

TOWN OF PARKER COUNCIL AGENDA

August 16, 2021

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

Public comment for items that are not on the agenda may be made in person, by Zoom or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person, electronically through the website or via Zoom, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments provided electronically through the website that are provided by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

Virtual Public Participation by Zoom Webinar: Instructions on how to participate in the public comment or public hearing part of the meeting are available by viewing the individual Town Council meeting listings on the Town's online calendar at www.parkeronline.org/calendar.

Public Viewing Only - Facebook Live: Town Council meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through Facebook Live.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 5:00 P.M. – Call to Order Town Council Meeting and Roll Call
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.

2. SPECIAL PRESENTATIONS

- **Teen Court Recognition – 9/11 Flag of Honor Across American Memorial**

3. PUBLIC COMMENTS (No action will be taken on these items.) *Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.*

4. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

5. PRESENTATION OF FINANCIAL STATEMENTS BY CLIFTONLARSONALLEN LLP

6. CONSENT AGENDA

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. APPROVAL OF MINUTES - August 2, 2021

B. Parker North, 1st Amendment, Tract D Property Annexation

Department: Community Development, Bryce Matthews

Second Reading: September 7, 2021

1. ORDINANCE NO. 2.277 - First Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Town Parker North, 1st Amendment, Tract D Property

2. ORDINANCE NO. 3.359 - First Reading

A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Town Parker North, 1st Amendment, Tract D Property to PF-Public Facilities District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

C. ORDINANCE NO. 3.308.3 - First Reading

A Bill for an Ordinance to Amend the Anthology North Development Plan Second Amendment Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, BrieAnna Simon

Second Reading: September 7, 2021

D. RESOLUTION NO. 21-035

A Resolution Assigning and Transferring to Douglas County Housing Partnership All of the Town of Parker's 2021 Private Activity Bond Volume Cap Allocation from the State Ceiling for Private Activity Bonds, and Authorizing the Execution and Delivery of an Assignment and Other Documents in Connection Therewith

Department: Community Development, Bryce Matthews

E. CONTRACTS OVER \$100,000

1. *Downtown Circulation Improvements (CIP21-018)*
 Amount: \$1,236,809.00
 Contractor: T & M Construction, LLC
 Department: Engineering and Public Works, Tom Gill

2. *Motsenbocker Road and Hess Road Widening and Intersection Improvements (CIP21-001)*
 Amount: \$1,368,617.55
 Contractor: Villalobos Concrete, Inc.
 Department: Engineering and Public Works, Tom Gill

7. PUBLIC HEARINGS

A. OLDE TOWN AT PARKER F2 - Sketch and Preliminary Plan

Applicant: Bill Mahar, Norris Design
Location: Generally located south side of Mainstreet between Jordan Road and
Motsenbocker Road
Department: Community Development, Stacey Nerger
TRAKiT No.: SUB20-038 and SUB20-039

B. OLDE TOWN 1A AMD 2 LOT 4A - Use By Special Review

Applicant: Advanced Pet Care of Parker
Location: East of Jordan Road, North of Cedar Gulch Parkway
Department: Community Development, BrieAnna Simon
TRAKiT No.: Z21-009

8. PUBLIC COMMENTS CONTINUED IF NECESSARY

9. ADJOURNMENT

Parker Town Council

Executive Session Agenda

August 16, 2021

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

1. Community Development Block Grant (CDBG) Program

“To consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f).”

2. Town Administrator Evaluation Process
3. Town Attorney Evaluation Process

**TOWN OF PARKER COUNCIL
MINUTES
AUGUST 2, 2021**

Mayor Jeff Toborg called the meeting to order at 5:09 p.m. All Councilmembers were present.

Town Attorney Jim Maloney announced that topics for discussion in Executive Session were four (4) items. Under C.R.S. § 24-6-402(4)(e) there were two (2) items; the first item was concerning My Mainstreet proposed purchase of PACE Lot 2, East Main and Pine Curve parcels; the second item was concerning an Annexation Agreement between the Town and the Parker Water and Sanitation District dated May 4, 2009, concerning the dedication of right-of-way for J. Morgan Boulevard. Under C.R.S. § 24-6-402(4)(b) there were two (2) items; the first item was to hold a conference with the Town's attorney to receive legal advice on specific legal questions concerning H.R. 1319, The American Rescue Plan Act of 2021 (Eligible Projects); and the second item was to hold a conference with the Town's attorney to receive legal advice on specific legal questions concerning Section 2.5 of the Home Rule Charter of the Town of Parker concerning the residency qualifications to run for Town Council.

EXECUTIVE SESSION

Joshua Rivero moved and John Diak seconded to go into Executive Session at 5:10 p.m. to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), and to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Todd Hendreks moved and Joshua Rivero seconded to come out of Executive Session at 6:25 p.m.

The motion was approved unanimously.

Joshua Rivero moved and Cheryl Poage seconded to recess the regular Town Council meeting until 7 p.m.

REGULAR MEETING

Mayor Toborg reconvened the meeting at 7 p.m.

Autumn (inaudible) led the Pledge of Allegiance.

PARKER CHAMBER OF COMMERCE UPDATES

Brian Taylor, Chair of the Chamber Board introduced TJ Sullivan the new Executive Director.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Kris Schnell provided an update on DBA activities for the month.

PUBLIC COMMENTS

There were two written general public comments that will be attached to the approved minutes.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings they attended since the last Council meeting.

CONSENT AGENDA

A. *APPROVAL OF MINUTES - July 19, 2021*

B. *Final Design Contract for North Parker Road*

Amount: Felsburg, Holt, and Ullevig

Contractor: \$380,240

Department: Engineering and Public Works, Alex Mestdagh

Cheryl Poage moved to remove item 6B from the Consent Agenda.

The motion died due to a lack of a second.

Joshua Rivero moved to approve Consent Agenda items 6A and 6B.

Todd Hendreks seconded the motion.

The motion was approved by a 4-1 vote. (Poage voted no.)

CONTRACTS OVER \$100,000**Axon Professional Services Agreement**

Amount: \$185,136

Contractor: Axon

Department: Police, Deputy Chief Combs

The Town entered into a multi-year professional services agreement with Axon for the purchase, delivery, use and support of products and services for the police department's body worn cameras, fleet, and interview cameras. This is the third year of the contract.

Cheryl Poage moved to approve the professional services contract with Axon.

Todd Hendreks seconded the motion.

The motion was approved unanimously.

PUBLIC HEARINGS**ANTHOLOGY NORTH - Sketch Plan - Segment 1 and Preliminary Plan - Segment 1A**

Applicant: John Pestwich, PCS Group
Location: Generally located south of Hess Road between Chambers Road and Motsenbocker Road
Department: Community Development, BrieAnna Simon
TRAKiT No.: SUB20-005 and SUB20-006

Mayor Toborg opened the Public Hearing at 7:33 p.m., and began by stating the issue with the firehouse is not a part of this application. The application regarding the firehouse will be heard at a later date.

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

The applicant, PCS Group, is requesting the approval of the Sketch Plan for Segment 1 and a Preliminary Plan for Segment 1A of the Anthology North development.

The Sketch Plan application for all of Segment 1 is for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space.

The Preliminary Plan application for all of Segment 1A is for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space.

The future preliminary plan for Segment 1B and 1C will accommodate the remaining units and acreage outlined in the Segment 1 Sketch Plan. The request for the approval of the Sketch and Preliminary Plans is consistent with the approved Anthology North PD zoning and the Waiver Resolution approved by Town Council in May of 2019, that allows the applicant to process the subdivision of the property in segments.

The approval of the sketch and preliminary plans does not formally create the lots or allow for construction of the associated improvements. Instead, the approval of the applications will allow for the applicant to prepare final plats consistent with the Sketch and Preliminary Plans. The Final Plats will create the lots, create tracts for open space, parks and other uses, as well as finalize the necessary improvements associated with the development. Under the Waiver Resolution Amendment approved by Town Council on May 23, 2021, no final plat approvals may be granted until the Preliminary Plan for Segments 1B and 1C has been approved by Town Council.

The Planning Commission heard these items on July 8, 2021, and unanimously recommended approval.

Applicant:

John Pestwisch, PCS Group, 200 Kalamath St, Denver, Colorado 80223 presented. He noted they are renaming Anthology to Tanterra. He reviewed the Sketch Plan 1 and Preliminary Plan 1A for Council. The fire station issue will be addressed under a separate application on August 12, 2021, with the Planning Commission and September 7, 2021, with Town Council.

Public Comment:

The following individuals had concerns about the Sketch Plan and Preliminary Plan and how the development will impact the surrounding neighborhoods:

- Alan Meshberg, 1598 Indian Brook Circle, also wanted dates for the firehouse discussion (August 12 Planning Commission and September 7 Town Council)
- David Arndt, 12875 Billingsley Trail, commented that there are water problems in the area. He asked if there has been a study to show that a bigger water problem is not being created
- Tejendra Dhakal, 12723 Buffington Trail, presented a petition signed by 94 subdivision residents regarding SUB20-005 and SUB20-006 and read the petition into the record
- Andrew Kuhlmann, 12677 Buffington Trail, wants the area to be less dense
- Glenda Wilson, 17726 Emilia Drive, spoke about water issues in the area and drainage problems, would like help with the wildlife when it becomes a problem in the near future
- James Barstad, 12845 Billingsley Trail, there are huge water issues in the area and there seems to be a groundwater issue, trees are dead and the sump pump runs every four minutes
- Helen Park, 12677 Buffington Trail, the area will look like Highlands Ranch
- Gene Kozlowski, 17071 E. Emilia Drive, has drainage problems
- George Vareldzes, 12705 Buffington Trail, water problems, open space encroachment
- Ian Elfner, 15750 E Indian Rose Circle, the fire station needs to be moved
- Andrea Poole, 12693 Buffington Trail, stated the open space issue was misled by their developer, there are water issues in their neighborhood, and asked if any environmental impact studies are being done on the area
- Rich Sanders, 15786 East Indian Brook Circle, asked that the fire station be moved and asked that the noise on Hess Road be addressed with the development
- Nicholas Robinson, 12711 Buffington Trail, concerned about water and concrete issues
- Nicole Barton, 15774 East Indian Rose Circle, concerned about the fire station, as well as the water and wildlife issues in the area
- Jaqueline Carter, 15792 East Indian Brook Circle, concerned about the fire station

Applicant John Pestwisch responded to the neighbors' concerns regarding the development:

- They will look into the groundwater issue to make sure it doesn't happen in this area. Drainage will not go onto the adjacent properties.
- He noted that keeping the open areas natural will aid in wildlife management.
- He reported that all required studies have been done, such as environmental studies. Any study results have been uploaded to the Town's Trakit system and are viewable.

The Public Hearing was closed at 8:54 p.m.

1. Sketch Plan - Segment 1

Joshua Rivero moved to approve the Anthology North Sketch Plan for Segment 1A, 1B, and 1C.

Todd Hendreks seconded the motion.

The motion passed 4-1. (Poage voted no.)

2. Preliminary Plan - Segment 1A

Joshua Rivero moved to approve the Anthology North Preliminary Plan for Segment 1A, subject to the condition that the preliminary plans for Segment 1B and 1C must be approved by Town Council prior to the recordation of the first final plat for Segment 1A, as outlined in the Partial Waiver Resolution Amendment contained in Resolution 21-022.

Anne Barrington seconded the motion.

The motion passed 4-1. (Poage voted no.)

ORDINANCES

A. North Parker Road Operational Improvements

Department: Engineering and Public Works, Alex Mestdagh

The Town is currently in the design phase for the North Parker Road Operational Improvements between Lincoln Avenue and E-470. The main goal of this project is to increase the travel lanes on Parker Road and improve vehicular mobility, which currently experiences heavy congestion during rush hour. Proposed improvements include widening and/or connecting current acceleration/deceleration lanes on Parker Road in both the northbound and southbound directions between Lincoln Avenue and E-470. The project also proposes to repurpose existing dedicated turning lanes to shared thru-turning lanes, providing additional capacity for thru traffic during peak hours. Improvements to pedestrian facilities in the corridor are also proposed, including a multi-use trail/sidewalk on the east side of Parker Road to connect the Baldwin Gulch Trail and the Pine Lane intersection, and expand sidewalk north of Pine Lane adjacent to the Bowie property to connect to the existing sidewalk to the north.

Later phases of improvements will be needed to implement additional operational improvements on this stretch of Parker Road.

Staff is proposing to leverage outside funds from several entities in order to fund this project. This project was selected for funding through the Douglas County Subregion of the Denver Regional Council of Governments (DRCOG). The proposed funding is \$1.4M of Federal Congestion Mitigation and Air Quality Improvements (CMAQ) dollars and \$1.1M of state

dollars for a total of \$2.5M. The Federal CMAQ funds are part of a national program available to local governments to address congestion issues and improve air quality in accordance with the Clean Air Act. The state funds are from the FASTER program, which is focused on addressing roadway safety issues, and from the Multi-modal Options Fund (MMOF), which focuses on multi-modal transportation improvements such as the pedestrian improvements proposed by this project. Douglas County has also pledged an additional \$500,000 toward the construction cost, for a grand total of \$3M in outside funding for this project. The construction cost is currently estimated at approximately \$4M.

The IGAs with CDOT and Douglas County are necessary in order to codify these outside funding contributions. The Douglas County IGA is a straightforward document that is in line with previous IGAs agreed to between the Town and County. The CDOT IGA encompasses both state and federal funding, and thus is much more complicated due to the requirements for a project receiving federal funding. Most of these requirements involve documentation of project elements and contractor policies and practices, some of which can be placed upon the contractor as a condition of the construction contract. Staff plans to utilize the consultant that will perform the construction administration to assist in compiling and tracking the remainder of the information.

This project is proposed to move into the final design phase later this summer. The Town anticipates that construction will begin in the summer or fall of 2022, with project completion in 2023.

Public Comment: None.

1. ORDINANCE NO. 9.336 Second Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the Board of County Commissioners of the County of Douglas Regarding Cost Sharing for Parker Road Operational Improvements Project (Lincoln Avenue to Pine Lane)

Todd Hendreks moved to approve Ordinance No. 9.336 on second reading.

Anne Barrington seconded the motion.

The motion was approved unanimously.

2. ORDINANCE NO. 9. 337 Second Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the State of Colorado Acting By and Through the Colorado Department of Transportation Concerning Operational Improvements: Lincoln Avenue to Pine Lane (Project # C M039-007 (24455) & MTF M039-009 (24467))

Todd Hendreks moved to approve Ordinance No. 9.337 on second reading.

Anne Barrington seconded the motion.

The motion was approved unanimously.

B. ORDINANCE NO. 9.338 - Second Reading

A Bill for an Ordinance Approving the Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17, Project No. 108522) by and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker

Department: Engineering and Public Works, Michael Grabczyk

The Town of Parker and the Mile High Flood District (MHFD - formerly the Urban Drainage and Flood Control District) have identified the Upper Jordan Road Tributary as a reach of major drainageway requiring rehabilitation to support existing and future Town growth. The Town and MHFD intend to partner in funding and managing the design and construction of the improvements by executing an intergovernmental agreement (IGA).

The Town of Parker and MHFD have partnered previously to design and construct several major drainageway projects within the Town. This reach is located within the Bradbury Ranch development and has been identified as an area of concern for flood conveyance and long-term maintenance. The reach contains two in-line stormwater ponds and has experienced aggradation or sediment accumulation overtime, as well as an immense growth of cattails causing a reduction in flood conveyance. Additionally, the elevation and design of the contributing storm outfalls are not conducive to long-term maintenance. This project is anticipated to propose the installation of channel improvements such as outfall forebays, channel widening for increased flood conveyance, selective relocation and dredging of cattail areas, and retrofitting of existing concrete storm structures. This IGA will fund the final design in 2021 and contribute partially towards construction funding in 2022.

Public Comment: None.

Joshua Rivero moved to approve Ordinance No. 9.336 on second reading.

Todd Hendreks seconded the motion.

The motion was approved unanimously.

C. ORDINANCE NO. 9.339 - Second Reading

A Bill for an Ordinance Approving the Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Newlin Gulch at Recreation Drive (Agreement No. 21-05.23, Project No. 108504) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker

Department: Engineering and Public Works, Michael Grabczyk

Joshua Rivero moved to continue Ordinance 9.339 to September 20, 2021, for second reading.

Cheryl Poage seconded the motion.

The motion was approved unanimously.

ADJOURNMENT

Joshua Rivero moved and Cheryl Poage seconded to adjourn the meeting at 9:21 p.m.

The motion was approved unanimously.

Chris Vanderpool, Acting Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: August 16, 2021

Submitted By: Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **Parker North, 1st Amendment, Tract D Property Annexation**
Department: Community Development, Bryce Matthews
Second Reading: September 7, 2021

EXECUTIVE SUMMARY

The Town of Parker owns a small parcel known as Parker North Tract D located on the east side of Parker Road (northbound) between Lincoln Avenue and Parkglenn Drive. The Town is proposing to annex and zone the parcel to PF-Public Facilities. It is planned for a future multi-use trail project as part of the Town's long-term goal of improving multi-modal access in the Parker Road Corridor including pedestrian/bicycle mobility and safety.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The proposal is to concurrently annex and zone a Town-owned parcel in the manner provided by state law and the Land Development Ordinance.

The Parker North Tract D parcel, currently in unincorporated Douglas County, is located in the Parker Road Corridor and was a remnant of the Parker North residential neighborhood. The subject parcel is approximately 0.27 acres in total area and was conveyed by Douglas County to the Town in September 2020. The purpose of the acquisition was to provide the opportunity for a future multi-use trail along Parker Road and create an enclave for the potential annexation of unincorporated land on the west side of Parker Road in the future.

The Town is processing an annexation for the Parker North Tract D parcel and proposes to zone the property PF-Public Facilities. The PF zoning will permit future public improvements such as a multi-use trail and associated grading or drainage if necessary. In addition, it will close a gap in the Town's border on the east side of Parker Road to create an enclave whereby the Town surrounds land within unincorporated Douglas County south of NAPA Auto Parts on the west side of Parker Road that may be annexed in the future after a period of three (3) years from annexation has elapsed.

The Parker North Tract D Property is located within the Town's Planning Area for future growth and development, is identified in the 2020 Three-Mile Plan as an annexation opportunity and is recommended for future annexation in the Parker 2035 Master Plan. Our review of the annexation map indicates that the subject property satisfies the contiguity requirement of the Municipal Annexation Act of 1965, specifically C.R.S. § 31-12-104(a). The proposed annexation is consistent with the Town Master Plan, Parker Road Corridor Plan and land use policies for future growth and development.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Vicinity Map
2. Ordinance 2.277
3. Ordinance 3.359
4. Annexation Map
5. Zoning Map
6. Planning Commission Staff Report

RECOMMENDED MOTION

1. I move to approve Ordinance No. 2.277 on first reading and to schedule second reading for September 7, 2021, as part of the consent agenda.
2. I move to approve Ordinance No. 3.359 on first reading and to schedule second reading for September 7, 2021, as part of the consent agenda.

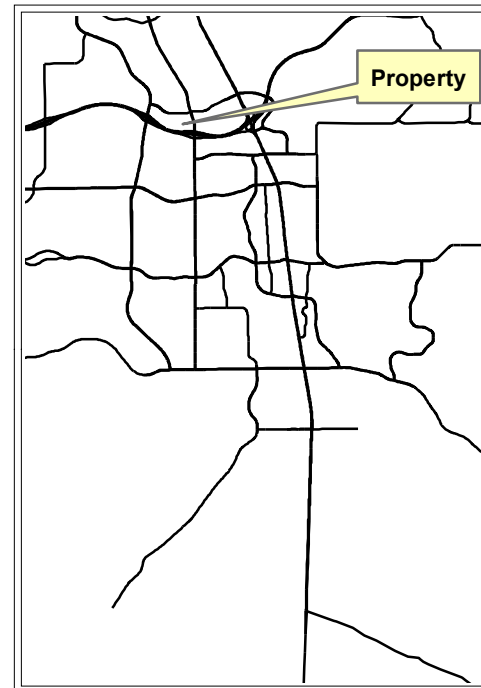


PARKER
COLORADO

Tract D Annexation

Annexation

Case No. ANX21-003



Legend

-  Site
-  Roads

Narrative:
Proposed annexation
of a portion of right of way.
Parcel is currently in
Douglas County.

Planner: Krista Flynt
Hearing Schedules:

Town Council:
July 19, 2021
September 7, 2021



ORDINANCE NO. 2.277, Series of 2021

TITLE: A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE TOWN PARKER NORTH, 1ST AMENDMENT, TRACT D PROPERTY

WHEREAS, the property described in attached **Exhibit A**, being in the County of Douglas, State of Colorado, is owned solely by the Town of Parker and is not solely a public street or right-of-way;

WHEREAS, the Town Council of the Town of Parker, Colorado, as required by law, determined the eligibility for annexation of that property described in attached Exhibit A; and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the eligibility for annexation of that property described in attached Exhibit A, and concerning the conformance of the proposed annexation to the applicable law in the annexation policy of the Town of Parker, Colorado.

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

Section 1. The annexation by and to the Town of Parker, State of Colorado, of that property described in attached Exhibit A, situated, lying, and being in the County of Douglas, State of Colorado, meets all requirements of law and the annexation policy of the Town of Parker, and therefore, the said annexation is hereby approved and made effective.

Section 2. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the Municipal Laws of the State of Colorado pertaining to towns and to all ordinances, resolutions, rules and regulations of the Town of Parker.

Section 3. Considering all of the foregoing, and based on the conviction that annexation of this property to the Town of Parker will serve the best interests of the Town of Parker and the owner(s) of the territory to be annexed, the unincorporated territory described in Exhibit A, which is attached hereto and made a part hereof, is hereby annexed to the Town of Parker, Colorado.

Section 4. The Town Clerk shall file for recording three (3) certified copies of the Annexation Ordinance and three (3) certified copies of the Annexation Map with the Clerk and Recorder of the County of Douglas, State of Colorado.

Section 5. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Douglas County Clerk and Recorder.

Section 6. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. This Annexation shall become effective within ten (10) days of the publication date of this Ordinance, except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Annexation Ordinance.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING A PORTION OF BALDWIN AVENUE AS SHOWN ON THE PLAT OF PARKER HEIGHTS FILING NO. 1, RECORDED AT RECEPTION NO. 113057 AND A PORTION OF TRACT D, PARKER NORTH, 1ST AMENDMENT, RECORDED AT RECEPTION NO. 9461273, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY, COLORADO, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, WHENCE THE SOUTHERLY BOUNDARY OF SAID TRACT D BEARS SOUTH 68°59'26" EAST, A DISTANCE OF 342.09 FEET, BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5830.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°35'32" WEST;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT D, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'04", AN ARC LENGTH OF 115.43 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT D AND THE SOUTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT D AND THE SOUTHERLY RIGHT-OF-WAY OF BALDWIN AVENUE, SOUTH 68°59'26" EAST, A DISTANCE OF 17.05 FEET;

THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID TRACT D AND THE SOUTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE, NORTH 07°54'31" WEST, A DISTANCE OF 68.55 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE AND THE SOUTHERLY BOUNDARY OF LOT 2, PARKER KEYSTONE MINOR DEVELOPMENT AMENDMENT NO.2, RECORDED AT RECEPTION NO. 2018007786 OF SAID RECORDS;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE AND THE SOUTHERLY BOUNDARY OF SAID LOT 2, SOUTH 68°59'11" EAST, A DISTANCE OF 49.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE AND THE SOUTHEAST CORNER OF SAID LOT 2, SOUTH 00°29'15" EAST, A DISTANCE OF 64.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE AND THE NORTHERLY BOUNDARY OF SAID TRACT D;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE AND THE NORTHERLY BOUNDARY OF SAID TRACT D, SOUTH 68°59'26" EAST, A DISTANCE OF 62.23 FEET;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE AND THE NORTHERLY BOUNDARY OF SAID TRACT D, SOUTH 21°07'08" WEST, A DISTANCE OF 99.98 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT D;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT D, NORTH 68°59'26" WEST, A DISTANCE OF 61.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.270 ACRES (11,744 SQUARE FEET), MORE OR LESS.

ORDINANCE NO. 3.359, Series of 2021

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE TOWN PARKER NORTH, 1ST AMENDMENT, TRACT D PROPERTY TO PF-PUBLIC FACILITIES DISTRICT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Finding of Fact.

a. Application has been made for zoning certain property described in attached **Exhibit A** within the Town of Parker, Colorado, as PF-Public Facilities District pursuant to the Town of Parker Land Development Ordinance.

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

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

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

e. The requirements contained in Section 13.04.240(f) of the Parker Land Development Ordinance are satisfied for zoning the Property to PF-Public Facilities, as described in the Parker Land Development Ordinance.

Section 2. The Property is hereby zoned PF-Public Facilities District as provided in the Town of Parker Land Development Ordinance.

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

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

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

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING A PORTION OF BALDWIN AVENUE AS SHOWN ON THE PLAT OF PARKER HEIGHTS FILING NO. 1, RECORDED AT RECEPTION NO. 113057 AND A PORTION OF TRACT D, PARKER NORTH, 1ST AMENDMENT, RECORDED AT RECEPTION NO. 9461273, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY, COLORADO, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, WHENCE THE SOUTHERLY BOUNDARY OF SAID TRACT D BEARS SOUTH 68°59'26" EAST, A DISTANCE OF 342.09 FEET, BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5830.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°35'32" WEST;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT D, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'04", AN ARC LENGTH OF 115.43 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT D AND THE SOUTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT D AND THE SOUTHERLY RIGHT-OF-WAY OF BALDWIN AVENUE, SOUTH 68°59'26" EAST, A DISTANCE OF 17.05 FEET;

THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID TRACT D AND THE SOUTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE, NORTH 07°54'31" WEST, A DISTANCE OF 68.55 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE AND THE SOUTHERLY BOUNDARY OF LOT 2, PARKER KEYSTONE MINOR DEVELOPMENT AMENDMENT NO.2, RECORDED AT RECEPTION NO. 2018007786 OF SAID RECORDS;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID BALDWIN AVENUE AND THE SOUTHERLY BOUNDARY OF SAID LOT 2, SOUTH 68°59'11" EAST, A DISTANCE OF 49.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

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CONTAINING AN AREA OF 0.270 ACRES (11,744 SQUARE FEET), MORE OR LESS.

PARKER NORTH 1ST AMENDMENT TRACT D ANNEXATION MAP TO THE TOWN OF PARKER

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BALDWIN AVENUE AS SHOWN ON THE PLAT OF PARKER HEIGHTS FILING NO. 1, RECORDED AT RECEPTION NO. 113057 AND A PORTION OF TRACT D, PARKER NORTH, 1ST AMENDMENT, RECORDED AT RECEPTION NO. 9461273, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY, COLORADO, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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GENERAL NOTES

1. BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF TRACT D, PARKER NORTH, 1ST AMENDMENT RECORDED AT RECEPTION NUMBER DC9461273 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY, COLORADO, ASSUMED TO BEAR SOUTH 68°59'26" EAST.

2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.

3. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

4. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

TOWN COUNCIL ACCEPTANCE

ACCEPTED BY THE PARKER TOWN COUNCIL THIS _____ DAY OF _____ 2021.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, GERALD E. BOYSEN JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

GERALD E. BOYSEN JR.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 32428
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE:
PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____

2021 A.D., AT _____ A.M./P.M. AND WAS RECORDED AT

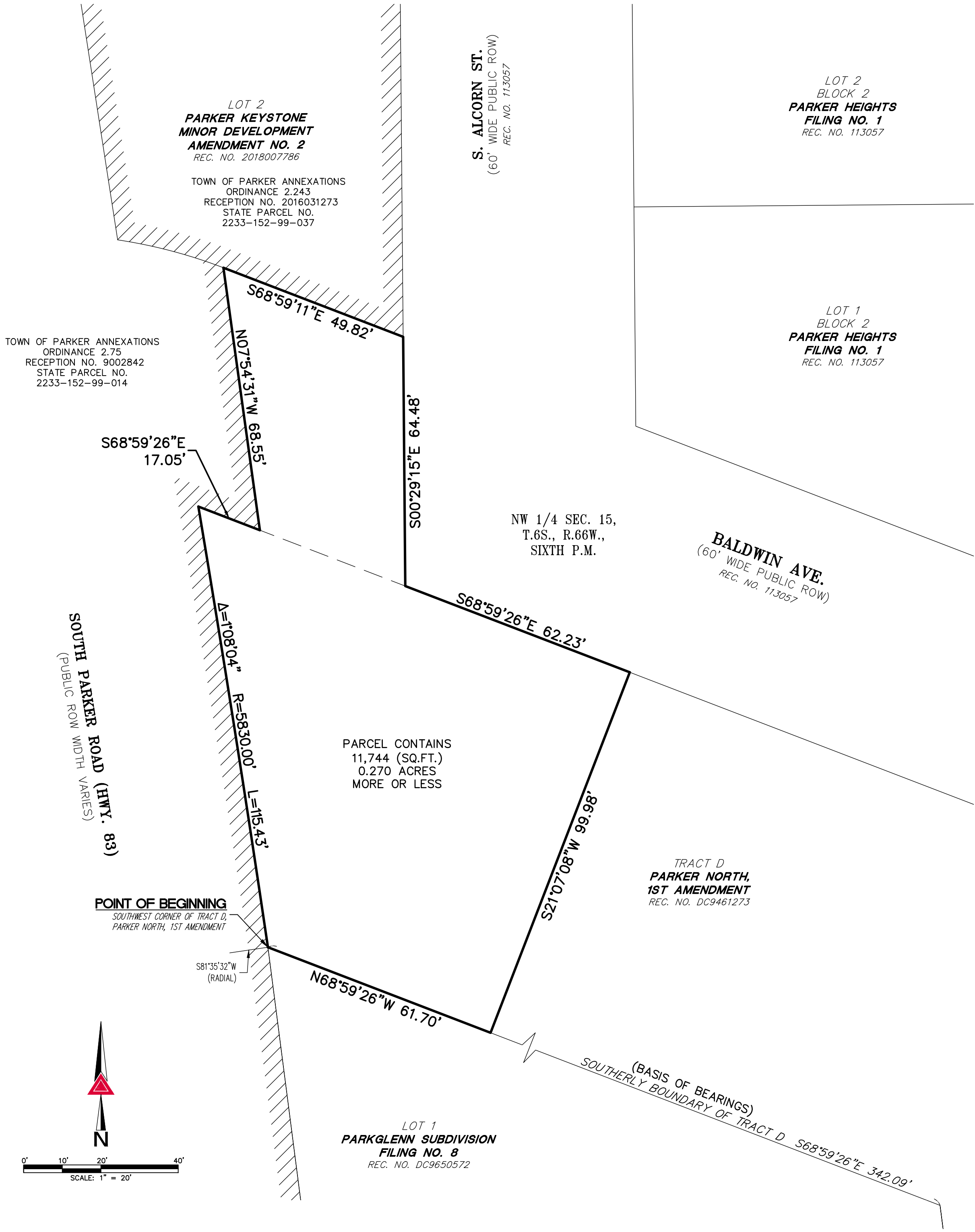
RECEPTION NO. _____

COUNTY CLERK AND RECORDER

CONTIGUITY
TOTAL PERIMETER = 539.23'
CONTIGUOUS PERIMETER = 250.84'
1/6 TOTAL PERIMETER = 89.87'
TOTAL AREA = 0.270 ACRES±

LEGEND

———— ANNEXATION BOUNDARY
////////// CONTIGUOUS BOUNDARY
———— LOT OR PARCEL LINE



300 East Mineral Ave., Suite 1
Littleton, Colorado, 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com



PARKER NORTH 1ST AMENDMENT
TRACT D ANNEXATION MAP TO THE TOWN OF PARKER
DOUGLAS COUNTY, COLORADO

PREPARED FOR
TOWN OF PARKER
20120 EAST MAIN STREET PARKER, CO 80138

SHEET
ONE
OF 1 SHEETS
24920-06
JOB NO.

