



PLANNING COMMISSION MEETING

7:00 PM

October 28, 2021

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

Public comment on agenda items may be made in person or via Zoom.

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 <http://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. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**

A. Parker Auto Plaza Planned Development Amendment No. 3

Applicant: Livadius Architecture; Dan Ramirez
Location: Generally located on the east and west of Twenty Mile Road between Pine Lane and Lincoln Avenue
Department: Community Development, Julia Duncan
TRAKiT No.: Z20-010

8. **PLANNING COMMISSION ITEMS**

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

September 23, 2021

Planning Commission Chairman Gary Poole called the meeting to order at 7:01 p.m.

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

Also, present and seated were Commissioners Richard Foerster, Anthony Matthews, Ruth Ann Nelson, Erik Frandson, Eliana Burke and Roxy Colette.

OPENING REMARKS

Thank you for attending the Parker Planning Commission meeting tonight. Before the meeting begins, there are two ways to make public comments on any item at this hearing. Comments may be made in person at the public hearing tonight or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

Facebook Live participants are only able to view and listen to the meeting and are unable to submit public comment on agenda items. If you are on Facebook Live and wish to submit public comment on an item tonight, now would be a good time to leave Facebook Live and join the Planning Commission meeting on Zoom.

For Zoom participants that wish to comment on any agenda item, use the Zoom's "Raise Your Hand" feature when I open the hearing up for public comment.

We appreciate your attendance and participation at the Planning Commission.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the August 12, 2021 meeting minutes. Commissioner Erik Frandson seconded; a vote was taken and passed unanimously.

PUBLIC MEETING OPENED: 7:03 P.M. - 2021 THREE-MILE AREA PLAN

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Jeremiah Fettig

Jeremiah Fetting, Associate Planner, presented the staff report for the 2021 Three-Mile Area Plan. Mr. Fetting concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the 2021 Three-Mile Area Plan.

Commissioners discussed with staff:

None.

APPLICANT PRESENTATION

Staff Presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED AT 7:10 p.m.

PLANNING COMMISSION DISCUSSION

Commissioners commented that they enjoy seeing what changes have occurred annually even though this a routine update and that they like to see how the Town has progressed. The commissioners appreciate the updates added to the maps.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council adopt the Town of Parker's 2021 Three-Mile Area plan. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Bryce Matthews announced that the next meeting in October will include training at 5:30 p.m. on Annexation and Zoning.

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be closed. Commissioner Richard Foerster seconded the motion and was passed unanimously. The meeting was adjourned at 7:12 p.m.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 10/28/2021

Town Council Date: 11/15/2021

Hearing Type: Public Hearing
Parker Auto Plaza PD, 3rd Amendment–
TRAKiT No: Z20-010

Location: Generally located on the east and west side of Twenty Mile Road between Pine Lane and Lincoln Avenue

Project Planner: Julia Duncan, Associate Planner

Applicant: Livaudais Architecture; Daniel Ramirez

Executive Summary: The project applicant is proposing to amend the Parker Auto Plaza Planned Development, 2nd Amendment, to allow for Automotive Repair, Major, as a permitted use in the Commercial Use areas of the plan.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the zoning.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the 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 zoning to a future date.”

I. BACKGROUND/DISCUSSION

The project applicant is proposing to amend the Parker Auto Plaza Planned Development Guide to expand the permitted uses within the Commercial Use Areas, as a use under *Service Establishments*, to include, “Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.”

The Parker Auto Plaza Planned Development establishes standards for the development of property within the guide with common themes throughout. Specifically, the purpose of the Commercial Use Areas of the PD is to provide planned, orderly development, meeting the automotive and retail needs of the community as it develops.

The Parker Auto Plaza PD was established in 2002 as a receiving zone for auto sales and repair in the Town. As currently written, the Parker Auto PD allows for Automobile and Truck service and repair facilities. The Town has interpreted auto body repair as different then automobile maintenance in repair. The applicant is seeking the zoning Amendment to add clarity regarding uses allowed with the addition of Major Automotive Repair as a use by right to the PD.

The proposal would allow work designated as Major Automotive Repair, which includes repair, body work, mechanical repair of engines and drive trains, and/ or painting. The addition of the definition of “Automotive Repair, Major,” and the inclusion of the use within the Commercial Use Areas are the only changes proposed. The additional use is consistent with the original purpose of this PD as a receiving zone for auto sales and repair and is consistent with the other auto related uses allowed as a service establishment which include the following:

- a. Automobile and Truck service and repair facilities;
- b. Automobile sales (new and used), rental and leasing;
- c. Car wash - automatic and coin operated - as a principal use;
- d. Sales, leasing and rental of motorized equipment;
- e. Sales of gasoline and automotive fuel products

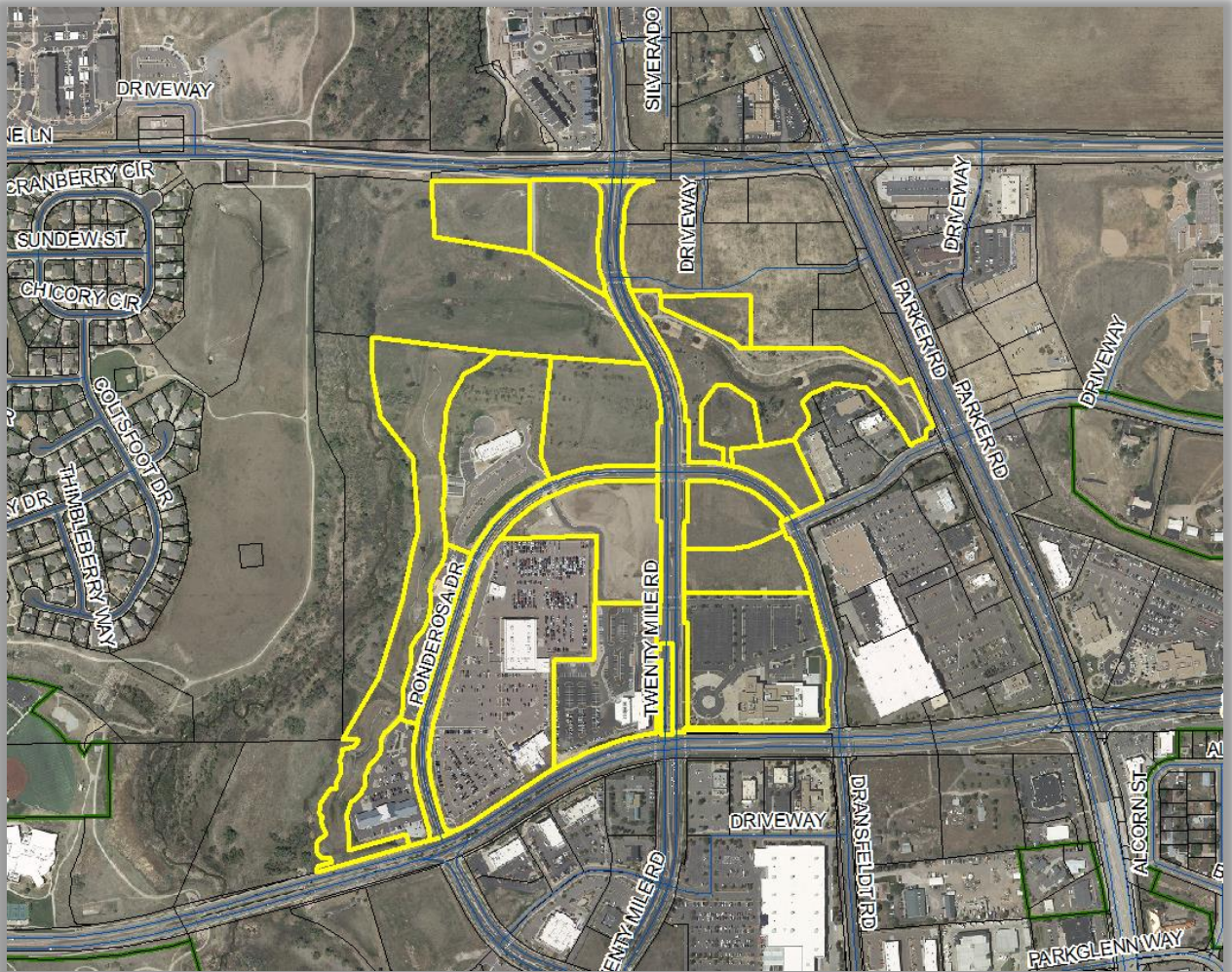
The PD establishes standards for these uses including the required screening of all roof-mounted equipment. Additionally, Section III.D of the PD outlines the Design Standards for Commercial Uses including minimum lot sizes, setback requirements, height, Floor Area Ratios, building orientation, and materials. Further, requirements exist which mandate that buildings fronting Lincoln Avenue, Parker Road, and 20-Mile Road maintain at least three points of contact with the required setback, with a minimum of 30% of the building footprints within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the streets by their placement on site act to screen the parking areas from view and orient the uses internally to the Parker Auto Planned Development Area. Adherence to all State regulations regarding air quality is also required.

Under Section 13.02.010-Definitions, of the Parker Land Development Ordinance (the “LDO”), there is no existing definition for, “Automotive Repair, Major.” However, definition updates proposed under the modernization of the Land Development Ordinance include adding “Automotive Repair, Major.” The proposed definition consolidates and streamlines multiple uses

within the code. The proposed Amendment is consistent with the proposed updates to the Land Development Ordinance.

