



PLANNING COMMISSION MEETING

7:00 PM

December 9, 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**
 - A. **Planning Commission Meeting Minutes - 11.04.21**
6. **PUBLIC HEARINGS**
 - A. **A Bill for an Ordinance to Amend Section 13.02.010 of the Parker Municipal Code Concerning the Definition of *Dwelling and Dwelling Unit*, and Section 13.04.180 of the Parker Municipal Code Concerning Home Occupations**

Applicant:	Town of Parker
Location:	Town Wide
Department:	Community Development, Bryce Matthews
 - B. **20 Mile Industrial Park F2 A1 L2A Tennis Site Plan Amendment**

Applicant: Casey Adragna; Parker Tennis Center LLC
Location: Southeast Corner of Twenty Mile Road and Plaza Drive
Department: Community Development, Julia Duncan
TRAKiT No.: SP21-018

7. **PLANNING COMMISSION ITEMS**

8. **STAFF ITEMS**

9. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

November 4, 2021

Planning Commission Chairman Gary Poole called the meeting to order at 7:00 p.m.

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

Also, present and seated were Commissioners Richard Foerster, Nicholas Metz, Ruth Ann Nelson, Roxy Colette and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

Planning Commission Chairman Gary Poole: 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.

APPROVAL OF MINUTES

None

PUBLIC HEARING OPENED: 7:08 P.M. – DOUGLAS COUNTY SCHOOL DISTRICT PINE DRIVE CAMPUS

The project applicant, Leela Rajasekar, Douglas County School District, is proposing to rezone their property from PD to Public Facilities, TRAKiT No. Z21-005. The site is located on the west side of Pine Drive south of Hills Drive.

Department: Community Development, Stacey Nerger

Stacey Nerger, Senior Planner, presented the staff report for Pine Drive Property – Zoning to PF-Public Facilities. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the zoning.

Commissioners discussed with staff:

- Will the Town be rezoning one property and zoning for the first time the annexed property and this will be done through one, single motion; *(staff said yes)*.
- When will the Planning Commission be seeing the minor development plat; *(staff invited the applicant to step forward and address this question. Derrick Stertz, Planning Manager for Douglas County School District (resides at 3744 South Pitkin Circle, Aurora, CO) and Andy Abner Deputy Superintendent (resides at 7024 Chatford Court, Castle Pines, CO) said they plan to review their budgetary constraints and that after a short delay they hope to get new direction from the Board of Education)*.

APPLICANT PRESENTATION

Staff Presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC HEARING CLOSED: 7:14 P.M. - 1. PINE DRIVE PROPERTY – ZONING TO PF-PUBLIC FACILITIES

PLANNING COMMISSION DISCUSSION

Commissioners commented that the zoning is appropriate and is pleased to see the larger parcel being pulled out of the PD and being made specific for public facilities.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the zoning. Commissioner Nicholas Metz seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:16 P.M. – KIME RANCH - ZONING

The applicant, PCS Group, on behalf of the owner, Century Land Holdings LLC., proposes to annex 7.5 acres of undeveloped land along East Mainstreet into the Town of Parker. The subject land will be consolidated with an adjoining 35.41-acre parcel known as Kime Ranch that is already in the Town. The combined 42.91-acre site is proposed to be zoned Planned Development (PD) for residential use with a maximum 150 single-family residential lots, TRAKiT No.: Z21-007. The site is located on the north side of Mainstreet at Willow Park Drive.

Department: Community Development, Julia Duncan

Julia Duncan, Associate Planner, presented the staff report for Kime Ranch - Zoning. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the zoning.

Commissioners discussed with staff:

- Commissioner asked if there is there a percentage in the Master Plan of land that will remain or be retained as zoned agricultural; *(staff said that the Master Plan does not allocate percentages for any specific land use type, but we do have a percentage allocation required by code for open space and this proposal is consistent with that required allocation of open space which is twenty percent).*

APPLICANT PRESENTATION

Paul Shoukas with PCS Group presented project information:

- Introduced partner companies; JR Engineering (civil engineer) and Century Communities (builder/developer)
- Provided a brief history on the property
- Thanked Parker staff for assistance in this proposal
- Restated the proposal being made tonight (annex 7.5 acres into the Town and Rezone 42.9 acres from AG and Rural Residential to PD), and provided additional information about the proposal.

Commissioners discussed with applicant:

None

PUBLIC COMMENT OPENED

Chris Cressy who resides at 7654 Lark Dr., Parker, CO, lives in the area to the north of the project in unincorporated Douglas County, comments were as follows:

- that the plans are not consistent with her neighborhood of 2.5 acre lots;
- that the setback of 41 feet seems close;
- drainage seems to be an issue and;
- it appears that there will be a road to connect to her subdivision, Pine Valley.

Michael and Joanna Floyd who reside at 7786 Lark Dr., Parker, CO, also owns the two properties between their home and Chris Cressy's home, comments were as follows:

- asked for a larger buffer between their home and the new subdivision;
- asked for larger size lots, noted these proposed lots are smaller than those to the east and the west; and
- they are also concerned that it looks like Thrush Dr. will be connected to the new subdivision.

PUBLIC COMMENT CLOSED

PLANNING COMMISSION DISCUSSION

- Commissioners asked if the road will be connected; *(Tyler Sandt, Engineering Department, said the road idea was previously considered, but was scrapped, and there are no plans to connect that road. Staff added that in the upcoming sketch and preliminary plans, there are no plans to connect the road.)*
- Commissioners asked if setbacks will be finalized at sketch and preliminary; *(staff said that a public hearing will be held before Planning Commission and Town Council for the sketch and preliminary plan where setbacks and buffers will be finalized and they will range between 40 and 70 feet along the northern boundary).*
- Commissioners asked for clarification on density to the east and west of this proposed development; *(staff said the Medium Density Residential Character area in our master plan recommends a maximum density of 3.5 dwellings per acre, this parcel is 42.91 acres which equates to a maximum of 150 dwelling unit, how those dwelling units are located on the site is determined at sketch and preliminary plan, the proposed PD does allow for a minimum 5,500 sq. ft. lot size, the PDs to the east, west and south allow for a range of 3,000 to 6,000 sq. ft. minimum lot size and the plats developed lots start around 6,400 sq. ft.).*
- Commissioners requested clarification that because this development is going to have a higher level of open space and parks than the neighboring developments do, that's going to result in creating a little bit smaller lots for the homes themselves which preserves more open space in the development overall, is that correct; *(staff said that would be a logical deduction because there is a 20% allocation to open space and over 3 acres of park space which equates to over 8% as compared the adjacent PDs which were only required to provide 10% open space and park space combined).*
- Commissioners stated that this is only for zoning, but can the developer address the drainage at the top of the hill and if the developer plans to meet with the folks to the north to discuss the setbacks issues; *(Tyler Sandt, Engineering Department, said that Town engineering criteria does not allow them to convey any more surface runoff than what was historically already there, also the lot in general drains from north to south so the flow would drain away from those lots and they are proposing backlot swales which would also help convey the flows. The applicant said they will have ongoing discussions with the northern residents regarding their concerns).*
- Commissioners asked about the swales for the runoff, will that be going into retention ponds created in the subdivision; *(Tyler Sandt, Engineering Department, said the applicant is proposing a detention pond at the south end of their site which all the generated runoff will be conveyed to).*

PUBLIC HEARING CLOSED: 7:52 P.M. - KIME RANCH - ZONING

PLANNING COMMISSION DISCUSSION

Commissioners said the zoning makes sense based on:

- compatibility with surrounding medium residential developments,
- that it is appropriate zoning for that space;
- meets all the criteria for zoning; and
- that they appreciate the applicant reaching out to the residents to the north and that growth is inevitable.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the zoning. Commissioner Nicholas Metz seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:55 P.M. - TOWNHOMES AT PINE DRIVE - SKETCH AND PRELIMINARY PLAN

The applicant, M&B Construction, is proposing a Sketch and Preliminary Plan to create lots for 85 townhome units with associated open space, landscaping and parks and to create a 2.399-acre commercial tract for future development. The site is generally located on Summerset Lane east of Pine Drive, TRAKiT No.: SUB20-043 and SUB20-044.