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



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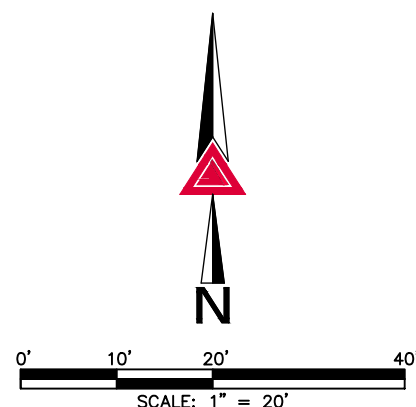
4. THIS ZONING MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

5. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

LEGEND

ZONING BOUNDARY

LOT OR PARCEL LINE





Planning Commission Staff Report

Planning Commission Date: 8/12/2021

Town Council Date: 9/7/2021

Hearing Type: Public Hearing
PARKER NORTH TRACT D – Zoning
TRAKiT No.: Z21-001

Location: Generally located on the east side of Parker Road and north of Parkglenn Way

Project Planner: Bryce Matthews, Planning Manager

Applicant(s): Town of Parker Community Development Department

Executive Summary: The applicant, the Town of Parker, is proposing to rezone a 0.27 acre parcel to Public Facilities, the property is being annexed into the Town of Parker for a future multi use trail project. The site is located on the east side of Parker Road between Lincoln Avenue and Parkglenn Drive.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Parker North Tract D Property zoning request.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Parker North Tract D Property zoning request, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the Parker North Tract D Property zoning as the request does not meet the following approval criteria:”

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

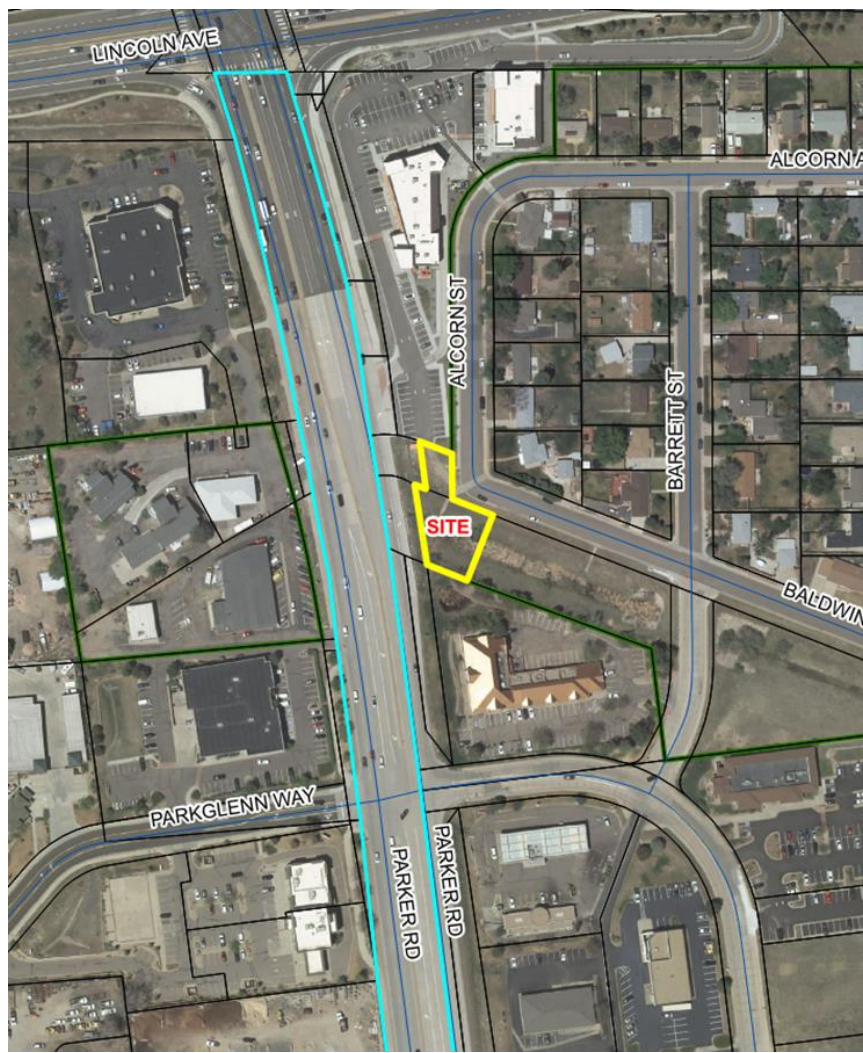
“I move the Planning Commission vote to continue the Parker North Tract D Property zoning to a future date.”

I. BACKGROUND/DISCUSSION

The subject property, known as the Parker North Tract D Property, is located in unincorporated Douglas County and is adjacent to the Town of Parker to the north, south and west. The Town is processing an enclave annexation of the Parker North Tract D Property and will zone the property PF-Public Facilities, which will allow for the construction of a multi-use trail crossing of an existing drainage swale.

The Parker North Tract D Property is located on the East side of Parker Road, North of Parkglenn Way and South of Lincoln Avenue. The subject property is approximately .027 acres and is owned by the Town of Parker. The Parker North Tract D Property is adjacent to the Town of Parker on the north, south and west. The subject property is located within the Town's Planning Area described in the Parker 2035 Master Plan and the proposed annexation is consistent with the Parker 2035 Master Plan.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
N/A	The annexation and zoning requests are the first actions by the Town related to the subject properties.

III. CURRENT SITE DATA

Existing Zoning	SR – Suburban Residential (Douglas County)		
Overlay District	N/A		
PD & Plan Area	PF – Public Facility		
Master Plan Area	Central Commercial		
Site Acreage	0.27 acres		
Subdivision	Unplatted		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	Modified C – Commercial	Mixed Office/ Commercial
South	Central Commercial	PD - Planned Development	Mixed Office/ Commercial
East	Central Commercial	Douglas County Zoning	Medium Density Residential
West	Central Commercial	C - Commercial District	Parker Road/Mixed Office/Commercial/Restaurants

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Central Commercial District:</u> The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	<u>Land Use 1.C</u> <u>Land Use 1.D</u> <u>Land Use 1.E</u>

Staff Analysis	The proposed zoning is consistent with the property's planned use as a multi-use trail. The subject property is located along Parker Road and borders the Town of Parker on three sides. This property is located within the Town's growth boundary. The annexation and zoning fulfills the Town of Parker goal of actively pursuing annexations to allow for continuity of services within the Parker 2035 Master Plan's Planning Area.
-----------------------	--

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	None	None	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	Core retail, services, offices, lodging, restaurants, entertainment, pedestrian connectivity	Multi-Use Trail	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	None	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	The proposed zoning will be compatible with the planned use of the property as a multi-use trail. The annexation and zoning fulfills the Town of Parker goal of actively pursuing annexations to allow for continuity of services within the Parker 2035 Planning Area.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Once annexed and zoned, the Town plans to construct a multi-use trail connecting Lincoln Avenue to Parkglenn Way east of Parker Road including a crossing of an existing drainage swale at this location.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

A need exists for the annexation and zoning of the subject property, for the reasons that it will (1) allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; and (2) promote orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Urban Growth Area.

Based on this analysis, staff has determined that this criterion has been met.

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

This property is located within unincorporated Douglas County and adjacent to the Town of Parker on three sides. The subject property is contiguous with the Town and is located within the Town's Planning Area as described in the Parker 2035 General Land Use Plan.

The Town has acquired this land to construct a multi-use trail on this site that will be owned by the Town.

For the reason that the subject property has been identified as property to be annexed, zoned and developed in the Town, the subject property is indeed the correct site for annexation and zoning.

Based on this analysis, staff has determined that this criterion has been met.

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

N/A

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

The property to the north developed as a commercial center in 2017. As a part of this development a multi-use trail was constructed from Lincoln Avenue to the northerly lot line of this parcel. This, along with other development and growth in the area, has caused the Town to plan a multi-use trail connection across an existing drainage swale to connect to Parkglenn Drive to the south. The zoning application for the subject property is for PF – Public Facilities District under the Town's Land Development Ordinance construction of a multi-use trail would be permitted.

Based on this analysis, staff has determined that this criterion has been met.

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

Roadway infrastructure exists around the property. No additional improvements are anticipated with the property's zoning.

Based on this analysis, staff has determined that this criterion has been met.

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

The Town does not anticipate significant additional municipal service costs with the proposed zoning with the exception of construction of the planned multi-use trail.

Based on this analysis, staff has determined that this criterion has been met.

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

No new development is proposed as part of the zoning. Therefore, no additional environmental impacts are anticipated at this time. The future multi-use trail development will be required to meet all environmental criteria set forth in the Land Development Ordinance.

Based on this analysis, staff has determined that this criterion has been met.

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

As detailed in Section IV of this staff report, the PF- Public Facilities is consistent with the objectives identified within the Parker 2035 Master Plan.

Based on this analysis, staff has determined that this criterion has been met.

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

The property is located adjacent to Parker Water and Sanitation District will require inclusion in the district. Infrastructure exists serving adjoining properties. When developed the property will be able to receive adequate services.

Based on this analysis, staff has determined that this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consultants	Minor corrections to be made on the zoning map - Corrections were made
Fire Life Safety	Approved
Douglas County Planning	No Comment
Douglas County Assessor's Office	No Comment

Parker Comprehensive Planning	Advisory Comment: The Parker 2035 Master Plan identifies this area as Central Commercial, recommending retail, lodging, service and other commercial uses. Because of the size, shape, ownership, current use and proposed use, a commercial zoning would not be appropriate for this site. The site is currently used for drainage and proposed improvements will include a multiuse trail and bridge. Uses proposed are supportive of the surrounding commercial uses and rezoning to Public Facilities aligns with the Parker 2035 Master Plan as a supporting land uses to those recommended by the Master Plan and the zoning will support the future construction of a multi-use trail thereby supporting multi modal transportation along the important Parker Road Corridor as described in the Parker Road Corridor Plan.
IREA	Advisory Comment: The Association has existing underground electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies. Any relocation of underground electric facilities for the multi use trail will be at the expense of the Town.
CenturyLink	No objections.
Comcast	No Comment
Parker Water and Sanitation District	No Comment

IX. CONCLUSION

This zoning request is being processed concurrently with the annexation application as provided by the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code and has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that the Planning Commission recommend Town Council approve the request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Draft Zoning Ordinance
2. Zoning Map

Report Approved By: Bryce Matthews, Planning Manager



Request for Town Council Action

Date: August 16, 2021

Submitted By: BrieAnna Simon, Associate Planner
Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.308.3 - First Reading**
A Bill for an Ordinance to Amend the Anthology North Development Plan Second Amendment Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith
Department: Community Development, BrieAnna Simon
Second Reading: September 7, 2021

EXECUTIVE SUMMARY

The applicant is proposing a minor amendment to the Anthology North Planned Development (PD) zoning through a revision of the Development Plan. The purpose of the PD zoning amendment is to relocate the previously approved South Metro Fire/Rescue Authority (SMFRA) fire station location from Planning Area 19 adjacent to the Horse Creek residential neighborhood to the northwest corner of the intersection of Chambers Road and Great Plain Way. The proposed relocation of the fire station will address the concerns of residents, Town Council and the Planning Commission about nuisance impacts on the Horse Creek neighborhood from emergency response activities.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Anthology North PD is generally located on the south side of Hess Road between Rueter-Hess Reservoir to the west and Motsenbocker Road to the east. The PD is currently undeveloped and is adjacent to the Horse Creek residential neighborhood to the north, Hess Ranch (Looking Glass) PD to the south and the original Anthology residential neighborhood to the east. A SMFRA fire station has been approved and planned in Planning Area 19 for many years, pre-dating the existence of the Horse Creek residential neighborhood. Despite prior public comment, it has only become feasible to address concerns about the impact of the fire station through relocation this year, now that the property owner and their development partner have decided to proceed with development and have submitted land use applications towards this end.

Notwithstanding the above, the applicant is aware of the concerns about the potential impacts of the planned fire station and has been working with SMFRA and Town staff to identify a feasible relocation site and evaluate its suitability for use as a fire station. This evaluation takes time; requires substantial coordination between the applicant, SMFRA and the Town; and can only be accomplished through an official amendment to the PD zoning. Staff is pleased to report that the three (3) parties have successfully identified a relocation site, confirmed its feasibility for fire station use at a conceptual/schematic level and have the support of SMFRA for a proposed amendment to the PD zoning moving the fire station to the interior of Anthology North. The applicant requests the approval of the proposed amendment to the PD zoning to revise the Anthology North Development Plan relocating the SMFRA fire station in Planning Area 19 to the northwest corner of Chambers Road and Great Plain Way.

At the northwest corner of Chambers Road and Great Plain Way, the proposed fire station will continue to have adequate access to arterial and collector roadways, meet SMFRA facility spacing requirements and be shifted away from existing residential uses to the north. The original, approved location of the fire station in Planning Area 19 adjacent to the Horse Creek residential neighborhood will be rezoned to open space, thereby eliminating the possibility of impacts from emergency service activity next to the Horse Creek neighborhood. The proposed amendment to the PD zoning maintains the total amount of open space required by the Annexation Agreement and the previously approved Anthology North PD. It is likely that the planning and design of the area around the fire station relocation site will occur in Segment 2 of the Anthology North PD as opposed to Segment 3, which would be the case if the fire station remained in Planning Area 19. Ultimately, SMFRA will determine at what point in the future it needs to construct a new fire station in Anthology North based upon their service planning and capital improvement plan/program.

Except for the fire station relocation and associated rezoning of Planning Area 19 to open space, the proposed amendment to the Anthology North PD zoning will maintain all of the use, bulk, density/yield and park/open space standards of the PD as approved by the Town Council. The proposed amendment to the Anthology North PD zoning is also consistent with the Parker 2035 Master Plan.

The Planning Commission will hold a public hearing for the proposed application and make a recommendation to Town Council on August 12, 2021.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**ENHANCE ECONOMIC
VITALITY**

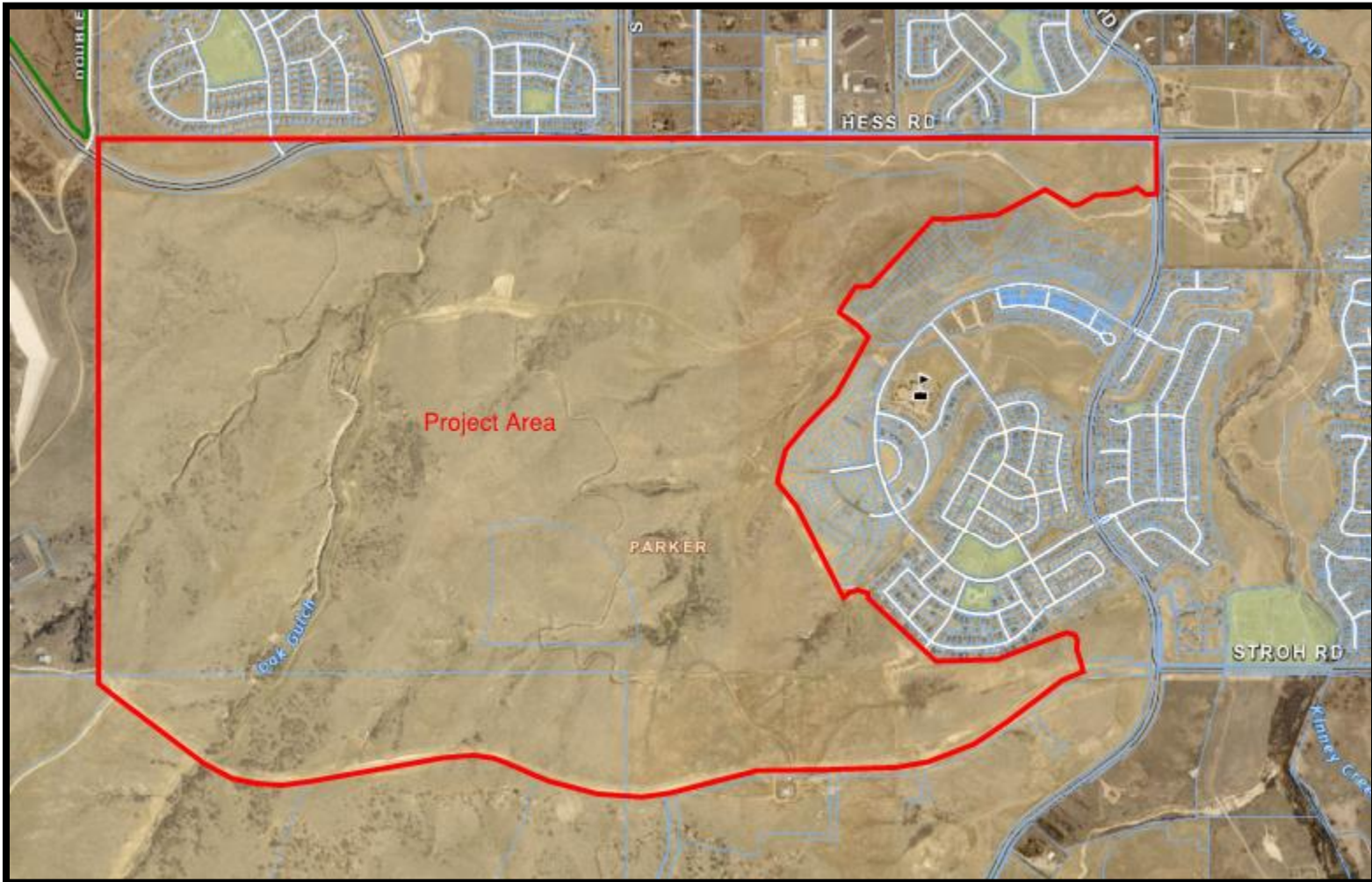
ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 3.308.3
3. Project Narrative
4. Planning Commission Staff Report
5. Rezoning Criteria Analysis
6. Proposed Development Plan
7. Existing PD Guide
8. South Metro Fire Rescue Response
9. Fire Station Concepts

RECOMMENDED MOTION

I move to approve Ordinance No. 3.308.3 on first reading and to schedule second reading for September 7, 2021, as part of the consent agenda.

Vicinity Map



ORDINANCE NO. 3.308.3, Series of 2021

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

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

Section 1. Finding of Fact.

a. Application has been made for amending the PD-Planned Development zoning for the “Anthology North Development Plan Second Amendment,” approved by the Town Council on November 16, 2020, and recorded in the Office of the Douglas County Clerk and Recorder’s Office on December 10, 2020, at Reception No. 2020121823, pursuant to the Town of Parker Land Development Ordinance.

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

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

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

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

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

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

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

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION**PARCEL C:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

LENGTH OF 207.46 FEET, (CHORD BEARS SOUTH 73 DEGREES 16 MINUTES 15 SECONDS WEST, A DISTANCE OF 195.52 FEET);
 THENCE SOUTH 34 DEGREES 33 MINUTES 03 SECONDS WEST, A DISTANCE OF 242.55 FEET;
 THENCE SOUTH 22 DEGREES 45 MINUTES 33 SECONDS WEST, A DISTANCE OF 70.00 FEET;
 THENCE SOUTH 67 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 22.61 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 57 MINUTES 39 SECONDS, A RADIUS OF 465.00 FEET, AND AN ARC LENGTH OF 170.11 FEET, (CHORD BEARS SOUTH 56 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 169.17 FEET);
 THENCE SOUTH 46 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 125.78 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 35 SECONDS, A RADIUS OF 335.00 FEET, AND AN ARC LENGTH OF 21.98 FEET, (CHORD BEARS SOUTH 48 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 21.98 FEET);
 THENCE SOUTH 46 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 25.04 FEET TO A POINT ON THE NORTHERLY LINE OF STROH RANCH FILING NO. 18A AS RECORDED AT RECEPTION NO. 2003022326 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
 THENCE SOUTH 27 DEGREES 34 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID STROH RANCH FILING NO. 18A, A DISTANCE OF 203.52 FEET TO A POINT ON THE WESTERLY LINE OF STROH RANCH FILING NO. 18A AS RECORDED AT RECEPTION NO. 2003092248 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
 THENCE ALONG THE WESTERLY LINE OF SAID STROH RANCH FILING NO. 18B, THE FOLLOWING SIX (6) COURSES:

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

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

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

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

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

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

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

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

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

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

OUT PARCEL C:

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

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

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

LTG Policy No. PIB70378536*2

Our Order No. ABC70378536*2

LEGAL DESCRIPTION

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

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

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

EXHIBIT B

Anthology North Town of Parker, Colorado

PD DEVELOPMENT GUIDE

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

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I. GENERAL PROVISIONS

A. Application

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

B. Density Standards

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

C. Density Variations

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

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

D. Planning Area Boundaries

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

E. Underground Utility Requirements

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

F. Homeowner Associations and/or Special Districts

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

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

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

II. DEFINITIONS

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

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

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

C. **Definitions:**

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

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

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

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

III. LAND USE REGULATIONS

A. Residential (SFd)

1. Intent

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

2. Uses Permitted by Right

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

3. Uses Permitted by Special Review

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

4. Development Standards

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

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

Single Family Detached Unit

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

Patio Dwelling Unit

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

Zero Lot Line Dwelling Unit

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

Duplex Dwelling Unit

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

Non-residential Land Uses

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

*subject to utility and drainage easement location

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

B. Residential (SFe)

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

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

Single Family Detached Unit

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

Patio Dwelling Unit

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

Zero Lot Line Dwelling Unit

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

Duplex Dwelling Unit

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

Townhome Dwelling Unit (including Live/Work Townhomes)

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

Non-residential Land Uses

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

*subject to utility and drainage easement location

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

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

C. Residential (THe)

1. Intent

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

2. Uses Permitted by Right

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

3. Uses Permitted by Special Review

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

4. Development Standards

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

Area.

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

Single Family Detached Unit

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

Patio Dwelling Unit

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

Zero Lot Line Dwelling Unit

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

Duplex Dwelling Unit

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

Townhome Dwelling Unit (including Live/Work Townhomes)

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

Non-residential Land Uses

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

*subject to utility and drainage easement location

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

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

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

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

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

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

Duplex - two thousand (1200) square feet

Patio Home - two thousand (2000) square feet

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

D. Mixed Use (MU)

1. Intent

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

2. Uses Permitted by Right

A. Retail

(1) Grocery store

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

a. drug stores

b. liquor stores

c. convenience grocery

(3) Specialty retail including but not limited to:

a. art gallery

b. antiques

c. artisan shops

d. gift shop

e. pet shops

f. florists, plant stores, plant nurseries

g. book store

h. stationery stores

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

j. butcher shops

k. candy stores

l. bakeries

m. doughnut shops

n. dairy product shops

o. toy and game stores

p. battery and accessory stores

q. bicycle stores

r. music stores

s. sporting goods store

t. card and gift shop

u. tobacco shop

v. cosmetic store

(4) Hardware and building material stores

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

a. junior department stores

b. craft and hobby stores

c. discount department stores

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

B. Eating and Drinking Establishments

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

C. Personal Services

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

D. Entertainment, Indoor

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

E. General Office and Professional Services

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

F. Lodging

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

G. Motor Vehicle

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

(5) car wash

H. General Government or Health Services

(1) fire stations

(2) police department substations

(3) transit facilities

I. Institution of Higher Education

J. Vocational Trade School

K. Structured Parking

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

M. Residential

1. Age Restricted Dwellings.

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

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

5. Independent Living Dwellings.

6. Assisted Living Dwellings.

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

9. Attached or detached private garages, structured parking.

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

11. Open Space.

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

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

3. Uses Permitted by Special Review

a. Group Care Facilities.

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

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

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

e. Child Care Centers.

f. Small animal veterinary clinics with no outside facilities.

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

4. Development Standards

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

E. Commercial

1. Intent

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

2. Uses Permitted by Right

A. Retail

(1) Grocery store

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

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

(3) Specialty retail including but not limited to:

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

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

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

F. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods.

2. Uses Permitted by right

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

3. Development Standards

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

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

G. Open Space (OS)

1. Intent

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

2. Uses Permitted by Right

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

4. Development Standards

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

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

ii) shall be governed by the applicable building code.