The expanded use is consistent with the existing uses within the Parker Auto Plaza PD and consolidates this kind of use to help encourage centralization and limit the dispersion of such uses Town wide. The additional use is consistent with existing and permitted uses within the district and reinforces the Parker Auto Plaza as providing an array of auto related services within a centralized automotive district.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
April 1, 2002	Town Council approved the Parker Automotive Plaza PD Guide and Plan.
April 15, 2004	Town Council approved the Parker Automotive Plaza PD, 1 st Amendment
June 19, 2004	Town Council approved the final plat for the Parker Automotive Property.
July 19, 2021	Town Council approved the Parker Auto Plaza PD, 2 nd Amendment

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Parker Auto Plaza PD		
Master Plan Area	Central Commercial		
Site Acreage	111 acres		
Subdivision	Parker Auto Plaza		
Existing Use	Vacant, retail, automobile sales, commercial, open space		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	PD – Planned Development	Under Development for the Parker and Pine Planned Development
North	Central Commercial	PD- Planned Development	Pine Lane Business Park
South	Central Commercial	PD - Planned Development	Commercial retail Shopping Center
East	Central Commercial	Modified Commercial	Peakview Shopping Center/retail
West	Central Commercial	PD - Planned Development	Open Space

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	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	Land Use 1. B Land Use 1.C Land Use 1.H Land Use 1. J Jobs and Economic Vitality I.2 Jobs and Economic Vitality I.2.A Jobs and Economic Vitality I.2.B Jobs and Economic Vitality I.2.D Jobs and Economic Vitality I.2. E
Staff Analysis	The Parker Auto Plaza Planned Development is generally located on the east and west side of Twenty Mile Road between Pine Lane and Lincoln Avenue within the Central Commercial Character Area as designated by the Parker 2035 Master Plan. This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants and entertainment. The proposal would allow work designated as Major Automotive Repair work, which includes repair, body work, mechanical repair of engines and drive trains, and/or painting. The addition of the definition of “Automotive Repair, Major,” and the inclusion of the use allowed within the Commercial Areas are the only changes proposed. The additional use is consistent with the other auto related uses allowed as a service establishment. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	The proposed zoning is to allow an additional use within the prescribed Commercial Use Area and does not affect or impact density.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Service Establishment Uses: a. Amusement and recreational establishments; b. Automobile and Truck service and repair facilities; c. Automotive Repair, Major d. Automobile sales (new and used), rental and leasing; e. Car wash - automatic and coin operated - as a principal use; f. Hotels and motels, including restaurants, gifts shops and other accessory uses; g. Institutional and educational facilities (both public and private); h. Professional, medical, dental, governmental and public utility offices;	"Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting."	☒ Consistent ☐ Inconsistent ☐ No Change

	i. Printing and publishing establishments; j. Public facilities, as defined in the Parker Land Development Ordinance, as amended; k. Public or private memberships clubs; l. Radio and television offices; m. Recreational vehicle storage; n. Sales, leasing and rental of motorized equipment; o. Sales of gasoline and automotive fuel products p. Veterinary clinics provided only household, domesticated animals are treated, and there is no provision for overnight kenneling of animals.		
Height/Stories	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

The Parker Auto Plaza PD was established in 2002 as a receiving zone for auto sales and repair in the Town. As currently written, the Parker Auto PD allows for Automobile and Truck service and repair facilities. The Town has interpreted auto body repair as different than automobile maintenance repair. The applicant is seeking the zoning Amendment to add clarity regarding allowed uses with the addition of Major Automotive Repair as a use by right to the PD.

The proposal would allow work designated as Major Automotive Repair work, which includes repair, body work, mechanical repair of engines and drive trains, and/ or painting. The addition of the definition of “Automotive Repair, Major,” and the inclusion of the use within the Commercial Areas are the only changes proposed. The additional use is consistent with the other auto related uses allowed for a service establishment

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.

The Parker Auto PD allows for Automobile and Truck service and repair facilities. The proposed use is in addition to the existing uses allowed within the Commercial Use area and is consistent.

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.

Since 2002, the time of the original zoning, zoning changes have occurred in the area allowing for additional commercial and residential development significantly changing the area. The additional use will add new services, employees, and customers, increasing the economic viability of the Parker Auto PD.

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 transportation improvements are anticipated with the property's rezoning.

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 municipal service costs with the proposed zoning that it is not prepared to meet. The proposed additional use will be consistent with existing uses and within existing commercial developments.

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

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

The Town does not anticipate significant environmental impacts. Air standards are regulated by The Colorado Department of Public Health and Environment and the Environmental Protection Agency.

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 proposed rezoning to allow for the additional use in the Commercial use area is consistent with the Parker 2035 Master Plan including the Central Commercial Character Area.

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 within Parker Water and Sanitation District and infrastructure exists serving adjoining properties.

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

VII. CONCLUSION

This zoning request is being processed to allow for the additional use of Major Automotive Repair within the Parker Auto PD Commercial Use Area. The proposed rezoning allows for an additional use consistent with existing uses while expanding services to the community and increasing economic viability for local business owners. The application 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 Planning Commission recommends Town Council approve the zoning request.

VIII. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Parker Auto Plaza Planned Development Guide, 3rd Amendment.

IX. ATTACHMENTS

1. Amended Parker Auto PD, 3rd Amendment

Report Approved By: Bryce Matthews, Planning Manager

SECTION I

DEFINITION

A. PURPOSE

This Section defines terms, words and phrases used in this Development Guide. Words, terms and phrases used herein shall be interpreted in accordance with these definitions. All other terms, words or phrases not specifically defined herein shall be given their customary meanings.

B. DEFINITIONS

Abutting or Contiguous Land: A parcel of land that has a common boundary line with another parcel of land.

Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.

Basement: That part of a building partially or totally underground.

Building Envelope: A defined area on a lot indicating the location for all residential structural elements. The purpose of a building envelope is to carefully designate areas for development and preserve natural vegetation.

Carport: A roofed structure, or a portion of a building, open on two (2) or more sides, designed primarily for the parking of automobiles.

Commercial Retail: A commercial use characterized by the selling of tangible goods, wares and merchandise directly to the consumer.

Commercial Service: A commercial use characterized by the selling of services and intangibles directly to the consumer.

Common Area or Common Element, Commercial: The total area and structures within a commercial or industrial project which are designed, designated and maintained for common use and enjoyment by the owners and tenants of the project and their invitees, such as parking facilities and their appurtenances, enclosed and open malls, sidewalks, landscaped areas, public toilets and service facilities.

Construction: The actual placement and fastening of construction materials in a fixed position. If a basement is being excavated, such excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual construction. The term construction shall apply to buildings, roadways, utilities, other structures and landscaping.

Courtyard: A space open and unobstructed to the sky, located at or above grade level on a lot bounded on three (3) or more sides by walls of a building.

Covered Parking: Parking facilities that are protected by a roof or enclosed within a structure

Detached Structure: Any structure having no party wall or common wall with another structure.

Driveway: A private vehicular passageway for the exclusive use of the owners and occupants of the lot(s) or project and their invitees.

Educational Facility: Private or public schools, colleges, universities, technical schools or libraries qualified to offer general academic and/or specialized education.

Garage, Private: A building, or portion thereof, used primarily for the parking of motor vehicles belonging to the occupants of the land upon which it is situated and their invitees.

Garage, Public: A building or portion thereof, other than a private garage, used for the parking of motor vehicles.

Hospital: An institutional facility used primarily for the overnight accommodation and medical and surgical care of the sick, injured and infirm, including sanitariums, but excluding therefrom, medical or dental clinics, rest homes, convalescent homes and homes for the aged.

Hotel: Any building arranged, designed and intended as a temporary lodging place for human beings, with or without meals; in which there are six (6) or more guest rooms or suites; and in which no provision is made for cooking in any individual room or suite.

Joint Use of Parking: The shared use of off-street parking facilities by more than one type of land use where the same parking spaces are taken into account in satisfaction of the parking requirements of each use.

Laboratory: A building or portion of a building devoted to the experimental study of the science of testing and analysis of chemicals, drugs, explosives, minerals, etc.

Laboratory -Medical or Dental: A building or a portion of a building devoted to the use of providing bacteriological, biological, medical, x-ray, pathological and similar analytical or diagnostic services to doctors or dentists and where no fabrication is conducted on the premises, except the custom fabrication of dentures.

Landscaping: Improvement to an area of land by the planting of a combination of trees, shrubs and ground cover, or the installation of other materials such as rock, bark, retaining walls, or sprinkler systems.

Lot Area: The total horizontal area within the lot lines of a lot.

Lot, Corner: A lot of which at least two (2) adjacent sides abut for their full length upon a public street.

Lot, Double Facing: A lot of which the front and rear property lines abut for their full length upon a public street.

May: A right or election to do so, not a requirement.

Maior Facilities of a Public Utility: A transmission line, power plant, switching station, substation of electrical facilities, pipelines and storage areas of utilities providing natural gas or petroleum derivatives.

Mobile Office: A vehicle, with or without self-motive power, designed and equipped for human occupancy for industrial, commercial or professional purposes, including but not limited to, temporary offices for the sale of homes, temporary construction management and supervisor trailers.

Motel: A hotel primarily used for transients traveling by automobile.

Office: A place of business containing offices.

Preservation Zone: A specific area on a platted lot with significant vegetation, outside of the building envelope, which in all cases must be maintained in a natural state as a permanent feature of the landscape. The area between the building envelope and the preservation zone shall remain free of any permanent improvements and any scars resulting from construction. As long as the vegetation and land surface are not permanently damaged, it is possible to clean trim in this area to practice better forest management and fire mitigation. The Preservation Zone shall apply in the Single Family Area "A" and Townhome Area II A "areas only.

Project: One or more lots planned, designed and developed as a unified entity such as a condominium project, patio home project, cluster project, commercial project or industrial project.

