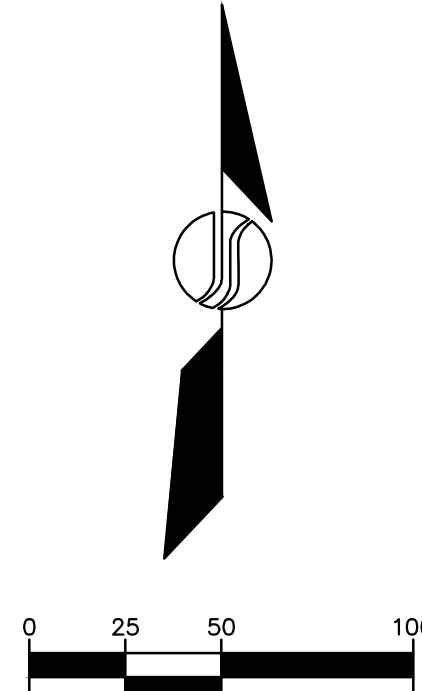
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OWNER:
CAROLYN MAHONEY ET AL
BOOK 1158 AT PAGE 919
BOOK 1113 AT PAGE 1680 &
BOOK 1113 AT PAGE 1681
ZONING: A1

E. LINE SE 1/4 SEC. 4
N00°06'43"W 2,657.38'

SE 1/4 COR. SEC. 4
FOUND 3-1/4" ALUM. CAP
STAMPED "LS 23053 1998"