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

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

Sales and Marketing Center

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

V. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

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

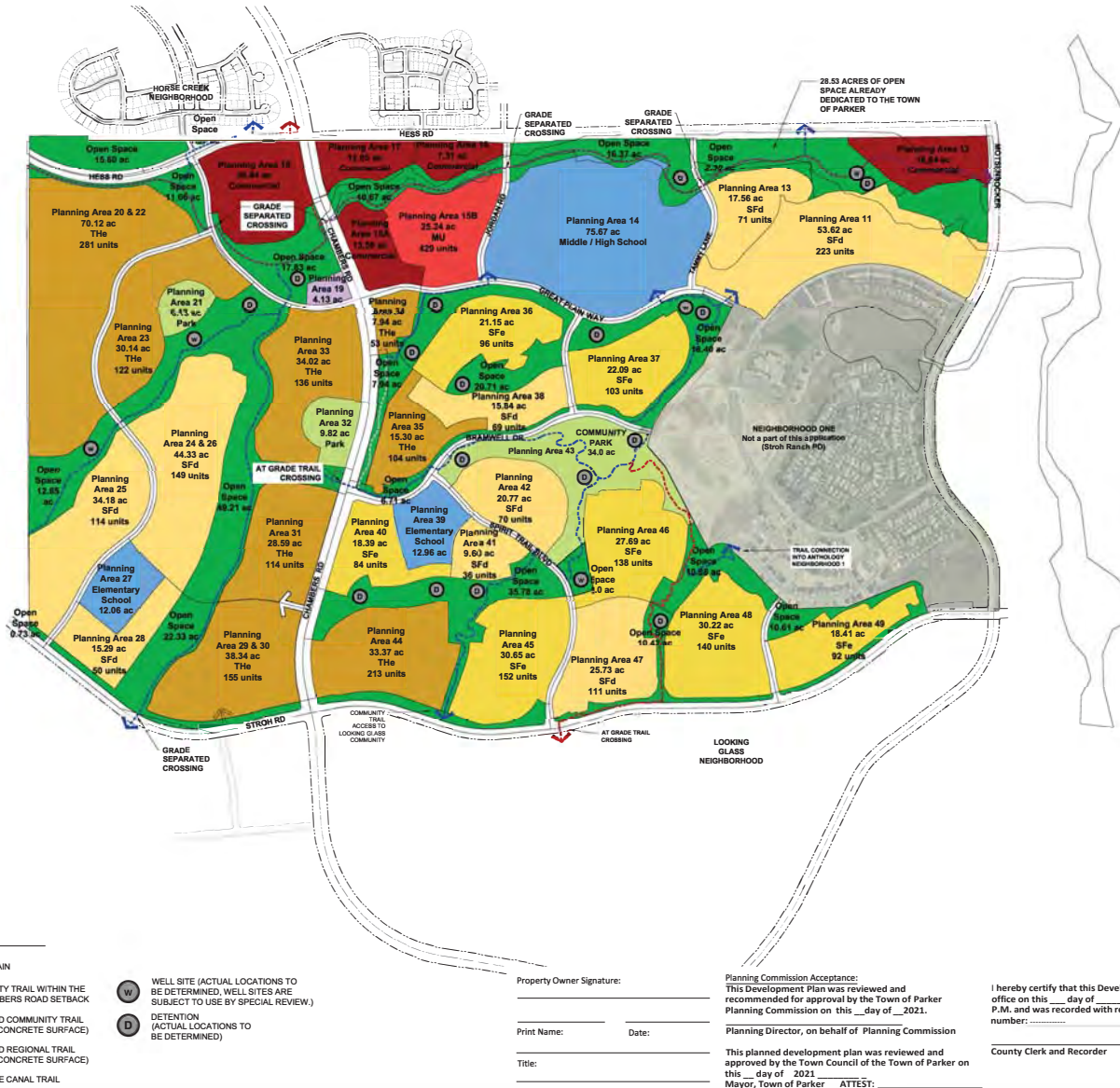
B. Effect of Recorded Plan

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

EXHIBIT C

ANTHOLOGY NORTH DEVELOPMENT PLAN

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



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

ANTHOLOGY DEVELOPMENT CHART					
Parcel #	Land Use	Gross Acres	Max. Density (per Dev. Guide)	Net Area	DU (Shown on Plan)
Pa-11	Sfd	53.62	4.5	52.81	223
Pa-12	Commercial	16.64	22.00	15.91	-
Pa-13	Sfe	17.56	6.00	16.91	71
Pa-14	School	75.67	-	71.44	-
Pa-15a	Commercial	11.02	22.00	8.80	-
Pa-15b	MU	27.81	22.00	25.96	429
Pa-16	Commercial	7.31	22.00	7.19	-
Pa-17	Commercial	12.05	22.00	10.27	-
Pa-18	Commercial	28.84	22.00	25.27	-
Pa-19	Fire Station	4.13	-	3.00	-
Pa-20 & 22	Thie	70.12	14.00	68.04	281
Pa-21	Park	6.13	-	6.13	-
Pa-23	Thie	30.14	14.00	27.44	122
Pa-24 & 26	Sfd	44.33	4.50	42.58	149
Pa-25	Sfd	34.18	4.50	31.88	114
Pa-27	School	12.06	-	10.9	-
Pa-28	Sfd	15.25	4.50	14.69	50
Pa-29 & 30	Thie	38.34	14.00	35.55	155
Pa-31	Thie	28.59	14.00	25.23	114
Pa-32	Park	9.82	-	8.34	-
Pa-33	Thie	34.02	14.00	31.24	136
Pa-34	Thie	7.96	14.00	5.96	53
Pa-35	Thie	15.30	14.00	15.3	104
Pa-36	Sfe	21.17	6.00	21.17	96
Pa-37	Sfe	22.09	6.00	21.62	103
Pa-38	Sfd	15.84	4.50	15.44	69
Pa-39	School	12.96	-	11.98	-
Pa-40	Sfe	18.39	6.00	15.65	84
Pa-41	Sfd	1.60	4.50	0.99	36
Pa-42	Sfd	20.77	4.50	19.73	70
Pa-43	Park	34.00	-	31.55	-
Pa-44	Thie	33.37	14.00	32.02	213
Pa-45	Sfe	30.65	6.00	29.70	132
Pa-46	Sfe	27.83	6.00	27.71	128
Pa-47	Sfd	25.73	4.50	24.64	111
Pa-48	Sfe	30.22	6.00	29.44	140
Pa-49	Sfe	18.41	6.00	17.85	92
Subtotal		921.94		868.42	3,305

LAND USE	Gross Acres	Max. Density (per Dev. Guide)	Net Acres	DU (Shown on Plan)
MU	27.81	-	25.96	429
Residential	661.50	-	631.59	2,876
Open Space	285.96	-	243.80	-
Parks	49.95	-	46.02	-
Schools	100.69	-	94.32	-
Fire Station	4.13	-	3.00	-
Commercial	76.86	-	67.53	-
TOTALS	1207.9		1,112.22	3,305
Sfe Total	186.32	6.00	180.06	876
Sfd Total	219.36	4.50	210.76	822
Thie Total	257.82	14.00	240.77	1,128
MU Total	27.81	22.00	25.96	429
TOTALS	691.31		657.55	3,305

LAND PLANNING:
J.P. GROUP INC. www.jpgrp.com
415-885-1100
1001 10th Avenue, Suite 200
1001 10th Avenue, Suite 200
1001 10th Avenue, Suite 200

ENGINEERING:
C.V.L. CONSULTANTS
10333 E. DRY CREEK RD.
#200
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9711

ANTHOLOGY
PARKER, COLORADO

DRAWN BY:
DESIGNED BY:
JP
SCALE:
AS SHOWN
SUBMITTED ON:
5/10/2021

1 of 1



ANTHOLOGY NORTH

PD Amendment Narrative

5-10-2021



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

MAY 10, 2021

BRIEANNA SIMON,
ASSOCIATE PLANNER
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: ANTHOLOGY NORTH — PD Amendment

Dear BrieAnna:

PCS Group, Inc., on behalf of E5X Management is pleased to present this letter as the required narrative for our PD Amendment submittal. The ownership and design team have been meeting regularly with the Town of Parker to help facilitate the review of this exciting project. As you are aware this is simply a map amendment to move the existing approved fire station location from the northwest area adjacent to the existing Horse Creek residential area, to the intersection of Chambers Road and Great Plain Way. The existing 4.13 acre PA-19 is being converted to Open Space, and is being moved to an Open Space area at the intersection of Chamber Road and Great Plain Way resulting in no change to Open Space or Land Use areas.

We are very excited about working with the Town of Parker to create this new community. Thank you for your time and consideration of this request. Please feel free to call if you have any comments or questions or if you need additional information.

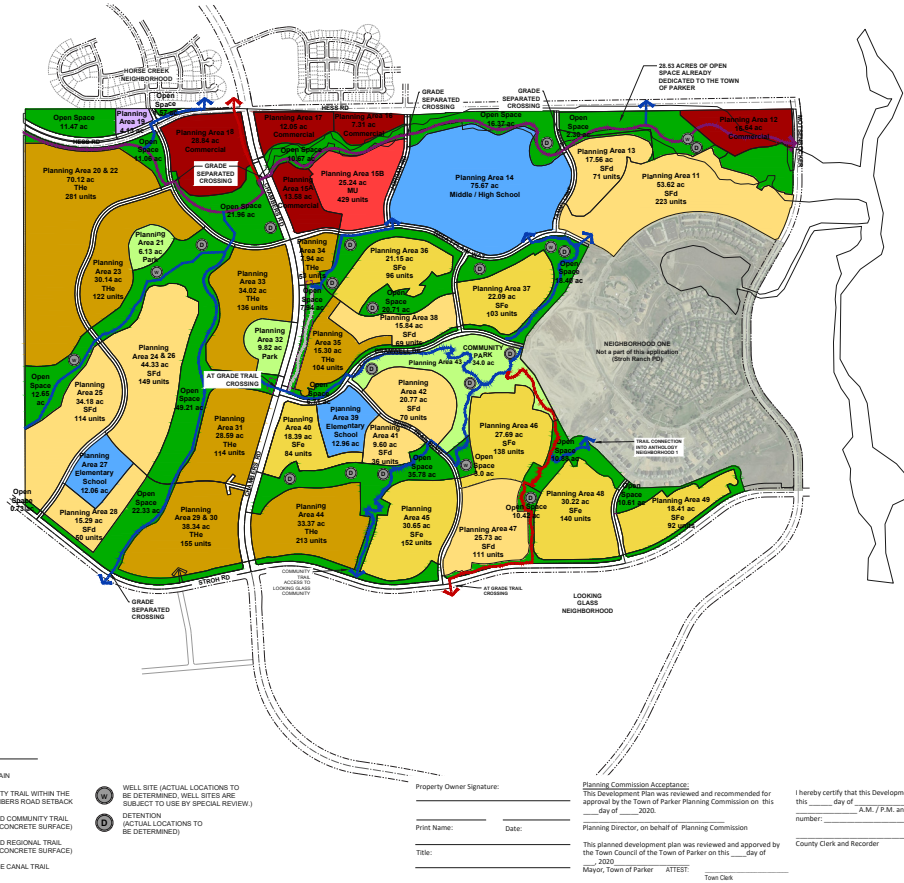
Sincerely,

John Prestwich - RLA, President
President, PCS Group, Inc.



ANTHOLOGY NORTH DEVELOPMENT PLAN

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



- NOTES:
- THE 3.305 TOTAL DWELLING UNIT COUNT INCLUDES PA 11 AND PA 12
- NET ACRES FOR DU PARCELS EQUALS GROSS ACRES MINUS ROADS, 100' BUFFER ALONG CHAMBERS ROAD AND UTILITY EASEMENTS AS SHOWN ON THE PLAN
- NET ACRES FOR PARKS AND OPEN SPACE EQUALS GROSS ACRES MINUS ROADS, AS SHOWN ON THE PLAN
- ALL TRAILS TO BE OPEN AND ACCESSIBLE TO THE PUBLIC
- ALL PROPOSED COLLECTION STREETS ARE CONCEPTUAL ONLY. FINAL ALIGNMENTS ARE SUBJECT TO FINAL PARCEL PLANNING AND TRAFFIC ANALYSIS
- ADDITIONAL TRAIL CONNECTIONS SHALL BE EVALUATED AT THE TIME OF SUBDIVISION PLAT
- GREAT PLAIN WAY FROM HESS ROAD TO CHAMBERS ROAD WILL BE A SLANE COLLECTOR
- THE ANNEXATION REQUIREMENT FOR PROVIDING A MINIMUM OF 47.32 ACRES OF DEVELOPED PARK SITE IS SATISFIED WITH 28.53 ACRES OF OPEN SPACE FROM THE ANTHOLOGY NORTH PD HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER
- THE ANNEXATION REQUIREMENT FOR PROVIDING 34.00 GROSS ACRES OF OPEN SPACE IS SATISFIED WITH 28.53 ACRES PLUS 28.53 ACRES OF OPEN SPACE THAT HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER



PREPARED FOR:
ONE, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9011

DESIGNED BY:
JP

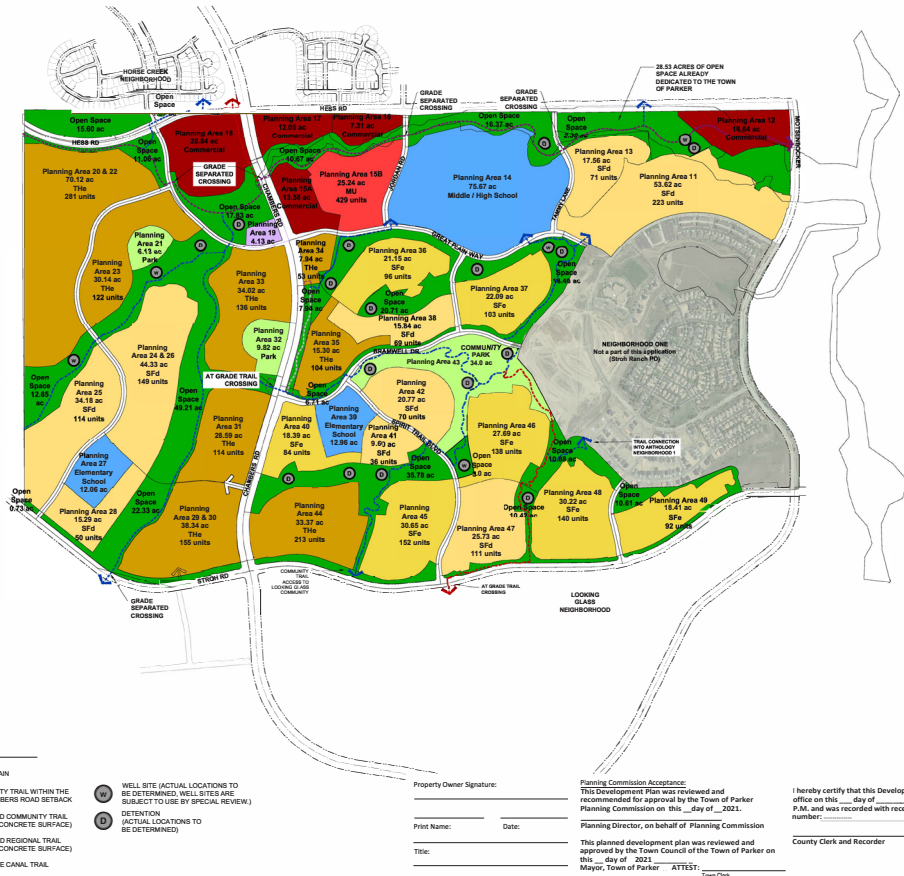
AS SHOWN
09/30/2020

SCALE: 1" = 800'

1 of 1

ANTHOLOGY NORTH DEVELOPMENT PLAN

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



- NOTES:
- THE 3.305 TOTAL DWELLING UNIT COUNT INCLUDES PA 11 AND PA 12
- NET ACRES FOR DU PARCELS EQUALS GROSS ACRES MINUS ROADS, 100' BUFFER ALONG CHAMBERS ROAD AND UTILITY EASEMENTS AS SHOWN ON THE PLAN
- NET ACRES FOR PARKS AND OPEN SPACE EQUALS GROSS ACRES MINUS ROADS, AS SHOWN ON THE PLAN
- ALL TRAILS TO BE OPEN AND ACCESSIBLE TO THE PUBLIC
- ALL PROPOSED COLLECTION STREETS ARE CONCEPTUAL ONLY. FINAL ALIGNMENTS ARE SUBJECT TO FINAL PARCEL PLANNING AND TRAFFIC ANALYSIS
- ADDITIONAL TRAIL CONNECTIONS SHALL BE EVALUATED AT THE TIME OF SUBDIVISION PLAT
- GREAT PLAIN WAY FROM HESS ROAD TO CHAMBERS ROAD WILL BE A SLANE COLLECTOR
- THE ANNEXATION REQUIREMENT FOR PROVIDING A MINIMUM OF 47.32 ACRES OF DEVELOPED PARK SITE IS SATISFIED WITH 28.53 ACRES OF OPEN SPACE FROM THE ANTHOLOGY NORTH PD HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER
- THE ANNEXATION REQUIREMENT FOR PROVIDING 34.00 GROSS ACRES OF OPEN SPACE IS SATISFIED WITH 28.53 ACRES PLUS 28.53 ACRES OF OPEN SPACE THAT HAS ALREADY BEEN DEDICATED TO THE TOWN OF PARKER



PREPARED FOR:
ONE, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9011

DESIGNED BY:
JP

AS SHOWN
5/10/2021

SCALE: 1" = 800'

1 of 1



Planning Commission Staff Report

Planning Commission Date: 8/12/2021

Town Council Date: 9/7/2021

Hearing Type: Public Hearing
ANTHOLOGY NORTH - Rezoning
TRAKiT No(s): Z21-008

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

Project Planner: BrieAnna Simon, Associate Planner

Applicant: John Prestwich, PCS Group

Executive Summary: The applicant, PCS Group, is proposing a minor PD amendment to the Anthology North PD to relocate the proposed Fire Station location. The Anthology North PD is generally located south of Hess Road and West of Motsenbocker Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

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

ALTERNATIVE MOTIONS

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

-List proposed conditions

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

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

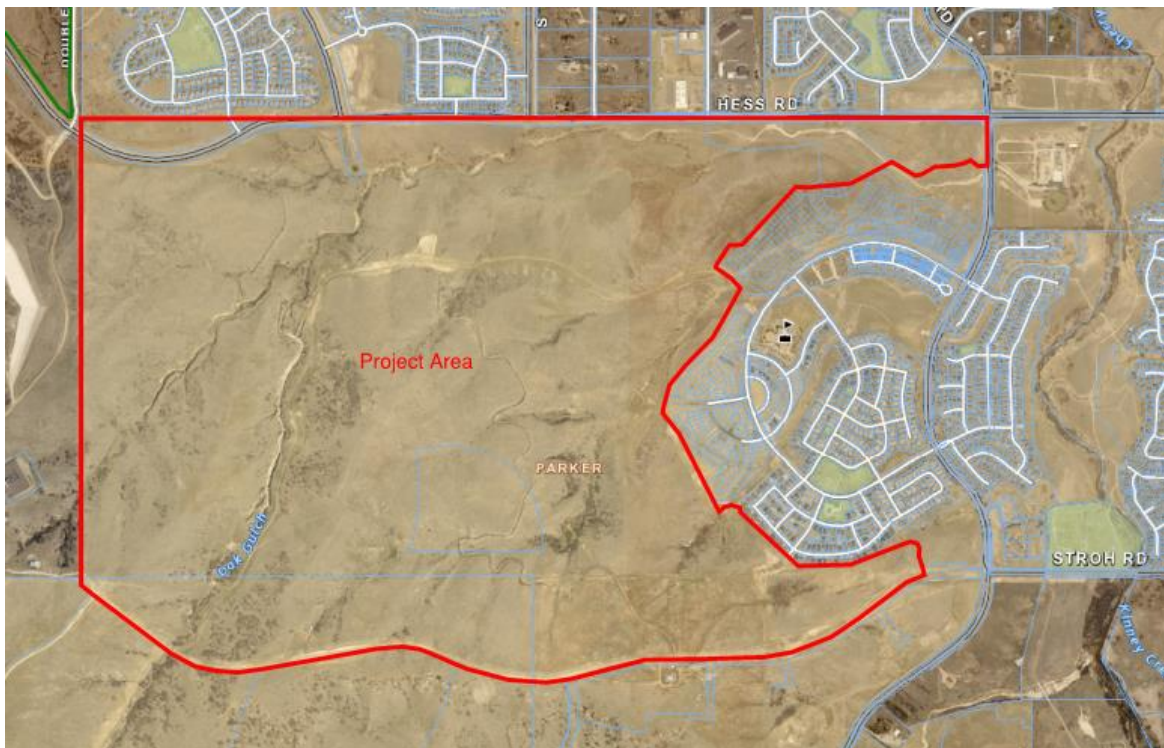
"I move the Planning Commission vote to continue the requested Anthology North Planned Development rezoning to a future date."

I. BACKGROUND/DISCUSSION

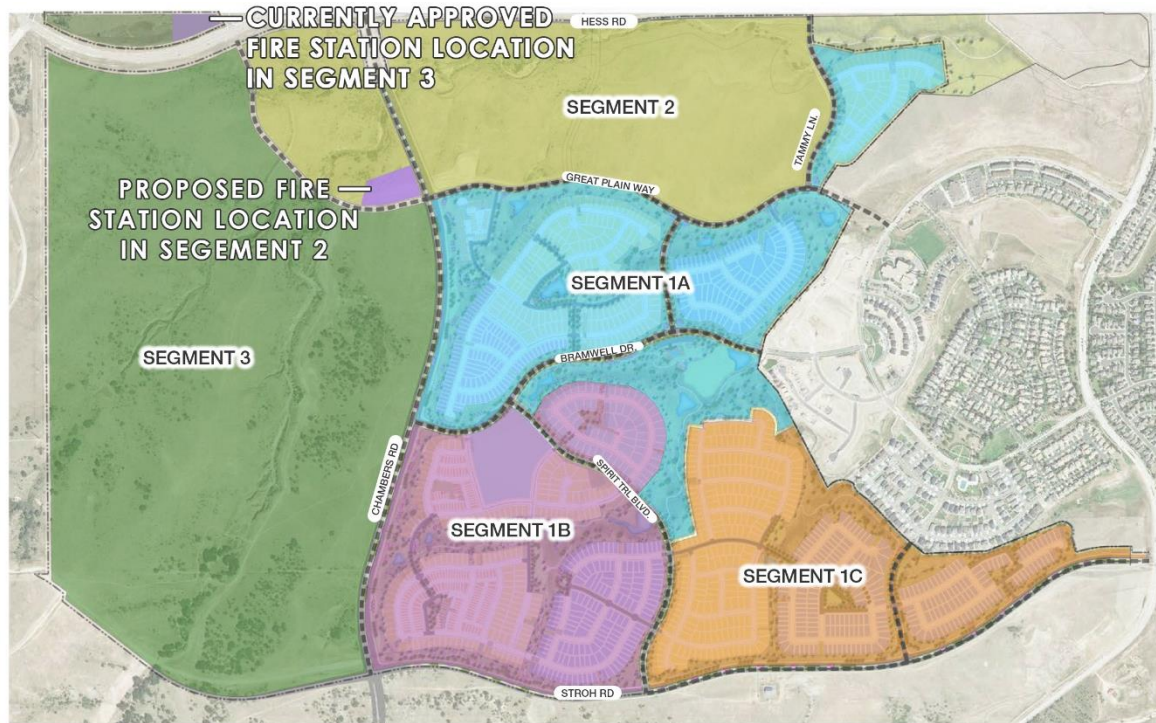
The subject property is generally located on the south side of Hess Road between Chambers Road and Motsenbocker Road. The site is currently undeveloped and is directly adjacent to Looking Glass (currently under development) to the south, Douglas 234 residential and commercial development to the north,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

The applicant, PSC Group, is requesting the approval of a zoning amendment to the Anthology North PD map to relocate the fire planning area. At previous public hearings, a number of local residents spoke against the current fire station location. In an effort to address these comments, the applicant and staff have been working closely with South Metro Fire District to find an alternative location. The proposed location will have adequate access to arterial and collector roadways, meets South Metro Fire Rescue spacing requirements and is located away from existing residential homes. The proposed location for the fire station is zoned for open space uses, with the proposed rezoning the current fire station location will change to open space. This proposed zoning change does not reduce the total open space reserved as outlined on the Planned Development Plan. The proposed rezoning will move the fire station location from Segment 3 to Segment 2 of the proposed development plan. This will allow South Metro Fire Rescue additional flexibility for the timing of construction of this station.

Vicinity Map



Current Segment 3 Project Area



PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) as Stroth Ranch and zoned for a variety of residential and commercial uses.
2003	The Hess Ranch property to the south and west was voluntarily annexed by the Town (Ordinance 2.140) and zoned as PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed SunMarke.
2008	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed Anthology.
2015	The current PD-Planned Development zoning was a split of the original larger Anthology PD into the Hess Ranch PD and the Anthology North PD and was approved by Town Council and allowing for a variety of residential and commercial uses.
2020	Town Council approved an amendment to the Anthology North Planned Development (PD) to adjust Planning Area boundaries to reflect a dendritic design, amend lot size requirements and to implement the partial waiver resolution requirements for Planning Area 15 and the Parks, Trails, and Open Space Master Plan.

II. CURRENT SITE DATA

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

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. Other community assets are such as schools, places of worship and other similar public amenities are appropriate in this Character Area.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Land Use 1.E</u> <u>Land Use 1.H</u> <u>Land Use 1.I</u>
Inconsistent Goals/Strategies	None

Staff Analysis	The subject property is identified for medium density residential uses per the General Land Use Plan. The proposed rezoning will address comments and concerns heard from neighboring residents as it relates to land use. The proposed zoning amendment does not increase the number of approved dwelling units from the existing zoning.
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IV. LAND DEVELOPMENT ORDINANCE

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

	Independent Living. g. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area. h. Attached or detached private garages. i. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code. j. Open Space. k. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails. l. Places of religious assembly.		
Height/Stories	40-feet	No Change.	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Staff Analysis	The proposed request will not amend existing lot standards in the Anthology North PD and is consistent with the uses that are allowed in the Development Guide. The requested amendments only relocates the fire station planning area on the proposed development plan. No changes will be made to the development guide with this rezoning.		

V. DESIGN REVIEW

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

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The Anthology North development will be served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, will be constructed to connect these two arterial streets. The Stroh Road and Chambers Road extensions provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. The proposed fire station will be served by Spirit Trail Boulevard and Chamber Road. South Metro Fire Rescue has deemed this intersection a viable location with adequate access.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response:

This PD Amendment request is primarily being driven by conversations with the adjacent Horse Creek residents to move the currently approved Fire Station location to an area internal to the Anthology community, rather than on the edge of the community adjacent to existing residences.

Staff Analysis:

The rezoning is needed to address comments presented by adjacent Horse Creek residents. The rezoning will relocate the current fire station location away from existing residential homes. The proposed location meets roadway access and service requirements of the South Metro Fire Rescue

Based on this analysis, the proposal meets this criterion.

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

Applicant's Response:

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

Staff Analysis:

The requested rezoning will not change the allowed uses within the overall PD nor will the total number of allowable residential units change. South Metro Fire Rescue and staff have determined the subject property is the correct site for this rezoning request. This could not be achieved without the modification of Planning Area boundaries.

Based on this analysis, the proposal meets this criterion.

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

Applicant's Response:

There was not an error in the original zoning.

Staff Analysis:

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

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

Applicant's Response:

Existing homes in the Horse Creek neighborhood present a change to warrant this request.

Staff Analysis:

The existing zoning for the subject property was approved in 2003. The applicant brought forward a rezoning request in 2020 to accommodate the market demands for housing that have changed and led to a need to amend the lot standards in this Planned Development. During this rezoning process, existing residents of the Horse Creek neighborhood discussed concerns with the existing fire station location established in 2003. In an effort to address these concerns, the applicant has worked closely with South Metro Fire Rescue and Town staff in order to identify a new location. Analysis has been completed to determine a fire station is feasible at the new location. This request is simply to move the fire station zoning to a new location with the development plan.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This PD Amendment request will not change any circulation or traffic movement.

Staff Analysis:

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

Based on this analysis, this criterion has been met.

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

Applicant's Response:

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

Staff Analysis:

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

Based on this analysis, this criterion has been met.

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

Applicant's Response:

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

Staff Analysis:

There are no known additional environmental impacts associated with the requested rezoning and no referral agencies have indicated any additional environmental impacts. Future development will be required to meet all environmental criteria set forth in the Land Development Ordinance.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

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

Staff Analysis:

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

Based on this analysis, this criterion has been met.

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

Applicant's Response:

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

Staff Analysis:

The Parker Water and Sanitation District has indicated an ability to serve the subject property. With the original annexation and zoning, the zoning has set aside one fire station site. The reservation of this sites and the future dedication of the site will satisfy the requirements from the Annexation Agreement. As a part of the future sketch plan and preliminary plan applications for the individual lot, staff will evaluate and the applicant will be required to meet all site plan requirements.

Based on this analysis, this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
AzTec Consultants	No comments
Town of Parker Building	No comments
Town of Parker Comprehensive Planning	Advisory Comments: The proposed fire station location is a coordinated proposal with South Metro Fire Rescue and is supportive of Chapter 11 of the Parker 2035 Master Plan and Goal - 1.C. Fire Protection Coordinate with the South Metro Fire Rescue Authority to continue to provide responsive and reliable fire protection for our community.
CenturyLink	Our engineer has reviewed this plat and determined that we have no objections.
Douglas County Planning	No comments
Douglas County Schools	No comments
Town of Parker Fire Life Safety	Advisory Comments: So long as South Metro Fire Rescue has no issue with the proposed new location and so long as the site is large enough to accommodate the needs of the proposed fire station (including parking and access), then I have no issue with the new proposed site.
IREA	Approved
Town of Parker Engineering	Approved
Town of Parker Police	No comments
Town of Parker Parks and Recreation	No comments
Parker Water and Sanitation	Approved
Public Service Company of Colorado	Advisory Comments: Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the PD amendment documentation for Anthology North – Firehouse Relocation and has no apparent conflict.
South Metro Fire Rescue	Over the past few days, SMFR has received information related to our phasing, grading, access, and easement questions about the proposed fire station site. Based on that information, along with previous conceptual layouts showing that several fire station designs will fit on the site, SMFR is supportive of the Anthology Fire Station Amendment (Z21-008) showing the relocation of the fire station land dedication to the northwest corner of Chambers Road and Great Plain Way. The construction of a fire station on this site appears feasible, subject to further details anticipated during the design/development processes for Segment 2 and the fire station site.

IX. CONCLUSION

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

The benefits of the approval of the requested Anthology North PD rezoning will be a proactive approach to address concerns of existing residents in the Town of Parker. The proposed location will have adequate access to arterial and collector roadways, meets South Metro Fire Rescue spacing requirements and is located away from existing residential homes. The proposed rezoning will move the fire station location from Segment 3 to Segment 2 of the proposed development plan. The proposed zoning amendment does not increase the number of approved dwelling units from the existing zoning. Additionally, no changes will be made to the development guide with this rezoning.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Project Narrative
2. Rezoning Criteria Analysis
3. Proposed Development Plan
4. Existing PD Guide
5. Ordinance 3.308.3
6. South Metro Fire Rescue Response

Report Approved By: Bryce Matthews, Planning Manager

MAY 10, 2021
BRIANNA SIMON,
ASSOCIATE PLANNER
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: ANTHOLOGY NORTH — PD Amendment - Approval Considerations

1. A need exists for the proposal;

This PD Amendment request is primarily being driven by conversations with the adjacent Horse Creek residents to move the currently approved Fire Station location to an area internal to the Anthology community, rather than on the edge of the community adjacent to existing residences.

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

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

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

There was not an error in the original zoning.

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

Existing homes in the Horse Creek neighborhood present a change to warrant this request.

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

This PD Amendment request will not change any circulation or traffic movement.

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

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

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

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

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

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

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

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

ANTHOLOGY NORTH DEVELOPMENT PLAN

AMENDMENT NO. 3

COUNTY OF DOUGLAS, STATE OF COLORADO

1207.9 ACRES - 3,305 UNITS



LEGEND

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

Property Owner Signature:

Print Name:

Date:

Title:

Planning Commission Acceptance:

This Development Plan was reviewed and recommended for approval by the Town of Parker Planning Commission on this ___ day of __, 2021.

Planning Director, on behalf of Planning Commission

This planned development plan was reviewed and approved by the Town Council of the Town of Parker on this ___ day of __, 2021.
Mayor, Town of Parker ATTEST:
Town Clerk

I hereby certify that this Development Plan was filed in my office on this ___ day of __, 2021 A.D. at ---:---A.M. / P.M. and was recorded with reception number: _____

County Clerk and Recorder

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

ANTHOLOGY DEVELOPMENT CHART

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

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

LAND PLANNING:



pcsgroup inc. www.pcsgroupco.com
#240
1007 16th street, denver co 80202
1.303.531.4902 • 1.303.531.4908

ENGINEERING:



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

PREPARED FOR:

OEO, LLC
7553 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

ANTHOLOGY
PARKER, COLORADO

DRAWN BY:

DESIGNED BY:

JP

SCALE:

AS SHOWN

SUBMITTED ON:

5/10/2021

Anthology North

Town of Parker, Colorado

PD DEVELOPMENT GUIDE

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

Owner:

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

Planning Consultants:

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

Engineering Consultants:

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

E5X Management

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

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V. ENFORCEMENT AND ADMINISTRATION

- A. Incorporation of Planned Development Master Plan
- B. Effect of Recorded Plan

I. GENERAL PROVISIONS

A. Application

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

B. Density Standards

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

C. Density Variations

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

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

D. Planning Area Boundaries

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

E. Underground Utility Requirements

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

F. Homeowner Associations and/or Special Districts

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

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

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

II. DEFINITIONS

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

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

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

C. **Definitions:**

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

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

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

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

III. LAND USE REGULATIONS

A. Residential (SFd)

1. Intent

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

2. Uses Permitted by Right

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

3. Uses Permitted by Special Review

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

4. Development Standards

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

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

Single Family Detached Unit

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

Patio Dwelling Unit

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

Zero Lot Line Dwelling Unit

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

Duplex Dwelling Unit

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

Non-residential Land Uses

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

*subject to utility and drainage easement location

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

B. Residential (SFe)

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

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

Single Family Detached Unit

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

Patio Dwelling Unit

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

Zero Lot Line Dwelling Unit

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

Duplex Dwelling Unit

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

Townhome Dwelling Unit (including Live/Work Townhomes)

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

Non-residential Land Uses

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

*subject to utility and drainage easement location

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

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

C. Residential (THe)

1. Intent

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

2. Uses Permitted by Right

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

3. Uses Permitted by Special Review

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

4. Development Standards

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

Area.