Department: Community Development, Stacey Nerger

Stacey Nerger, Senior Planner, presented the staff report for the Townhomes at Pine Drive – Sketch and Preliminary Plan. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Sketch and Preliminary Plan subject to the following 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 required Xcel easements to the Final Plat.
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 within the Parker Land Development Ordinance.

Commissioners discussed with staff:

- Commissioners asked how much lower are these homes compared to the single family homes to the east; *(staff said it varies as you go north to south, but it ranges with the maximum difference at about 20 feet lower than existing homes).*
- Commissioners asked what is the maximum height of the townhomes; *(staff said the maximum height that is written into the zone district is 35 feet or it is based on 15 feet above the centerline of the road that is in Parker Vista. A surveyor surveyed the mid-point of that road and they can go 15 above that point.)*
- Commissioners pointed out that this property was originally Douglas County and was out of the Master Plan and was annexed into to the Town; *(staff said that this property was*

annexed and zoned into the Town in 2018 and it was part of the Master Plan at that time).

- Commissioners pointed out that when looking at the plan it was difficult to see where the guest parking would be, and that you could anticipate two cars for every unit, and are the units being built with garages, will there be guest parking areas, question about the parks being little, are they going to useable, when does the traffic light go in, when the homes are built or do we have to what for appropriate warrants; *(staff said parking will be reviewed at the time of the site plan, but it is something we have to look as we are laying out the site, the applicant is proposing to have attached two car garage. Per the Town's LDO, two parking spaces are required per unit plus one parking space for every four units; concerning useable parks within a long, narrow parcel, the developer has created useable, themed spaces, around the site, mile markers will be placed with workout stations, as you go around and gain elevation there will be an incline to create a workout scenario, the dog park is located in there as well and then central will be the family oriented park. Tyler Sandt, Engineering Department, said in regards to the traffic signal and per the annexation agreement they had to pay for a quarter of the signal as well as the Summerset Lane improvements and the traffic signal will go in when the warrants are met).*
- Commissioners asked what the threshold is for the warrants for the traffic signal at that intersection, because at some point the convenience store and gas station will go in and you're going to have all those kids across the street that are will want to go across Pine Drive to go buy their snacks, what level of traffic meets the warrant for that traffic signal; *(Tyler Sandt, Engineering Department, said that there are several different warrants and anyone of them being met would warrant a traffic signal, such as traffic volume, or pedestrian volume).*

APPLICANT PRESENTATION

Chuck Micale, who resides at 3094 Aspen Creek Drive, Highlands Ranch, CO, offered to answer any questions the planning commissioners may have, thanked staff, discussed traffic and believes that this development will not be a burden prior to signalization.

PUBLIC COMMENT OPENED

Alyson Lauritzen, who resides at 10755 Pikeview Lane, Parker, CO, who lives right behind where you will be building,

- asked for consideration concerning the grade from Pine Drive to Pikeview Lane, if the property could be leveled out,
- concerned that if the townhomes are built 15 feet above the road mid-point of Pikeview Lane, they would obstruct views.
- asked about landscaping, would the trees that are being put in be taller than the houses, because that obstructs our view as well.
- asked if the buffer behind the fence line 65 feet and are we looking at a park?
- asked if they were backing up to and looking at a bunch of garages.

Darcy Otremba, who resides at 10757 Pikeview Lane, Parker CO, moved in 24 years ago prior to this property being annexed into the Town and

- paid a premium for the views.
- There were agreements made about the heights of whatever is built there and how it is not to take from our view and what exactly is going to be in our backyard,
- Asked what they will we be looking at.
- asked about the Town's plan with these different developments, the Kime Ranch, the Douglas County alternative High School, this new property with the housing and the commercial,
- what is the plan with the Town for the amount of housing and influx of people that are going to be driving on these small roads coming out of the east side of Town?
- concerned about traffic, with no increase or expansion of roads and provided an example, today, driving north on Pine Drive there was an accident going into Parker Core Knowledge.

PUBLIC COMMENT CLOSED

PUBLIC HEARING CLOSED: 8:23 P.M. – TOWNHOMES AT PINE DRIVE - SKETCH AND PRELIMINARY PLAN

PLANNING COMMISSION DISCUSSION

- Commissioners asked staff to respond to the commenters; *(staff said the developer will have to level out the property slightly, there will still be some elevation as you go from west to east on the property. One of the stipulations from the modified zoning is that you can't go 15 feet above Pikeview Lane pavement elevation which is 5,971 feet in elevation. The applicant is aware of this and the applicant will need to address this during the site plan.*
- Commissioners asked how far above the midline of the road are the homes of the people who have commented tonight, are the commenter's home above or below the midline of the road; *(staff said we did not survey the homes, but typically homes sit above that elevation line for drainage. The reason for the 15 feet was a result of the applicant listening to the neighbors during the annexation of the property trying to protect the views, which may still block the view of the first floor, but it would keep the second story views of those homes. The other stipulation had to do with the 65-foot buffer on the east and is from the property line of the Townhomes at Pine Lane property and there is a little bit of a buffer owned by the HOA to the east and per zoning, they are allowed to put parks, open space and landscaping in that area, but no structures).*
- Commissioners asked if there would be Cottonwood trees or if trees were going to be planted that was going to exacerbate the issue with the views; *(staff said Cottonwood trees are not permitted as landscaping in the Town, per code a landscape buffer is required based off the adjacent use which is residential, one tree and five shrubs per 25 linear feet, which includes no less than 40% and no more than 60% evergreen trees when planted will be between 6-8 feet in height, and trees will grow over time, and).*

- Commissioners asked if a landscape plan can be made that includes trees that are not destined to be too tall; *(staff said that is an option and that all landscaping will be reviewed at the time of the site plan, and encourages the neighbors that back up to this development to reach out to the developer and talk about species and how they will look behind their houses to ensure that their views are protected).*
- Commissioners noted that an additional benefit would be that the trees would hide the garages; *(staff said the garages will face internal, no garages will face towards the existing homes).*
- Commissioners asked for information on the commenters traffic question; *(Tyler Sandt, Engineering Department, noted the road is an arterial designed as a traffic collector and it is not at capacity for an arterial, concerning the future, each development has to do a traffic study, propose and pay for improvements, the Town is proactive and works towards solutions before problems occur.*
- Commissioners asked what the radius of the traffic study; *(Tyler Sandt, Engineering Department, said there is no hard set criteria, they take traffic counts on Pine before they do the study which includes traffic coming and going from Core Knowledge which includes the surrounding areas known as background traffic and they apply their site generated traffic to what's already existing and that's how they propose improvements).*
- Commissioners asked about Hills Drive that is proposed to be realigned with the School District Property to the north and if this realignment was considered in the traffic study,; *(Tyler Sandt, Engineering Department said for the school, Hills Drive was shifted to the south to create a proper intersection, which would not relieve pressure from Pine Drive. Staff added that the Town does have a Transportation Master Plan, our Engineering Department does do traffic projections and analysis on a regular basis and the Town's Master Plan is aligned with the Transportation plan).*
- Commissioners asked about the 65 foot buffer that will be used for trails and a park, will that be open and accessible to the neighbors to the east; *(staff said it will not have a connection point to the existing neighborhood, but that by code 50% of the parks need to be open to the public, not gated, not key-coded, all the park amenities in this development would be open to the public).*

Commissioners thanked everyone for their comments, that growth is inevitable and is tough to watch, encouraged the developer to continue to talk to the neighbors and adhere to the code, encouraged the public to attend these meetings and give their opinion, that initial concerns regarding parking, parks, traffic and views were addressed in the initial agreement and it fits in with the master plan.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the zoning. Commissioner Richard Foerster seconded; a vote was taken and was passed

unanimously.