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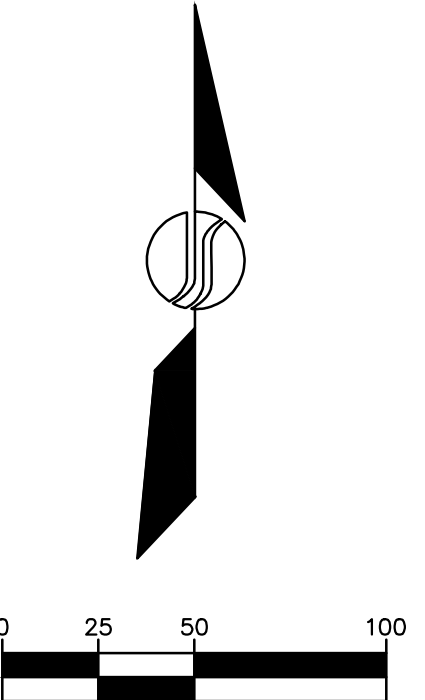
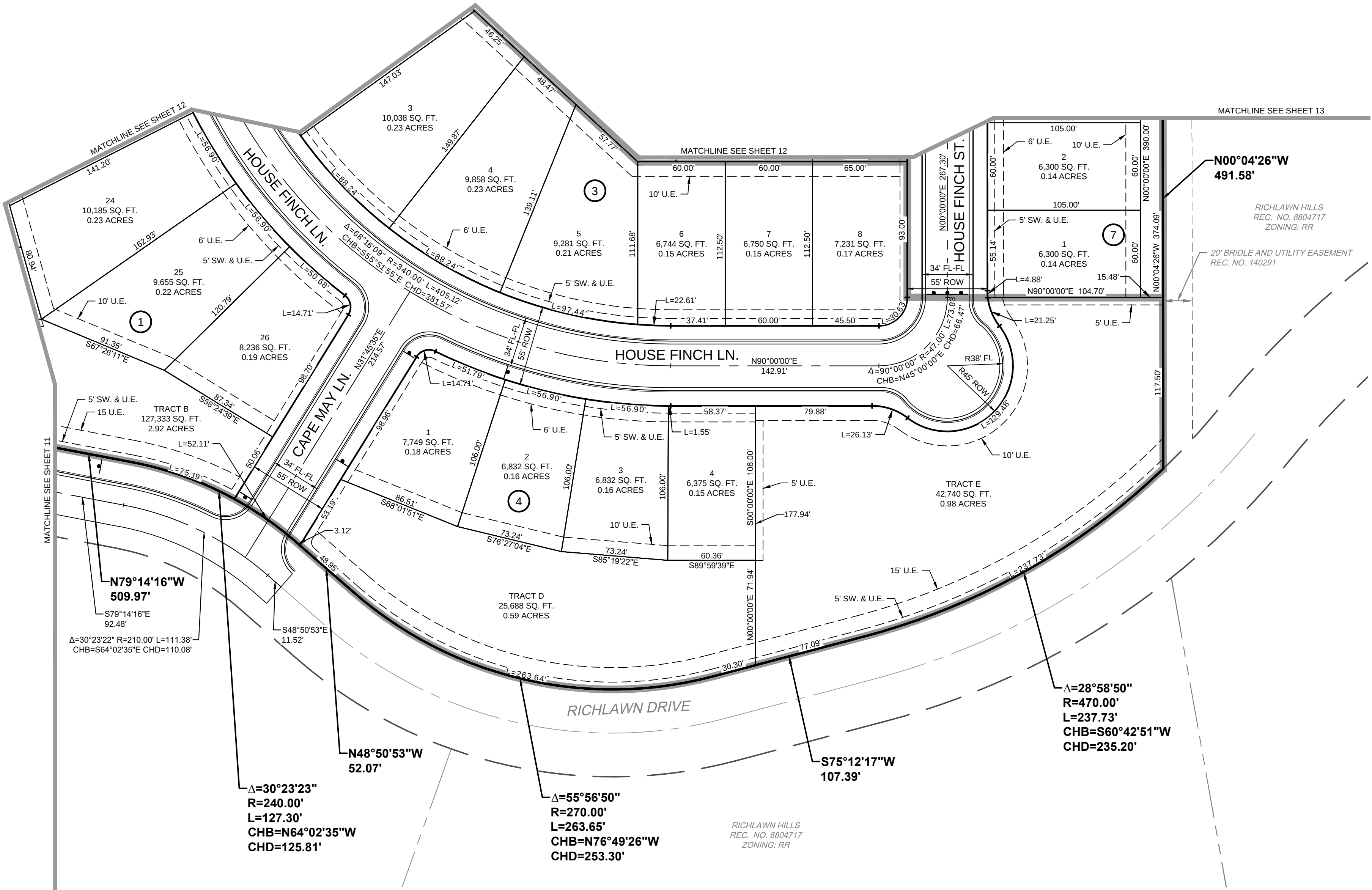
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MEADOWLARK SUBDIVISION – SKETCH/PRELIMINARY PLAN

Project Narrative

November 17, 2017

1. Applicant / Design Team

Applicant:

Meritage Homes
Richard Cross
6892 S. Yosemite Court, Suite 1-201
Centennial, CO 80112
303.406.4342
richard.cross@meritagehomes.com

Planner/Landscape Architect:

The Henry Design Group, Inc.
Karen Z. Henry, PLA
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303-446-2368
khenry@henrydesigngroup.com

Civil Engineer:

Jansen Strawn Consulting Engineers, Inc.
Tom Jansen, PE
990 S. Broadway Suite 230
Denver, CO 80209
munger@waremalcomb.com

2. Project Description

The site consists of 90.87 acres of gently rolling terrain in a developing area of the Town of Parker and more generally described as being in the Northwest ¼ of Section 3, and in the East ½ of Section 4, Township 7 South, Range 66 West of the 6th PM.

The property is bordered to the north by Lemon Gulch and vacant land within Douglas County Zoned A-1. To the east is also vacant land zoned A-1 within Douglas County. The Richlawn Estates neighborhood, which is zoned Rural Residential in Douglas County borders the site to the south. Crowfoot Valley Road establishes the western border of the property. To the west of the road are parcels zoned both PD in the Town of Parker and A-1 in Douglas County.