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

Single Family Detached Unit

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

Patio Dwelling Unit

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

Zero Lot Line Dwelling Unit

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

Duplex Dwelling Unit

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

Townhome Dwelling Unit (including Live/Work Townhomes)

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

Non-residential Land Uses

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

*subject to utility and drainage easement location

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

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

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

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

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

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

Duplex - two thousand (1200) square feet

Patio Home - two thousand (2000) square feet

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

D. Mixed Use (MU)

1. Intent

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

2. Uses Permitted by Right

A. Retail

(1) Grocery store

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

a. drug stores

b. liquor stores

c. convenience grocery

(3) Specialty retail including but not limited to:

a. art gallery

b. antiques

c. artisan shops

d. gift shop

e. pet shops

f. florists, plant stores, plant nurseries

g. book store

h. stationery stores

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

j. butcher shops

k. candy stores

l. bakeries

m. doughnut shops

n. dairy product shops

o. toy and game stores

p. battery and accessory stores

q. bicycle stores

r. music stores

s. sporting goods store

t. card and gift shop

u. tobacco shop

v. cosmetic store

(4) Hardware and building material stores

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

a. junior department stores

b. craft and hobby stores

c. discount department stores

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

B. Eating and Drinking Establishments

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

C. Personal Services

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

D. Entertainment, Indoor

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

E. General Office and Professional Services

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

F. Lodging

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

G. Motor Vehicle

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

(5) car wash

H. General Government or Health Services

(1) fire stations

(2) police department substations

(3) transit facilities

I. Institution of Higher Education

J. Vocational Trade School

K. Structured Parking

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

M. Residential

1. Age Restricted Dwellings.

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

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

5. Independent Living Dwellings.

6. Assisted Living Dwellings.

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

9. Attached or detached private garages, structured parking.

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

11. Open Space.

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

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

3. Uses Permitted by Special Review

a. Group Care Facilities.

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

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

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

e. Child Care Centers.

f. Small animal veterinary clinics with no outside facilities.

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

4. Development Standards

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

E. Commercial

1. Intent

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

2. Uses Permitted by Right

A. Retail

(1) Grocery store

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

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

(3) Specialty retail including but not limited to:

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

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

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

F. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods.

2. Uses Permitted by right

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

3. Development Standards

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

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

G. Open Space (OS)

1. Intent

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

2. Uses Permitted by Right

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

4. Development Standards

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

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

ii) shall be governed by the applicable building code.

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

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

Sales and Marketing Center

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

V. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

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

B. Effect of Recorded Plan

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

Simon, BrieAnna

From: Mike DellOrfano <Mike.DellOrfano@southmetro.org>
Sent: Thursday, July 22, 2021 2:37 PM
To: Simon, BrieAnna
Cc: Fussa, John; Kevin Milan; mjanke@e5xmanagement.com; celliott@e5xmanagement.com
Subject: RE: Anthology North - Fire Station Rezoning Application

Hi BrieAnna,

Over the past few days, SMFR has received information related to our phasing, grading, access, and easement questions about the proposed fire station site. Based on that information, along with previous conceptual layouts showing that several fire station designs will fit on the site, SMFR is supportive of the Anthology Fire Station Amendment (Z21-008) showing the relocation of the fire station land dedication to the northwest corner of Chambers Road and Great Plain Way. The construction of a fire station on this site appears feasible, subject to further details anticipated during the design/development processes for Segment 2 and the fire station site.

Please let me know if you have further questions at this time.

Thanks.

Mike Dell'Orfano
Assistant Chief, Business Services
South Metro Fire Rescue
9195 E. Mineral Ave.
Centennial, CO 80112
(720) 989-2232

Please join us on social media



N:\PROJECTS\ANTHOC\ENGINEERING\HBIT\4-9-21 TAN TERRA FIRE STATION 3 BAY 2 STORY DWG. BPWILSON, 4/27/2021 2:10 PM



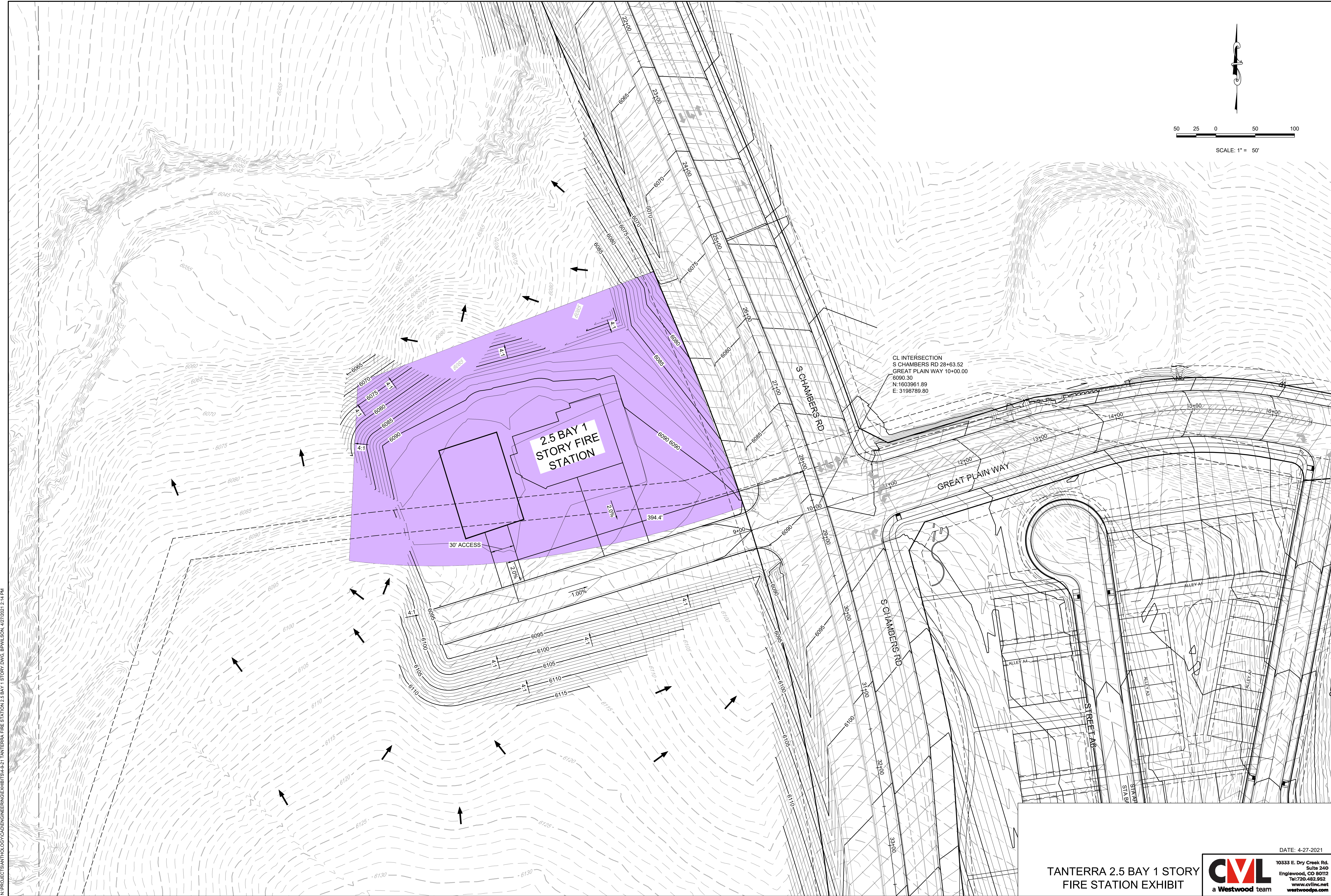
TAN TERRA 3 BAY 2 STORY
FIRE STATION EXHIBIT

DATE: 4-27-2021

CML
a Westwood team

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cmlinc.net
westwoodps.com

N:\PROJECTS\ANTHOC\ENGINEERING\HBIT\4-9-21 TANTERRA FIRE STATION 2.5 BAY 1 STORY DWG.BPWILSON, 4/27/2021 2:14 PM



TANTERRA 2.5 BAY 1 STORY
FIRE STATION EXHIBIT

DATE: 4-27-2021

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cvlinc.net
westwoodsps.com

CVL
a Westwood team



Request for Town Council Action

Date: August 16, 2021

Submitted By: Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 21-035**
A Resolution Assigning and Transferring to Douglas County Housing Partnership All of the Town of Parker's 2021 Private Activity Bond Volume Cap Allocation from the State Ceiling for Private Activity Bonds, and Authorizing the Execution and Delivery of an Assignment and Other Documents in Connection Therewith

Department: Community Development, Bryce Matthews

EXECUTIVE SUMMARY

Private Activity Bonds (PABs) are tax-exempt bonds issued by or on behalf of a local or state government to provide financing for IRS qualified projects having a public benefit. PAB financing may be used for public or private projects such as workforce housing, sewer/water facilities, transportation infrastructure, educational projects, small manufacturing facilities and redevelopment activities.

The State of Colorado receives PAB capacity each year and allocates some of it to local governments including the Town of Parker. For 2021, the Town has received an allocation of \$3,197,640 in PAB capacity. Staff recommends assigning the Town's PAB capacity to the Douglas County Housing Authority consistent with prior years. This will support the Housing Partnership's workforce, affordable and first-time homebuyer housing activities.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Since 2013, the Town Council has given staff direction to assign the Town's PAB capacity to the Douglas County Housing Authority on an annual basis. The Housing Authority uses this allocation to help finance the development of workforce and affordable housing for low and moderate income residents throughout Douglas County. The other municipalities that are members of the Housing Authority have also assigned their PAB capacity to it in past years.

Generally, the Town has three (3) options for how to address its annual PAB capacity:

1. Take no action by the September 15, 2021 deadline and let the capacity revert back to the state;
2. Rollover and assign the capacity to a qualified project (if the Town had such a project); or
3. Assign the capacity to another eligible issuing entity.

The benefits to assigning the Town's PAB capacity to the Douglas County Housing Authority include:

1. The funding stays local;
2. The Town has representation on the Douglas County Housing Authority Board and has a say in how the capacity is used; and
3. The Town's capacity will provide another financing tool to support workforce and affordable housing in Douglas County including Parker.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Resolution 21-035

RECOMMENDED MOTION

I move to approve Resolution No. 21-035.

RESOLUTION NO. 21-035, Series of 2021

TITLE: A RESOLUTION ASSIGNING AND TRANSFERRING TO DOUGLAS COUNTY HOUSING PARTNERSHIP ALL OF THE TOWN OF PARKER'S 2021 PRIVATE ACTIVITY BOND VOLUME CAP ALLOCATION FROM THE STATE CEILING FOR PRIVATE ACTIVITY BONDS, AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ASSIGNMENT AND OTHER DOCUMENTS IN CONNECTION THEREWITH

WHEREAS, the Town of Parker, Colorado (the "Town"), is authorized by the County and Municipality Development Revenue Bond Act, constituting Article 3 of Title 29, Colorado Revised Statutes, as amended, and the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, Colorado Revised Statutes, as amended (the "Supplemental Act"), to finance projects as defined in the Act, including residential housing facilities for low- and middle-income persons and families;

WHEREAS, the Town has been awarded on January 1, 2021, approximately \$3,197,640 (the "2021 Allocation") of the bond ceiling for the State of Colorado (the "State") and its issuing authorities pursuant to the Colorado Private Activity Bond Ceiling Allocation Act, constituting Part 17 of Article 32 of Title 24, Colorado Revised Statutes, as amended (the "Allocation Act"), for use in the issuance of private activity bonds to finance projects under the Act;

WHEREAS, the Allocation Act provides for the assignment of bond allocations between issuing authorities of the State;

WHEREAS, the Town desires to assign and transfer to Douglas County Housing Partnership (the "Assignee") all of the Town's 2021 Allocation, which the Town and the Assignee will commit and reserve for the issuance of such private activity bonds, to finance "projects" under the Act;

WHEREAS, it is necessary to evidence such assignment and transfer and the acceptance thereof by the execution and delivery by the Town of an Assignment, dated as of its date in 2021 (the "Assignment"), by and between the Town and the Assignee, which is attached hereto as **Exhibit A** and incorporated by this reference; and

WHEREAS, the Assignee proposes to issue its housing revenue bonds pursuant to § 29-1-204.5, Colorado Revised Statutes, as amended (the "Act"), and the Supplemental Act (the "Bonds") to finance "projects" under the Act (the "Project").

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

Section 1. In order to finance the Project, the Town hereby (i) assigns and transfers to the Assignee an amount equal to all of the Town's 2021 Allocation; and (ii) approves, authorizes and directs the Mayor of the Town to sign and deliver, and the Town Clerk to attest and deliver, the Assignment in substantially the form presented to the Town Council. A copy of the proposed

Assignment is on file in the Office of the Town Clerk and is available for inspection by the public.

Section 2. The Mayor of the Town is hereby authorized and directed to execute and deliver, and the Town Clerk is hereby authorized and directed to attest and deliver, such other agreements and certificates and to take such other actions as may be necessary or convenient to carry out and give effect to the Assignment and this Resolution.

Section 3. Nothing contained in this Resolution or the Assignment shall constitute a debt, indebtedness or multiple-fiscal year direct or indirect debt or other financial obligation of the Town within the meaning of the Constitution or statutes of the State of Colorado or the home rule charter of any political subdivision thereof, nor give rise to a pecuniary liability of the Town or a charge against its general credit or taxing powers.

Section 4. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. This Resolution shall be in full force and effect upon its passage and approval.

RESOLVED AND PASSED this ____ day of _____, 2021.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

EXHIBIT A

ASSIGNMENT

THIS ASSIGNMENT (the “Assignment”), dated this ____ day of _____, 2021, is by and between the **TOWN OF PARKER, COLORADO**, a municipal corporation and political subdivision of the State of Colorado (the “Assignor”), and **DOUGLAS COUNTY HOUSING PARTNERSHIP**, a multijurisdictional Housing Authority (the “Assignee”);

WITNESSETH:

WHEREAS, the Assignor has been awarded \$3,197,640 (the “2021 Allocation”) of private activity bond volume cap allocation for the State of Colorado and its issuing authorities (the “State Ceiling”) computed under Section 146(d) of the Internal Revenue Code of 1986, as amended (the “Code”), and under the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes, as amended (the “Allocation Act”), for use in the issuance of private activity bonds; and

WHEREAS, subject to the terms and conditions set forth herein, the Assignor desires to assign to the Assignee, and the Assignee desires to accept all of the Assignor’s 2021 Allocation, which the Assignor has committed and reserved for the issuance of such private activity bonds; and

WHEREAS, the private activity bonds will be issued by the Assignee pursuant to § 29-1-204.5, Colorado Revised Statutes, as amended (the “Act”), and the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, Colorado Revised Statutes, as amended (the “Supplemental Act”), and such bonds will be used only for “projects” as described in the Act;

NOW THEREFORE, in exchange for the agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. The Assignor hereby assigns and transfers to the Assignee all of the Assignor’s 2021 Allocation. The Assignee agrees to use all of the Assignor’s 2021 Allocation only for “projects” as described in the Act. In addition, the Assignor hereby consents to the election by the Assignee, if the Assignee in its discretion so decides, to treat all of the Assignor’s 2021 Allocation as an allocation for a project with a carryforward purpose, thus avoiding reversion of such 2021 Allocation to the statewide balance under the Allocation Act, or to assign such 2021 Allocation or a portion thereof to another Assignee.

Section 2. The Assignor represents that it has received no monetary consideration for the assignment set forth above.

Section 3. The Assignee hereby accepts the assignment of all of the Assignor’s 2021 Allocation from the State Ceiling described above, subject to the terms and conditions contained herein.

Section 4. The Assignor and Assignee each agree that it will take such further action and adopt such further proceedings as may be required to implement the terms of this

Agreement, including but not limited to the Assignee filing an IRS Form 8328 "Carryforward Election of Unused Private Activity Bond Volume Cap" with respect to all of the Assignor's 2021 Allocation.

Section 5. This Assignment is effective upon execution and is irrevocable.

IN WITNESS WHEREOF, the Assignor and the Assignee have caused this instrument to be executed to be effective as of the date and year first written above.

TOWN OF PARKER, COLORADO, as
Assignor

By: _____
Jeff Toborg, Mayor

[SEAL]

ATTEST:

Chris Vanderpool, Acting Town Clerk

**DOUGLAS COUNTY HOUSING
PARTNERSHIP**, as Assignee

By _____
Its: Executive Director

[SEAL]

ATTEST:

By _____
Its: _____



Request for Town Council Action

Date: August 16, 2021

Submitted By: Tom Gill, Associate Project Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **Downtown Circulation Improvements (CIP21-018)**

Amount: **\$1,236,809.00**

Contractor: **T & M Construction, LLC**

Department: **Engineering and Public Works, Tom Gill**

EXECUTIVE SUMMARY

This item is to award a trade contractor agreement with T & M Construction, LLC, for the Downtown Circulation Improvements (CIP 21-018) for \$1,236,809.00

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town publicly opened competitive bids on August 4, 2021, for the Downtown Circulation Improvements (CIP 21-018). Work will include bulb-out & lighting improvements, concrete patching and construction of a new traffic signal at the Mainstreet & Victorian Drive (west) intersection.

The Town received bids from three (3) contractors with T & M Construction, LLC, being the lowest responsible bidder. T & M Construction has successfully completed several Town projects. In fact, they are currently working on the Parker Road & Mainstreet project (southwest corner of the intersection) and they successfully completed the Mainstreet streetscape improvements adjacent to the PACE Center property several years ago. Therefore, Town staff recommends moving forward with the contract award. The bids were as follows:

- 1) T & M Construction LLC - \$1,236,809.00
 - 2) Goodland Construction - \$1,450,068.05
 - 3) TechCon Infrastructure, LLC - \$1,535,631.00
- Engineer's Estimate - \$1,069,148.25

FINANCIAL IMPACT

Funding for this roadway improvement project has been appropriated in the Streets Capital Improvement (301-4310) fund.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: August 16, 2021

Submitted By: Tom Gill, Associate Project Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **Motsenbocker Road and Hess Road Widening and Intersection Improvements (CIP21-001)**

Amount: **\$1,368,617.55**

Contractor: **Villalobos Concrete, Inc.**

Department: **Engineering and Public Works, Tom Gill**

EXECUTIVE SUMMARY

This item is to award a trade contractor agreement with Villalobos Concrete, Inc., for the Motsenbocker and Hess Road Widening and Intersection Improvements (CIP 21-001).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town publicly opened competitive bids on August 4, 2021, for the Motsenbocker and Hess Road Widening and Intersection Improvements (CIP 21-001). Work includes adding a southbound lane on Motsenbocker Road south of Hess Road, constructing a northbound to westbound double left-hand turn lane, the addition of a sidewalk on the west side of Motsenbocker Road south from Hess Road to French Creek Avenue and traffic signal improvements at the Hess Road/Motsenbocker Road intersection.

Six (6) contractors bid on the project, with Villalobos Concrete, Inc., being the lowest responsible bidder. The contractor provided references and all responded with positive feedback in regards to schedule and budget management. In addition, Villalobos successfully completed the Lincoln Avenue Median Improvement Project for the Town in 2019. Therefore, Town staff recommends moving forward with the contract award. The bids were as follows:

- 1) Villalobos Concrete, Inc. - \$1,368,617.55
 - 2) Jalisco International - \$1,445,515.00
 - 3) Concrete Express - \$1,628,053.18
 - 4) Chato's Concrete - \$1,662,668.00
 - 5) Colorado Civil Infrastructure - \$1,683,129.71
 - 6) Concrete Works of Colorado - \$2,062,456.00
- Engineer's Estimate - \$1,744,989.00

FINANCIAL IMPACT

Funding for this project's construction has been appropriated in the Highway and Streets Capital Projects fund (301-4310).

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: August 16, 2021

Submitted By: Stacey Nerger, Senior Planner
John Fussa, Community Development Director
Bryce Matthews, Planning Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **OLDE TOWN AT PARKER F2 - Sketch and Preliminary Plan**

Applicant: Bill Mahar, Norris Design

Location: Generally located south side of Mainstreet between Jordan Road and Motsenbocker Road

Department: Community Development, Stacey Nerger

TRAKiT SUB20-038 and SUB20-039

No.:

EXECUTIVE SUMMARY

The applicant, Norris Design, is proposing a Sketch and Preliminary Plan for a residential community of 122 single-family attached townhomes with parks, open space and landscaping along with two (2) commercial lots on approximately 15.37 acres within the Olde Town at Parker Planned Development (PD). The subject property is located on the south side of Mainstreet between Jordan Road and Motsenbocker Road.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

The subject property fronts Mainstreet and is bordered to the east by American Academy Charter School at Motsenbocker Road and to the west by the Mainstreet Dental Plaza commercial development. The property is bordered to the north by the Clarke Farms residential neighborhood and to the south by the Olde Town/Senderos Creek residential neighborhood, of which it is a part.

The Olde Town at Parker Planned Development (PD) was annexed into the Town of Parker in December 2000 with approved PD zoning that incorporated 5.5 acres of commercial area and permitted 595 residential units with parks, trails and open space. In 2003, the PD zoning was amended and sketch and preliminary plans were approved that enlarged the commercial area (PA1) to 13.35 acres. The commercial area includes the access drive and adjacent drainage

swale on the east boundary of the new planning area proposed with this application.

Also in 2003, the original Olde Town at Parker PD zoning was amended to create a large park and community pool within the center of the residential community. The development of the western half of the PD temporarily ceased in 2008 with the Great Recession, but has since been largely built-out. In 2017, the Olde Town at Parker PD zoning was again amended to reorganize the eastern half of the PD to be developed with a mix of single-family detached and attached homes that are currently under construction.

On August 3, 2020, the applicant proposed a further amendment to the PD zoning and a Sketch and Preliminary Plan for a residential community of condominiums and townhomes that was denied by the Town Council because of concerns about the condominium use, building height, residential yield/density and parking. The applicant responded by revising their development proposal to eliminate the condominiums, decrease residential yield/density, reduce building height and improve parking. On December 7, 2020, the applicant obtained Town Council approval for an amendment to the Olde Town at Parker PD zoning that incorporates these revisions and permits a residential community of single-family attached townhomes with a residential yield of 122 units at a residential density of 10 units per acre.

The proposed Sketch and Preliminary Plan proposes a total of 122 single-family attached townhome lots on 12.2 acres, which complies with the PD zoning that permits a residential yield of 122 housing units and a residential density of 10 units per acre. Additionally, the proposed plans will reconfigure two (2) commercially zoned lots and incorporate 1.86 acres from the adjacent tract through a redesign of the drainage. These two (2) commercial lots and the tract will be incorporated into Filing 2 through the replatting process.

The design of the proposed Sketch and Preliminary Plans allows for adequate access, landscaping, parking and the required park amenities. The applicant has also submitted a site plan application that is currently under review and the plans will be required to meet all setback, building height, landscaping, open space, park dedication and development design requirements.

The proposed Sketch and Preliminary Plans have been comprehensively reviewed and comply with the Olde Town at Parker PD zoning and are consistent with the Parker 2035 Master Plan.

As such, the applicant has satisfied the criteria for approval under the Land Development Ordinance.

The applicant held a neighborhood meeting on June 1, 2021 to present their proposed Sketch and Preliminary Plans and address comments, and questions.

The Planning Commission held a public hearing on July 22, 2021 and voted unanimously to recommend approval.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ATTACHMENTS

1. VicinityMap
2. Planning Commission Staff Report
3. Olde Town F2 Sketch and Preliminary Plan
4. Olde Town at Parker Parks Master Plan Exhibit

RECOMMENDED MOTION

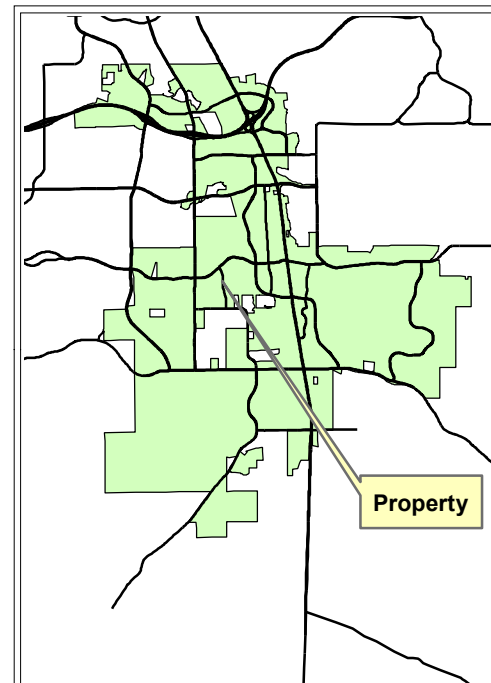
I move to approve, based on staff findings, with the following conditions contained in the staff report:

1. All Final Plats shall be substantially similar in design and layout and the inclusion of amenities to this Preliminary Plan, as determined by Town staff.
2. The applicant shall add the IREA Note to all Final Plats for this development.
3. The applicant shall continue to work with Douglas County on street names and addresses which will be finalized at the time of any final plats for the property.
4. The applicant shall meet required setbacks, stagger and zoning as stated with the Olde Town at Parker Planned Development Guide and Plan and the Parker Land Development Ordinance.

Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan

Zoning

Case No. Z21-010



Legend

Site

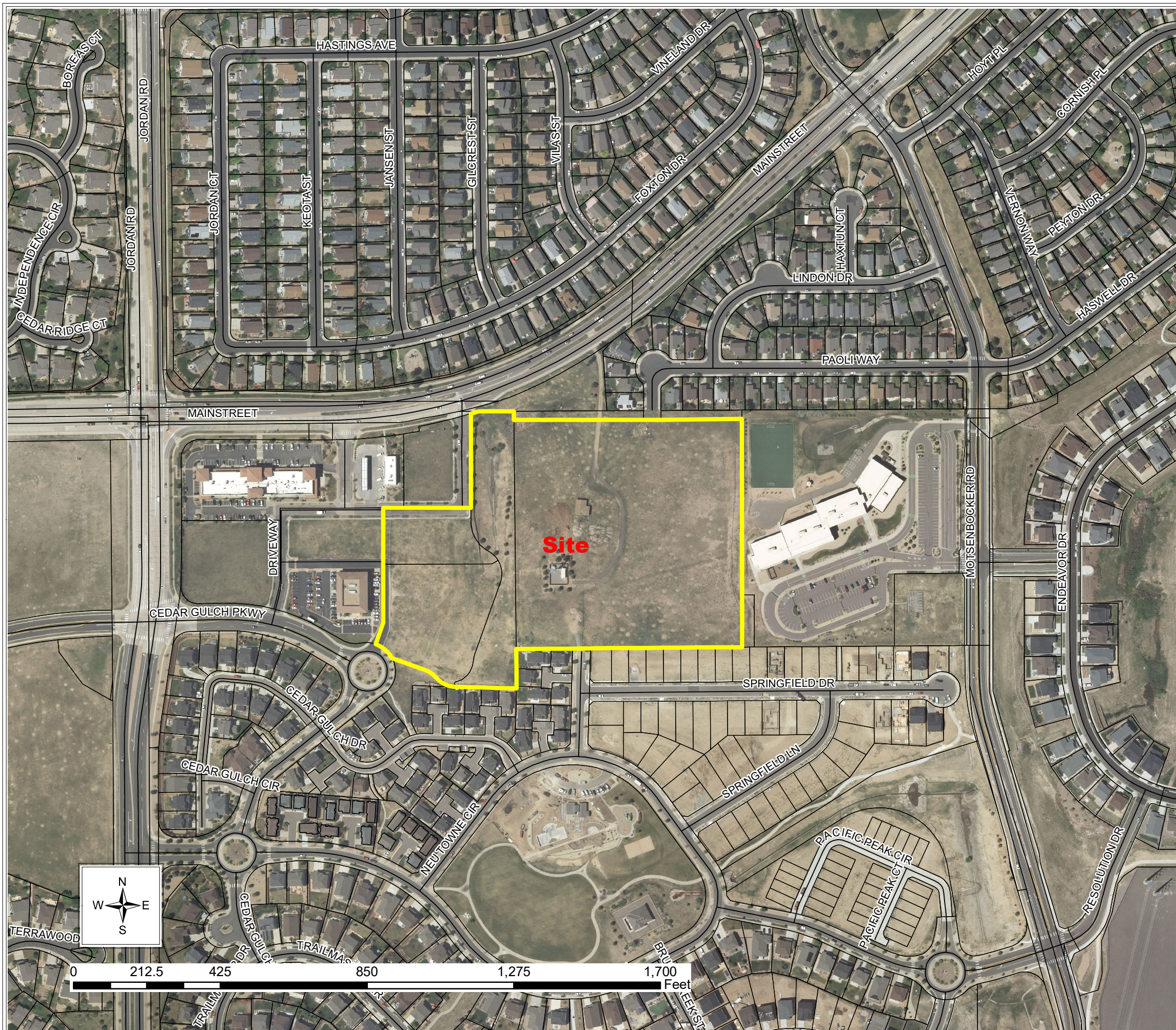
— Roads

**Narrative:
Proposed Sketch and
Preliminary Plan to plat 122
residential attached units,
2 commercial lots and parks
and open space.**

Planner: Stacey Nerger
Hearing Schedules:

**Planning Commission:
July 22, 2021**

**Town Council:
August 16, 2021**





Planning Commission Staff Report

Planning Commission Date: 7/22/2021

Town Council Date: 8/16/2021

Hearing Type: Public Hearing
OLDE TOWN AT PARKER FILING NO. 2 – Sketch
and Preliminary Plan

TRAKiT No(s): SUB20-038 and SUB20-039

Location: Generally located on the south side of Mainstreet
between Jordan Road and Motsenbocker Road.