PLANNING COMMISSION ITEMS

Special Planning Commission Meeting – 11.18.21

Bryce Matthews discussed with the Commissioners that a number of items will be coming up for public hearing towards the end of the year, that we typically only have one Planning Commission Meeting in November because of the holidays and because of the number projects coming up, staff is requesting a Special Planning Commission Meeting on 11.18.21.

Commissioner Richard Foerster moved to set a Special Planning Commission Meeting on 11.18.21. Commissioner Roxy Colette seconded; a vote was taken and was passed unanimously.

STAFF ITEMS

Approval of 2022 Planning Commission Meeting Dates

Commissioner Ruth Ann Nelson moved to approve the 2022 Planning Commission Meeting dates. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be closed. Commissioner Roxy Colette seconded the motion and was passed unanimously. The meeting was adjourned at 8:25 p.m.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 12/9/2021

Town Council Date: 12/13/2021

Hearing Type: Public Meeting
DRAFT ORDINANCE – A Bill for an Ordinance to Amend Chapter 13.02.010 of the Parker Municipal Code Concerning the Definition of Dwelling and Dwelling Unit and Section 13.04.180 Regarding Home Occupations"

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: The purpose of the proposed ordinance is to amend the definition of dwelling and dwelling unit and make amendments to home occupation regulations to clarify that clinics, nursing and convalescent homes, barber shops, beauty shops, tourist homes animal hospitals and restaurants are prohibited uses in dwellings and dwelling units.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance to amend Section 13.02.010 regarding definitions of dwelling and dwelling units and 13.04.180 regarding home occupations in the Parker Land Development Ordinance."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve an ordinance to amend Section 13.02.010 regarding definitions of dwelling and dwelling units and 13.04.180 regarding home occupations in the Parker Land Development Ordinance subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

"I move that the Planning Commission recommend that Town Council deny an ordinance to amend Section 13.02.010 regarding definitions of dwelling and dwelling units and 13.04.180 regarding home occupations in the Parker Land Development Ordinance"

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

“I move the Planning Commission vote to continue an ordinance to amend Section 13.02.010 regarding definitions of dwelling and dwelling units and 13.04.180 regarding home occupation in the Parker Land Development Ordinance to a future date”

I. BACKGROUND/DISCUSSION

On October 21, 2019, the Town Council approved Ordinance No. 3.01.118 defining tourist homes and providing clarity that short term rentals are not permitted in residential neighborhoods.

Typically, short-term rentals are residential properties that are rented to a visitor for fewer than thirty (30) days. Under the Town’s Municipal Code, rentals of less than thirty (30) days are subject to both sales and lodging taxes.

The Town’s LDO, limits hotels and motels to commercial areas, and boarding and rooming houses are limited to the multiple-family zone district.

The proposed changes are intended to provide additional clarity regarding the definition of dwelling and dwelling unit. Also included are changes to the Town Municipal Code regarding prohibited home occupations.

PRIOR ACTIONS

Date	Action
10/21/19	Ordinance 3.01.118 approved by Town Council defining ‘tourist home’ and not allowing them as Home Occupations

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	Land Use 1.J
Inconsistent Goals/Strategies	None
Staff Analysis	N/A

III. CONCLUSION

Proposed changes to the definition of dwelling and dwelling unit and proposed changes to home occupations will provide additional clarity regarding short term rentals and other prohibited home occupations. Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendment.

IV. ATTACHMENTS

Draft Ordinance

Report Approved By: Bryce Matthews, Planning Manager

ORDINANCE NO. 3.01.127, Series of 2021

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.02.010 OF THE PARKER MUNICIPAL CODE CONCERNING THE DEFINITION OF DWELLING AND DWELLING UNIT, AND SECTION 13.04.180 OF THE PARKER MUNICIPAL CODE CONCERNING HOME OCCUPATIONS

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

Section 1. Section 13.02.010 of the Parker Municipal Code is amended to read as follows:

13.02.010 Definitions.

* * *

Dwelling means a building or portion thereof used exclusively for residential occupancy, including one-family dwellings, two-family dwellings and multiple-family dwellings, but not including mobile homes, hotels, motels, tents, seasonal vacation cabins, **tourist home**, or other structures designed or used primarily for temporary occupancy. No mobile home or converted mobile home shall be classed as a dwelling.

* * *

Dwelling unit means one (1) or more rooms, designed, occupied ~~or~~ **and** intended for occupancy as a separate living quarter, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

* * *

Section 2. Section 13.04.180 of the Parker Municipal Code is amended to read as follows:

13.04.180 Home occupations.

A home occupation shall be allowed as a permitted accessory use, provided that all of the following conditions are met:

* * *

(8) Home occupations shall not generate traffic **or parking** which significantly affects the residential character of an area, nor allow for deliveries of materials or products to the property.

* * *

(10) Clinics, nursing and convalescent homes, barber shops, beauty parlors, tourist homes, animal hospitals and restaurants shall not be considered a home occupation, **and are a prohibited use of a dwelling or dwelling unit.**

Section 3. **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 4. **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 5. 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



Planning Commission Staff Report

Planning Commission Date: 12/9/2021

Town Council Date: 1/3/2022

Hearing Type: Public Hearing
20 Mile Ind Park F2 A1 L2A Tennis site plan AMD
Site Plan Amendment
TRAKiT No.: SP21-018

Location: 18396 Plaza Drive

Project Planner: Julia Duncan, Associate Planner

Applicant: Parker Racquet Club

Executive Summary: The applicant, Parker Racquet Club, is proposing a Site Plan Amendment to add exterior sport courts to the existing Parker Racquet Club. The site is located on the southeast corner of Twenty Mile Road and Plaza Drive.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend that the Town Council approve the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion, subject to the five (5) conditions contained in staff's report."

- 1. The SP21-018 Site Plan exhibit, building elevations exhibit and landscape plan exhibit stamped 'Final Document', shall be the approved plans. All development and improvements shall be consistent with these plans.*
- 2. The applicant shall be required to work with the Town's Cultural staff to incorporate public art at the northwest corner of the site prior to issuance of a Certificate of Occupancy.*
- 3. Any dead trees on site and within the tree lawn shall be replaced consistent with the original stamped and approved landscape plan approved by Town Council on March 19, 2018.*
- 4. Any substantial changes to the approved Site Plan, as determined by Town staff, shall require approval by Town Council after recommendation from Planning Commission.*

5. *The final warranty work from phase 1 will be rolled into this project. The phase 1 public improvements security will be retained by the Town in the interim.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend that the Town Council approve the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion.”

“I move the Planning Commission recommend that the Town Council deny the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion, subject to the five (5) conditions contained in staff’s report.”

“I move the Planning Commission vote to continue the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to a future date.”

I. BACKGROUND/DISCUSSION

On October 2, 2017, the Town, as landlord, and Parker Tennis Center, LLLP, as tenant, entered into a Ground Lease for Lot 2A, Twenty Mile Industrial Park Subdivision Filing No. 2, 1st Amendment, Subdivision Exemption Plat, County of Douglas, State of Colorado (the “Property”). Parker Tennis Center, LLLP (“Parker Tennis”), submitted an application for a site plan amendment for the Property, which was approved by the Town Council following a public hearing that was held on March 19, 2018 (the “Site Plan”). Parker Tennis has requested to amend the site plan to allow for outdoor courts.

While Site Plan Amendments are generally administrative in process, The Town of Parker Municipal Code Section 13.06.040 requires that projects on town owned facilities be considered by the Planning Commission and Town Council at public hearings.

The Parker Racquet Club provides athletic and recreational activities to Town residents. They currently offer six indoor tennis courts, social area, viewing mezzanine, locker rooms, and offices at their facilities which are open to members of all ages. The tennis courts provide the minimum play area for tennis based on USTA standards. The Site Plan Amendment requests to create outdoor courts with intent of creating an athletic campus with amenities that serve the needs of the public.