Protective Covenants: A written agreement, duly recorded, binding upon a specified group of property owners and their successors, heirs or assigns wherein certain restrictions and conditions are established to promote and protect the value, desirability and development of the subject property.

Public or Quasi-Public Facilities: Facilities intended for public use including but not limited to: educational facilities, fire stations, police stations, public parks, public recreational facilities, public utilities and public roadways.

Recreational Vehicle: A motor home, travel or camping trailer, boat, van or truck camper, with or without self-motive power, designed for temporary or permanent human habitation.

Recreation Vehicle Storage: An area of land and associated structures arranged, designed and intended to accommodate the temporary parking or storage of unoccupied recreation vehicles.

Riding, Hiking and Biking Trail: A trail or passageway arranged, designed and intended for use by equestrians, pedestrians and cyclists using non-motorized bicycles.

Right of Way or Passageway: An area or strip of land either publicly or privately owned, over which a right of passage has been recorded for the use by vehicles, or pedestrians, or both.

Setback Line-Front: A line parallel to the front lot line and tangent to that part of the building situated on the lot that is closest to the front lot line

Setback Line-Rear: A line parallel to the rear property line and tangent to that part of building situated on the lot that is closest to the rear property line

Setback Line-Side: A line parallel to the side property line and tangent to that part of the building situated on the lot which is closest to the side property line (excluding open fire escapes or stairways, eaves, overhangs, chimneys, uncovered patios and decks, fences and courtyards).

Shall: Mandatory responsibility or requirement.

Special Community Event: A temporary event, sponsored by a club, homeowners 1 association, property owners' association, other community organization or the owner of a major portion of land within Parker Auto Plaza, including but not limited to: fireworks, parades, swim meets, community picnics, athletic events, non-motorized vehicle races, rodeos, Christmas and holiday pageants and other outdoor programs.

Stable, Private: A building, or portion thereof, accessory structures used to shelter and feed horses that are used exclusively by the owners or occupants of the property upon which the stable is situated; and their guests.

Structure: Anything constructed or erected in, under, over or upon the land, or attached to something in, under, or upon the land.

Structure, Permanent: A structure that is built of such materials, and in such a manner, that it would reasonably be expected to land and remain useful for a substantial period of time.

Structure, Temporary: A structure that is not a permanent structure, or one, which is constructed for a special purpose in contemplation of removal upon accomplishment of such purpose.

Temporary Construction Yard: A place for temporary offices and temporary storage of materials used for the construction of any structure permitted.

Transitional Uses: Property that is in the interim period between annexation/ rezoning and development.

Use: The purpose for which land areas or buildings are arranged, designed and intended.

Watercourse: A channel, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir or land that carries or contains storm runoff and flood water.

SECTION II

GENERAL PROVISIONS

A. PURPOSE

The purpose of this Parker Auto Plaza Development Guide (hereinafter referred to as the "Development Guide") is to establish standards for the development of property in an efficient and orderly fashion.

Innovative, yet consistent, design standards shall be encouraged. The property shall be developed as a community with common themes throughout and strong attention paid to existing drainage ways, and improvements to the town's road alignment system.

B. APPLICATION ADOPTION AND EFFECT

This Development Guide shall apply to all lands described in Exhibit D, "Legal Description," and shall become effective upon the approval and adoption of same by the Town Council of the Town of Parker. From that date forward, all used of the property shall be in conformance with this Development Guide.

C. AUTHORITY

It is the intent of this Development Guide to be consistent with, and to assist in the implementation of the legislative declarations contained in the Planned Unit Development Act of 1972 of the State of Colorado.

D. ENFORCEMENT

The provisions of this Development Guide shall run with the land and be enforced, at law or in equity, by the Town of Parker, without limitation on any power or regulations otherwise granted by law.

E. MODIFICATIONS (*replaced original paragraph*)

Any modification of this Development Guide which substantially changes the intent of this development on the overall density, in so far as maximum density or commercial and office intensity, shall be processed through the Town of Parker as a Rezoning and meet all the conditions of same. Processed in accordance with the requirements of Section 13.04.240 of the Parker Land Development Code, as amended."

F. DEVELOPMENT PLAN

Together with this Development Guide, a Planned Development (PD) has been prepared and serves as the graphic representation of these provisions. This Planned Development (PD) is a part hereof and is incorporated herein by this reference with everything shown thereon and all amendments thereto.

G. EFFECT OF THE TOWN OF PARKER SUBDIVISION REGULATIONS

All provisions of the Town of Parker Subdivision Regulations and any amendments thereto as may be made from time to time, are by this reference incorporated herein as if fully set forth.

H. CONFLICT

The provisions of this Development Guide shall prevail and govern the development of Parker Auto Plaza, except where these provisions do not clearly address a specific subject or are in conflict with a specific provision defined within the Town of Parker Land Development Guide. In such situations, the provisions of the Town of Parker Land Development Code, as amended, shall prevail, when applicable.

I. DEVELOPMENT PHASING

Any project within this development may be constructed in phases, as approved through the Planned Development (PD), provided that it complies with this Development Guide.

J. LAND USE BOUNDARIES AND DENSITY

1) Boundary Calculation:

All land use areas shall be considered to include all of the land within the perimeters indicated on the Planned Development (PD) and one-half of any adjacent streets.

2) Final Boundary Configuration:

The Planned Development (PD) is intended to depict general locations and illustrate concepts of the provisions of the Development Guide. Major intersections shall be approved in more detail by the Planning Commission at the time of platting. Final collector roadway alignments and configurations of lot and tract sizes and shapes shall be determined at the time of final platting.

3) Utilities:

All utilities shall be placed underground, where practical.

K. DEDICATION REQUIREMENTS

All dedications of Public Facilities, including but not limited to Park and Open Space lands, roadways, utility easements and drainage facilities and easements, shall be made at the time of final platting of the specific project area.

Public park, and open space and other areas dedicated to the Town of Parker shall be delineated on the Planned Development (PD).

SECTION III

COMMERCIAL USE AREAS

A. PURPOSE

This section establishes standards for the commercial use areas designated on the plan, which will provide for planned, orderly development, meeting the automotive and retail needs of the community as it develops. All roof-mounted equipment, including solar collectors and heaters, shall be properly screened.

B. USES PERMITTED

The following uses shall be permitted in Commercial Areas as a matter of right:

1) Retail shopping establishments including the following:

- a. Antique shops;
- b. Artist supplies;
- c. Bakeries;
- d. Banks;
- e. Barber shop and beauty parlors;
- f. Book stores;
- g. Bowling alleys;
- h. Clothing stores;
- i. Convenience stores, providing no sales of gasoline or fuel product is included;
- j. Craft and hobby shops;
- k. Drug stores;
- l. Dry goods and variety shops;
- m. Electrical and household appliances;
- n. Fast food restaurants, including drive-through, drive-in and drive- up facilities;
- o. Florists;
- p. Furniture stores, provided no major warehousing is included with the activity;
- q. Gift shops;
- r. Grocery stores;
- s. Hardware and building materials stores;
- t. Jewelry stores;
- u. Music shops;
- v. Office supplies;
- w. Outpatient veterinary emergency facilities where no kenneling of animals is proposed;
- x. Package liquor stores;
- y. Paint shops;
- z. Pet shops;
- aa. Photography studios, equipment and supplies;
- bb. Restaurants, including restaurants with bar services and microbrewery facilities;
- cc. Shoe stores;
- dd. Sporting and Outdoor recreation goods and athletic equipment;
- ee. Theaters, indoor only;
- ff. Tire sales and repair;
- gg. Toy and game stores;

hh. Travel agencies;

2) Service establishment including the following:

- a. Amusement and recreational establishments;
- b. Automobile and Truck service and repair facilities;
- c. Automotive Repair, Major
- d. Automobile sales (new and used), rental and leasing;
- e. Car wash - automatic and coin operated - as a principal use;
- f. Hotels and motels, including restaurants, gifts shops and other accessory uses;
- g. Institutional and educational facilities (both public and private);
- h. Professional, medical, dental, governmental and public utility offices;
- i. Printing and publishing establishments;
- j. Public facilities, as defined in the Parker Land Development Ordinance, as amended;
- k. Public or private memberships clubs;
- l. Radio and television offices;
- m. Recreational vehicle storage;
- n. Sales, leasing and rental of motorized equipment;
- o. Sales of gasoline and automotive fuel products
- p. Veterinary clinics provided only household, domesticated animals are treated, and there is no provision for overnight kenneling of animals.

3) Churches and church schools;

4) Nursing homes, assisted living facilities, convalescent homes and other extended care facilities;

5) Open space;

6) Parking required for the above uses;

7) Incidental and ancillary structures for the above described uses.

C. USES BY. SPECIAL REVIEW (as defined and regulated by the Parker Land Development Ordinance, as amended)

1) Ambulance Services;

2) Hospitals and emergency care facilities;

3) Major facilities of a public utility;

4) Self-storage units;

5) Veterinary hospitals, including provisions for kenneling animals;

6) Display parking of automotive vehicles (including motorcycles, recreational vehicles and other type of motorized vehicle) for sale within the front or side yard setback of a lot."

D. DESIGN STANDARDS

1) Minimum lot area 1 acre, unless the project is developed as a planned center, in which case no minimum lot area is required.

2) Maximum building height: 35 feet, heights in excess of 35' may be requested for uses as a Use by Special Review but may not exceed 60'. The maximum building height for

commercial buildings shall be measured in accordance with the Town of Parker Land Development code, as amended.