Project Planner: Stacey Nerger, Planner

Applicant: Norris Design-Bill Mahar, Representative
Pacific North Enterprises, Owner

Executive Summary: The applicant, Norris Design, is proposing a Sketch and Preliminary Plan for 122 single family attached units with parks, open space and landscaping. The site is located on the south side of Mainstreet between Jordan Road and Motsenbocker Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan to a future date.”

I. BACKGROUND/DISCUSSION

The Olde Town at Parker property was annexed in December, 2000, with Planned Development (PD) zoning which provided for 5.5 acres of commercial area and 595 residential units with trails and parks. In 2003, the PD was amended and sketch and preliminary plans were approved that enlarged the commercial area (PA1) to 13.35 acres. This commercial area included the access drive and adjacent drainage swale on the east boundary of the new planning area proposed with this amendment. The residential development under the previous PD amendment was also re-organized to create a central park and community pool area within the Olde Town project. Construction of the western half of the PD ceased in 2008 with the economic downturn but has since been largely developed.

In 2017, the eastern half of the original development was approved for single-family detached and paired homes and is currently under construction. On December 7, 2020 the third amendment to the Olde Town at Parker Planned Development was approved to allow for single-family attached (townhome) development for a total of 122 units at a density of 10 units per acre.

The proposed sketch and preliminary plan would allow a total of 122 single family attached (townhome) lots on 12.16 acres. Additionally, the plat will reconfigure two commercially zoned lots and reclaim 1.86 acres of the adjacent drainage tract through re-engineering. These two commercial lots and the drainage tract will be removed from Filing 1 and replatted into Filing 2.

The subject area is bounded on the east by the American Academy at Motsenbocker and to the west by the Mainstreet Dental Plaza commercial development. To the north of the site is the Clarke Farms single-family residential neighborhood and to the south is the Olde Town/Senderos Creek neighborhood that is currently under construction.

The applicant held a neighborhood meeting on June 1, 2021 to present their proposed sketch and preliminary plan and provide feedback.



II. PRIOR ACTIONS

Date	Action
2000	The original Olde Town at Parker property was annexed into the town with PD zoning which provided for 5.5 acres of commercial area, 595 residential units.
2003	The PD was amended and sketch and preliminary plans were approved that enlarged the commercial area to 13.35 acres. The residential development under this PD was also re-organized but with no change in the number of allowable residential units.
2008	Construction of the western half of the PD, approved with commercial and residential uses by the original developer, ceased with the economic downturn but has since been largely developed.
2017	The eastern half of the original development was approved for single-family detached and paired homes. The total number of allowed residential units was decreased to 493.
2020	A PD Amendment was proposed to include 12.16 acres into the Planned Development and zone them to allow for Condominium and single-family attached development. The proposed PD Amendment was denied by Town

	Council stating concerns that the proposed height and density of the condominiums were not compatible with the surrounding development.
December 7, 2020	Town Council approved a Planned Development Amendment to allow for 122 single-family attached residential units on 12.16 acres.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Olde Town at Parker 3 rd Amendment / Unplatted		
Master Plan Area	Medium Density Residential/Neighborhood Center		
Site Acreage	12.16 acres		
Subdivision	Olde Town at Parker / Unplatted		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single-Family Residential – Clark Farms
South	Medium Density Residential	PD - Planned Development	Single-Family attached and detached - Olde Town at Parker/Senderos Creek
East	Medium Density Residential	PD - Planned Development	Elementary School - American Academy
West	Neighborhood Center	PD - Planned Development	Olde Town at Parker Commercial Center – Retail and Services

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential within a Neighborhood Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> 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. <u>Neighborhood Centers:</u> Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Higher density residential is appropriate as a

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

LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Sketch/Prelim Plan)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks – Townhomes PA 9	From local street right-of-way: - 10 feet to the structure - 18 feet to the face of the garage From private drive/court: - 2 feet (no parking in driveway if less than 18 feet) From arterial or collector street right-of-way: - 20 feet Adjacent to single family detached residential: - 15 feet	Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval.	☒ Consistent ☐ Inconsistent ☒ N/A
Density	11.35 DU/AC	10.00 DU/AC	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories-Townhouses	35 feet	Structures are not a part of this proposal.	☒ Consistent ☐ Inconsistent

		Required height will be met at time of site plan approval.	☒ N/A
Landscaping	Title 13.06.070	All required streetscape, open space and common area landscape has been met. Individual lot specific requirements will be met at site plan approval.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be met at site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff analysis	As outlined above, staff has evaluated the requested Sketch and Preliminary Plans against the requirements in the Olde Town at Parker PD zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards. The proposed sketch and preliminary plans are in conformance with the proposed PD amendment.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is located south of Mainstreet, east of Jordan Road, west of Motsenbocker Road and north of Todd Drive. The property will be served by three existing roadways, two within the Olde Town at Parker commercial development and one within the existing Olde Town at Parker residential development (Springfield Court). The extension of Springfield Court will provide vehicular and pedestrian access from the residential areas to the adjacent commercial businesses. Springfield Court from the north will dead end at the edge of the property, avoiding thru traffic for Clarke Farms.

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

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

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	A few drafting comments that do not require an additional review
Building	Building permits for the commercial and residential will not be accepted until the Site Plans have been reviewed.
Centennial Airport	The development falls within the Airport Influence Area and recommend an aviation easement for the property.
CenturyLink	No objections
Cherry Creek Basin Water Quality Authority	Pre and post-construction best management practices are required. No exceptions taken.
Clark Farms HOA	No comment
Comcast	No comment
Douglas County Assessors	No comment
Douglas County Planning and Engineering	The transition from East Springfield Court to Gem Trail must occur at an appropriate point in the street alignment. In addition, the applicant should continue to work with the County on street names with the Final Plat.
Douglas County School District	The applicant shall dedicate land or cash-in-lieu for a total of 1.074 acres. The developer and the District have agreed with a flat cash-in-lieu payment to the District of \$107,784.00 towards capital mitigation and land dedication.
IREA	Approved, but would like to see an additional note added to the Final Plat
Fire Life Safety	Approved
Olde Towne Metro District	The single-family attached developer will need to create a sub-association that will own and maintain all roads and common areas within the new development. Please mandate that all construction traffic come from Mainstreet and not through the existing residential.
Neu Town HOA	The single-family attached developer will need to create a sub-association that will own and maintain all roads and common areas within the new development. Please mandate that all construction traffic come from Mainstreet and not through the existing residential.
Parker Water and Sanitation District	Approved, but PWSD still has comments on the commercial building site plan application.
PSCO	PSCO has nothing to add
Public Works/Engineering	Approved

VI. CONCLUSION

The proposed Sketch and Preliminary Plan will allow for a total of 122 single family attached housing units with a density of 10 units per acre. The proposed density aligns with the permitted densities allowed within the Olde Town PD. The layout proposed within the Sketch and Preliminary Plan allows for adequate access, landscaped area and the required parks space. A Site Plan application is currently under review which will require

the development to meet all setbacks, heights, landscaping, open space, park dedication and multifamily design requirements.

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

This proposal is consistent with the *Parker 2035 Master Plan* and the Sketch and Preliminary Plan has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan.

VII. RECOMMENDED CONDITIONS

1. All Final Plats shall be substantially similar in design and layout and the inclusion of amenities to this Preliminary Plan, as determined by Town staff.
2. The applicant shall add the IREA Note to all Final Plats for this development.
3. The applicant shall continue to work with Douglas County on street names and addresses which will be finalized at the time of any Final Plats for the property.
4. The applicant shall meet required setbacks, stagger and zoning as stated with the Olde Town at Parker Planned Development Guide and Plan and the Parker Land Development Ordinance.

VIII. ATTACHMENTS

1. Olde Town Filing No. 2 Sketch and Preliminary Plan
2. Olde Town Filing No. 2 Parks Plan
3. Referral Agency Comments

Report Approved By: Mary Munekata, Acting Planning Manager

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 01 OF 12 SHEETS

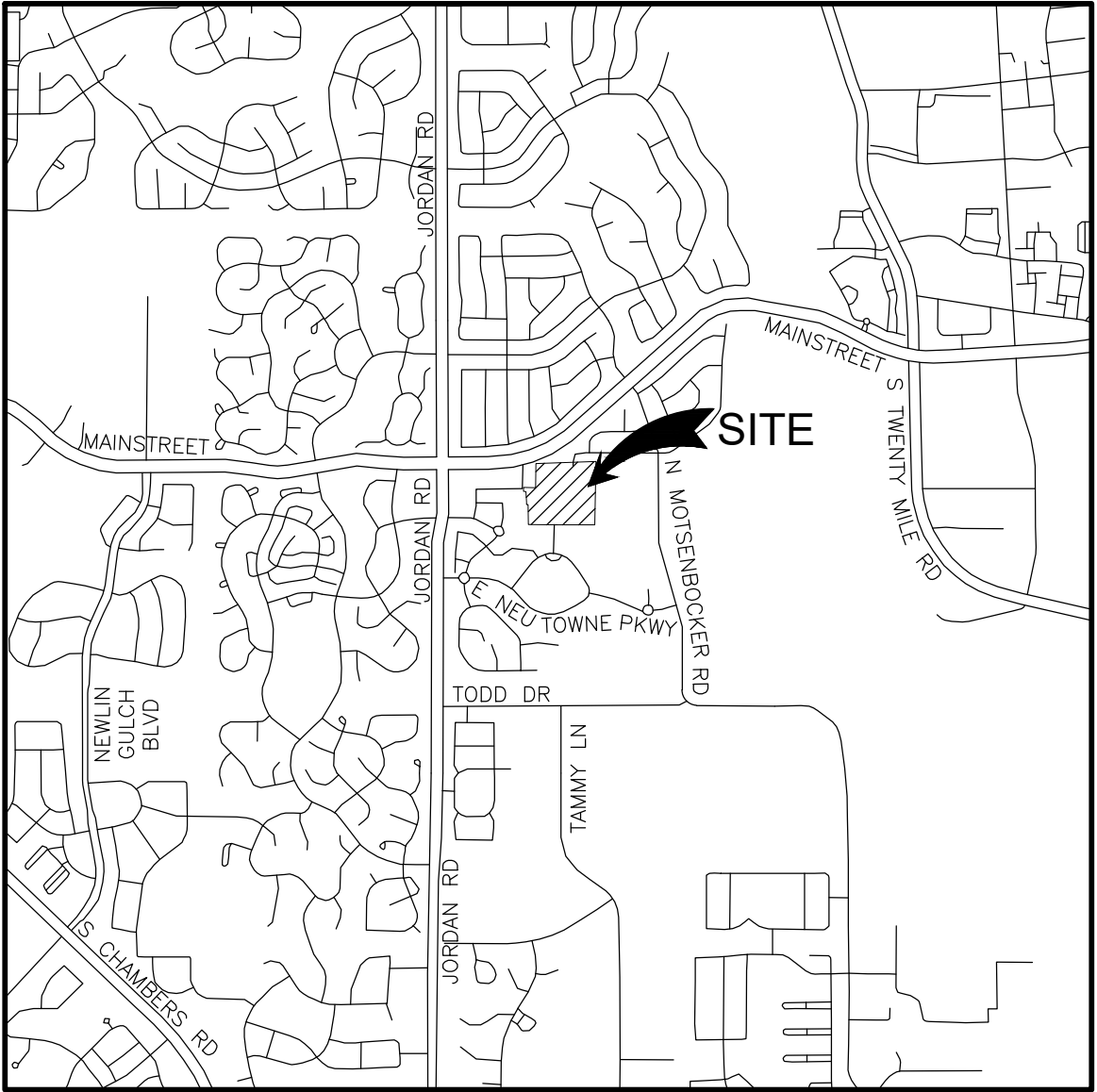
LEGAL DESCRIPTIONS:

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

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

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

SHEET INDEX	
NUMBER	TITLE
01	COVER
02	VACATION PLAN
03	OVERALL PLAN
04	SKETCH PLAN
05	SKETCH PLAN
06	SKETCH PLAN
07	SEPARATE EASEMENTS
08	SEPARATE EASEMENTS
09	SEPARATE EASEMENTS
10	PRIVATE STREETS
11	PRIVATE STREETS
12	PRIVATE STREETS



VICINITY MAP

SCALE: 1"=2000'

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°21'11"E AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #13487 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25645 AT THE SOUTHWEST CORNER.
- OWNER WAIVES, REMISES, AND RELEASED ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE TOWN OF PARKER, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
- THIS SKETCH / PRELIMINARY PLAN CONSISTS OF 124 LOTS AND 8 TRACTS.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B, C, AND D FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES" IN THE EVENT THE OWNER, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER TRACTS A, B, C AND D IS ALSO GRANTED TO THE TOWN OF PARKER, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.
- WITHIN SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE PROPERTY FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THE PROPERTY BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND INTERNAL ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS AND TRACTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT AND/OR TRACT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT AND/OR TRACT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- ROOF OVERHANGS WITH A MAXIMUM TWO-FOOT (2') ENCROACHMENT MAY BE LOCATED WITHIN "UTILITY EASEMENTS" PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, OR ACCESS TO SAID EASEMENT.

TRACT G SUMMARY TABLE						
TYPE OF AREA	DRY UTILITY ESMT. (SF)	PWSD ESMT. (SF)	PWSD & DRY UTILITY ESMT. (SF)	ACCESS EASEMENT	OPEN SPACE (SF)	TOTAL TRACT G AREA (SF)
SQUARE FOOTAGE	11,236	11,405	964	34,953	31,205	89,763
%	12.5%	12.7%	1.1%	38.9%	34.8%	100.0%

TRACT SUMMARY TABLE				
TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP
A	37,242	0.855	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
B	59,181	1.359	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
C	22,542	0.517	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
D	15,314	0.352	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
E	38,983	0.895	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
F	28,993	0.666	OPEN SPACE, UTILITIES & DRAINAGE	HOME OWNERS ASSOCIATION
G	89,763	2.061	OPEN SPACE, UTILITIES, DRAINAGE & ACCESS	HOME OWNERS ASSOCIATION
H	55,115	1.265	ACCESS	HOME OWNERS ASSOCIATION

LOT SUMMARY			
TYPE	AMOUNT	INTERIOR LOT MINIMUM	EXTERIOR LOT MINIMUM
WALKOUT TOWNHOMES	20	25'x77'	32'x77'
2-STORY TOWNHOMES	35	19'x69'	26'x69'
3-STORY TOWNHOMES	67	18.5'x62.5'	24.5'x62.5'

LAND USE SUMMARY TABLE			
USAGE	AREA (S.F.)	ACREAGE	%
RESIDENTIAL LOTS	182,759	4.196	27.30
COMMERCIAL LOTS	139,608	3.205	20.85
PUBLIC RIGHTS OF WAY	0	0	0.00
PARKS	75,629	1.736	11.30
ACCESS/LANDSCAPING	144,878	3.326	21.64
LANDSCAPING	126,619	2.906	18.91
TOTAL	669,493	15.369	100.00%

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

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

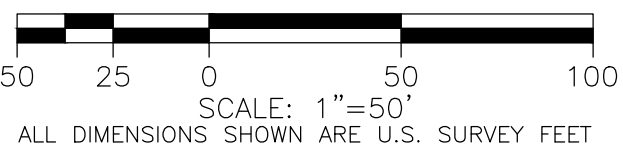
MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

SHEET 01 OF 12

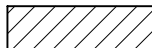
**MARTIN/MARTIN**
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

SHEET 02 OF 12 SHEETS



<i>EXISTING</i>		<i>PROPOSED</i>
_____	BOUNDARY LINE	_____
_____	PROPERTY LINE	_____
_____	RIGHT-OF-WAY LINE	_____
_____	LOT LINE	_____
_____	LOT LINE TO BE VACATED	_____
_____	TRACT LINE	_____
_____	SECTION LINE	_____
_____	SIGHT DISTANCE LINE	_____
_____	EASEMENT	_____

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

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

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

SHEET 02 OF 12



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Project Manager: DAK Location: G:\LOVATO\17.1060-Senders Creek WF\PLANS\SKETCH PLAN\02_VACATION EXHIBIT.dwg

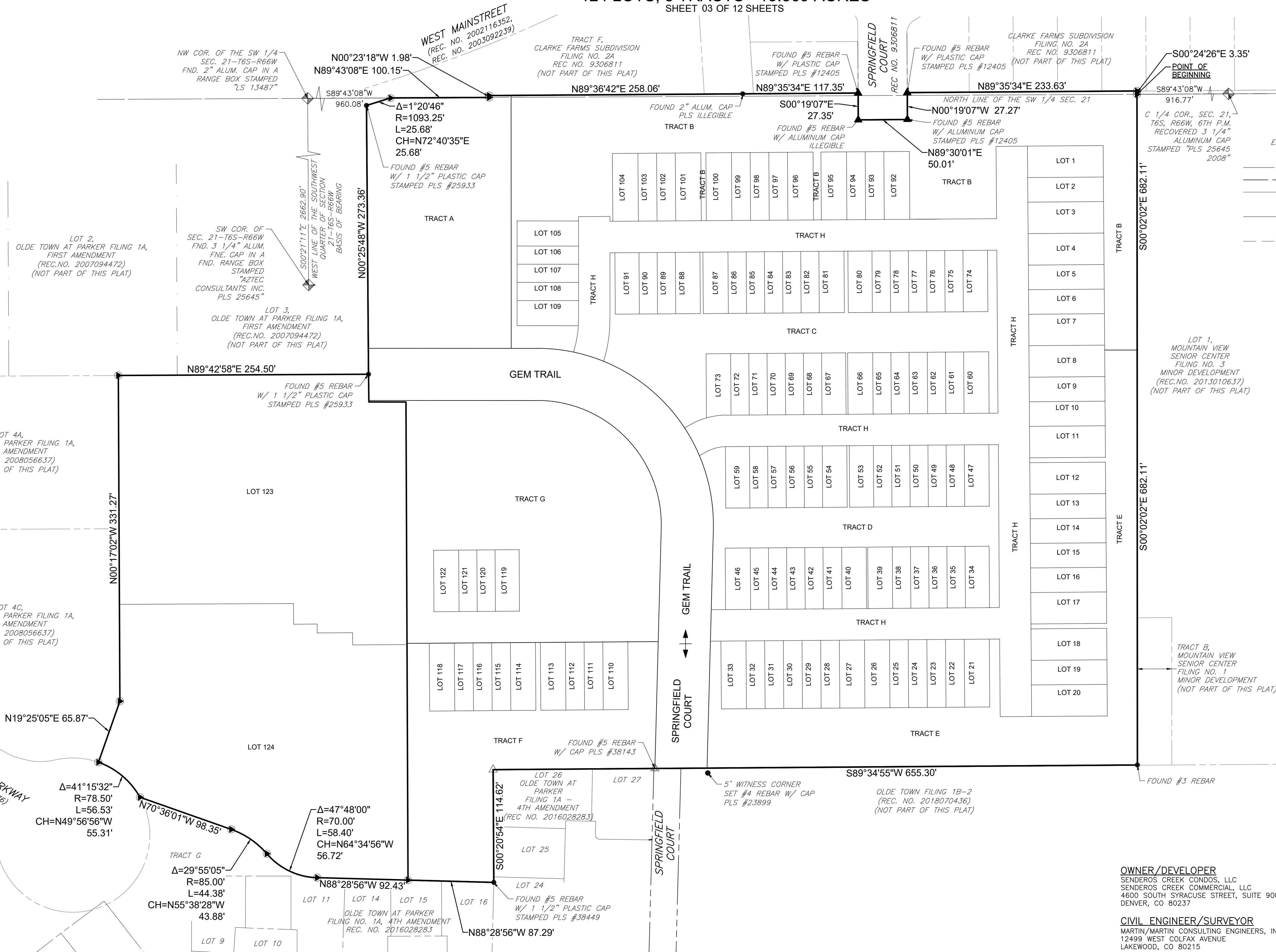
Drawn By: MAW Job Number: 17.1060 Sheet Number: ## OF 8

Project Manager:	DAK
Surveyed By:	RAN

Plot Date: 5/27/2021

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 03 OF 12 SHEETS

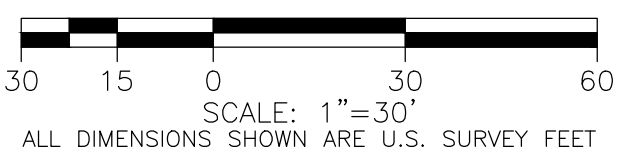


LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
LOT LINE	LOT LINE
TRACT LINE	TRACT LINE
SECTION LINE	SECTION LINE
SIGHT DISTANCE LINE	SIGHT DISTANCE LINE
EASEMENT	EASEMENT
TIE	TIE
DESCRIPTIONS	DESCRIPTIONS
PWSD EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT	PWSD EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"
FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"
FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"
SET #4 REBAR W/ CAP PLS #23899	SET #4 REBAR W/ CAP PLS #23899
EXISTING PIN	EXISTING PIN
FOUND MONUMENT AS LABELED	FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT



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

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

MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

SHEET 03 OF 12

MARTIN/MARTIN
CONSULTING ENGINEERS

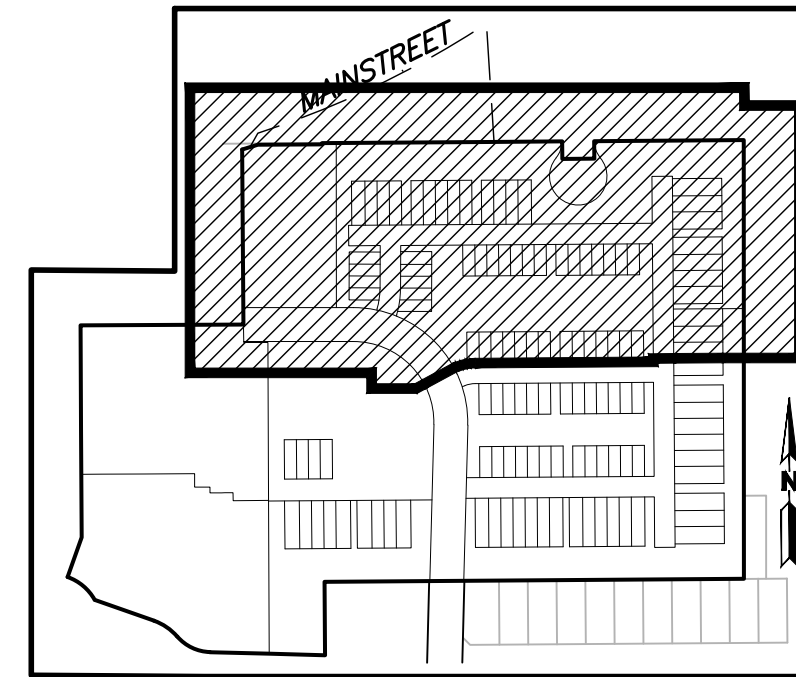
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\03_OVERALL PLAN.dwg
Job Number: 17.1060
Drawn By: MAW
Surveyed By: RAN
Project Manager: DAK
Sheet Number: 8 OF 8

Plot Date: 5/27/2021

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

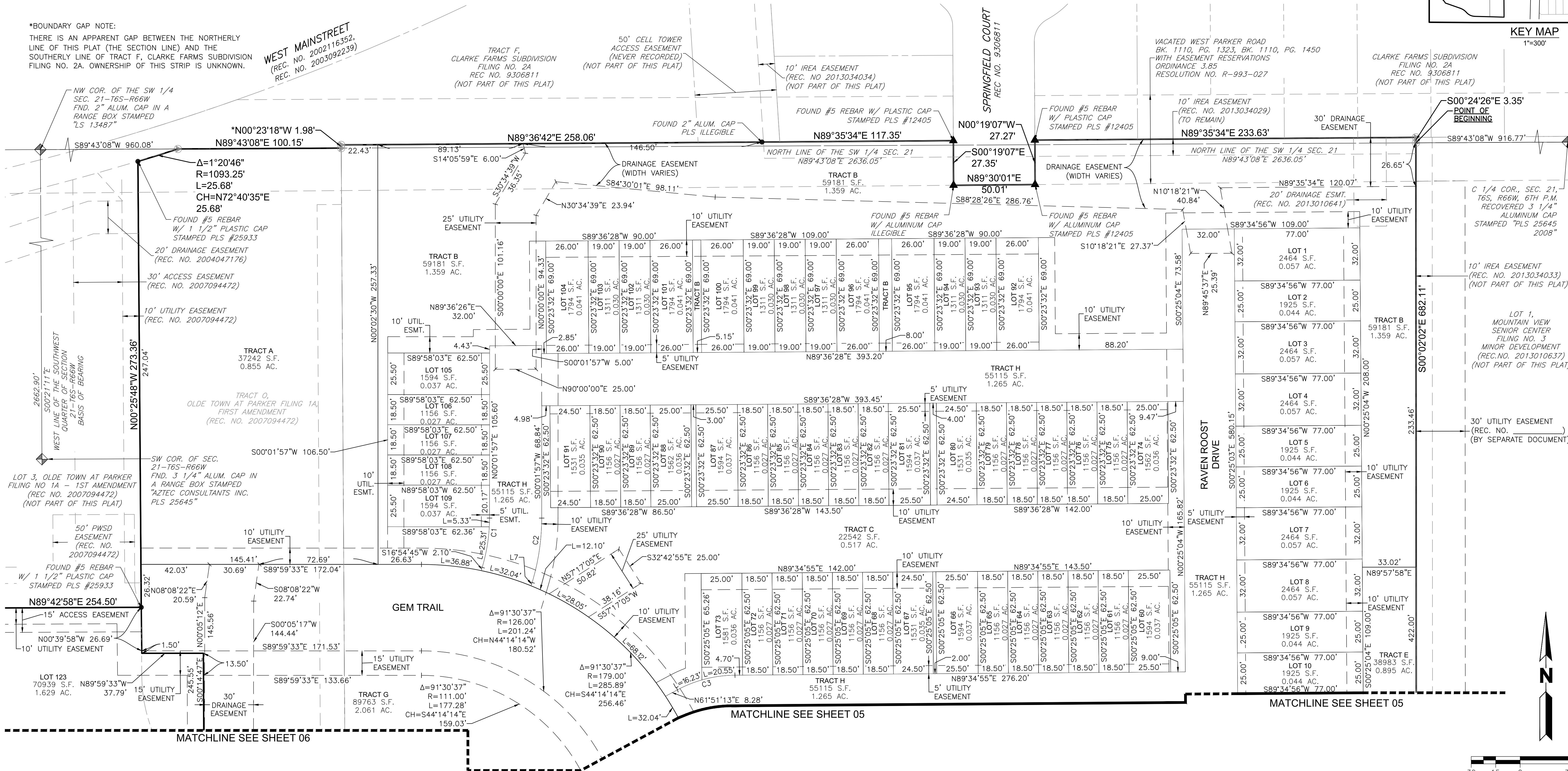
A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 04 OF 12 SHEETS



*BOUNDARY GAP NOTE:

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

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



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L7	S16°54'45"W	2.11'

CURVE TABLE				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	16°52'49"	104.00'	30.64'	30.53'
C2	16°52'49"	136.00'	40.07'	39.92'
C3	27°43'42"	76.00'	36.78'	36.42'

EXISTING

LEGEND

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

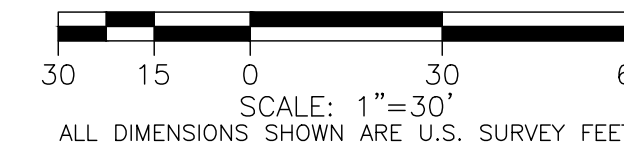
LEGEND

FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36510"
FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"	SET #4 REBAR W/ CAP PLS #23899
EXISTING PIN	FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237
CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215



MAY 27, 2021
MARCH 05, 2021
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MAY 01, 2020