The site is approximately five acres and slopes from the east to the west. Railbender tennis courts and skate park are located on the west side of Twenty mile across from the facility. To the east is the Parker Fieldhouse. The existing structure is approximately 45,000 s.f.

Due to the success in operations and demand of the indoor portion of the facility, the applicant is seeking to expand their operations on the remaining vacant and underutilized portions of the site. The applicant’s stated goal of the expansion is to provide a diverse selection of outdoor sporting options to the Parker community. The outdoor court expansion will include:

- 3 tennis courts;
- 4 padel courts;
- 2 pickle ball courts

- 1 hitting wall/ pickle ball court; and
- 2 sand volleyball courts.

In conjunction with the outdoor court expansion there will be an additional 22 parking spaces added to the existing 47 parking spaces, for a total of 69 parking spaces consistent with the special parking study. Connections to and from existing pedestrian sidewalks around the site perimeter are also part of the site plan goals.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1985	Town Council approved the Clarke PD Zoning
2010	Town Council approved the subdivision exemption plat that created the subject property.
03/19/2018	Town Council approved SP17-044

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Light Industrial Conservation Industrial District		
PD & Plan Area	Clarke PD – Mixed Use Commercial/Light Industrial		
Master Plan Area	Light Industrial		
Site Acreage	4.9 +/- acres		
Subdivision	Twenty Mile Industrial Park Filing No. 2 First Amended Subdivision Exemption Plat		
Existing Use	Parker Racquet Club Facility		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	PD - Planned Development	Alpine Lumber
South	Light Industrial	PD - Planned Development	Multi-Tenant Light Industrial
East	Light Industrial	PD - Planned Development	Parker Fieldhouse
West	Mixed Use	PD - Planned Development	Railbender Park

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Light Industrial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Light Industrial District The Light Industrial District is centrally located with spaces that generally serve smaller local light industrial businesses that supply local, regional and sometimes national markets. This character area is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this character area will be low impact in nature and not create or cause fumes, odor noise, vibration or other impacts which are detrimental to abutting properties or land uses. Special care should be taken to ensure that uses not compatible with the light industrial uses proposed within the character area are located in other more appropriate areas of Town. Public Facilities are appropriate within the character area.
Consistent Goals/Strategies	<u>Land Use 1.A</u>

	Land Use 1.H Land Use 1.I Jobs and Economic Vitality 2 Public Services and Facilities 1.E
Inconsistent Goals/Strategies	None
Staff Analysis	The property is zoned Mixed Use Commercial/Light Industrial within the Clarke Planned Development. The Town of Parker 2035 Master Plan indicates that Public Facilities are appropriate in the Light Industrial District. The public facility operates as a racquet club offering tennis, padel, and pickle ball courts to the residents of Parker. The public facility is consistent with the Master Plan's designation of the area and provides an additional recreational facility for residents.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – None Side – None Rear – None Corner – None	Front – 187' Side – N/A Rear – 25' Corner – 157' to the west and 40' to the east	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The request is for non-residential development.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	40'	39'	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	4.9 +/- acres	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	22%	☒ Consistent ☐ Inconsistent ☐ N/A

Landscaping	Title 13.06.070	32,019 square feet required/75,405 square feet provided 50 Trees and 250 Shrubs required 55 Trees and 386 Shrubs	☒ Consistent ☐ Inconsistent ☐ N/A
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		and 383 Grasses provided	
Off-Street Parking	Special Parking Study requires 69 spaces	69 spaces proposed	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	After performing an analysis of the Land Development Ordinance and Clarke PD development requirements, staff has determined that the request has satisfied the applicable standards.		

VI. DESIGN REVIEW

The applicant is seeking to expand their operations on the remaining vacant and underutilized portions of the site. The outdoor court expansion will include 3 tennis courts, 4 padel courts, 2 pickle ball courts, 1 hitting wall/ pickle ball court, and 2 sand volleyball courts.

The project meets all Site Plan Standards including parking lot requirements totaling 69 parking spaces consistent with the special parking study required for the use. The project meets all landscaping, photometric, screening, and bicycle parking requirements of the Town of Parker Municipal Code Section 13.06. Connections to and from existing pedestrian sidewalks around the site perimeter are also part of the site plan.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The proposed development will have vehicular access from Championship Drive on the east side of the subject property. This access aligns with the existing access for the Parker Fieldhouse. Once patrons enter the site via automobile, they will circulate counter-clockwise through the parking lot or through the one-way drop-off zone just north of the building. Patrons arriving to the site by foot will be able to access the building through a network of sidewalk connections that lead to the front entrance. The proposed development will provide bike racks in accordance with the Town's development requirements for those who choose to ride their bike to this facility.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Advisory Comments
Fire and Life Safety	Approved
Building Division	Advisory comments
Parker Water	Advisory comments
Cherry Creek Basin Water Quality Authority	Advisory comments
Xcel	Advisory comments
IREA	Approved
CenturyLink	No comment

IX. CONCLUSION

As discussed in detail in Sections IV, V and VI above, staff has evaluated the proposal against the development requirements of the Town and determined that the proposal meets those requirements.

In addition to the development requirements, the Town's adopted Parks, Recreation and Open Space Master Plan encourages private-public partnerships for athletic facilities to supplement recreation opportunities in Parker. Specifically, the Plan states; *"There are many independent clubs that organize sporting events using department facilities and those of other recreation providers throughout Parker. Some examples include: Parker Tennis, a long-time collaborator with the Department, is partnering to build a new tennis center in Parker. When complete, the center will offer lessons based on age and skill level."*

After reviewing the request by the applicant, staff has determined that the request meets the development requirements of the Town and is consistent with the Parks, Recreation and Open Space Master Plan.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion, subject to the five (5) conditions contained in staff's report:

1. The SP21-018 Site Plan exhibit, building elevations exhibit and landscape plan exhibit stamped 'Final Document', shall be the approved plans. All development and improvements shall be consistent with these plans.
2. The applicant shall be required to work with the Town's Cultural staff to incorporate public art at the northwest corner of the site prior to issuance of a Certificate of Occupancy.
3. Any dead trees on site and within the tree lawn shall be replaced consistent with the original stamped and approved landscape plan approved by Town Council on March 19, 2018.
4. Any substantial changes to the approved Site Plan, as determined by Town staff, shall require approval by Town Council after recommendation from Planning Commission.
5. The final warranty work from phase 1 will be rolled into this project. The phase 1 public improvements security will be retained by the Town in the interim.

XI. ATTACHMENTS

1. Vicinity Map
2. Project Narrative
3. Site Plan

Report Approved By: Bryce Matthews, Planning Manager



Project Site



February 17, 2021

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

Site Plan Amendment- Project Narrative

Parker Racquet Club- Outdoor Courts Addition

Parker Racquet Club Background

The Town of Parker and Parker Tennis Co. joined together to create an indoor and future outdoor racquet and activities facility for community members of all ages. The existing indoor Tennis facility include six indoor tennis courts, a welcome center with social area, locker rooms, and offices. Located across from the existing fieldhouse, the Parker Tennis teams' goal is to add to the athletic campus, create a place for people to work out, and a place for community members to gather.

Existing Site Characteristics

The site is approximately five acres that slopes from the east to the west side where there is a drainage ditch. Already part of the site topography, the drainage ditch winds around the west and across the north side of the property.

To the west side of Twenty Mile road you will find Railbender tennis courts and skate park. To the east is the Parker Fieldhouse. The existing tennis building on this site is approximately 45,000 s.f. The existing phase of the project includes parking, a food truck area, and drop off zones, as well as handicapped parking spaces. The existing phase also includes an outdoor patio area for gatherings and social events. In addition to the main site elements, there is a low water landscaping that enhances all the site and building elements. Connections to and from the Fieldhouse are also part of the site plan goals.