- 3) Minimum lot width: 150 feet
- 4) Minimum building setbacks:
 1. Front: twenty-five feet {25'} from public streets. [except where prohibited by Section 13.04.040 of the parker Land Development Ordinance, as amended].
 2. Side: Twenty-five feet (25').
 3. Rear: Twenty-five feet {25'}.
- 5) Floor Area Ratios shall not exceed 0.35 for each platted lot.
- 6) On-site lighting will comply with the requirements of the Town of Parker Land Development Code, as amended.
- 7) Building materials, material colors, pedestrian orientation and building placement on lots shall be done in accordance with the "Town of Parker Commercial, Industrial & Multi-Family Residential Design Guideline Standards".
- 8) For lots which abut Lincoln Avenue, Parker Road or 20-Mile Road, the front yard setback, and at least one (1) side yard setback shall be considered a 'build-to' lines. At least three points of the building must touch this setback line, and at least thirty percent (30%) of the building footprint area must be within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the aforementioned streets by their placement on site act to screen the parking areas from view and orient the uses internally to the Parker Auto Plaza Planned Development area.

SECTION IV

OPEN SPACE/ CONSERVATION AREA

A. PURPOSE.

This section establishes standards for the Open Space / Conservation Areas. It is the intent of this Section to provide natural open space and conservation areas while preserving natural resources such as significant vegetation and wildlife. These use areas may be private or public and will be determined at the time of final platting.

B. PERMITTED USES

The following uses shall be permitted in the Open Space/ Conservation Area as a matter of right:

- 1) Natural open space;
- 2) Wildlife and natural preserves;
- 3) Flood plains and natural drainage ways;
- 4) Trails;
- 5) Special community events;
- 6) Ancillary structures and parking;
- 7) Any other uses which are consistent with the above;
- 8) Public right-of-way

C. DESIGN STANDARDS

- 1) All lighting shall be of a type such that no offensive glare shall be imposed on adjacent residential uses.
- 2) Trash and storage areas shall be screened from view, either within buildings or behind fences or similar screening material.
- 3) Maintenance shall be by an organized maintenance association or another entity mutually agreed upon by the Town and the Developer.

D. CONSERVATION

- 1) A conservation easement may be placed over lands designated for open space purposes, if deemed appropriate for such conservation easement by the Town. This easement may be in favor of an entity other than the property owner, developer or Town, but must be an easement holder acceptable to the Town. The property intended to be the recipient of the open space conservation easement must be deeded to the Town free and clear of all liens and encumbrances.
- 2) Any Conservation easement will be properly recorded on a plat, or separate instrument.

SECTION V

TRANSITIONAL USE AREAS

A. PURPOSE

This Section establishes transitional uses for all use areas. It is likely that the project shall develop over time and intermediate uses should be allowed until such time as the area develops. These transitional uses shall be permitted in any use area until such area is platted and construction has commenced.

B. PERMITTED USES

The following uses shall be permitted in the Transitional Period as a matter of right, ten (10) years from the adoption of the Parker Auto Plaza PD and this Development Guide:

- 1) Agricultural uses, including farming and ranching;
- 2) Keeping of livestock;
- 3) Single-family detached residences;
- 4) Plant Nursery [outdoor tree farm, greenhouse structures];
- 5) Ancillary buildings;
- 6) Any use which is consistent with the purpose of this section.

EXHIBITS

- EXHIBIT A Parker Auto Plaza Development Plan (8 ½ X 11)

- EXHIBIT B Existing Conditions Plan (8 1/2 X 11)

- EXHIBIT C Land Use Summary Chart

- EXHIBIT D Legal Description of Property -Open Space Dedication
 - Baldwin Gulch

- EXHIBIT E Legal Description of Property- East & West Parcels
 Combined excepting Baldwin Gulch open space

EXHIBIT C

LAND USE SUMMARY CHART

Open Space – Zone OS	8.3 ± acres
R.O.W. Dedication	12.8 ± acres
Planned Development	<u>83.2 ± acres</u>
TOTAL PROPERTY	104.3 ± Acres

The Use Area may vary up to 10% as an administrative function, based upon approved plats for the property.

Ex: B:
 Pa: Auto Plaza PD Development Plan

PARKER AUTO PLAZA- DEVELOPMENT PLAN

A PART OF THE SW 1/4 SECTION 10
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
 DOUGLAS COUNTY, STATE OF COLORADO
 105 ACRES



VICINITY MAP
 SCALE: 1"=2000'

PARKER
 ZONE PD - PLANNED DEVELOPMENT
 PARKER
 ZONE C 300 - MODERN COMMERCIAL

PARKER ZONING

DOUGLAS CO
 ZONE R1 - RURAL RESIDENTIAL
 DOUGLAS CO
 ZONE C - COMMERCIAL
 DOUGLAS CO
 ZONE S - BUSINESS
 DOUGLAS CO
 ZONE A - AGRICULTURAL

DOUGLAS COUNTY ZONING



DEVELOPMENT PLAN
 SCALE: 1"=200'-0"



FOR BURT AUTOMOTIVE NETWORK
 IN CARE OF:
 LSC MANAGEMENT, INC.
 8500 E. BROADWAY
 SMITHWOOD, CO

PREPARED BY:
 CONCEPTS WEST ARCHITECTURE
 202 E. CHRYSTIE 8TH BLVD., SUITE 2
 COLORADO SPRINGS, CO 80906



PARKER AUTO PLAZA
 PARKER, CO
 PARKER ROAD AND LINCOLN AVENUE
 FOR BURT AUTOMOTIVE NETWORK, INC.

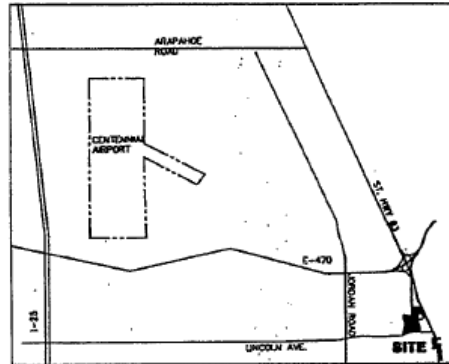
**Concepts West
 Architecture, Inc.**
 202 E. CHRYSTIE 8TH BLVD., SUITE 2
 COLORADO SPRINGS, CO 80906

sheet
1
 of 1

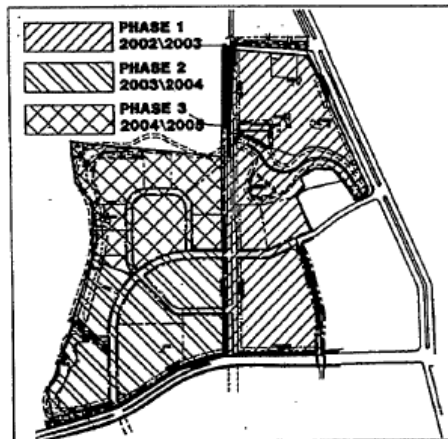
PLAN & PLOTTING

PARKER AUTO PLAZA- SKETCH PLAN

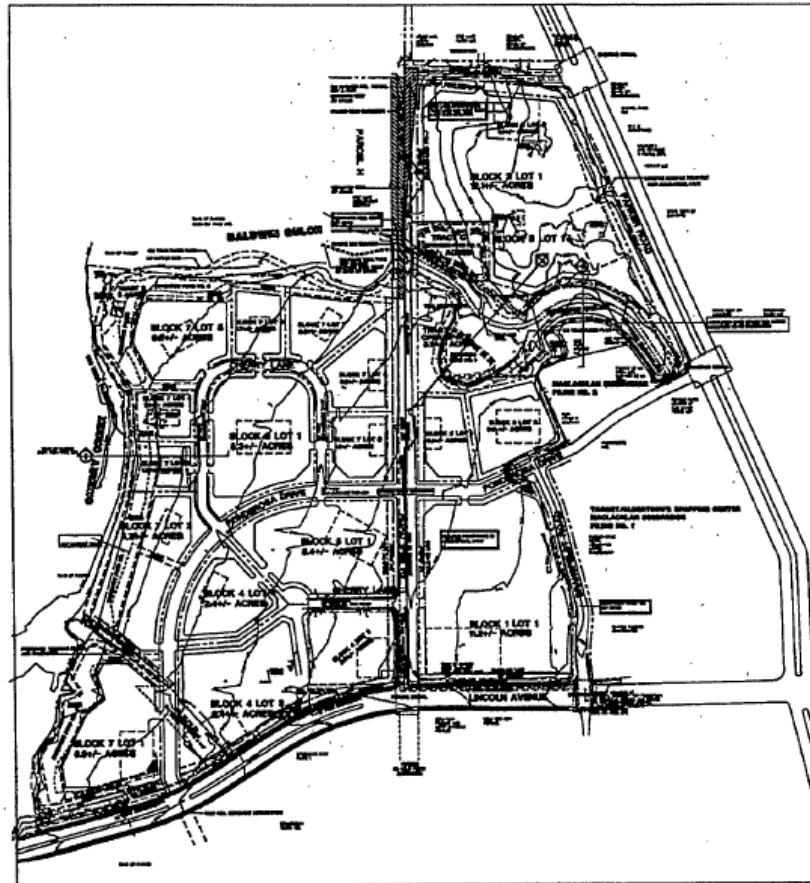
A PART OF THE SW 1/4 SECTION 10
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
 DOUGLAS COUNTY, STATE OF COLORADO
 105 ACRES



VICINITY MAP
 SCALE: 1"=4000'



PHASING MAP
 SCALE: 1"=400'

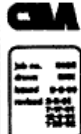


SKETCH PLAN
 SCALE: 1"=200'