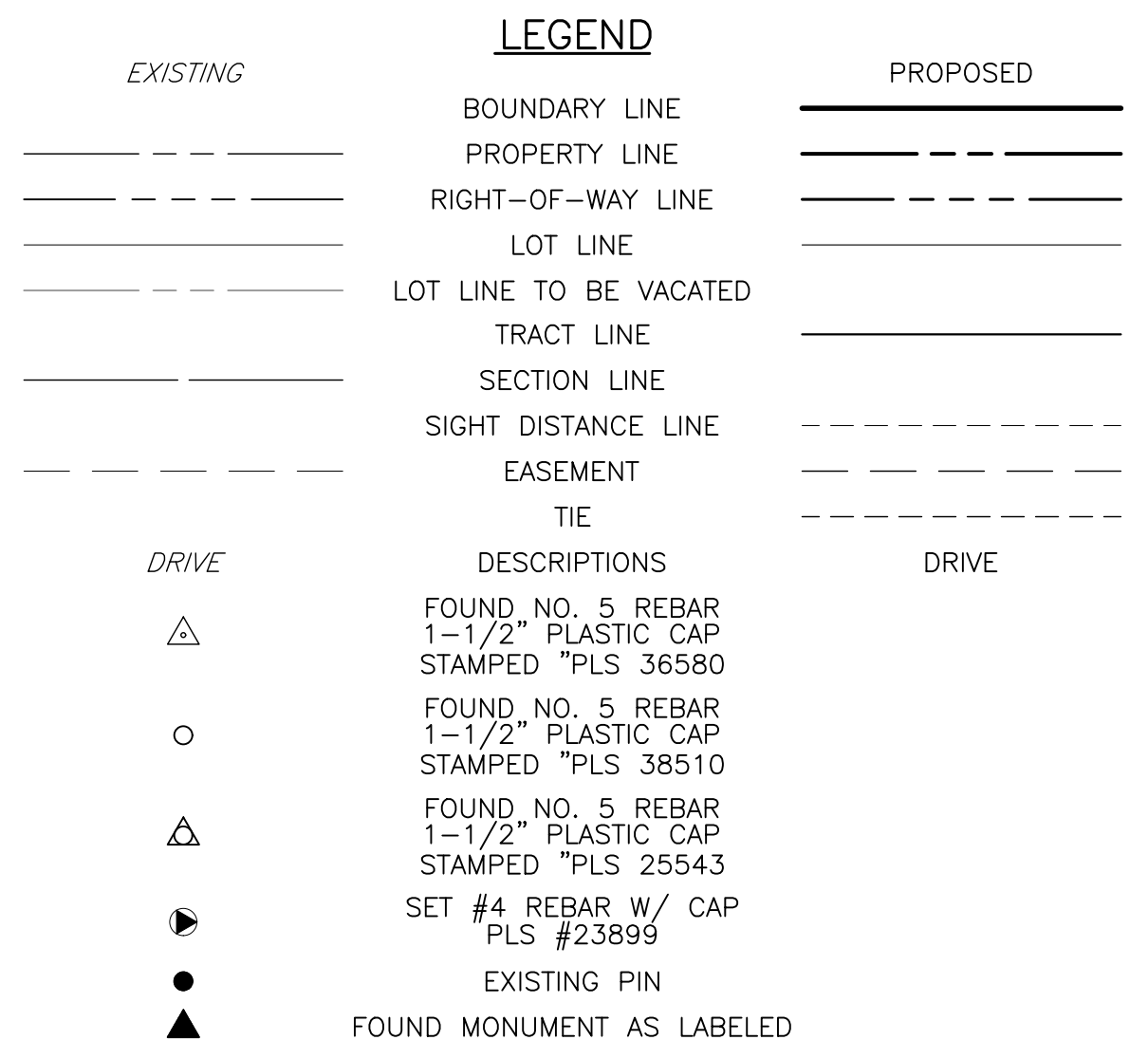
SHEET 04 OF 12

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

Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\04-06_SKETCH PLAN.dwg
Project Manager: DAK
Drawn By: MAW
Job Number: 17.1060
Sheet Number: 04 OF 8
Surveyed By: MAW

Plot Date: 5/22/2021

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING
1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A,
SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 05 OF 12 SHEETS



PWSO PARKER WATER SANITATION DISTRICT

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	27°43'42"	44.00'	21.29'	S75°43'04"W	21.09'

CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
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LAKEWOOD, CO 80215

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 8021
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

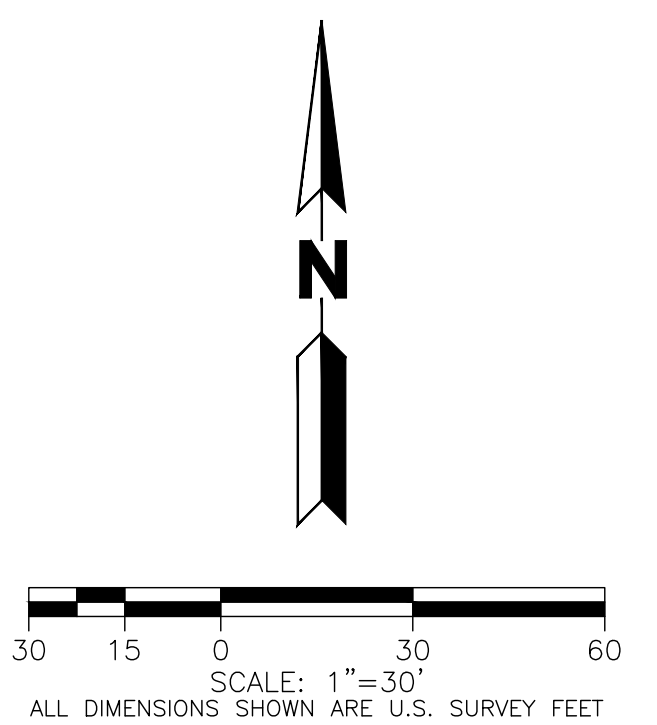
SHEET 05 OF 12

SHEET 05 OF 12

Project Manager: DAK	Surveyed By: RAN
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Plot Date:
5/27/2021

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING
 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A,
 SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 124 LOTS, 8 TRACTS - 15.369 ACRES
 SHEET 06 OF 12 SHEETS



SHEET 06 OF 12

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

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

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CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Project Manager: _____
 DAK _____
 Location: _____
 G:\LOVATO\17.1060-Senders Creek WF\PLANS\SKETCH PLAN\04-06_SKETCH PLAN.dwg

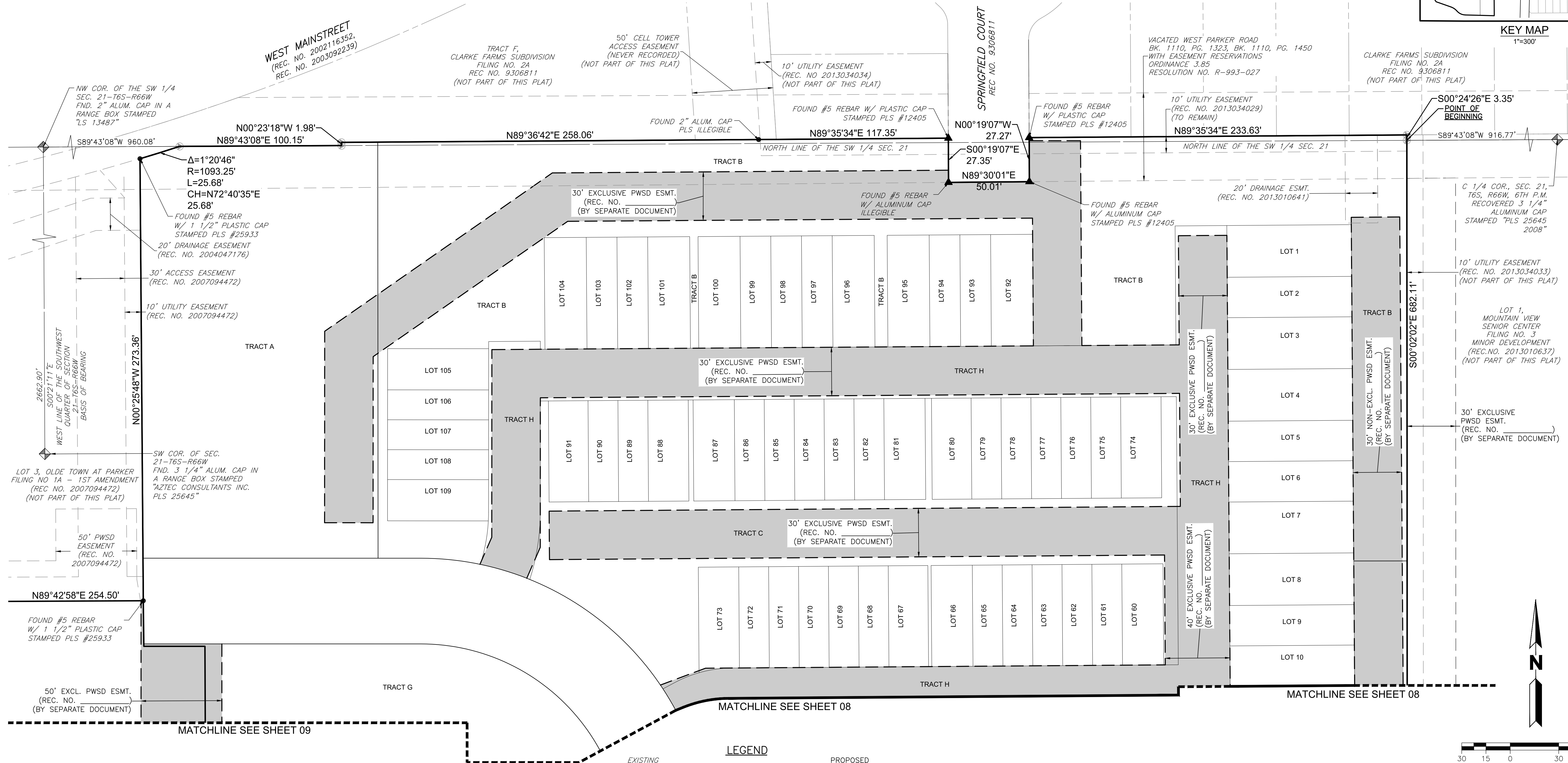
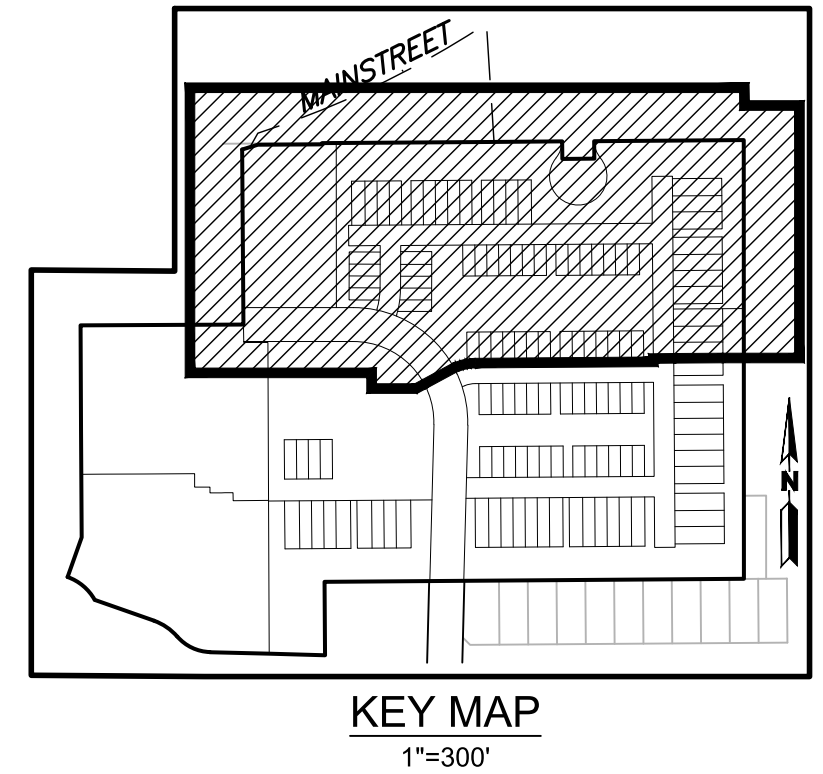
Surveyed By: _____
 RAN _____
 Drawn By: _____
 MAW _____
 Job Number: _____
 17.1060 _____
 Sheet Number: _____
 ##/## _____
 0/ 8 _____

Plot Date: 5/27/2021

Plot Date: 5/22/2021
Project Manager: DAK
Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\07-09_EASEMENT DEDICATION.dwg
Job Number: 17.1060
Drawn By: MAM
Surveyed By: MAM
Sheet Number: 8
OF 8

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 07 OF 12 SHEETS



LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
LOT LINE	LOT LINE
TRACT LINE	TRACT LINE
SECTION LINE	SECTION LINE
SIGHT DISTANCE LINE	SIGHT DISTANCE LINE
EASEMENT	EASEMENT
TIE	TIE
DRIVE	DRIVE
PWS D EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT	PWS D EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

LEGEND

FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"
FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"
FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"
SET #4 REBAR W/ CAP PLS #23899
EXISTING PIN
FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWS D PARKER WATER SANITATION DISTRICT

OWNER/DEVELOPER
SENDEROS CREEK CONDOS, LLC
SENDEROS CREEK COMMERCIAL, LLC
4600 SOUTH SYRACUSE STREET, SUITE 900
DENVER, CO 80237
CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020
SHEET 07 OF 12

MARTIN/MARTIN
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303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

SHEET 08 OF 12 SHEETS



KEY MAP

BOUNDARY LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
TRACT LINE
SECTION LINE
DISTANCE LINE
EASEMENT
TIE
DESCRIPTORS

EXISTING

DRIVE

 $\triangle$ 

•

PWSD EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT

FOUND NO. 5 REBAR
1-1/2" PLASTIC CAP

FOUND NO. 5 REBAR
1-1/2" PLASTIC CAP

STAMPED "PLS 3851"
FOUND NO. 5 REBAR

STAMPED "PLS 2554"

PLS #23899
EXISTING PIN

FOUND MONUMENT AS LABELED

PWSO PARKER WATER SANITATION DISTRICT

PWSO PARKER WATER SANITATION DISTRICT



ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

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



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80232
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

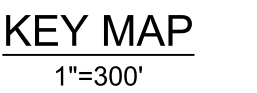
Project Manager:	Location:
DAK	G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\07-09_EASEMENT
Surveyed By:	Job Number:
RAN	17.1060
	Sheet Number:
	MAW OF 8
	###

DEDICATION.dwg

Plot Date:
5/27/2021

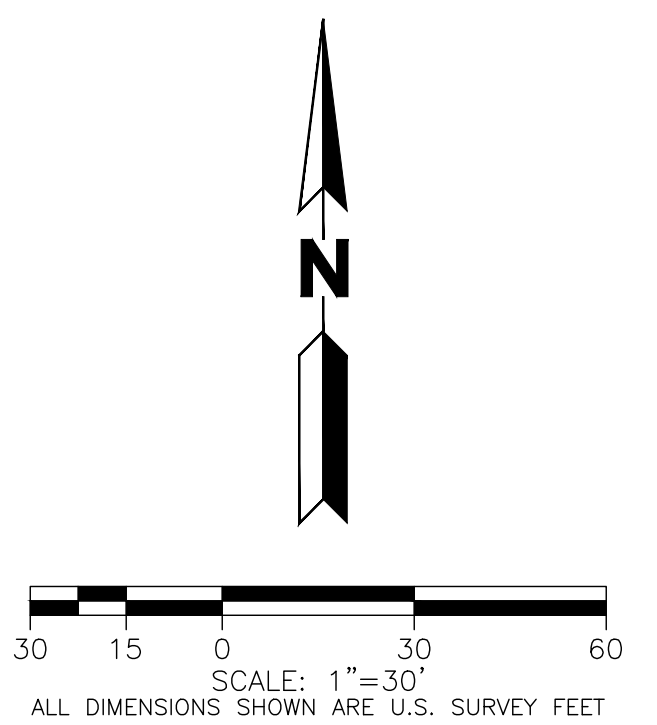
A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING
1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A,
SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES

SHEET 09 OF 12 SHEETS



<i>EXISTING</i>	BOUNDARY LINE PROPERTY LINE RIGHT-OF-WAY LINE LOT LINE TRACT LINE SECTION LINE SIGHT DISTANCE LINE EASEMENT TIE	<i>PROPOSED</i>
_____		=====
- - - - -		-----
_____		_____
_____		_____
- - - - -		-----
_____		_____
- - - - -		-----
	DESCRIPTIONS	DRIVE
	PWSD EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT	
	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"	
	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"	
	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"	
	SET #4 REBAR W/ CAP PLS #23899	
 	EXISTING PIN FOUND MONUMENT AS LABELED	

PWSD PARKER WATER SANITATION DISTRICT



MAY 27, 2021
MARCH 05, 2021
ECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

SHEET 09 OF 12

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

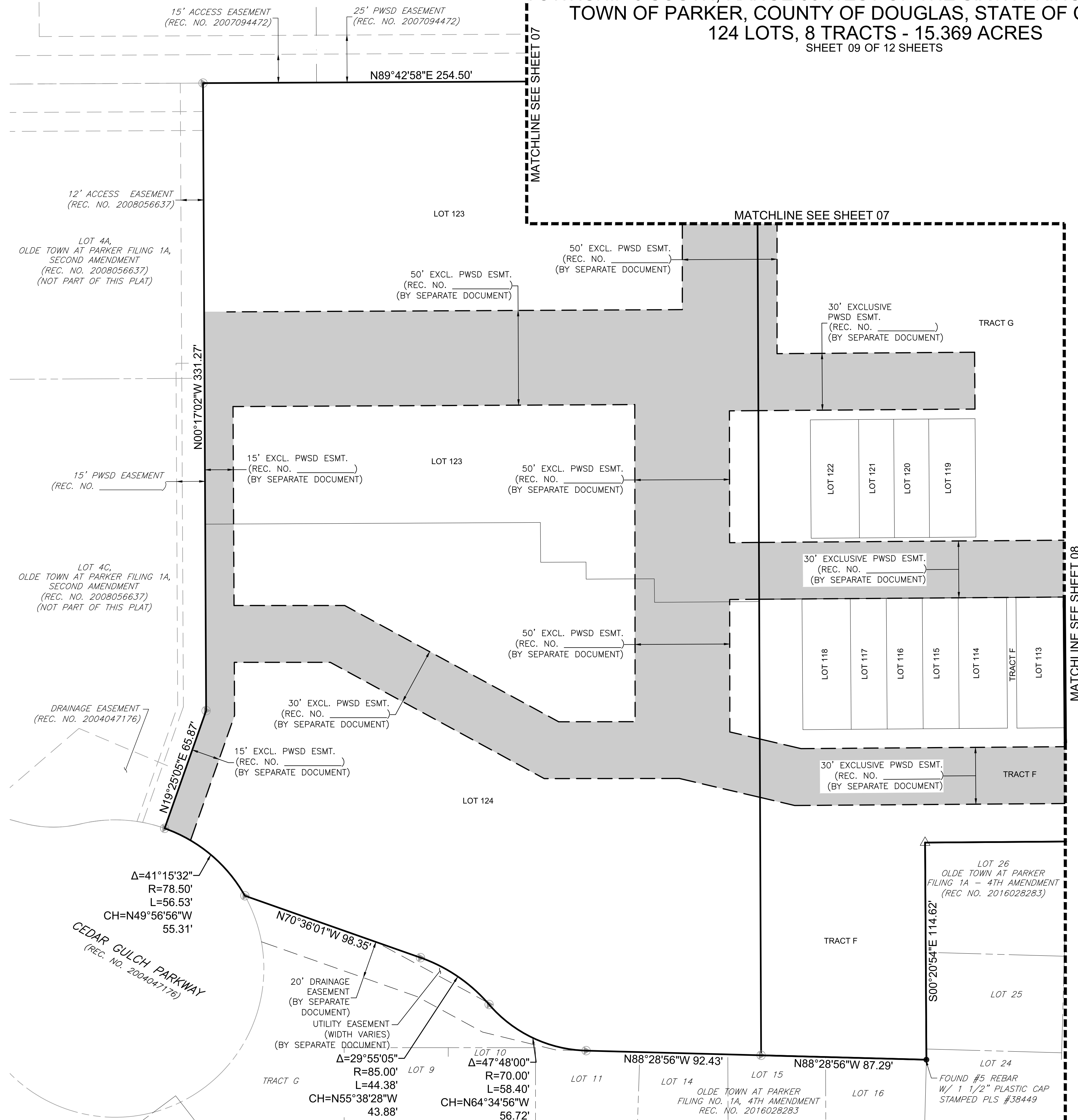
CIVIL ENGINEER/SURVEYOR
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

 **MARTIN/MARTIN**
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Project Manager: _____ Location: _____
 DAK G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\07-09_EASEMENT DEDICATION.dwg
 Surveyed By: _____ Job Number: _____ Sheet Number: _____
 RAN MAW 17.1060 OF 8

Plot Date: 5/27/2021

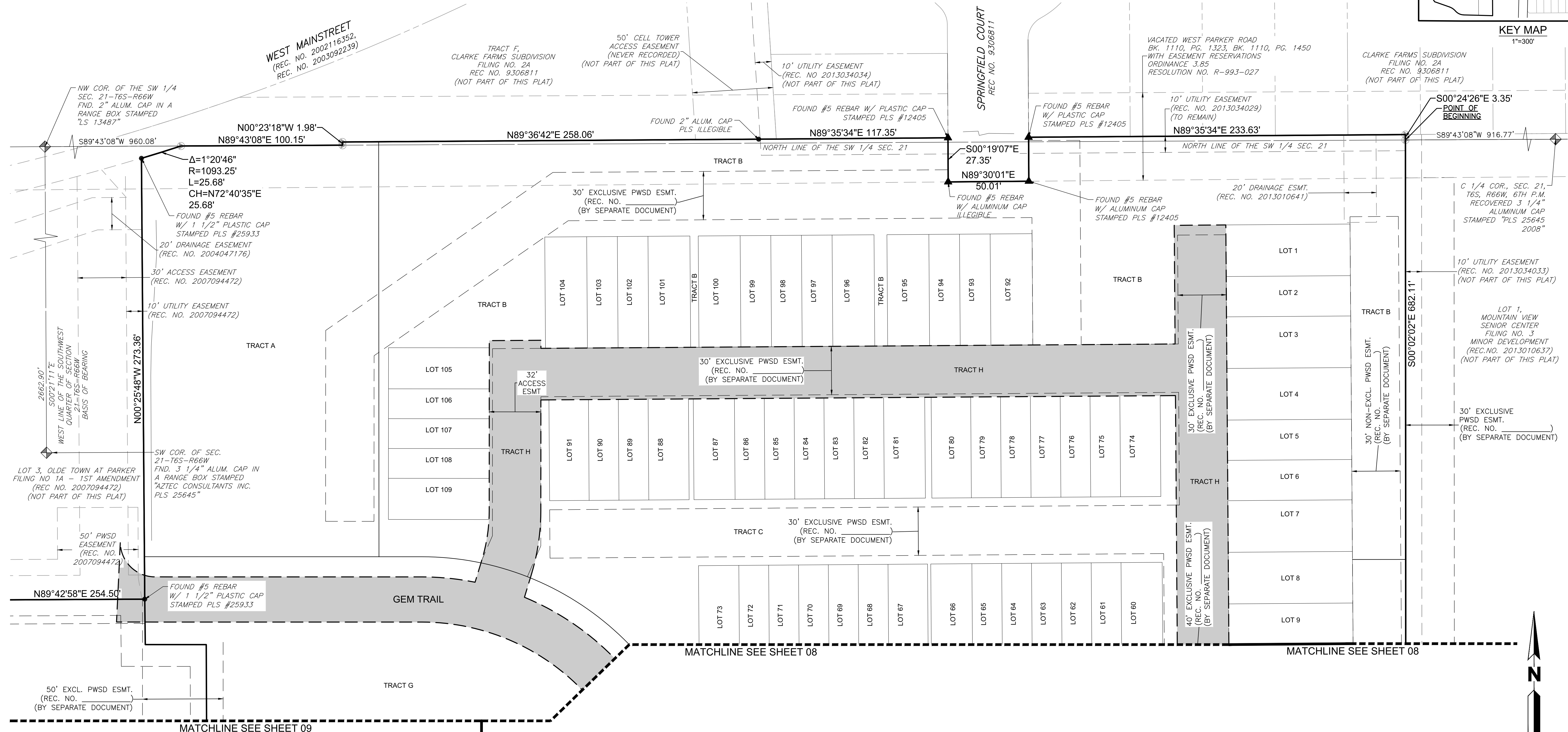
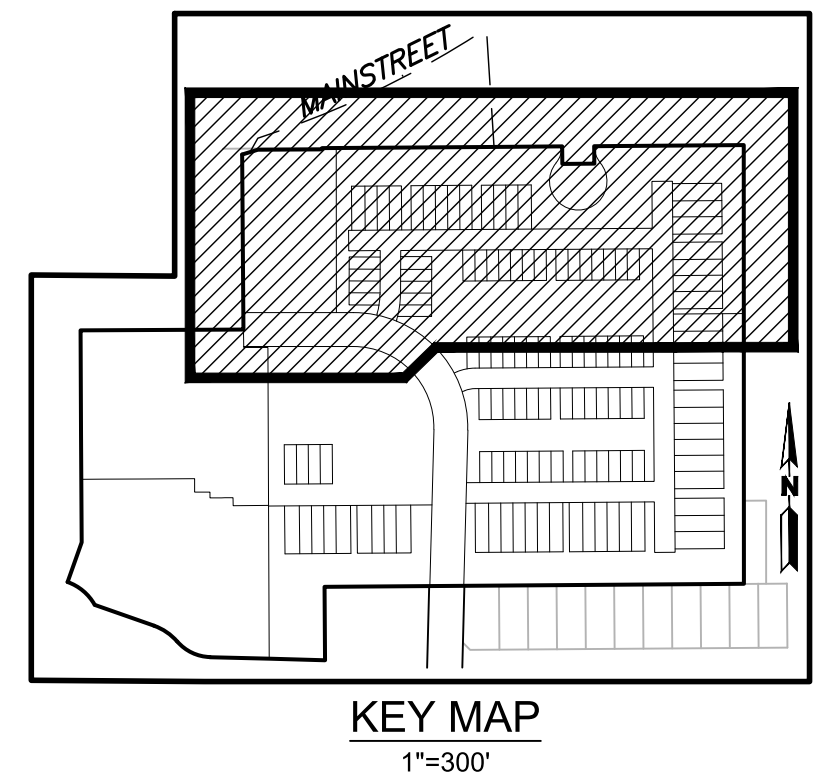


Plot Date: 5/22/2021
Project Manager: DAK
Surveyed By: RAN
Drawn By: MAW
Job Number: 17.1060
Sheet Number: 8 OF 8

Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\10-12_PRIVATE STREET EXHIBIT.dwg

OLDE TOWN AT PARKER FILING 2 SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 10 OF 12 SHEETS



LEGEND

	PROPOSED
BOUNDARY LINE	---
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
LOT LINE	---
TRACT LINE	---
SECTION LINE	---
SIGHT DISTANCE LINE	---
EASEMENT	---
TIE	---
DESCRIPTIONS	---
PRIVATE ROADS WITH PUBLIC ACCESS	---
DRIVE	---

LEGEND

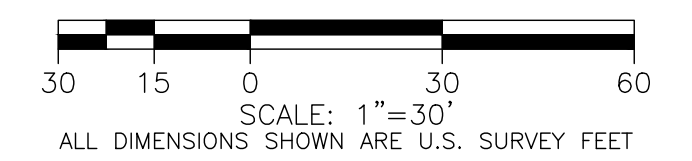
- FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 36580"
- FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"
- FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"
- SET #4 REBAR W/ CAP PLS #23899
- EXISTING PIN
- FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWSD PARKER WATER SANITATION DISTRICT

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

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



MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

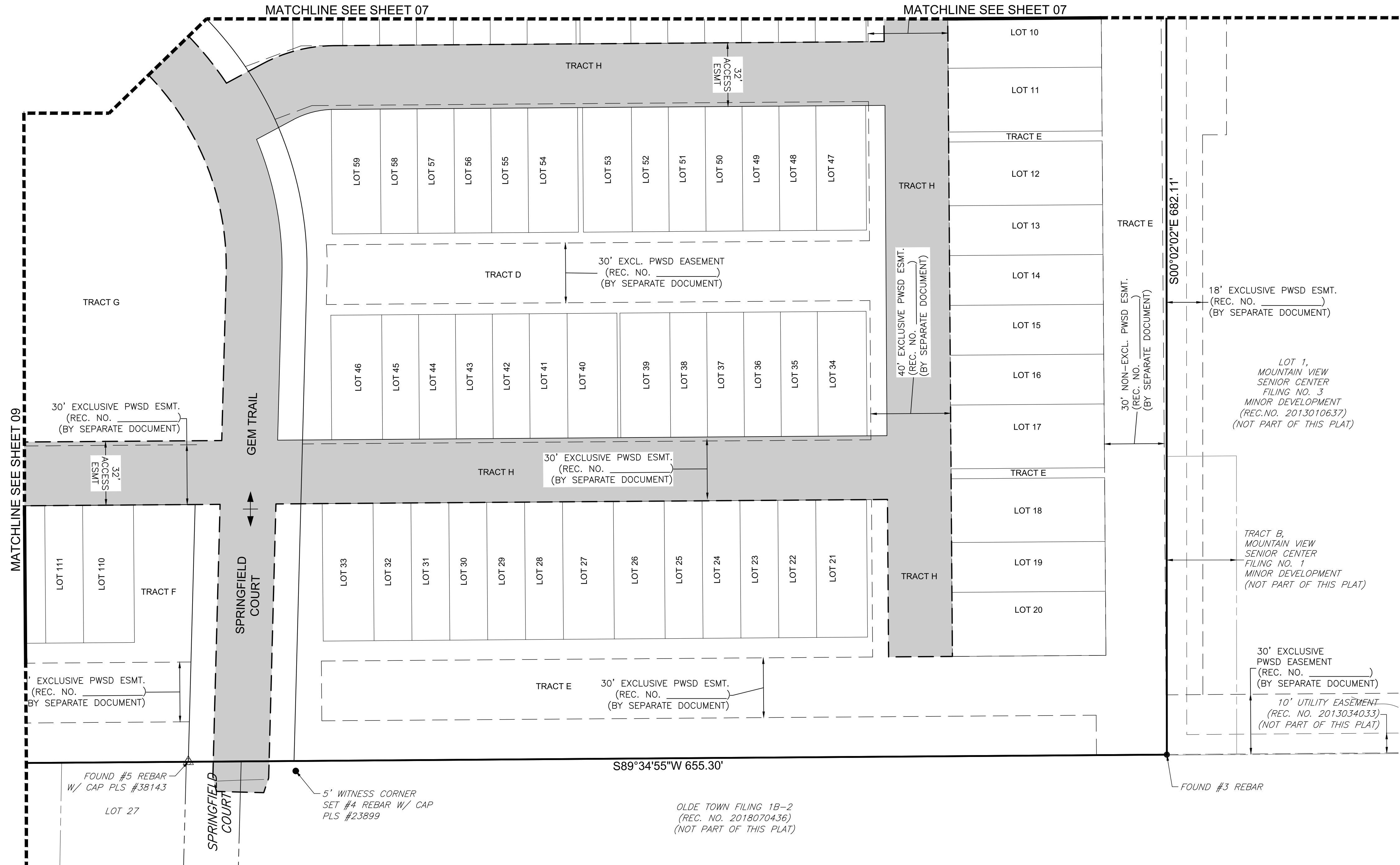
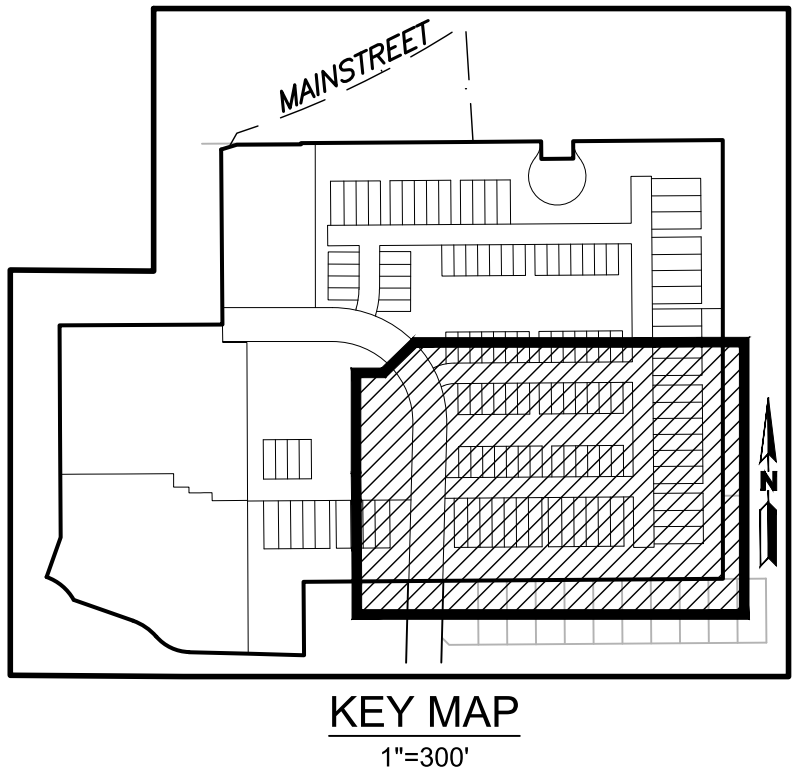
SHEET 10 OF 12