Existing Indoor Tennis Facility

The existing tennis facility houses six indoor tennis courts, welcome center, and viewing mezzanine in a 45,000 s.f. building. The tennis courts are made of post tensioned slabs and provide the minimum play area for tennis based on USTA standards. The structure spans from the north to the south without any central columns, which is a great benefit to those who play on the courts.



New Outdoor Courts Additions

With the popularity and success of the phase one indoor portion of this project Parker Racquet Club is looking to expand to the exterior: taking full advantage of the remaining portions of the site. The goal of this expansion is to provide a diverse selection of outdoor sporting options to the Parker community. The outdoor court expansion will include 3 tennis courts, 4 padel courts, 2 pickle ball courts, 1 hitting wall/ pickle ball court, and 4 sand volleyball courts. As a part of outdoor court expansion there will also be an additional 22 parking spaces added to the existing 47 parking spaces.

We look forward to working with the Town of Parker on this project.

Cordially,

A handwritten signature in dark ink, appearing to read 'Casey Adragna'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

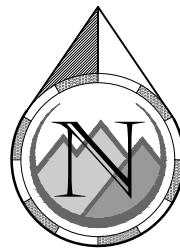
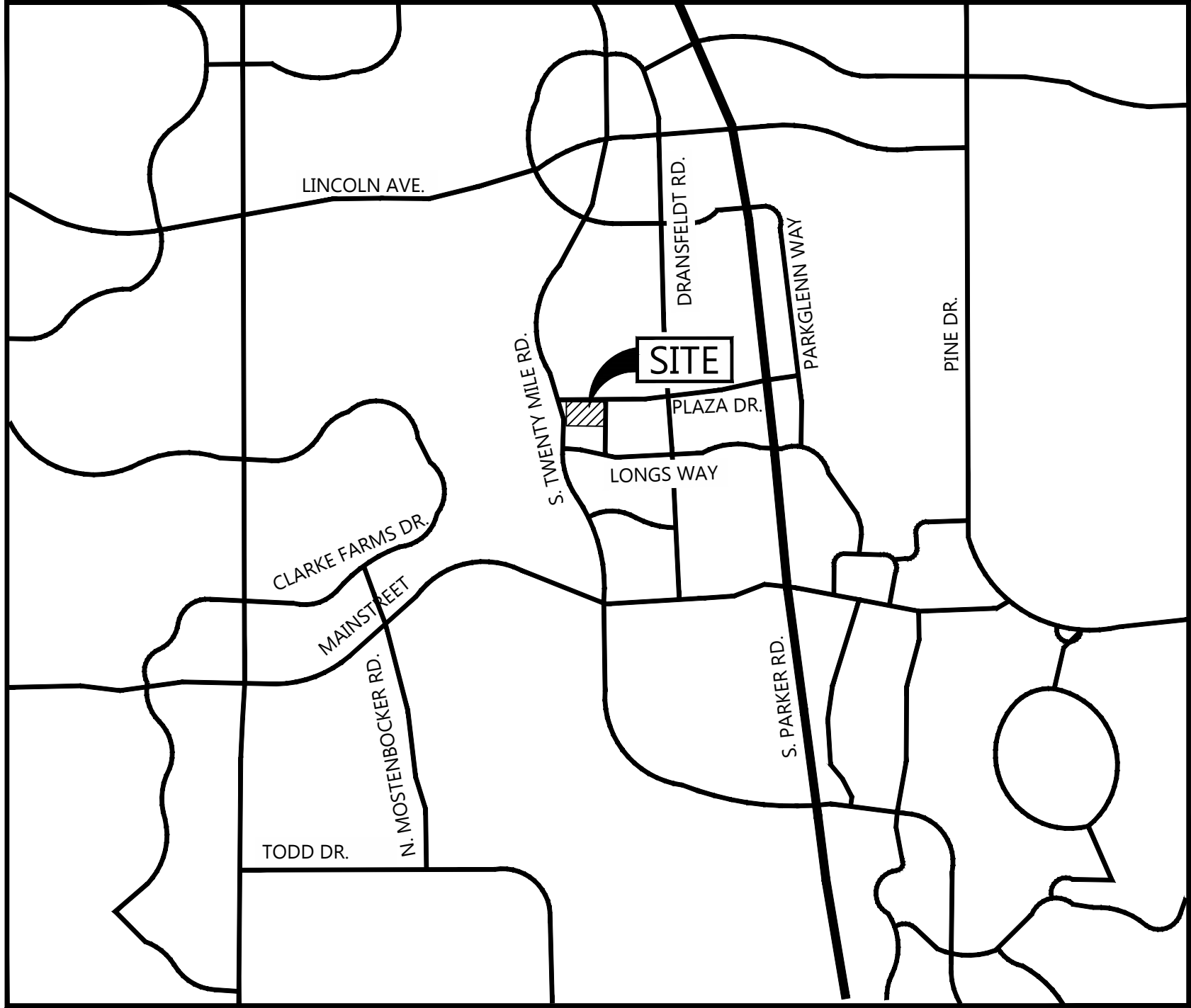
Casey Adragna, AIA
Architect

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NARRATIVE

THE GOAL OF THIS EXPANSION IS TO PROVIDE A DIVERSE SELECTION OF OUTDOOR SPORTING OPTIONS TO THE PARKER COMMUNITY. THE OUTDOOR COURT EXPANSION WILL INCLUDE 3 TENNIS COURTS, 4 PADEL COURTS, 2 PICKLE BALL COURTS, 1 HITTING WALL/ PICKLE BALL COURT, AND 4 SAND VOLLEYBALL COURTS. AS A PART OF OUTDOOR COURT EXPANSION THERE WILL ALSO BE AN ADDITIONAL 22 PARKING SPACES ADDED TO THE EXISTING 47 PARKING SPACES.



VICINITY MAP
SCALE: 1" = 2000'

OWNER
PARKER RACQUET CLUB C/O BARRY RIDDLE
18396 PLAZA DR
PARKER, CO 80134
PH: 720.676.7560

ARCHITECT
ADRANGA ARCHITECTURE
7383 S ALTON WAY STE. 150,
CENTENNIAL, CO 80112
PH: 719.351.4918
CASEY ADRAGNA

LANDSCAPE ARCHITECT
TIM DUNN LANDSCAPE ARCHITECTURE
6948 DAVENTRY PL
CASTLE ROCK, CO 80108
PH: 720-350-2411
TIM DUNN

ENGINEER
PROOF CIVIL
600 GRANT ST., STE 210
DENVER, CO 80203
PH: 303.325.5709
JASON DEYOUNG

SHEET INDEX	
C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	GRADING PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS
E1.0	PHOTOMETRIC PLAN
E2.0	LIGHTING DETAILS
A1.0	SITE DETAILS AND RENDERINGS
C4.0	EXISTING CONDITIONS MAP

SITE DATA CHART		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA:	213,458 SF (4.9 ACRES),	100%
- EXISTING BUILDING AND PATIO FOOTPRINT	46,489 SF	22%
- PROPOSED COURTS FOOTPRINT	41,825 SF	20%
- ROADS/PARKING/WALKS	42,451 SF (EXISTING) + 7,235 (PROPOSED)	23%
- LANDSCAPE COVERAGE	75,458 SF	35%
HARDSCAPE TOTAL:	138,000 SF	65%
ITEM	DESCRIPTION	
ZONING	PD-CLARKE PROPERTY AND COMMERCIAL/OFFICE/INDUSTRIAL	
PROPOSED ADDITION:		
-3 TENNIS COURTS		
-4 PADEL BALL COURTS		
-2 PICKLE BALL COURTS		
-22 ADDITIONAL PARKING SPACES		
-1 HITTING WALL		
-SEATING FOR TENNIS COURTS		
PARKING:	REQUIRED	PROPOSED
STANDARD STALLS	69	47 EXISTING + 22 ADDITIONAL= 69 TOTAL (SEE SPECIAL PARKING STUDY)
H.C. STALLS	4	N/A
BICYCLE PARKING	10 (14 EXISTING ONSITE)	6 ADDED (20 TOTAL)



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	06/22/2021	RESPONSE TO COMMENTS
2	09/24/2021	RESPONSE TO COMMENTS

PROJ. NO.:

20097

DATE:

02/17/2021

DRAWN BY:

ANM

CHECKED BY:

JGD

COVER SHEET

PARKER RACQUET CLUB
18396 PLAZA DR.
PARKER
COLORADO

DRAWING NO.