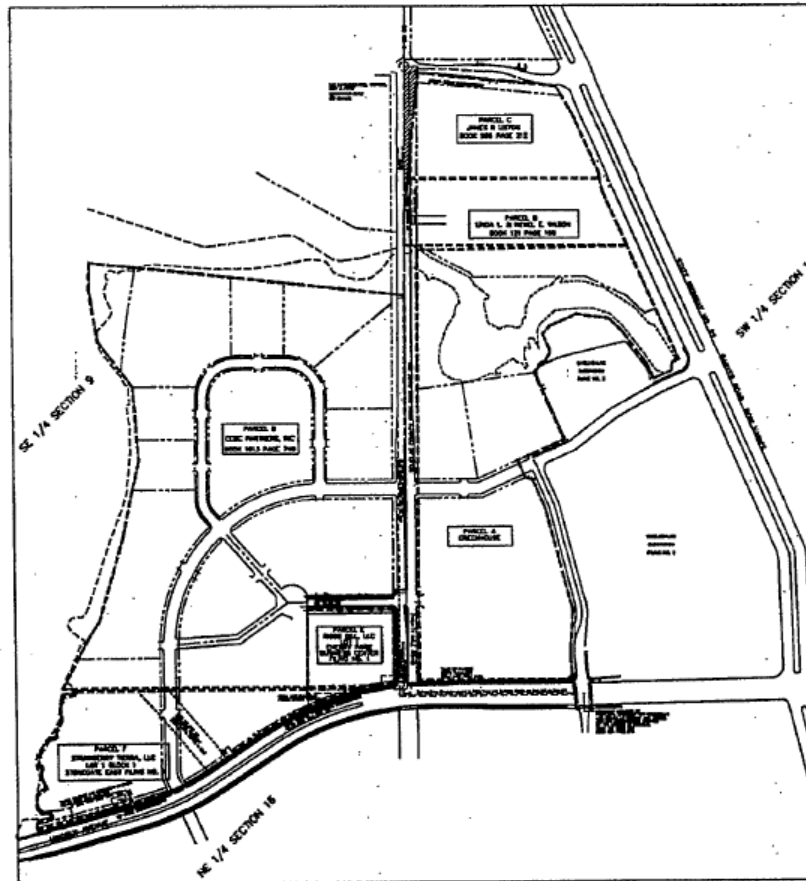
FOR BURT AUTOMOTIVE NETWORK
 IN CARE OF:
 LSC MANAGEMENT, INC.
 6300 S. BROADWAY
 SHREVEPORT, CO

PREPARED BY:
 CONCEPTS WEST ARCHITECTURE
 302 E. CHEYENNE WITH BLVD., SUITE G
 COLORADO SPRINGS, CO 80906



PARKER AUTO PLAZA- SKETCH PLAN

A PART OF THE SW 1/4 SECTION 10
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
 DOUGLAS COUNTY, STATE OF COLORADO
 105 ACRES

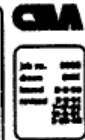


EXISTING LAND PARCEL PLAN
 SCALE: 1"=200'-0"



FOR BURT AUTOMOTIVE NETWORK
 IN CARE OF:
 L&C MANAGEMENT, INC.
 2309 S. BROADWAY
 ENGLEWOOD, CO

PREPARED BY:
 CONCEPTS WEST ARCHITECTURE
 308 E. CHEYENNE 15TH BLVD., SUITE 6
 COLORADO SPRINGS, CO 80905



PARKER AUTO PLAZA
 PARKER PLAZA AND LINCOLN AVENUE
 FOR BURT AUTOMOTIVE NETWORK, INC. 2309 S. BROADWAY ENGLEWOOD, CO 80113

**Concepts West
 Architecture, Inc.**
 308 E. CHEYENNE 15TH BLVD., SUITE 6
 COLORADO SPRINGS, CO 80905

Sheet
4
 of
8

1/8 PLOT/SECTION

PARKER AUTO PLAZA- SKETCH PLAN

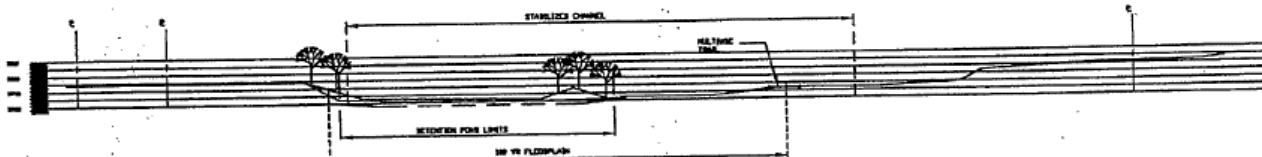
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TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6th P.M.,
DOUGLAS COUNTY, STATE OF COLORADO
105 ACRES



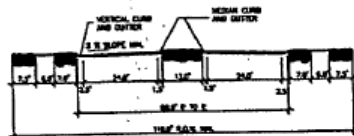
SECTION 'A' TYPICAL AT CHERRY CREEK PERIMETER
SCALE: 1" = 30'-0" LOOKING NORTH



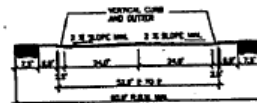
SECTION 'B' - AT BALDWIN GULCH
SCALE: 1" = 30'-0" LOOKING WEST



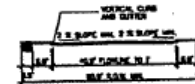
SECTION 'C'- AT BALDWIN GULCH
SCALE 1" = 30'-0" LOOKING NORTHWEST



ARTERIAL
SCALE: 1" = 15'-0"



NON-RESIDENTIAL COLLECTOR
SCALE: 1" = 15'-0"



NON-RESIDENTIAL LOCAL
SCALE: 1" = 15'-0"

QMA

姓名	姓名
性别	性别
年龄	年龄
职业	职业

PARKER AUTO PLAZA

**Concepts West
Architecture, Inc.**

show
6
of 6

EXHIBIT D
OPEN SPACE DESCRIPTION
BALDWIN GULCH

A parcel of land lying within Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North 00°17'51" East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "PLS 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "PLS 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;

Thence North 00°17'51" East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;

Thence North 89°56'00" East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of a said parcel described in a Book 1180 at Page 0881 said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;

Thence North 00°17'51" East, 1252.52 feet, along the easterly line of said parcel described in Book 1180 at Page 881, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **TRUE POINT OF BEGINNING**;

Thence North 82°29'03" East, 508.71 feet, to the Northwest Corner Lot 2 of the MacLachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;

Thence along the westerly, northerly, and easterly lines of MacLachlan Subdivision Filing No. 2 the following fifteen (15) courses:

1. Thence North 33°20'29" East, 46.58 feet;
2. Thence North 63°21'12" East, 25.91 feet;
3. Thence North 32°34'42" East, 42.07 feet;
4. Thence North 14°20'55" West, 16.30 feet;
5. Thence North 23°57'00" West, 69.77 feet;
6. Thence North 41°49'39" East, 46.92 feet;
7. Thence North 66°02'59" East, 125.03 feet;
8. Thence South 82°24'03" East, 141.03 feet;
9. Thence South 44°51'11" East, 82.03 feet;
10. Thence South 36°52'57" East, 170.09 feet;
11. Thence South 23°56'49" East, 72.93 feet, to a point of non-tangent curvature;
12. Thence northeasterly, along the arc of a curve to the right, whose center bears South 28°09'48" East, 355.00 feet, thru a central angle of 04°12'48", an arc length of 26.11 feet, whose chord bears North 63°56'37" East, 26.10 feet to a point of tangency;
13. Thence North 66°03'00" East, 57.85 feet;
14. Thence North 01°17'56" East, 35.93 feet;
15. Thence North 66°03'00" East, 32.62 feet, to the northeast corner of Tract B of said MacLachlan Subdivision Filing No. 2;

Thence North 66°03'00" East, 0.79 feet, on an extension of the northerly line of said Tract B to the westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;

Thence North 23°56'16" West, 238.21 feet, along westerly right-of-way line of said CDOT Parcel 59 Rev.;

Thence South 66°06'54" West, 51.46 feet;
Thence North 45°24'20" West, 109.52 feet;
Thence North 64°44'06" West, 193.03 feet;
Thence South 89°59'52" West, 484.96 feet;
Thence North 38°32'29" West, 23.24 feet;

Thence North $62^{\circ}36'49''$ West, 255.72 feet, to the Northeast Corner of a parcel described in a deed to the Board of County Commissioners of the County of Douglas recorded in Book 1180 at Page 881;

Thence South $00^{\circ}17'51''$ West, 614.67 feet, along the easterly line of said parcel, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **POINT OF BEGINNING**.

Containing 8.3284 acres, or 362,783 square feet, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI JOB NO.: 9958-002.6

DATE: July 9, 2001

For and on Behalf of

WESTERN STATES SURVEYING, INC.