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

Project Manager: Location: G:\LOVATO\17.1060-Senderos Creek MF\PLANS\SKETCH PLAN\10-12_PRIVATE STREET EXHIBIT.dwg
Date: 5/21/2021
Surveyed By: Drawn By: Job Number: Sheet Number: 17.1060 OF 8
RAN

Plot Date: 5/21/2021

OLDE TOWN AT PARKER FILING 2
SKETCH/PRELIMINARY PLAN
A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES
SHEET 11 OF 12 SHEETS



LEGEND

	PROPOSED
BOUNDARY LINE	---
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
LOT LINE	---
TRACT LINE	---
SECTION LINE	---
SIGHT DISTANCE LINE	---
EASEMENT	---
TIE	---
DESCRIPTIONS	DRIVE
PRIVATE ROADS WITH PUBLIC ACCESS	---

LEGEND

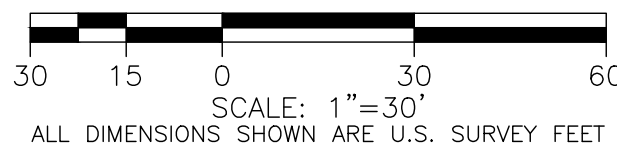
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○	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 38510"
△	FOUND NO. 5 REBAR 1-1/2" PLASTIC CAP STAMPED "PLS 25543"
►	SET #4 REBAR W/ CAP PLS #23899
●	EXISTING PIN
▲	FOUND MONUMENT AS LABELED

ABBREVIATIONS

PWS D PARKER WATER SANITATION DISTRICT

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

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

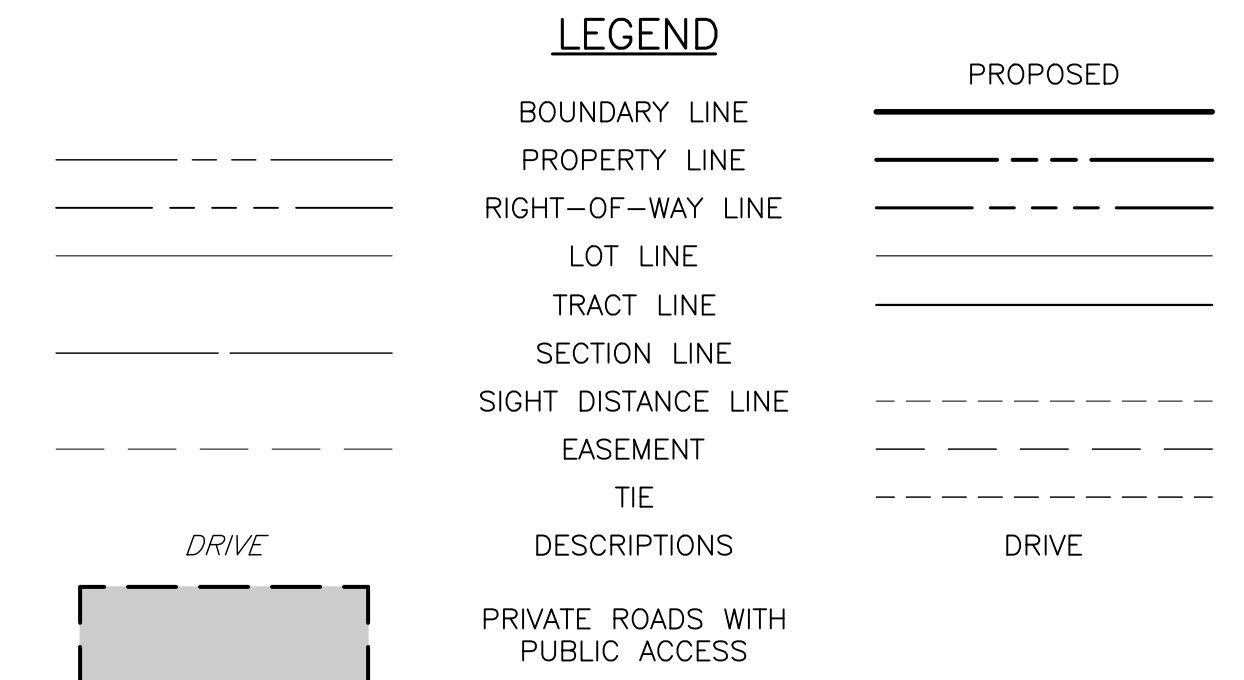


MAY 27, 2021
MARCH 05, 2021
DECEMBER 10, 2020
JUNE 05, 2020
MAY 01, 2020

SHEET 11 OF 12

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

A PARCEL OF LAND AND A REPLAT OF TRACT O OF OLDE TOWN AT PARKER FILING 1A, FIRST AMENDMENT AND LOTS 4B AND 4D OF OLDE TOWN AT PARKER FILING 1A, SECOND AMENDMENT BEING A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
124 LOTS, 8 TRACTS - 15.369 ACRES



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○ FOUND. NO. 5 REBAR
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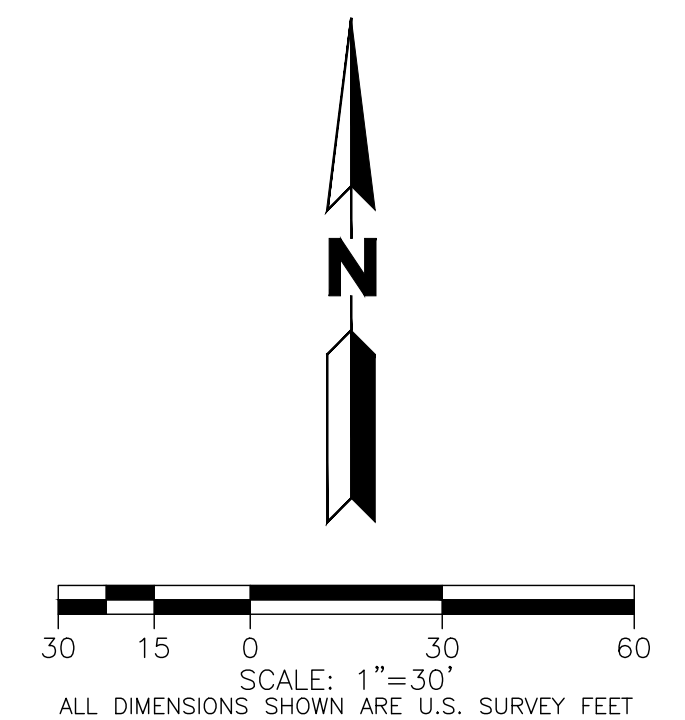
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STAMPED "PLS 25543

▶ SET #4 REBAR W/ CAP
PLS #23899

● EXISTING PIN

▲ FOUND MONUMENT AS LABELED

PWS D PARKER WATER SANITATION DISTRICT



SHEET 12 OF 12

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



MARTIN/MARTIN
CONSULTING ENGINEERS

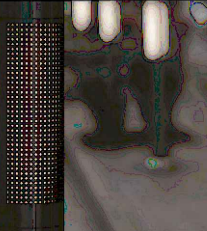
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Plot Date: 5/27/2021

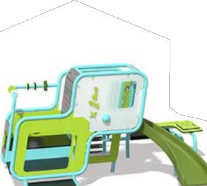
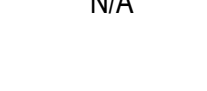
OLDE TOWN AT PARKER FILING 2 LOTS 1-122 SITE PLAN

"SENDEROS CREEK NORTH"
A PARCEL OF LAND IN THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, 127.453 ACRES, 122 TOTAL UNITS

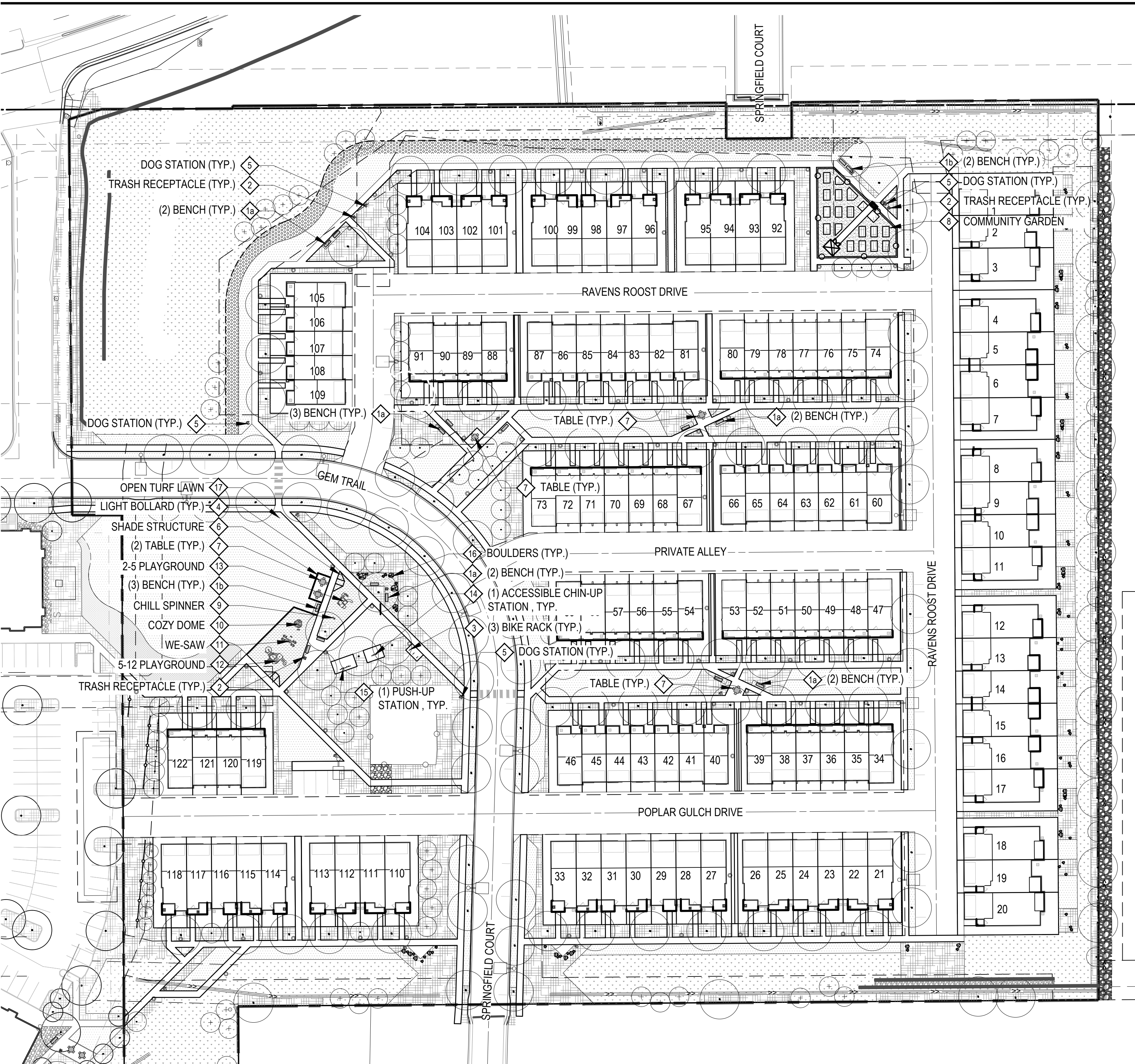
FURNISHING SCHEDULE

IMAGERY	QUANTITY	DESCRIPTION	MANUFACTURER / PROVIDER	NOTES / SPECIFICATIONS
	11	BENCH (or approved equal)	VICTOR STANLEY	MODEL: 1a - EVA ; 1b - EVA BACKLESS MOUNTING: SURFACE MOUNT COLOR/SIZE: 6'-0", BLACK POWDERCOATED METAL SAMPLES TO BE SUBMITTED FOR APPROVAL
	5			
	4	TRASH RECEPTACLE (or approved equal)	VICTOR STANLEY	MODEL: T-24; COLOR: BLACK MOUNTING: SURFACE MOUNT COLOR: BLACK POWDERCOATED METAL SAMPLES TO BE SUBMITTED FOR APPROVAL
	3	BIKE RACK (or approved equal)	VICTOR STANLEY	MODEL: BFRE-161 MOUNTING: SURFACE MOUNT COLOR: BLACK POWDER COATED METAL SAMPLES TO BE SUBMITTED FOR APPROVAL
	77	LIGHT BOLLARD (or approved equal)	FORMS AND SURFACES	MODEL: LIGHT COLUMN BOLLARD, PERFORATED COLOR: TBD FINISH: TBD NOTE: INSTALL PER MANUFACTURES RECOMMENDATIONS, REFERENCE PHOTOMETRICS SHEETS LP-1 AND LP-2 FOR FURTHER INFORMATION.
	11	DOG STATION (or approved equal)	DOG WASTE STATION www.dog-on-it-parks.com	COLLECTION: 7408R MOUNTING: SURFACE MOUNT - FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: GREEN
	1	SHADE STRUCTURE (or approved equal)	ICON SHELTER SYSTEMS, INC.	MODEL: CH10X20-9TS-P4-20-90-0 COLOR: ROOF-BLACK SATIN; METAL-LIGHT STONE
	5	TABLE (or approved equal)	VICTOR STANLEY	MODEL: CRPR-3 COLOR: BLACK POWDERCOATED METAL
	1	COMMUNITY GARDEN	REFER TO SHEET L-16 FOR DETAIL	REFER TO SHEET L-16 FOR DETAIL

PLAYGROUND SCHEDULE

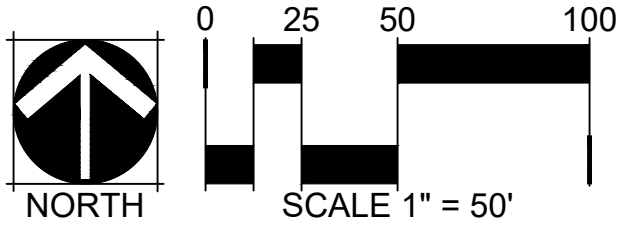
IMAGERY	QUANTITY	DESCRIPTION	MANUFACTURER / PROVIDER	NOTES / SPECIFICATIONS
	1	CHILL SPINNER (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	MODEL: CHILL SPINNER MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	COZY DOME (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	MODEL: COZY DOME MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	WE-SAW (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	MODEL: WE-SAW MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	5-12 PLAYGROUND STRUCTURE (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	MODEL: PLAYBOOSTER MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	2-5 PLAYGROUND STRUCTURE (or approved equal)	LANDSCAPE STRUCTURES (OR APPROVED EQUAL)	PLAY SYSTEM: SMART PLAY MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	ACCESSIBLE CHIN-UP STATION	GAMETIME, OR APPROVED EQUAL	MODEL: CHIN-UP LOW #13583i MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS COLOR: TBD
	1	PUSH-UP STATION	GAMETIME, OR APPROVED EQUAL	MODEL: PUSH UP COMBO #13589 COLOR: RED MOUNTING: FOLLOW MANUFACTURER'S SPECIFICATIONS
	93	BOULDERS	PIONEER SAND, OR APPROVED EQUAL.	TYPE: GREY GRANITE OR APPROVED EQUAL MOUNTING: REFER TO DETAIL
	1	OPEN TURF LAWN (13,930 SF)	REFER TO SHEET L-02	REFER TO SHEET L-02

AMENITY LAYOUT PLAN



MATERIALS SCHEDULE

	4'-6" RIVER COBBLE PIONEER SAND PIONEERSAND.COM	4'-6" HORIZON RIVER COBBLE, 4" MINIMUM DEPTH WITH LANDSCAPE FABRIC
	2'-4" ROCK MULCH PIONEER SAND PIONEERSAND.COM	2'-4" GOLD ORE ROCK MULCH, 4" MINIMUM DEPTH WITH LANDSCAPE FABRIC
	CRUSHER FINES PIONEER SAND PIONEERSAND.COM	DEPTH: 4" MIN. COLOR: TAN
	FIBAR SURFACING FIBAR PLAYGROUND SURFACES FIBAR.COM	DEPTH: 12" MIN. COLOR: TBD
	STEEL EDGER SURE-LOC EDGING www.surelocedging.com (OR APPROVED EQUAL)	4" x 14 GAUGE, BLACK, ROLL-TOP



OLDE TOWN AT PARKER
"SENDEROS CREEK NORTH"
SITE PLAN
PARKER, CO

OWNER:
PNE NEU TOWNE, LLC.
900 CASTLETON ROAD, STE 118
CASTLE ROCK, CO 80109
907.299.6811

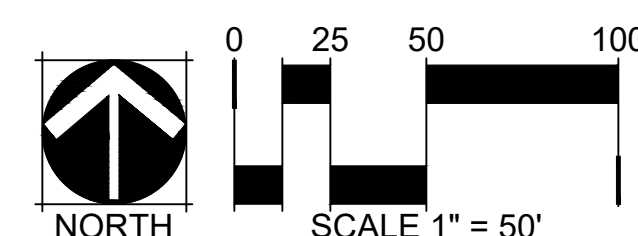
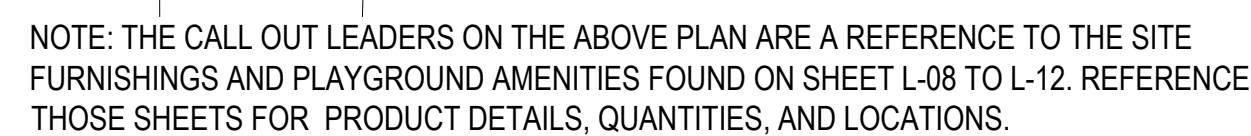
NOT FOR
CONSTRUCTION



DATE:
03/05/2021 SUBMITTAL
05/28/2021 SUBMITTAL

SHEET TITLE:
AMENITY
LAYOUT PLAN

"SENDEROS CREEK NORTH"
A PARCEL OF LAND IN THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, 127.453 ACRES, 122 TOTAL UNITS



ACTIVE/PASSIVE RECREATION		
CODE REFERENCE: 13.06.070.L.3.A		
TOTAL LANDSCAPE AREA	REQUIRED RECREATION AREA	PROVIDED RECREATION AREA
264,067.2 SF	158,440.3 SF (60%)	188,438.3 SF (71.4%)

AREA	DESCRIPTION	AREA (SF)	AREA (ACRES)
	LANDSCAPE	188,438.3 SF	4.3 AC
	PARKLAND (P-1)	44,237.5 SF	1.0 AC
	PARKLAND (P-2)	16,986.2 SF	0.4 AC
	PARKLAND (P-3)	14,405.2 SF	0.3 AC
TOTAL LANDSCAPE		264,067.2 SF	6.0 AC

CODE REFERENCE: 13.07.140.C.2
AMOUNT OF PARK LAND DEDICATION FOR RESIDENTIAL DEVELOPMENT (MULTI-FAMILY)

REQUIRED PARKLAND CALCULATION:
122 UNITS X 0.0139 ACRES/UNIT = 1.7 ACRES REQUIRED PARKLAND (73,869 SF)

PROVIDED PARKLAND CALCULATION:
PARKLAND CREDIT: 1.7 ACRES PROVIDED (75,628.9 SF)

 P- PLAYGROUND - 1.0 ac

CATEGORY 1 REQUIREMENT:

- BENCHES
- SHADE STRUCTURE
- TABLES WITH SEATING

CATEGORY 2 REQUIREMENT:

- OPEN TURF LAWN (13,930 SF)
- UNIVERSAL AND INCLUSIVE PLAY ELEMENTS

CATEGORY 2 OPTION:

- 2 PLAYGROUND AREAS
- BOULDERS
- OUTDOOR FITNESS EQUIPMENT

CATEGORY 3 REQUIREMENT:

- DOG WASTE STATIONS
- TRASH RECEPTACLE

CATEGORY 3 OPTION:

- BIKE PARKING

Options for Parks and Open Space Amenities Schedule 13.07.140A	
	Neighborhood-Serving Park
Category 1 - Gathering Spaces & Self-directed Group Activities	
	Pick 1
Gardens	
Community garden/raised garden, irrigated	X - Option
Gathering and Social Space	
Seating and tables	X - Required
Shelter, small (5 - 10 users)	X - Required
Category 2 - Active Uses	
	Pick 2, but only 1 may be from paths, trails
Paths, Trails, and Trailheads	
Internal access pathways	X - Required
Play Space and Equipment	
Climbing structures or boulders	X - Option
Open turf play area	X - Required (13,930 sf provided)
Playground, small scale	X - Option (2 areas/age-ranges provided)
Universal and inclusive play equipment	X - Required
Sports and Fitness	
Outdoor fitness equipment	X - Option
Category 3 - Support Amenities	
	Pick 1 per acre
Support Amenities	
Bike racks and repair station	X - Option
Dog waste station	X - 3 Required (11 provided)
Trash Receptacle	X - 3 Required (4 provided)

Note: To meet all Category 3 options, additional amenities have included in Category 3 required elements (extra trash receptacles and dog waste stations) and additional amenity options have been included in Category 2 options.



Request for Town Council Action

Date: August 16, 2021

Submitted By: John Fussa, Community Development Director
BrieAnna Simon, Associate Planner

Reviewed By: Michelle Kivela, Town Administrator

Title: **OLDE TOWN 1A AMD 2 LOT 4A - Use By Special Review**
Applicant: Advanced Pet Care of Parker
Location: East of Jordan Road, North of Cedar Gulch Parkway
Department: Community Development, BrieAnna Simon
TRAKiT Z21-009
No.:

EXECUTIVE SUMMARY

The applicant, Shawn Seilbel, has submitted a Use by Special Review application for an approximately 5,000 square foot (s.f.) free-standing veterinary clinic. The site is located near the southeast corner of the intersection of Mainstreet and Jordan Road.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

The subject property is located in a commercial area off the southeast corner of the intersection of Mainstreet and Jordan Road. The property is part of the Olde Town at Parker PD with a total area of 1.07 acres and is currently undeveloped. It is located within Planning Area 1 of the PD and the zoning is designated a Commercial Center that permits veterinary clinics and hospitals as a Use by Special Review. The applicant is requesting Use by Special Review approval to permit a veterinary hospital on Lot 4A of Olde Town at Parker PD Filing 1A, Amendment 2.

The applicant proposes to build a 5,000 s.f. commercial building on the site with parking, landscaping and a 300 s.f. outdoor space to be used as a pet run/relief area. The applicant currently has a veterinary hospital known as Advanced Pet Care of Parker that is located in the adjacent multi-tenant commercial building at the southeast corner of the intersection of Mainstreet and Jordan Road on Lot 1. The proposed Use by Special Review would allow the applicant to construct a larger, build-to-suit facility that better supports the business and their clients.

Staff has reviewed the application and determined that the proposed veterinary hospital

complies, subject to conditions, with the nine (9) criteria for approval of a Use by Special Review. The criteria and related staff analysis are summarized in the attached Planning Commission staff report.

The Planning Commission will hold a public hearing to consider the proposed Use by Special Review application on August 12, 2021.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Planning Commission Staff Report
2. Vicinity Map
3. Project Narrative
4. Criteria Response
5. Site Plan

RECOMMENDED MOTION

I move to approve the Olde Town Filing 1A, AMD 2 Lot 4a Use by Special Review, based upon staff findings, with the following (6) conditions contained in the staff report:

1. The applicant will operate the facility using fecal removal procedures on a daily basis. The applicant will ensure that fecal matter will be immediately cleaned up, disinfected with a pet safe and environmentally friendly product (for example, a hydrogen peroxide-based product) and then kept in a sealed container. To prevent the accumulation of feces on site, the feces will be frequently removed from the site by a third party.
2. Following the Use by Special Review approval, a site plan will need to be reviewed and approved by the Town of Parker.
3. Operations of the facility will be subject to the Town's noise ordinance, as amended.
4. All animals shall be supervised at all times when utilizing outdoor areas.
5. A building permit shall be required for any interior or exterior work completed on site.
6. This approval shall expire twelve (12) months after the date of approval unless a building permit or grading permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.



Planning Commission Staff Report

Planning Commission Date: 8/12/2021

Town Council Date: 8/16/2021

Hearing Type: Public Hearing
Olde Town Filing 1A Second Amendment Lot 4A – Use
By Special Review for Vet hospital
Z21-009

Location: 17173 CEDAR GULCH PKWY

Project Planner: BrieAnna Simon, Associate Planner

Applicant: Shawn Seibel, Advanced Pet Care of Parker

Executive Summary: Olde Town Lot 4A - Vet Clinic and Kennel

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Use by Special Review request for Lot 4A in Olde Town Filing 1A, AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital, with up to 5,000 square feet of indoor space and 300 square feet of outdoor pet relief area subject to the conditions contained in staff's report"

- 1. The applicant will operate the facility using fecal removal procedures on a daily basis. The applicant will ensure that fecal matter will be immediately cleaned up, disinfected with a pet safe and environmentally friendly product (for example a hydrogen peroxide-based product) and then kept in a lid sealed container. To prevent accumulation of feces on site, the feces will be frequently removed from the site by a third party.*
- 2. Following the Use by Special Review Approval, a site plan will need to be reviewed and approved by the Town of Parker.*
- 3. Operations of the facility will be subject to the Town's noise ordinance, as amended.*
- 4. All animals shall be supervised at all times when utilizing outdoor areas.*
- 5. A building permit shall be required for any interior or exterior work completed on site.*

6. *This approval shall expire sixteen (12) months after the date of approval unless a building permit or grading permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Use by Special Review request for Lot 4A in Olde Town Filing 1A, AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital, with up to 5,000 square feet of indoor space and 300 square feet of outdoor pet relief area.

"I move the Planning Commission recommend Town Council deny the Use by Special Review request for Lot 4A in Olde Town Filing 1A AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital, with up to 5,000 square feet of indoor space and 300 square feet of outdoor pet relief area as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the Use by Special Review request for Lot 4A in Olde Town Filing 1A AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital, with up to 5,000 square feet of indoor space and 300 square feet of outdoor pet relief area to a future date."

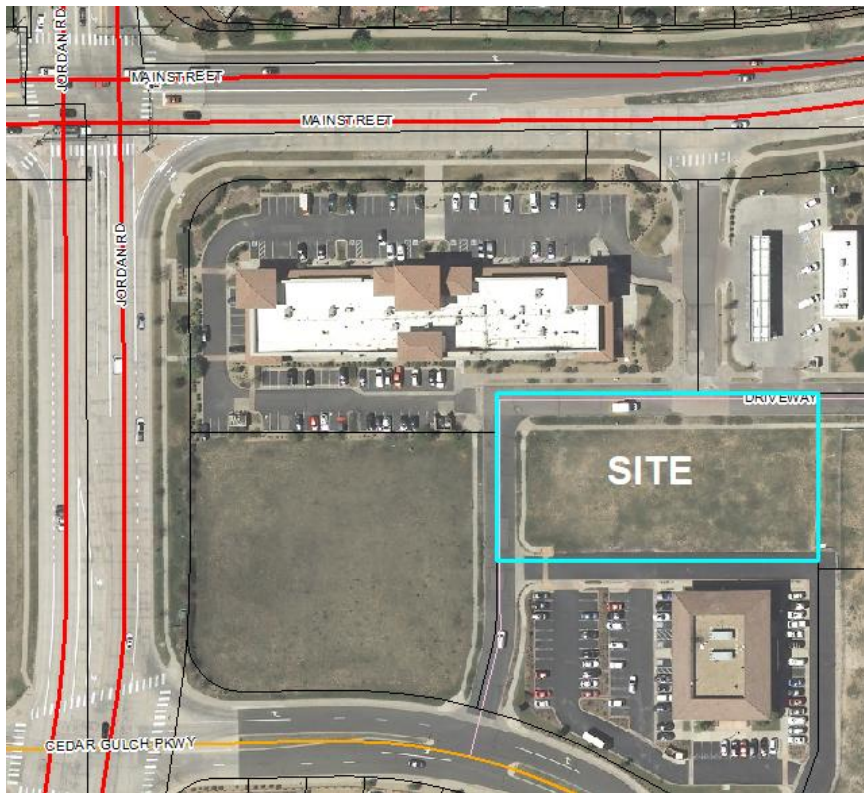
BACKGROUND/DISCUSSION

The applicant, Shawn Seibel of Advanced Pet Care of Parker, is requesting a Use by Special Review to allow for a veterinary hospital on Lot 4A of Olde Town Filing 1A, Amendment 2. The property zoning is Olde Town PD, Planning Area 1, with a designated use of "Commercial Center" which allows for veterinary clinics and hospitals as a Use by Special Review. The property is 1.07 acres (46,609 square feet) and is currently undeveloped.