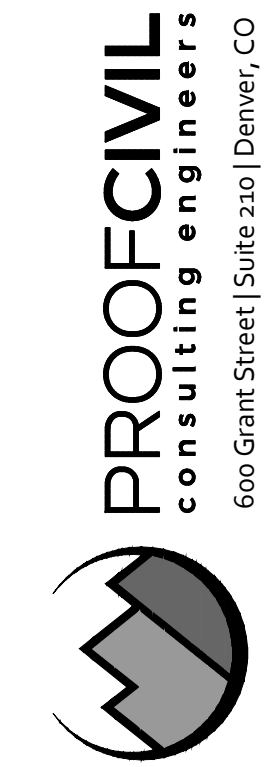
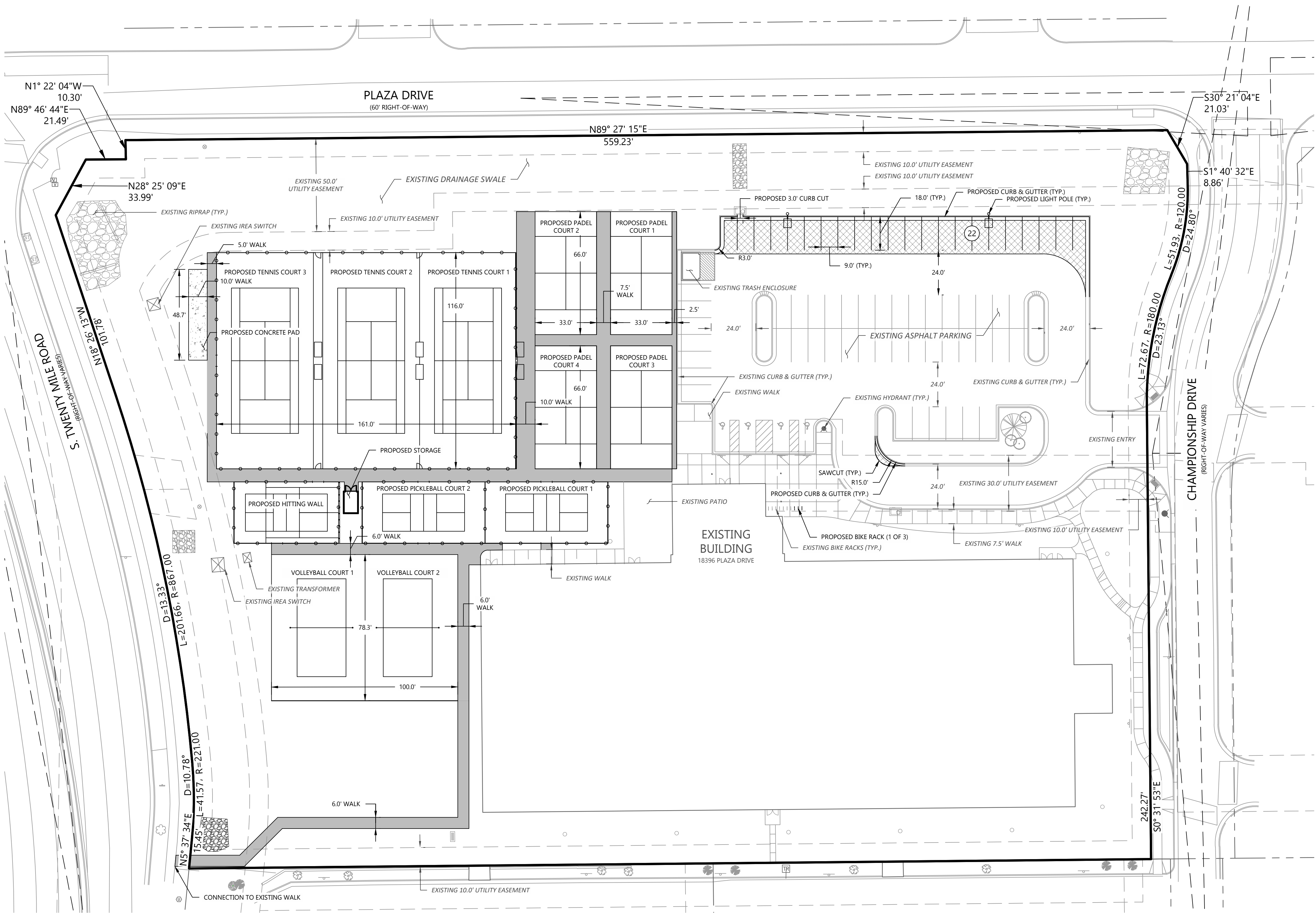
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LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

- LEGEND:
- PROPERTY LINE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED SAWCUT
 - PROPOSED COURT FENCING (SEE ARCHITECTURAL)
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE WALK (MATCH EXISTING COLOR/FINISH)
 - PROPOSED LIGHT POLE
 - EXISTING LIGHT POLE
 - PROPOSED SIGN
 - EXISTING SIGN

NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

PROJ. NO.: 20097

SITE PLAN

DRAWING NO.

DATE

DATE

DESCRIPTION

C2.0

NO.

NO.