19029 East Plaza Drive, Suite 252

Parker, CO 80134

(303) 841-7436

Thomas F. Phalin, PLS 23516



EXHIBIT E

EAST & WEST PARCELS, COMBINED- EXCEPTING BALDWIN GULCH OPEN SPACE

A parcel of land consisting of a portion of Lot 1, Block 1, Stonegate East Filing No. 1 as shown on plat recorded at Reception No. 8712189 of the Douglas County records, a portion of Lot 1, Cherry Park Business Center Filing No. 1 as shown on plat recorded at Reception No. 9500907, and all of that parcel described in a warranty deed to Parker Auto Plaza II, LLC recorded in Book 1935 at Page 2064, Reception No. 00090678 of the Douglas County records, said parcel is located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, together with a parcel of land consisting of all that parcel described in Book 1921 at Page 1184 and Book 1921 at Page 1188, all that parcel described in Book 1942 at Page 852 and Book 1942 at Page 847 and all that parcel described in Book 2013 at Page 190, all located in the Southwest Quarter of Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North 00°17'51" East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "P.L.S 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "P.L.S 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;

- Thence North 00°17'51" East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;
- Thence North 89°56'00" East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of that parcel described in Book 1180 at Page 0881, said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;
- Thence North 00°17'51" East, 9.18 feet, parallel with and 55.00 feet easterly of the westerly line of said Section 10 and along the easterly line of said parcel described in Book 1180 at Page 0881, and the westerly line of said parcel described in Book 1186 at Page 0908 to the Northwest Corner thereof and the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve;
- Thence easterly, along the arc of a curve to the right, whose center bears South 02°05'15" East, 1320.00 feet, thru a central angle of 02°01'15", an arc length of 46.56 feet, whose chord bears North 88°55'21" East, 46.56 feet, along the northerly line of said parcel described in Book 1186 at Page 0908, to a point of tangency;
- Thence North 89°56'00" East, 574.13 feet; continuing along said northerly line, parallel with and 20' northerly of the southerly line of said Section 10 to a point on the northerly line of that parcel described in a warranty deed to the Board of County Commissioners of the County of Douglas recorded in Book 721 at Page 629;
- Thence North 85°55'45" East, 16.08 feet, continuing along said northerly line to a point of tangency, said point being the Southwest Corner of MacLachlan Subdivision Filing No. 1 as recorded at Reception number 9415118;
- Thence along the westerly line of MacLachlan Subdivision Filing No. 1 and the westerly right-of-way line of Dransfeldt Road the following ten (10) courses:
1. Thence easterly, along the arc of a curve to the left, whose center bears North 04°04'24" West, 25.00 feet, thru a central angle of 90°00'00", an arc length of 39.27 feet, whose chord bears North 40°55'36" East, 35.35 feet, to a point of tangency;
 2. Thence North 04°04'15" West, 72.03 feet, to a point of curvature;
 3. Thence northerly, along the arc of a curve to the right, whose center bears North 85°55'45" East, 280.00 feet, thru a central angle of 08°13'05", an arc length of 40.16 feet, whose chord bears North 00°02'17" East, 40.13 feet to a point of tangency;
 4. Thence North 04°08'50" East, 140.81 feet, to a point of curvature;
 5. Thence northerly, along the arc of a curve to the left, whose center bears North 85°51'10" West, 120.00 feet, thru a central angle of 18°49'43", an arc length of 39.43 feet, whose chord bears North 05°16'02" West, 39.26 feet to a point of tangency;
 6. Thence North 14°40'53" West, 409.89 feet, to a point of curvature;
 7. Thence northerly, along the arc of a curve to the left, whose center bears South 75°19'07" West, 220.00 feet, thru a central angle of 09°16'07", an arc length of 35.59 feet, whose chord bears North 19°18'57" West, 35.55 feet to a point of tangency;
 8. Thence North 23°57'00" West, 110.43 feet, to a point of curvature;

9. Thence northwesterly, along the arc of a curve in the left, whose center bears South 66°03'00" West, 25.00 feet, thru a central angle of 90°00'00", an arc length of 39.27 feet, whose chord bears North 68°57'00" West, 35.36 feet, to a point of non-tangency;
 10. Thence North 23°57'00" West, 80.00 feet, to the Northwest Corner of said MacLachlan Subdivision Filing No. 1 and the North line of Ponderosa Drive right-of-way;
- Thence North 66°03'00" East, 219.95 feet, along the northerly line of MacLachlan Subdivision Filing No. 1 to the Southwest Corner of the MacLachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;
- Thence along the westerly, northerly, and easterly lines of MacLachlan Subdivision Filing No. 2 the following sixteen (16) courses:
1. Thence North 23°57'00" West, 309.52 feet;
 2. Thence North 33°20'29" East, 46.58 feet;
 3. Thence North 63°21'12" East, 25.91 feet;
 4. Thence North 32°34'42" East, 42.07 feet;
 5. Thence North 14°20'55" West, 16.30 feet;
 6. Thence North 23°57'00" West, 69.77 feet;
 7. Thence North 41°49'39" East, 46.92 feet;
 8. Thence North 66°02'59" East, 125.03 feet;
 9. Thence South 82°24'03" East, 141.03 feet;
 10. Thence South 44°51'11" East, 82.03 feet;
 11. Thence South 36°52'57" East, 170.09 feet;
 12. Thence South 23°56'49" East, 72.93 feet, to a point of non-tangent curvature;
 13. Thence northeasterly, along the arc of a curve to the right, whose center bears South 28°09'47" East, 355.00 feet, thru a central angle of 04°12'48", an arc length of 26.11 feet, whose chord bears North 63°56'37" East, 26.10 feet, to a point of non-tangency;
 14. Thence North 66°03'00" East, 57.85 feet;
 15. Thence North 01°17'56" East, 35.93 feet;
 16. Thence North 66°03'00" East, 32.62 feet, to the northeast corner of Tract B of said MacLachlan Subdivision Filing No. 2;
- Thence North 66°03'00" East, 0.79 feet, on an extension of the northerly line of said Tract B to the
- westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;
- Thence North 23°56'20" West, 533.99 feet, along the westerly right-of-way line to its intersection with southerly line of a parcel described in Book 121 at Page 190;
- Thence North 23°56'20" West, 32.86 feet, along said westerly right-of-way line to the Northwest Corner of said CDOT Parcel 59 Rev., said point also being the Southwest Corner of CDOT Parcel 56 Rev. as described in Book 743 at Page 709;
- Thence North 23°56'20" West, 225.26 feet, along the said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev.;
- Thence North 10°49'51" West, 57.52 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev. to the northerly line of said parcel described in Book 121 at Page 190, also being the southerly line of a parcel described in Book 966 at Page 212;
- Thence North 10°49'51" West, 30.67 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev to the Northwest Corner thereof;
- Thence North 23°56'20" West, 264.14 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 55 Rev 2 as described in Book 923 at Page 121;
- Thence North 29°43'18" West, 148.87 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 55 Rev 2 to the Southeast Corner of a Town of Parker parcel described in Exhibit A, of Rule and Order to the Town of Parker recorded in Book 1203 at Page 2667;
- Thence North 84°24'17" West, 598.04 feet, along the southerly line of said parcel to the Southwest Corner thereof, said point is also on the westerly line of a parcel described in Book 102 at Page 206, from which the Northwest Corner of said parcel bears North 5°46'45" East, 14.08 feet;
- Thence South 05°46'45" West, 457.92 feet; along the westerly line of said parcel described in Book 102 at Page 206 to the Southwest Corner of said parcel described in Book 966 at Page 212, said point also being the Northwest Corner of said parcel described in Book 121 at Page 190;
- Thence South 05°46'45" West, 167.16 feet; along the westerly line of said parcel described in Book 102 at Page 206 to the west line of said Section 10 from which the Southwest Corner of said Section 10 bears South 00°17'51" West, 2003.02 feet;
- Thence South 00°17'51" West, 125.53 feet; along the west line of said parcel described in Book 102 at Page 206 and the west line of said Section 10 to the Southwest Corner of said parcel described in Book 121 at Page 190;

Thence South $00^{\circ}17'51''$ West, 212.01 feet, continuing along said west line, to the Northeast Corner of that parcel described in Book 1935 at Page 2064 of the Douglas County records;

Thence North $83^{\circ}57'09''$ West, 1369.56 feet, to the northeasterly corner of a parcel described in a deed to the Town of Parker recorded in Book 1304 at Page 238 of the Douglas County records;

Thence continuing along the easterly line of that parcel described in Book 1304 at Page 238 the following nine (9) courses:

1. Thence South $00^{\circ}58'38''$ West, 117.70 feet;
2. Thence South $09^{\circ}22'17''$ East, 225.85 feet;
3. Thence South $37^{\circ}24'45''$ East, 242.21 feet;
4. Thence South $04^{\circ}30'40''$ East, 316.43 feet;
5. Thence South $13^{\circ}45'22''$ West, 126.49 feet;
6. Thence South $12^{\circ}00'58''$ West, 207.37 feet;
7. Thence South $16^{\circ}23'09''$ West, 367.51 feet;
8. Thence South $32^{\circ}17'02''$ West, 90.34 feet;
9. Thence South $28^{\circ}00'16''$ West, 242.02 feet, to a point on the southerly line of said Section 9 and the southerly corner of that parcel described at Book 1304 at Page 238 from which the Southeast Corner of said Section 9 bears North $89^{\circ}43'57''$ East, 1485.31 feet;

Thence North $89^{\circ}43'57''$ East, 62.62 feet along the southerly line of said Section 9 to the Northwest Corner of said Lot 1, Block 1, Stonegate East Filing No. 1;

Thence along the westerly line of said Lot 1 the following twenty-one (21) courses:

1. Thence South $40^{\circ}25'55''$ West, 19.48 feet;
2. Thence South $78^{\circ}34'39''$ West, 58.85 feet;
3. Thence South $27^{\circ}16'01''$ East, 15.43 feet;
4. Thence South $22^{\circ}23'26''$ West, 25.67 feet;
5. Thence South $04^{\circ}22'26''$ East, 64.60 feet;
6. Thence South $28^{\circ}19'00''$ West, 55.31 feet;
7. Thence South $10^{\circ}35'26''$ East, 21.60 feet;
8. Thence South $79^{\circ}00'04''$ West, 32.07 feet;
9. Thence South $34^{\circ}56'18''$ West, 72.68 feet;
10. Thence South $07^{\circ}01'51''$ West, 47.44 feet;
11. Thence South $51^{\circ}38'01''$ East, 22.77 feet;
12. Thence South $29^{\circ}03'27''$ West, 19.05 feet;
13. Thence South $10^{\circ}28'48''$ East, 29.18 feet;
14. Thence South $27^{\circ}31'05''$ East, 39.67 feet;
15. Thence South $54^{\circ}06'30''$ West, 51.05 feet;
16. Thence South $00^{\circ}39'26''$ West, 51.56 feet;
17. Thence South $38^{\circ}39'34''$ East, 34.50 feet;
18. Thence North $81^{\circ}20'48''$ East, 38.07 feet;
19. Thence South $21^{\circ}37'18''$ East, 23.28 feet;
20. Thence South $73^{\circ}38'29''$ West, 70.87 feet;
21. Thence South $01^{\circ}44'46''$ East, 28.42 feet, to the Southwest Corner of said Lot 1;