The intent is to develop the site with 267 single family detached homes on lots of ranging from approximately 5,000 to 6,600 square feet in size. Two general lot sizes are proposed. 149 lots are planned at 50 feet wide and 118 lots are proposed at 60 feet wide. The lot

depths vary between 101 and 110. The larger lots are located on the perimeter of the neighborhood.

Per the PD Development Guide front yard setbacks will be 20 feet as measured from the adjacent street right-of-way to the face of the garage or 12 feet to the structure if the garage is recessed or side loaded. A 10-foot setback is permitted for an unenclosed porch. Side yard setbacks are 5 feet and 10 feet on corners where adjacent to a street. Rear yard setbacks are 15 feet. A 20-foot rear yard setback is required for the homes backing on Crowfoot Valley Road.

Primary access to the neighborhood is from the arterial street, Crowfoot Valley Road with secondary access to E. Richlawn Drive which is a collector street. A residential collector is proposed through Meadowlark which provides access to the local streets serving the homes. The residential collector will also provide future access to the east should those parcels be developed. It is proposed that the street pattern within Meadowlark be designed to direct the majority of the traffic to the full movement access at Crowfoot Valley Road therefore minimizing the access to E. Richlawn Drive.

The proposed homes are traditional in design and character. All homes will feature yard areas for private family activities. A variety of building plans and elevations will be provided in accordance with the Section 13.10.160 – Residential Design Minimums of the Town of Parker Land Development Ordinance.

Several open space, park and trail corridors are proposed throughout the neighborhood. A 3.36-acre central park is the focal point and main recreational amenity for the neighborhood. The park is located along the central collector street and is accessible for all residents via trail connections and the sidewalk system. The park is planned for open play fields, a playground, picnic shelter, shade structure, benches, gardens and a water feature. Berming is provided on the edges of the park to provide a buffer between the park and homes. Three additional pocket parks are proposed in different areas of the neighborhood. These parks are intended to provide walk-in recreational amenities in close proximity to the homes.

Overall, open space and park land has been provided in accordance with the requirements of the Town of Parker Land Development Code. A total of 18.421 acres (20.28%) of the site is provided as open space, not including the detention ponds; and 6.46 acres of park land is provided. A summary of Parks and Open Space follows:

- Required Open Space (20% of the site 90.87 Acres): 18.174 Acres
- Provided Open Space: 18.27 Acres
- Required Parks: 267 DUs x .0239 = 6.38 Acres
- Provided Parks: 6.45 Acres

Landscape buffers are provided along Lemon Gulch, E. Richlawn Drive, Crowfoot Valley Road and along the internal residential collector to buffer the homes from the roads. The buffer along E. Richlawn Drive will be a minimum of 50 feet in depth. The buffer meanders and will be heavily landscaped. A fence is proposed at the rear lot lines and the landscaping within the buffer will be on the Richlawn side of the fence. The lot orientation varies to avoid a wall effect. A buffer ranging from a minimum of 50 feet to more than 100 feet is provided along Crowfoot Valley Road. Any fencing will be located along the rear and side lot lines with the proposed landscaping located between the fence and the road.

A regional trail is provided along the south side of Lemon Gulch and within the landscape buffer along Crowfoot Valley Road. A connection point is provided in the northeast corner of the site which may eventually connect through the PWSD property and eventually tie into the Cherry Creek Trail System. It is anticipated that the regional trail along Lemon Gulch and Crowfoot Valley Road will eventually connect to the trail system being constructed as part of the Hess Ranch development.

Environmental impacts of developing the site will be minimal. The existing land has no unique or significant environmental features except for the Lemon Gulch 100-year floodplain which will be maintained and improved in accordance with Urban Drainage and Flood Control District requirements.