DESCRIPTION

1

1

06/22/2021

RESPONSE TO COMMENTS

2

2

09/24/2021

RESPONSE TO COMMENTS

ANM

JGD

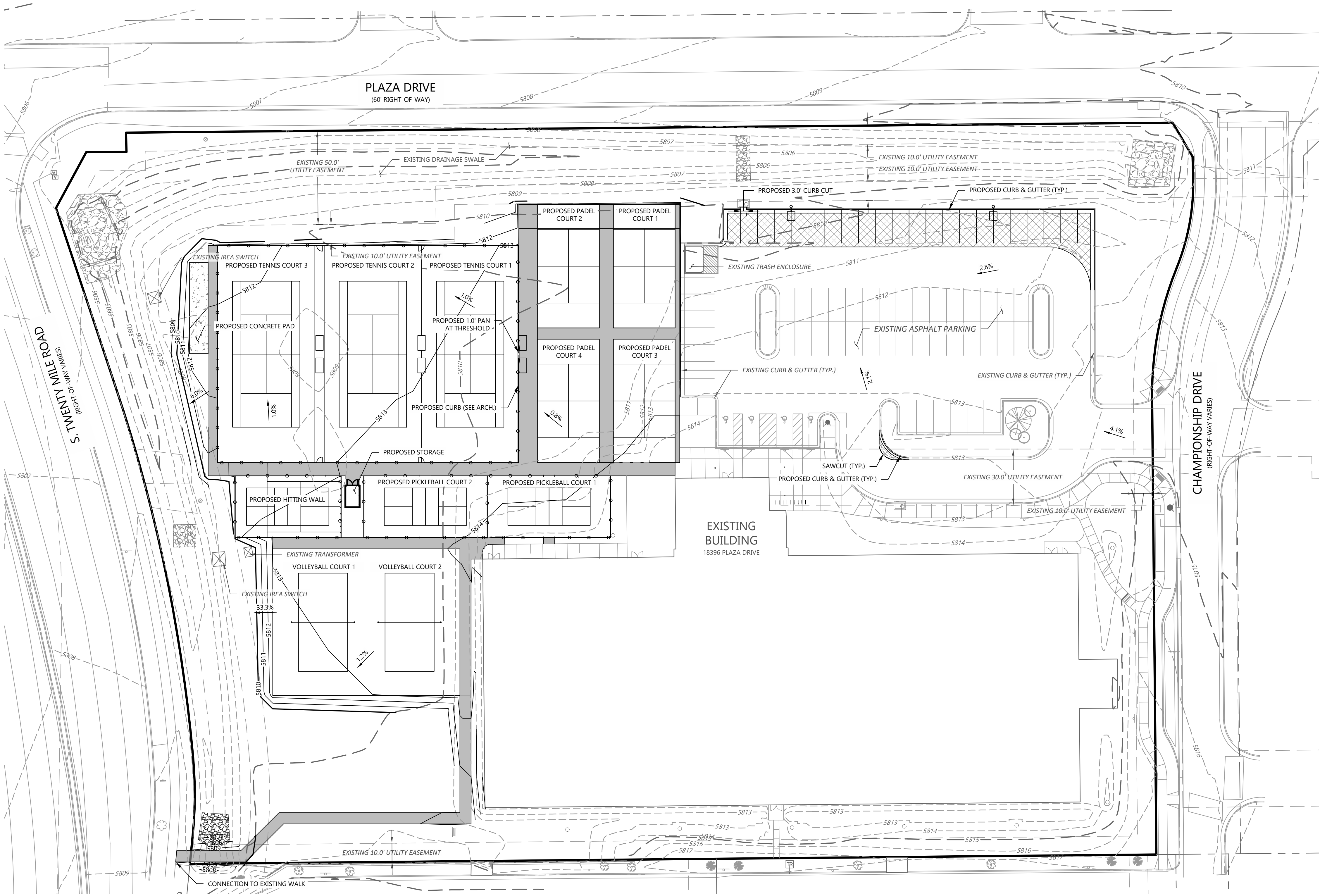
COLORADO

PARKER

PARKER RACQUET CLUB
18396 PLAZA DR.

C2.0

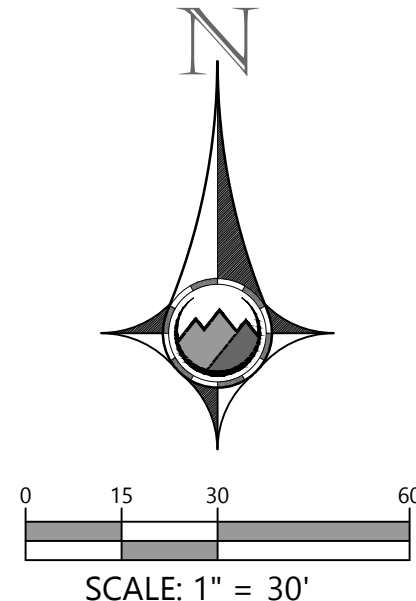
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A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK

- NOTES:**
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS		PROJ. NO.	20097
NO.	DATE	DESCRIPTION	
1	06/22/2021	RESPONSE TO COMMENTS	
2	09/24/2021	RESPONSE TO COMMENTS	
DRAWN BY:		ANM	JGD
CHECKED BY:			

GRADING PLAN

PARKER RACQUET CLUB
18396 PLAZA DR.

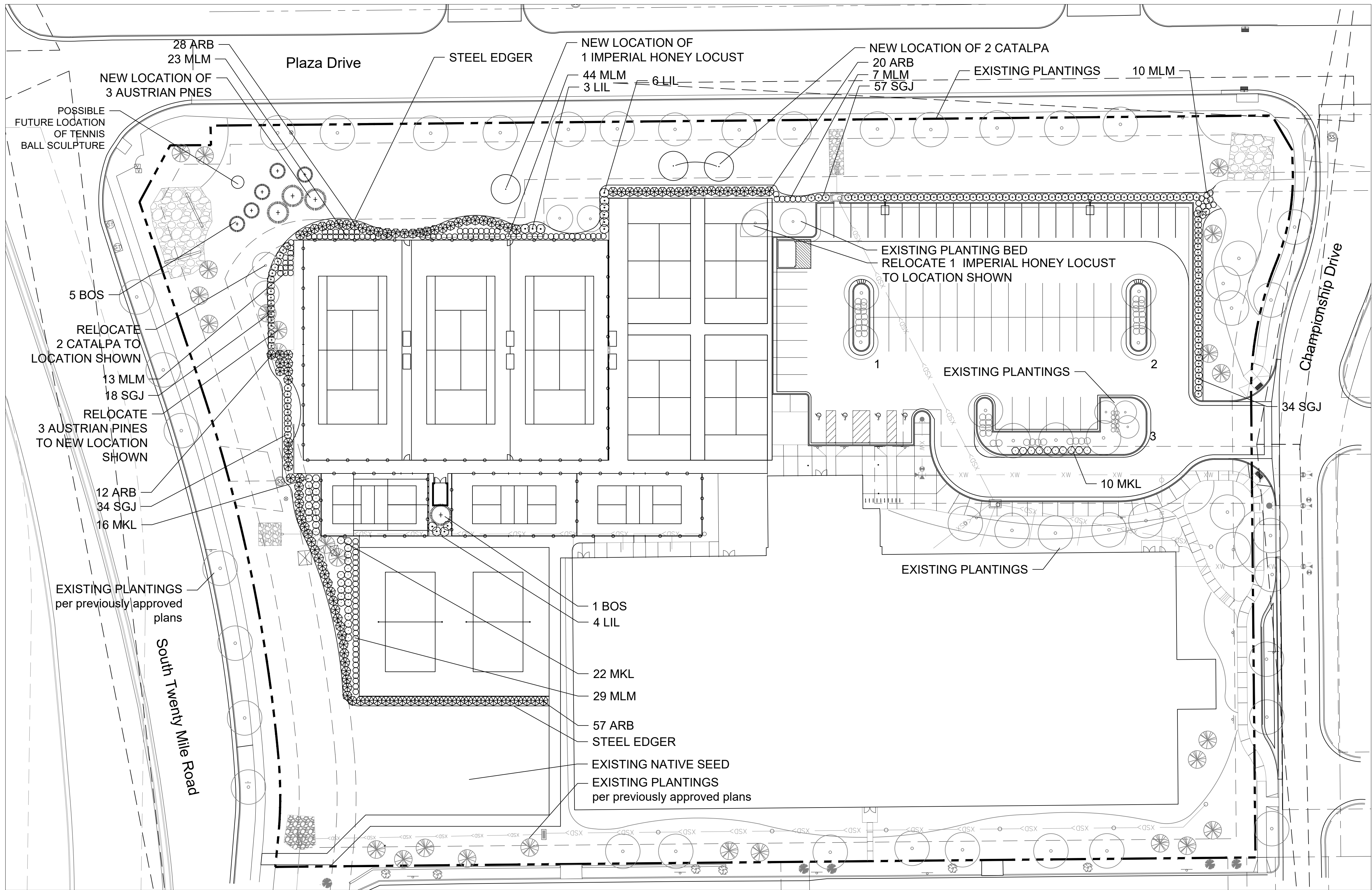
COLORADO

PARKER

DRAWING NO.

C3.0

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



Total Site Area 213,458 sf
Total Landscape Area 75,405 sf

TOWN OF PARKER LANDSCAPE REQUIREMENTS
LANDSCAPE CALCULATIONS TABLE

Landscape per original plan approved 4.11.2018 shown below
Note: Plant counts are on site only, no right-of-way plants are included in plant counts.