Thence along the southerly line of said Lot 1 the following two (2) courses:

1. Thence North $75^{\circ}07'51''$ East, 503.34 feet, to a point of curvature;
2. Thence easterly, along the arc of a curve to the left, whose center bears North $14^{\circ}52'09''$ West, 1237.57 feet, thru a central angle of $06^{\circ}47'06''$, an arc length of 146.55 feet, whose chord bears North $71^{\circ}44'18''$ East, 146.47 feet, to the Southwest Corner of Lincoln Avenue Right-of-way Parcel RW-8NW as described in the Agreement for Possession and Use as recorded in Book 1544 at Page 888 of the Douglas County records and a point of non-tangent curvature;

Thence along the northwesterly line of said Parcel RW-8NW the following three (3) courses:

1. Thence northeasterly, along the arc of a curve to the left, whose center bears North $25^{\circ}37'25''$ West, 1200.00 feet, thru a central angle of $06^{\circ}34'05''$, an arc length of 137.56 feet, whose chord bears North $61^{\circ}05'33''$ East, 137.49 feet to a point of tangency;
2. Thence North $57^{\circ}48'30''$ East, 301.74 feet, to a point of curvature;
3. Thence northeasterly, along the arc of a curve to the right, whose center bears South $32^{\circ}11'30''$ East, 1320.00 feet, thru a central angle of $08^{\circ}08'11''$, an arc length of 187.45 feet, whose chord bears North $61^{\circ}52'36''$ East, 187.29 feet, to a point on the southerly line of said Lot 1 and the northeasterly corner of said Parcel RW-8NW and a point of non-tangent curvature;

Thence northeasterly, along the southerly line of said Lot 1, along the arc of a curve to the right, whose center bears South $24^{\circ}30'12''$ East, 1049.31 feet, thru a central angle of $04^{\circ}22'11''$, an arc length of 80.03 feet, whose chord bears North $67^{\circ}40'53''$ East, 80.01 feet, to the westerly corner of the Lincoln Avenue right-of-

way Parcel RW-8NE as described in Book 1544 at Page 888 of the Douglas County records, and a point of non-tangent curvature;
Thence easterly, along the northerly line of said Parcel RW-8NE, along the arc of a curve to the right, whose center bears South $20^{\circ}34'55''$ East, 1320.00 feet, thru a central angle of $10^{\circ}24'45''$, an arc length of 239.89 feet, whose chord bears North $74^{\circ}37'28''$ East, 239.56 feet, to the easterly corner thereof and a point on the northerly line of Section 16 and a point of non-tangent curvature, from which the Northeast Corner of Section 16 bears North $89^{\circ}43'57''$ East, 129.57 feet;
Thence North $89^{\circ}43'57''$ East, 0.05 feet, to the westerly corner of Lincoln Avenue Right-of-Way Parcel RW-15 as described in Book 1565 at Page 624 of the Douglas County records, and a point of non-tangent curvature;
Thence easterly, along the northerly line of said Parcel RW-15, along the arc of a curve to the right, whose center bears South $10^{\circ}09'56''$ East, 1320.00 feet, thru a central angle of $03^{\circ}16'25''$, an arc length of 75.41 feet, whose chord bears North $81^{\circ}28'17''$ East, 75.40 feet, to a point on the east line of said Lot 1 Cherry Park Business Center Filing No. 1 and the Northeast Corner of said right of way parcel from which the Southeast Corner of said Lot 1 bears South $00^{\circ}17'51''$ West, 10.84 feet;
Thence South $00^{\circ}17'51''$ West, 10.84 feet;
Thence North $89^{\circ}43'57''$ East, 55.00 feet, to the **POINT OF BEGINNING**.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying within Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North $00^{\circ}17'51''$ East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "PLS 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "PLS 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;
Thence North $00^{\circ}17'51''$ East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;
Thence North $89^{\circ}56'00''$ East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of a said parcel described in a Book 1180 at Page 0881 said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;
Thence North $00^{\circ}17'51''$ East, 1252.52 feet, along the easterly line of said parcel described in Book 1180 at Page 881, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **TRUE POINT OF BEGINNING**;
Thence North $82^{\circ}29'03''$ East, 508.71 feet, to the Northwest Corner Lot 2 of the MacLachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;
Thence along the westerly, northerly, and easterly lines of MacLachlan Subdivision Filing No. 2 the following fifteen (15) courses:
1. Thence North $33^{\circ}20'29''$ East, 46.58 feet;
2. Thence North $63^{\circ}21'12''$ East, 25.91 feet;
3. Thence North $32^{\circ}34'42''$ East, 42.07 feet;
4. Thence North $14^{\circ}20'55''$ West, 16.30 feet;
5. Thence North $23^{\circ}57'00''$ West, 69.77 feet;
6. Thence North $41^{\circ}49'39''$ East, 46.92 feet;
7. Thence North $66^{\circ}02'59''$ East, 125.03 feet;
8. Thence South $82^{\circ}24'03''$ East, 141.03 feet;
9. Thence South $44^{\circ}51'11''$ East, 82.03 feet;
10. Thence South $36^{\circ}52'57''$ East, 170.09 feet;
11. Thence South $23^{\circ}56'49''$ East, 72.93 feet, to a point of non-tangent curvature;
12. Thence northeasterly, along the arc of a curve to the right, whose center bears South $28^{\circ}09'48''$ East, 355.00 feet, thru a central angle of $04^{\circ}12'48''$, an arc length of 26.11 feet, whose chord bears North $63^{\circ}56'37''$ East, 26.10 feet to a point of tangency;
13. Thence North $66^{\circ}03'00''$ East, 57.85 feet;
14. Thence North $01^{\circ}17'56''$ East, 35.93 feet;
15. Thence North $66^{\circ}03'00''$ East, 32.62 feet, to the northeast corner of Tract B of said MacLachlan Subdivision Filing No. 2;

Thence North 66°03'00" East, 0.79 feet, on an extension of the northerly line of said Tract B to the westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;
Thence North 23°56'16" West, 238.21 feet, along westerly right-of-way line of said CDOT Parcel 59 Rev.;
Thence South 66°06'54" West, 51.46 feet;
Thence North 45°24'20" West, 109.52 feet;
Thence North 64°44'06" West, 193.03 feet;
Thence South 89°59'52" West, 484.96 feet;
Thence North 38°32'29" West, 23.24 feet; Page 5 of 5 Page 5 of 5
Thence North 62°36'49" West, 255.72 feet, to the Northeast Corner of a parcel described in a deed to the Board of County Commissioners of the County of Douglas recorded in Book 1180 at Page 881;
Thence South 00°17'51" West, 614.67 feet, along the easterly line of said parcel, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **POINT OF BEGINNING**.

Net area: Containing 96.0224 Acres or 4,182,736 square feet, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI JOB NO.: 9958-002.6
DATE: July 9, 2001
For and on Behalf of
WESTERN STATES SURVEYING.
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Thomas F. Phalin, PLS 23516

Exhibit B:

Development Plan

I, the undersigned, being of the county, township, and jurisdiction of the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office on this day of _____, 2001.

By _____
 Notary Public

By _____
 Notary Public

By _____
 Notary Public

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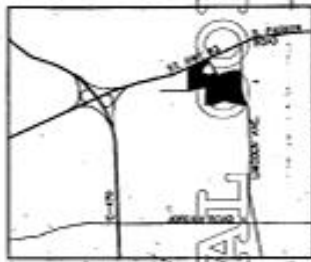
By _____
 Notary Public

By _____
 Notary Public

By _____
 Notary Public

PARKER AUTO PLAZA-DEVELOPMENT PLAN

A PART OF THE SW 1/4 SECTION 10
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
 DOUGLAS COUNTY, STATE OF COLORADO
 111 ACRES



VICINITY MAP

PARKER ZONING
 The zoning of the property is as follows:
 ZONING: _____
 The zoning of the property is as follows:
 ZONING: _____

DOUGLAS COUNTY ZONING
 The zoning of the property is as follows:
 ZONING: _____
 The zoning of the property is as follows:
 ZONING: _____

PLANNING COMMISSION ACCEPTANCE
 The Planning Commission has reviewed the development plan and has approved it on this day of _____, 2001.

TOWN COUNCIL ACCEPTANCE
 The Town Council has reviewed the development plan and has approved it on this day of _____, 2001.

CLERK & RECORDS CERTIFICATE
 I, the undersigned, being of the county, township, and jurisdiction of the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office on this day of _____, 2001.