The applicant proposes to build a 5,000 square foot building on site with parking, landscaping and a 300 square foot outdoor space as a pet relief area. The Advanced Pet Care of Parker is currently located in the same commercial development in an existing multi-tenant building on Lot 1. The move in location would allow the applicant to construct a larger, custom building that could better accommodate the business's needs.

The proposed veterinary hospital facility will not negatively impact the center or the surrounding uses.

Vicinity Map



I. PRIOR ACTIONS

Date	Action
12/11/2000	Olde Towne Property Annexed
11/2/2001	Olde Towne Property is zoned PD-Planned Development
3/30/2004	Old Towne at Parker subdivision Filing 1A creates one plat for the overall commercial center.
12/6/2007	Old Towne at Parker subdivision Filing 1A First Amendment replats Lot 1 for the commercial center into five separate lots.
8/13/2008	Olde Town at Parker Filing 1A Second Amendment replats Lot 4 into four separate lots 4A through 4D.

II. CURRENT SITE DATA

Existing Zoning	PD - Commercial		
Overlay District	N/A		
PD & Plan Area	Olde Town		
Master Plan Area	Neighborhood Center		
Site Acreage	1.07 acres (46,609 SF)		
Subdivision	Olde Town Filing 1A, Amendment 2 https://www.parkeronline.org/DocumentCenter/View/22888/43---Olde-Town-PD		
Existing Use	Site is Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Neighborhood Center	PD - Planned Development	Commercial: Multi-tenant retail and service
South	Neighborhood Center	PD - Planned Development	Dental Office
East	Neighborhood Center	PD - Planned Development	Currently vacant, an office building proposal is being reviewed by the Town.
West	Neighborhood Center	PD - Planned Development	Currently vacant, a daycare proposal is being reviewed by the Town

III. 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	Neighborhood Centers: Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. 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.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.H Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.C Jobs and Economic Vitality 2.E
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within a designated Neighborhood Center of the Town’s Master Plan. The proposed veterinary hospital is a needed service in the community, the proposed use will be situated within an existing retail context and on a currently vacant commercial parcel. Veterinary hospital facilities are classified as commercial services, which is consistent with General Land Use Plan recommendations in Chapter 6 of the Parker 2035 Master Plan. The proposed use would be consistent with the Master Plan for this area.

IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0 Side – 5 Rear – 10 Corner – N/A	The proposed site layout meets all setback requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The proposed use does not propose residential uses.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum 35 feet.	Building height will be reviewed through the Site Plan Process	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	N/A	The existing lot 1.07 acres (46,609 square feet).	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Landscaping will be reviewed through the Site Plan Process The proposed development's initial site plan would meet the minimum landscaping percentage requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Parking will be reviewed through the Site Plan Process. The initial site plan would meet the minimum parking requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous			☐ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use has the ability comply with the Land Development Ordinance and Zoning subject to Site Plan review and approval by the Town.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property has access off of Jordan Road via Cedar Gulch Parkway and internal private drives. There is a 3/4 access off of Mainstreet via private drives. An additional private drive on the East side of the parcel will be built in tandem with the proposed office building to the East. The proposed site circulation can meet Town standards.

The parcel already includes sidewalks on the north and west side adjacent to the existing access. More sidewalks will be added on the south and east sides of the parcel with this project.

VI. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis:

The Advanced Pet Care of Parker has been an existing and established business in the Shops at Olde Town retail center for the last 11 years. We strongly desire to continue serving our existing clientele and surrounding area by staying within the Olde Town at Parker neighborhood. Our continued success has led to the realization that more community members could be better served with an expanded practice but doing so in the current location is infeasible. We wish to continue our practice in this vicinity and have identified Lot 4A, the vacant parcel immediately to the south of our present location, as suitable for a new ground-up facility. We currently service Parker residents and their pets by offering full veterinary medical, dental and specialty services and procedures.

The design and character of this one-story structure will complement the surrounding area and neighborhood by utilizing design elements and materials in conformance with The Town of Parker Development Design Standards. This project will create a sense of place contributing to Parker's hometown feel and will be designed to incorporate high quality site design, architectural design, building materials, color palettes, and landscape design. The development will enhance and relate to the context of the surrounding natural and built environment while providing a human scale in a safe, walkable environment that is visually interesting and accommodating to pedestrians and cyclists, not just vehicles. We will work closely with City's development team to ensure the aesthetics, materials, and massing of our new building harmonize with the neighboring vernacular.

Staff Analysis:

The use of this lot as a veterinary clinic will be in character with the surrounding commercial activity. The surrounding commercial development type is small scale retail and service functions. The veterinary clinic currently exists in the development. The clinic has no open zoning violations against them, nor have they had any since opening.

The proposed site is large enough to meet and exceed the requirement for a 5,000 sq. ft. building, parking and landscaping.

As the building would be new construction, it will be subject to all of the Town's Land Development Ordinance, Development Design Standards and other Town regulatory documents to ensure that it is physically compatible within the surrounding area and high quality design.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis:

As a currently thriving practice in the Town of Parker, we strongly believe that we offer the Town and Olde Town at Parker a valuable business partner and good neighbor.

The Guiding Principles note that in addition to the Town preserving single-family neighborhoods they want to be sure the residents are offered choices that promote lifelong permanency. As a veterinary center, we offer a critical service for the Town's pets & respective owners that is very proximal to the residential lots in and around Olde Town at Parker. Additionally, we want to simply relocate to a neighboring lot which will minimize disruption for our patrons and support the Guiding Principle to promote varied transportation that is safe, emphasizing local & regional connections, and considerate of the neighborhood. Being that this lot is a developed pad site the infrastructure of regional and local street connection has already been successfully vetted, and simultaneously offers pedestrian and biking access from the surround residences. We strongly feel we are a desirable commercial entity to remain in the neighborhood center fabric that is being steadily established.

A third Guiding Principle we would like to note is the desire of the Town to create long-term economic well-being and encouraging a variety of employment opportunities through promotion of unique, local businesses. As a current steady employer of local talent, we believe our proposed relocation will offer us the opportunity to extend even more employment opportunities of varying positions & levels by giving us adequate space to further improve our practice and offer expanded services.

Given that Olde Town at Parker is a Neighborhood Center with surrounding low density residential it is our belief that we fall within the desired uses of such a center. Housing is within walking distance for those that are inclined. Per the Town Master Plan, we will be providing bike racks and ample parking to offer an easy experience for our patrons. We plan to use architecture, building design, public spaces, and massing to create a unique and attractive commercial destination. We believe we will meet the Master Plan criteria and work within the neighborhood scale, utilizing interesting materials and massing. We will provide visual buffers to screen parking areas from adjacent roadways and help block or break up the view of the parking lot. We will then further buffer the remaining exposed perimeter of the parking lots with trees, shrubs, and plantings.

We know the Town Master Plan strives to promote economic vitality and notes the desire to ‘Continue to support the small, local businesses that contribute to our own hometown feel’ and to ‘promote & encourage small, unique businesses.’ We firmly believe our veterinary practice is a local, small business that actively contributes to that very hometown feel being described as few things are more intimate than an owner’s relationship to his or her pets. We also believe our expansion can further act a destination, not only for pet care, but also new opportunities for training and education in pet stewardship.

Staff Analysis:

The proposed use of this lot for a vet clinic is compatible with the Master Plan Character Area description for this area as a Neighborhood Center. Businesses in these centers should “serve the basic needs of the surrounding residents.” The applicant proposes to serve residents through pet medical care. By constructing a new building on this lot in order to expand their services, the Veterinary Center of Parker will increase the economic activity in the area and free up an existing tenant space for another business, further increasing the diversity of commercial activity in the area. This will further the goals of the Master Plan’s Chapter 9 – Jobs and Economic Vitality by supporting small local businesses.

Further information on staff’s analysis of Master Plan Compliance can be found in Section IV. above.

Therefore, staff has determined that this criterion can be satisfied.

3. Will not result in an over-intensive use of land.

Applicant analysis:

Advanced Pet Care of Parker will be providing veterinary care to the community and has nothing to gain by an over-intensive use of the land. The lot is already planned for a commercial use based on the Olde Town at Parker development plan, and we will not build the building footprint beyond our needs. We will maintain a large amount of pervious green space and provide a comfortable buffer from neighboring structures.

Staff Analysis:

The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards. The use will occupy an existing lot in a commercial area that was designed to accommodate visitors to the area and commercial development.

The site is large enough to accommodate landscaping and on-site parking that complies with and/or exceeds the requirements of the Municipal Code. Therefore, the proposed use will not result in an over-intensive use of land.

Therefore, staff has determined that this criterion can be satisfied.

4. Will not have a material adverse effect on community capital improvement programs.

Applicant analysis:

Our proposed use of this available parcel should in no way hinder any current community capital improvement programs. The road system in Olde Town at Parker is substantially built and established. Our customer base is not intensive and should not cause undue strain on local maintenance, nor should it prevent any desirable park/trail programs.

Staff Analysis:

This use will not adversely affect capital improvement programs. The use is proposed on an existing platted commercial lot served by infrastructure, the use will not require additional capital road, utility, or stormwater improvements.

Therefore, staff has determined that this criterion can be satisfied.

5. Will not require a level of community facilities and services greater than that which is available.

Applicant analysis:

Advanced Pet Care of Parker will not require any additional public services greater than that which is currently available at Olde Town at Parker. Our design team is already familiar with the Olde Town at Parker development and we will further vet the utility and stormwater infrastructure during the site development process with the Town engineers.

Staff Analysis:

The proposed veterinary hospital will occupy a lot in an existing commercial development in an area anticipated for commercial uses and services. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site

Therefore, staff has determined that this criterion can be satisfied.

6. Will not result in undue traffic congestion or traffic hazards.

Applicant analysis:

Advanced Pet Care of Parker will be located within a series of existing encircling private drives. As a result of this, and a spacious parking lot, minimal congestion or hazards of traffic will occur because of our modest location shift. The nature of our business results in a somewhat continuous volume of traffic throughout the day, rather than large surges at any given time. We realize our goal is to grow and that will mean our ability to serve a larger customer base. We foresee having maximum of six doctors working at one time. This will increase traffic into the facility, but with the layout of the parking lot and the building it will flow very efficiently preventing

congestion. Additionally, we'd like to note that the Olde Town at Parker development is intended for commercial uses and therefore was planned and built to meet the future needs of businesses such as Advanced Pet Care of Parker.

Staff Analysis:

This property can be accessed from two points off of Cedar Gulch Parkway to the South and from a private to the North. These multiple access points will disperse traffic throughout the commercial center. Employees, customers and their pets will arrive and depart at various times during the hours of operation. The proposed use is not anticipated to generate significant traffic volumes beyond those which were contemplated in the original subdivision and the existing infrastructure was built for.

Therefore, staff has determined that this criterion can be satisfied.

7. Will not cause significant air, water, or noise pollution.

Applicant analysis:

Advanced Pet Care of Parker will not cause significant air, water or noise pollution. Dogs will be outside only to eliminate waste, on average 2-3 times daily for approximately 10-15 minutes in length based on animal size & breed. The dogs will NOT be taken out in groups and only individually within the designated area and will be on leash.

Understandably, cleanliness will be of critical importance to the facility and surrounding grounds. Animal fecal matter will be collected in garbage lined trash cans whether the animal defecates on the premises or inside the hospital or in the outdoor dog areas. It will be collected immediately. Trash will be removed two to three times daily into the dumpsters depending on quantity. All indoor potty areas will be hosed down in the mornings and evenings with water. We use minimal chemicals in our facility, but when used they are enzyme based and concentrated hydrogen peroxide for removal of smell. The products we use are without chemical issues to the animals. Soap and water are used as the primary cleaning agents. Any other cleaning chemical would be used on a rag and not dumped on the floor or hosed down drains.

Please note, pet waste is cleaned immediately as it made and not left outside or in the building for any length of time. The outdoor areas will be cleaned of fecal material with multiple bag stations at strategic locations on the property for ease of clean up my staff and clients. The fecal material will be in the bags in the trash cans and cleaned out nightly and placed in the dumpsters.

Staff Analysis:

Dogs will only be outside for limited, supervised times for relief breaks. At all other times, all animals on site will be inside the building. Based on the proposed building design and operations techniques, noise pollution should be mitigated. In addition, there is an existing ambient noise level from surrounding commercial uses, as well as, Jordan and Mainstreet traffic.

The Advanced Pet Care has outlined multiple methods of pet waste cleanup procedures that will be codified in the approval conditions of this Use by Special Review. The applicant will be required to mitigate the potential (if any) for significant air and water pollution. Therefore, the veterinary hospital will not cause significant air, water or noise pollution.

Therefore, staff has determined that this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis:

We will continue the current trends of the current surroundings Olde Town at Parker. The landscaping will be professionally maintained, and the surrounding areas will be promptly cleaned for waste as well as for general cleanliness. We will also utilize native species and low water designs as appropriate. Trees and shrubs will be purposefully placed for screening around parking stalls.

Staff Analysis:

As a new building, it will be subject to the Town's landscape requirements in the municipal code. The site square footage is large enough to allow for a design that meets the Town's landscaping, buffering and screening requirements.

Therefore, staff has determined that this criterion can be satisfied.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis:

Advanced Pet Care of Parker is proud to offer veterinary services to the Town of Parker and is managed by a veterinarian with 11 years of ownership and management experience in the field of veterinary medicine. This facility will provide current and future residents with a clinic that emphasizes pet wellness and health. We treat dogs and cats only, the hospital will not treat any large animals. There will be NO boarding services.

Staff members will be at facility from 8 am to 6 pm with the hours of operation being from 8am to 6pm Monday through Friday. There will also be 24-hour camera surveillance of the facility. The clinic simply will not be detrimental to the health, safety or welfare of the residents of Parker.

Staff Analysis:

All animals will be kept securely inside the building except for short, leashed, dog relief breaks. All dog relief will take place on the vet clinics own yard area on site. The applicant will work to ensure pet health and welfare and will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town. The site is served by water and sanitary sewer, the facility will have water and waste water will be properly treated.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Comprehensive Planning	Advisory comments: The Parker 2035 Master Plan denotes this area as a Neighborhood Center. A Neighborhood Center is described as providing commercial services for the surrounding neighborhoods. Vet clinics and kennels exist, but are not common in Neighborhood Centers subject but can be compatible with mitigation of noise and smell impacts on potential surrounding residents. A vet clinic and kennel at this location, with separate commercial access and located away from residential homes as proposed should be able to mitigate these impacts through proper site design and complying with the Town's Land Development Ordinance and Development Design Standards.
Parker Building	Approved: Building has no issue with the proposed zoning
Parker Fire Life Safety.	Approved: Fire Life Safety has no issue with the proposed zoning
Parker Water and Sanitation	Approved: PWSD approves this for zoning. We look forward to the future utility plan referral.
IREA	Approved
Comcast	No comments
CenturyLink	Approved: I have no objections to this zoning change.
Xcel	Advisory Comments: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Olde Town 1A A2 L4A - Vet. Please be aware PSCo owns and operates existing natural gas distribution facilities along the east side of the property. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect . It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

VIII. CONCLUSION

The veterinary clinic will provide a necessary service to Parker residents and their pets. The impacts created by the proposed expansion will be mitigated if subject to the conditions proposed. After evaluating the information provided by the applicant for a Use by Special Review staff has determined that the requested use meets, or can meet subject to conditions, the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

IX. RECOMMENDED CONDITIONS

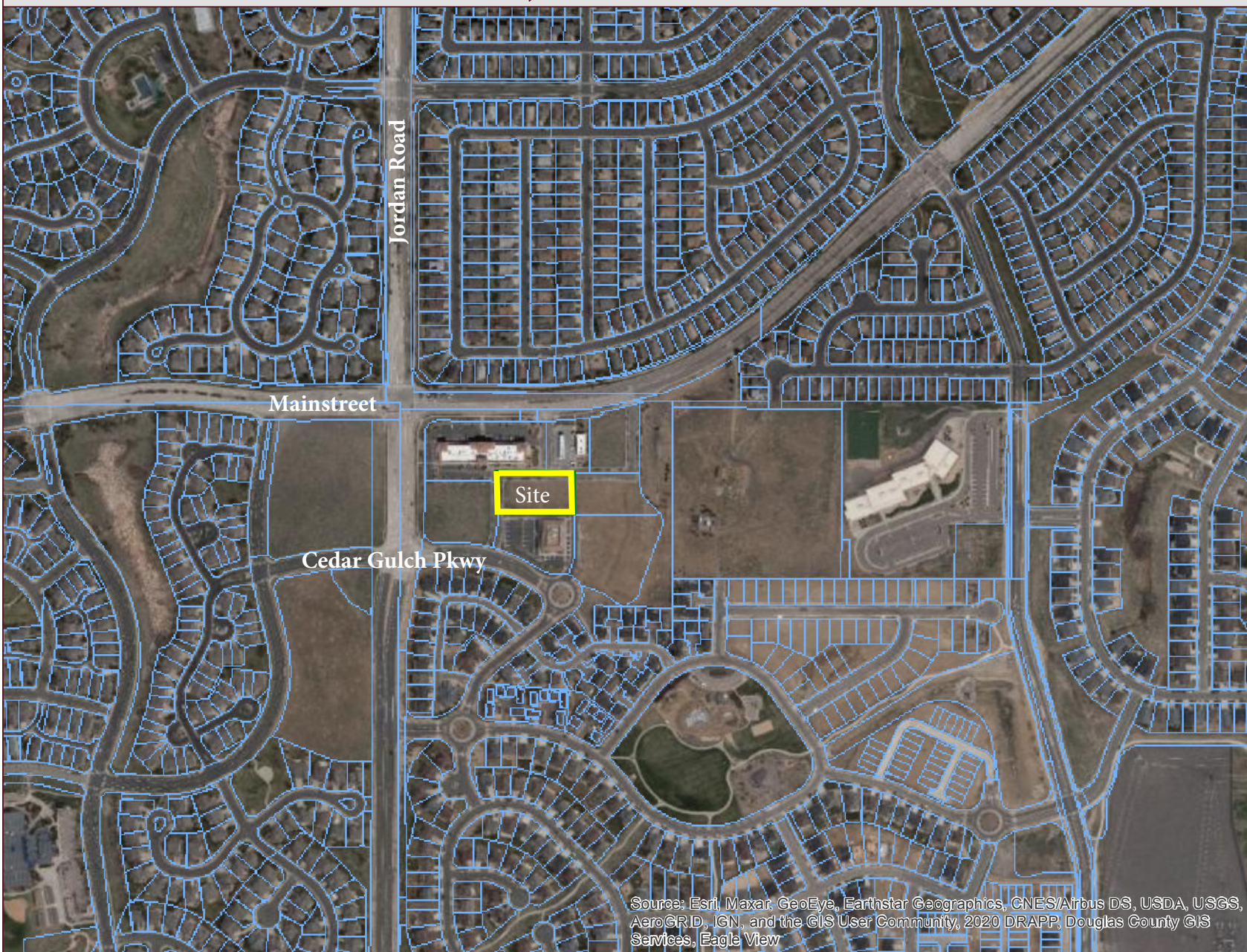
1. The applicant will operate the facility using fecal removal procedures on a daily basis. The applicant will ensure that fecal matter will be immediately cleaned up, disinfected with a pet safe and environmentally friendly product (for example a hydrogen peroxide-based product) and then kept in a lid sealed container. To prevent accumulation of feces on site, the feces will be frequently removed from the site by a third party.
2. Following the Use by Special Review Approval, a site plan will need to be reviewed and approved by the Town of Parker.
3. Operations of the facility will be subject to the Town's noise ordinance, as amended.
4. A building permit shall be required for any interior or exterior work completed on site.
5. This approval shall expire sixteen (12) months after the date of approval unless a building permit or grading permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.

X. ATTACHMENTS

1. Vicinity Map
2. Applicant's Project Narrative
3. Applicant's Criteria Response
4. Proposed Site Plan

Report Approved By: Bryce Matthews, Planning Manager

17173 CEDAR GULCH PKWY PARKER, CO 80134



Real Property

 Parcel

Public Land Survey System

 Township

 Section

General Features

 School

 Private Road

 Railroad



0 0.07 0.14
Miles

DISCLAIMER:

All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104

Town of Parker Land Use Application

Use by Special Review

Project Narrative

Proposed New Construction
Advanced Pet Care of Parker
Lot 4A, Olde Town at Parker 1A, 2nd Amend 1
County of Douglas, State of Colorado

The Advanced Pet Care of Parker is an existing and established business in the Shops at Olde Town retail center. We strongly desire to continue serving our existing clientele and surrounding area by staying within the Olde Town at Parker neighborhood. Our continued success has led to the realization that more community members could be better served with an expanded practice but doing so in the current location is infeasible. We wish to continue our practice in this vicinity and have identified Lot 4A, the vacant parcel to the south of our present location, as suitable for a new ground-up facility.

Advanced Pet Care of Parker currently services Parker residents and their pets by offering full medical, dental and specialty services and procedures. Building our own facility would allow us to expand these services at a local, neighborhood facility caring for their beloved pets.

We have met for a pre-application meeting to review our options and the processes to move forward, and the first step is to obtain a new special use permit as a Veterinary Center at this proposed location. We propose a 5,000 s.f., one-story facility. We also plan to include a 200-300 s.f. pet relief yard.

Advanced Pet Care of Parker will be treating dogs and cats only. The hospital will not treat any large animals. There will be NO boarding services. Staff members will be at facility from 8 am to 6 pm with the hours of operation being from 8am to 6pm Monday through Friday. There will also be 24-hour camera surveillance of the facility.

Understandably, cleanliness will be of critical importance to the facility and surrounding grounds. Animal fecal matter will be collected in garbage lined trash cans whether the animal defecates on the premises or inside the hospital or in the outdoor dog areas. It will be collected immediately. Trash will be removed two to three times daily into the dumpsters depending on quantity. All indoor potty areas will be hosed down in the mornings and evenings with water. We use minimal chemicals in our facility, but when used they are enzyme based and concentrated hydrogen peroxide for removal of smell. The products we use are without chemical issues to the animals. Soap and water are used as the primary cleaning agents. Any other cleaning chemical would be used on a rag and not dumped on the floor or hosed down drains.

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The center would also like to offer a high-quality staff experience and the opportunity for community engagement. We also plan to keep our property as pervious green space including a fully developed garden for grieving patients, plenty of trees & shrubs, low water native grasses & groundcover, etc. A landscape architect will be engaged for the full design during the planning documentation.

Parking will be ample and with easy way finding & parking zones for pet owners, staff, and vendors. We would like to discuss our options for curb cut locations with the planning team, but we believe our current scheme will satisfy early questions relative to re-assigning our use permit to this new lot. We will also maintain proper sidewalk access for pedestrian connections and bike racks at our entry.

Advanced Pet Care of Parker in its 11 years of business has had zero violations (noise, pollution, etc.). Our business mode will not change in any way to cause any violations moving forward with our new location and office building. We will continue to strive to have zero violation longs term.

Town of Parker Land Use Application
Use by Special Review Application

Criteria for Approval

Proposed Location:

Lot 4A, Olde Town at Parker 1A, 2nd Amend 1
County of Douglas, State of Colorado

Current location (11 years):

Advanced Pet Care of Parker
17002 Mainstreet # J, Parker, CO 80134

Applicant: Dr. Shawn Seibel - sseibel@apcofparker.com

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood

The Advanced Pet Care of Parker has been an existing and established business in the Shops at Olde Town retail center for the last 11 years. We strongly desire to continue serving our existing clientele and surrounding area by staying within the Olde Town at Parker neighborhood. Our continued success has led to the realization that more community members could be better served with an expanded practice but doing so in the current location is infeasible. We wish to continue our practice in this vicinity and have identified Lot 4A, the vacant parcel immediately to the south of our present location, as suitable for a new ground-up facility. We currently service Parker residents and their pets by offering full veterinary medical, dental and specialty services and procedures.

The design and character of this one-story structure will complement the surrounding area and neighborhood by utilizing design elements and materials in conformance with The Town of Parker Development Design Standards. This project will create a sense of place contributing to Parker's hometown feel and will be designed to incorporate high quality site design, architectural design, building materials, color palettes, and landscape design. The development will enhance and relate to the context of the surrounding natural and built environment while providing a human scale in a safe, walkable environment that is visually interesting and accommodating to pedestrians and cyclists, not just vehicles. We will work closely with City's development team to ensure the aesthetics, materials, and massing of our new building harmonize with the neighboring vernacular.

2. Will be consistent with the Town Master Plan

As a currently thriving practice in the Town of Parker, we strongly believe that we offer the Town and Olde Town at Parker a valuable business partner and good neighbor. The Guiding Principles note that in addition to the Town preserving single-family neighborhoods they want to be sure the residents are offered choices that promote lifelong permanency. As a veterinary center, we offer a critical service for the Town's pets & respective owners that is very proximal to the residential lots in and around Olde Town at Parker. Additionally, we want to simply relocate to a neighboring lot which will minimize disruption for our patrons and support the Guiding Principle to promote varied transportation that is safe, emphasizing local & regional connections, and considerate of the neighborhood. Being that this lot is a developed pad site the infrastructure of regional and local street connection has already been successfully vetted, and simultaneously offers pedestrian and biking access from the surround residences. We strongly feel we are a desirable commercial entity to remain in the neighborhood center fabric that is being steadily established.

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8. Will be adequately landscaped, buffered and screened

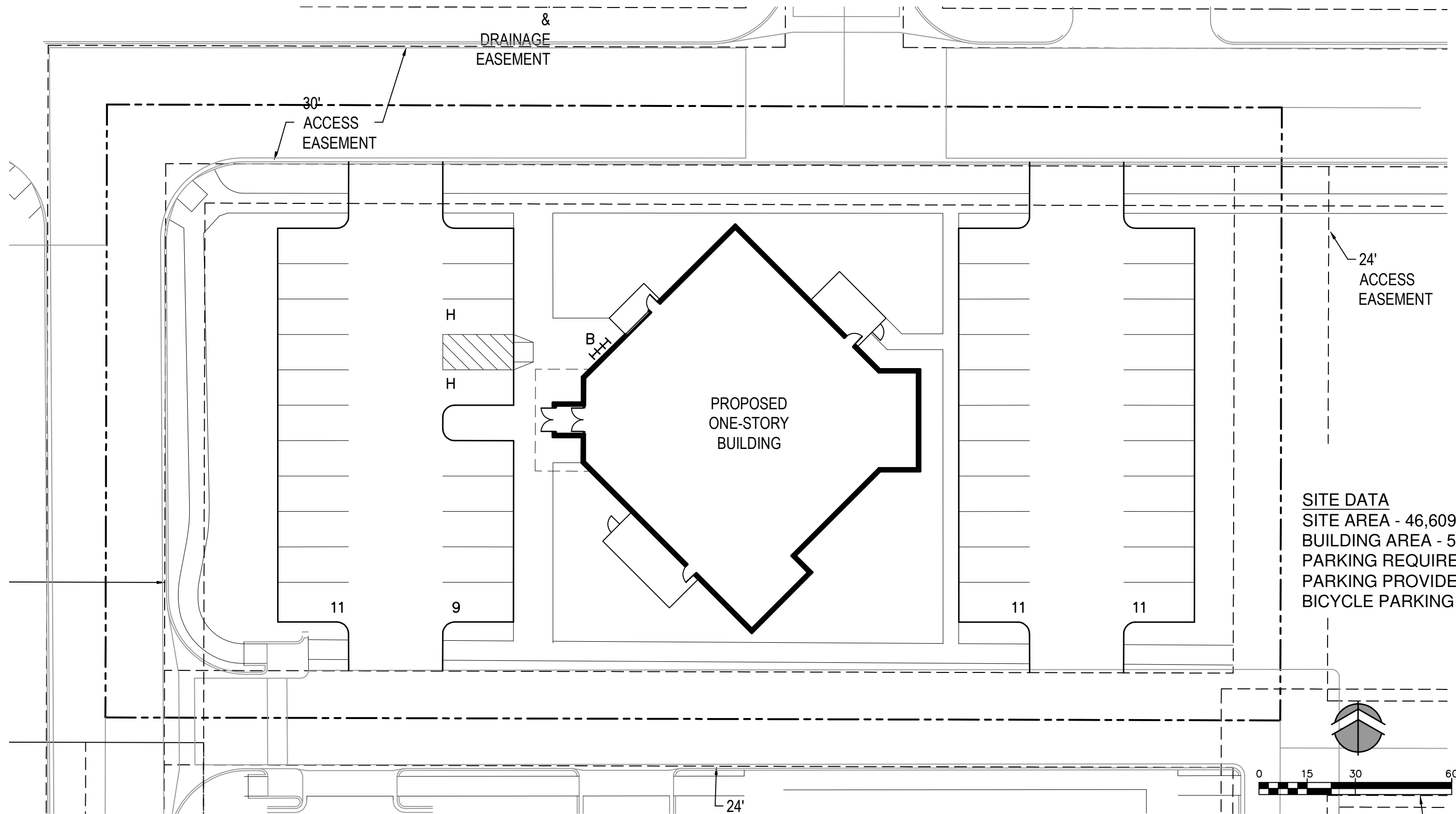
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SITE DATA
 SITE AREA - 46,609 SF (1.07 AC)
 BUILDING AREA - 5,000 SF
 PARKING REQUIRED - 13 STALLS
 PARKING PROVIDED - 42 STALLS
 BICYCLE PARKING - 3 SPACES

MAY 18, 2021
 SCALE: 1" = 30'-0"



SITE PLAN PARKER, COLORADO

STUDIO DH
 architecture
 1300 JACKSON STREET, #200 GOLDEN, COLORADO
 303-458-9600 www.studio-dh.us