Lighting will meet the Town's requirements. Street within the neighborhood will be asphalt with concrete curb and gutters. Trees will line the streets to soften the street edge and separate pedestrians from traffic. Covenants, conditions and Restrictions (CC&Rs) will be established to govern the use of the neighborhood. The CC&Rs will address items such as homeowner improvements, refuge, domestic pets, interaction with wildlife, lighting on private lots, noise, parking, etc. Meritage Homes is a nationally recognized builder whose intent is to build a high-quality neighborhood that fits into the fabric of the overall community.

Open rail fencing is proposed along all parks and open space. A six-foot-high privacy fence with masonry columns will be provided along the rear and sides of lots along Crowfoot Valley Road, E. Richlawn Drive and along the internal collector street. A six-foot-high privacy fence is provided for homes along internal lot lines and where adjacent to the Richlawn neighborhood.

3. Water and Sewer Systems

The property is in the inclusion process with the Parker Water and Sanitation District (PWSD). Utility infrastructure will be provided to serve the residents in accordance with the District's requirements.

4. Powerlines

The applicant will be requesting to underground the IREA power lines that run parallel to Crow Foot Valley Road.

5. Schools

It is the applicant's preference to provide cash-in-lieu of land dedication to meet the school district's needs. There are several existing and planned schools in the vicinity of the site that will provide educational facilities for the students generated from the development of Meadowlark. Coordination with the school district will be ongoing to determine how to meet the needs of the District. The applicant will provide a capital mitigation fee to meet the needs for facilities within the District.

6. Lemon Gulch

As part of the development of the site, improvements as identified and agreed upon with the Town of Parker and Urban Drainage and Flood Control District Study will be provided for the stabilization of Lemon Gulch. The limits of the regulatory floodplain are also shown on the Preliminary Plan. It is anticipated that the improvements to Lemon Gulch will not necessitate a Conditional Letter of Map revision (CLOMR).

7. Drainage Facilities

It is anticipated that the site will be developed as three filings. Two ponds are proposed so that each filing has the infrastructure to stand alone. The ponds have been designed in accordance with SDECM standards

8. Proposed Roadways/Access

A Traffic Impact Study was included with the rezoning application. The study analyzes necessary improvements, the functionality of the roads and proposed intersections and the potential impacts to the surrounding area. Necessary improvements to the existing and proposed road systems have been defined in the Annexation Agreement. A summary follows.

Crowfoot Valley Road

Improvements to Crowfoot Valley Road to be provided as part of this development by the builder/developer including ½ of the widening required for a 4-lane arterial section with acceleration, deceleration and turn lanes, sidewalks, and a proportionate share of a traffic signal at the intersection of the proposed residential collector with Crowfoot Valley Road.

E. Richlawn Drive

Secondary access for the proposed subdivision will be from E. Richlawn Drive. The collector street will be improved from Crowfoot Valley Road to the intersection of E. Richlawn Drive and the entry street into the neighborhood. The road will be designed and constructed in accordance with Douglas County and Town of Parker Regulations including the review, approval and acquisition of necessary permits.

Residential Collector Street

A residential collector street is proposed through Meadowlark from the intersection with Crowfoot Valley Road to the eastern property line providing for future access for the lands to the east between Meadowlark and Cherry Creek. The road will be designed in accordance with Town of Parker Standards.

9. Community Services

Community services will be provided by Southeast Metro Fire Department, the Town of Parker Police Department, Douglas County School District, Douglas County Library District, Parker Water & Sanitation District, Century Link, Xcel Energy, IREA and Comcast Cable. These entities are currently providing services to the adjacent development, therefore enabling easy access and extension of services.

Overall, the proposed Sketch Plan and Preliminary Plan are in compliance with the proposed Annexation and Zoning, have been designed to be compatible with the surrounding existing and proposed developments and land uses, and meet the goals and policies of Town of Parker 2035 Master Plan.

As always, we look forward to working with you and the Town of Parker to see this development to fruition.

Sincerely yours,



Karen Z. Henry, Principal