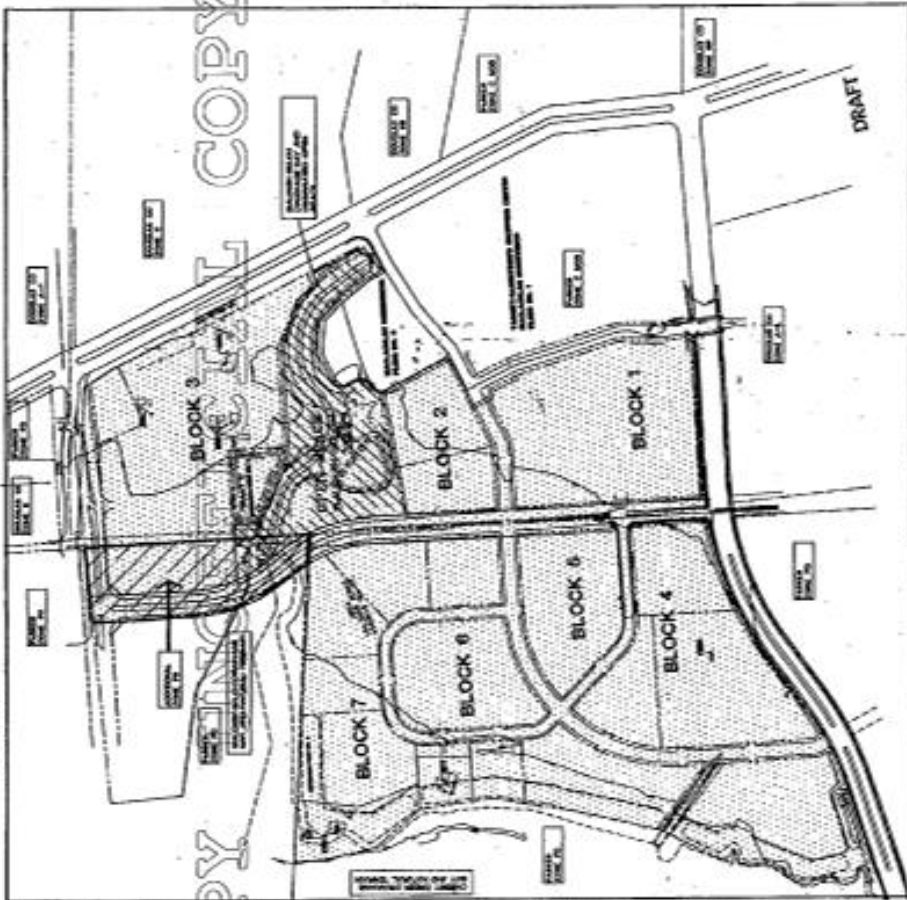
By _____
 Notary Public

By _____
 Notary Public

By _____
 Notary Public

By _____
 Notary Public

By _____
 Notary Public



DEVELOPMENT PLAN
 The development plan is as follows:
 DEVELOPMENT PLAN: _____
 The development plan is as follows:
 DEVELOPMENT PLAN: _____

CONCEPTS WEST ARCHITECTURAL
 The architectural plan is as follows:
 ARCHITECTURAL PLAN: _____
 The architectural plan is as follows:
 ARCHITECTURAL PLAN: _____

CONCEPTS WEST ARCHITECTURAL
 The architectural plan is as follows:
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CMA

CONCEPTS WEST ARCHITECTURAL

PARKER AUTO PLAZA

CONCEPTS WEST ARCHITECTURAL

PARKER AUTO PLAZA

CONCEPTS WEST ARCHITECTURAL

PARKER AUTO PLAZA

CONCEPTS WEST ARCHITECTURAL

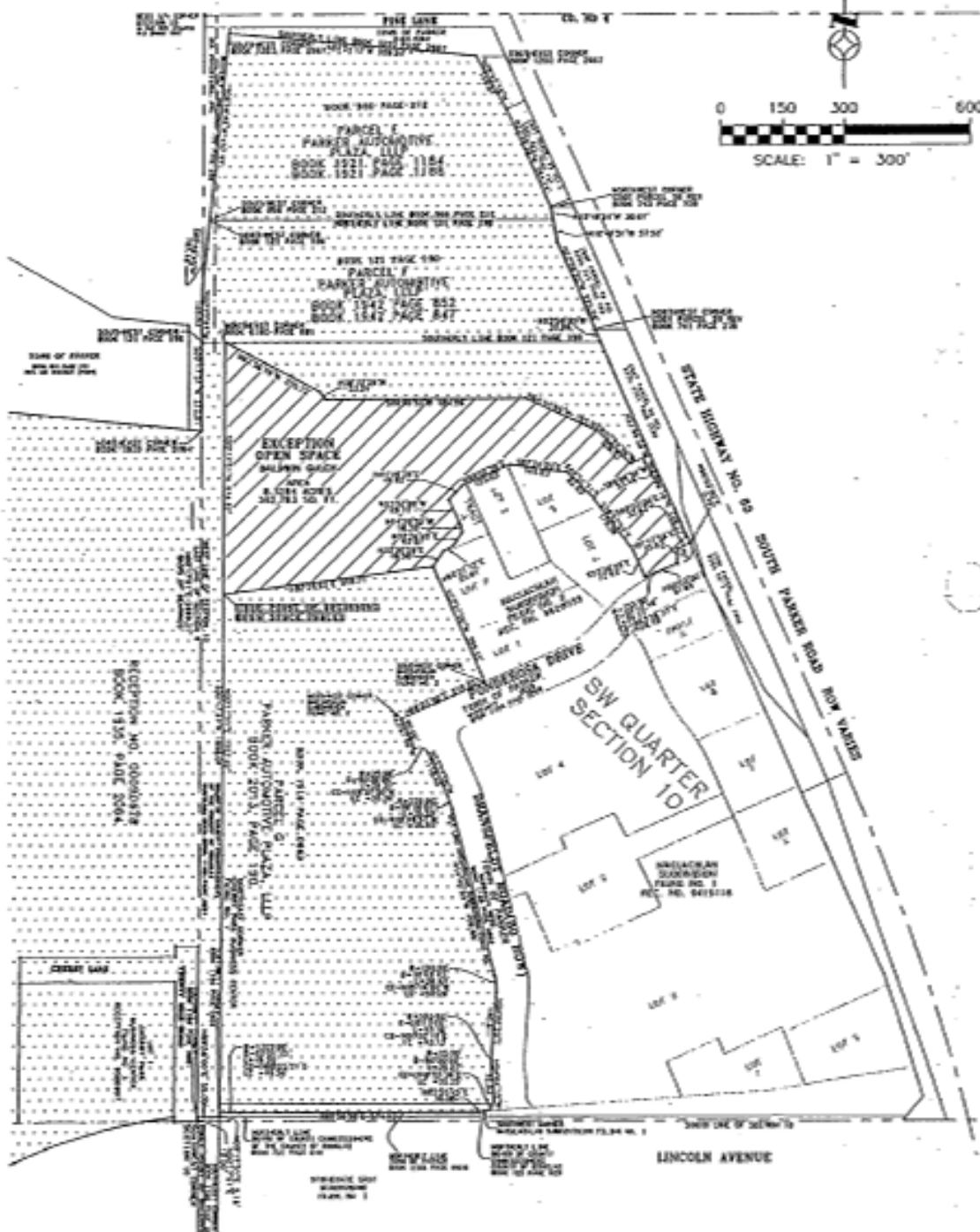
PARKER AUTO PLAZA

CONCEPTS WEST ARCHITECTURAL

PARKER AUTO PLAZA

CONCEPTS WEST ARCHITECTURAL

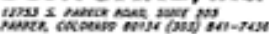
PARKER AUTO PLAZA



PAGE 6 OF 7

DRAWN BY: RDC

EAST AND WEST PARCELS,
COMBINED.
(EXCEPTING OPEN SPACE)
PARKER AUTO PLAZA, LLLP



ORDINANCE NO. 3.193.6, Series of 2021

TITLE: A BILL FOR AN ORDINANCE AMENDING THE PARKER AUTO PLAZA DEVELOPMENT GUIDE PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

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

Section 1. Finding of Fact.

a. Application has been made for rezoning the Parker Auto Plaza Planned Development as described in Ordinance No. 3.193, Series of 2002, for the property described in the attached **Exhibit A**, within the Town of Parker, Colorado, (the “Property”), pursuant to Town of Parker Land Development Ordinance.

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

b. Written notice was sent by first class mail to all owners of property that abuts 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 factors contained in Section 13.04.240(b)(6)(f) of the Parker Land Development Ordinance for rezoning of the Property have been satisfied.

Section 2. Subsection I.B. of the Parker Auto Plaza Development Guide is hereby amended by the addition of a definition for “Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.”

Section 3. Subsection III.B. of the Parker Auto Plaza Development Guide is hereby amended to add a new subparagraph 2)c. to provide: “2)c. Automotive Repair, Major.”

Section 4. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the Property.

Section 5. 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 of the Town of Parker.

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. 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 8. 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, Town Clerk

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Legal Description

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03" EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57" WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11" EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41" EAST, 7.00 FEET TO A POINT OF NONTANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41" EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14" EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18" EAST, 66.60 FEET;
6. SOUTH 23°56'20" EAST, 264.14 FEET;
7. SOUTH 10°49'51" EAST, 88.19 FEET;
8. SOUTH 23°56'20" EAST, 553.91 FEET;
9. SOUTH 66°06'54" WEST, 51.46 FEET;
10. NORTH 45°24'20" WEST, 109.52 FEET;
11. NORTH 64°44'06" WEST, 193.03 FEET;
12. SOUTH 89°59'52" WEST, 417.86 FEET;
13. NORTH 00°00'08" WEST, 240.75 FEET;
14. NORTH 89°42'09" WEST, 404.78 FEET;
15. NORTH 00°17'51" EAST, 25.00 FEET;
16. NORTH 89°42'09" WEST, 136.54 FEET TO A POINT OF NONTANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06" EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09" WEST A LENGTH OF 63.88 FEET;
18. SOUTH 86°37'09" WEST, 6.07 FEET TO A POINT OF NONTANGENT CURVATURE;
19. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 77°59'36" EAST, A RADIUS OF 631.00 FEET, THRU A CENTRAL ANGLE OF 17°27'40", AN ARC LENGTH OF 192.30 FEET, WHOSE CHORD BEARS NORTH 03°16'34" WEST A LENGTH OF 191.56 FEET;
20. NORTH 05°27'16" EAST, 123.41 FEET TO A POINT OF NONTANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45" EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43" EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.