Perimeter Landscape Buffer North - 590 lf @ 1 tree & 5 shrubs/40 lf = 15 trees required and 75 shrubs required
19 trees provided and 137 shrubs provided

Perimeter Landscape Buffer South - 532 lf @ 1 tree & 5 shrubs/40 lf = 14 trees required and 70 shrubs required
17 trees provided and 81 shrubs provided

Perimeter Landscape Buffer East - 385 lf @ 1 tree & 5 shrubs/40 lf = 10 trees required and 50 shrubs required
10 trees provided and 53 shrubs provided

Perimeter Landscape Buffer West - 386 lf @ 1 tree & 5 shrubs/40 lf = 10 trees required and 50 shrubs required
10 trees provided and 115 shrubs provided

Parking Lot Island Landscape
Parking Lot Island #1 - 162 sf = 1 tree required, 2 trees provided, 5 shrubs required, 14 shrubs provided
Parking Lot Island #2 = 162 sf = 1 tree required, 2 trees provided, 5 shrubs required, 14 shrubs provided
Parking Lot Island #3 - 1,215 sf = 8 trees required, 7 trees provided, 40 shrubs required, 59 shrubs provided (substitute 3 grasses per 1 shrub)

TOTALS original approved plan plus amended landscape plan
Trees - 67
Shrubs - 454
Grasses - 366

Total landscape area 75,405 sf
Total sf living area = 64,100 (85%)

Total number of evergreens - 23 (34%)

Total Site Landscape requirement of 1 tree and 5 shrubs per 1,500 sf
73,866 sf not including parking islands = 50 trees and 250 shrubs required
55 trees and 386 shrubs provided and 383 grasses provided

TIM DUNN DESIGN
Landscape Architecture & Planning
TIM DUNN A.S.L.A.
720-350-2411 tadum1958@gmail.com
www.timdunnlandscapearchitect.com
state of colorado license# 400

SEAL:

REVISIONS

PROJ. NO.: 20097

COLORADO

Landscape Plan

PARKER RACQUET CLUB
18396 PLAZA DRIVE

PARKER

DRAWING NO.

L1.0

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Landscape Notes

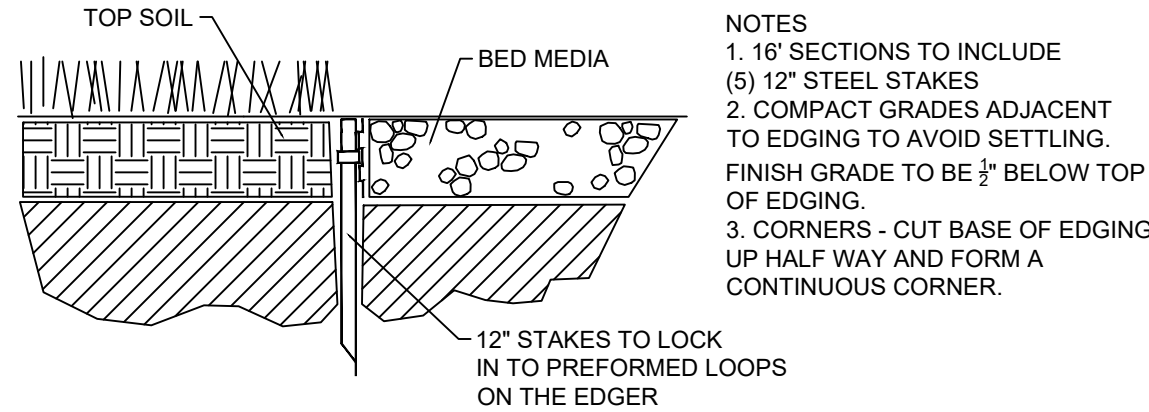
1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAEETY REGULATIONS.
2. THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSBILE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY.
3. CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATING OR TRENCHING.
- 4.CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
5. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/IMPROVEMENTS, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECTS CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTORS OPERATIONS DURING CONSTRUCTION AND/OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/OR DESTROYED THAT IS NOT DESIGNED FOR DEMOLITION.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE USE OF THE MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING, DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERING DETAILS.
9. ALL LANDSCAPE BED AREAS AND TURF AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (4) CUBIC YARDS PER 1,000 SF. PRIOR TO LANDSCAPE INSTALLATION A SOILS TEST SHALL BE PERFORMED TO DETERMINE THE SPECIFICS OF THE SOIL AMENDMENT FOR THE TURF AREAS. IRRIGATED NATIVE AREAS ARE TO RECIEVE(1) CUBIC YARD OF SOIL PREPARATION PER 1,000 SF. NON-IRRIGATED NATIVE SEED AREAS ARE NOT TO RECEIVE ANY SOIL AMENDMENT.
10. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS AS SHOWN ON PLANS AND ADJACENT TO TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENT-PARALLEL TO CURBS, WALKS, AND WALLS. EDGER IS NOT NECESSARY FOR TREES AND SHRUBS IN NATIVE AREAS.
11. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEPTH TAN ROCK MULCH OVER COMMERCIAL GRADE WEED BARRIER, UNLESS SPECIFIED ON PLANS. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
12. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE A MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARDS FOR NURSERY STOCK"
13. ALL PLANTS SHALL BE PLANTED USING EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE SPECIFIED OR NOTED ON THE LANDSCAPE DRAWINGS.
14. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTORS LIABILITY TO RELOCATE OR REPAIR.
15. THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. LOCATION AND NUMBER OF PLANTS SHALL BE SUBSTANTIALLY CONSISTENT WITH THE APPROVED LANDSCAPE PLAN FOR THE PROPERTY.
16. CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR THE OWNER OF THE PROPERTY.
17. ALL PLANTING BEDS AND TREES SHALL BED DRIP OR MICRO SPRAY IRRIGATED, TURF GRASS SHALL BE IRRIGATED BY POP UP HEADS. ALL IRRIGATION SHALL BE AN UNDERGROUND, AUTOMATIC SYSTEM. SEE IRRIGATION PLANS FOR FINAL LAYOUT AND DESIGN.

Town of Parker Maintenance Notes

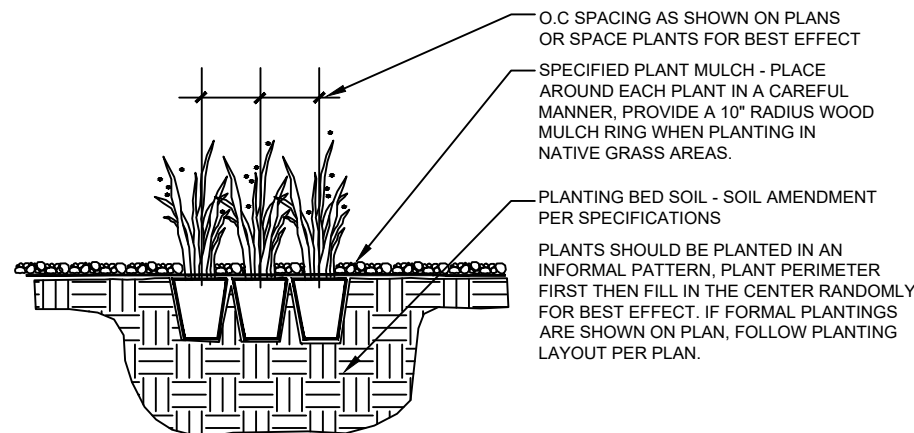
1. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMIED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNERS, AGENT OR TENANT OR A HOME OWNERS ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITEDTO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPAYING, CULTIVATING OR OTHER MAINTENANCE AS NEEDED AS IN ACCORDANCE WITH ACCEPTABLE HORITIUCULTURAL PRACITICES. AREAS OF NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
2. DEAD PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITH A HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBMIT REMOVAL AND REPACEMENT. IN SUCH CASE, REMOVAL AND REPLACEMENT SHALL OCCUR WITH A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
3. NON LIVING LANDSCAPE SUCH AS ROCK, STONE, BARKCHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREAS IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN FULL OVERAGE TO A MINIMUM OF THREE (3) INCHES FOR ROCK AND FOUR (4) INCHES FOR WOOD MULCH.
4. LANDSCAPE STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTERS BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, ASTRUCTURAL AND ATTRACTIVE CONDITION.
5. IRRIGATION SYSTEMS ARE TO BE MONITORED AND AJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
6. IRRIGATION REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY.

Plant Schedule

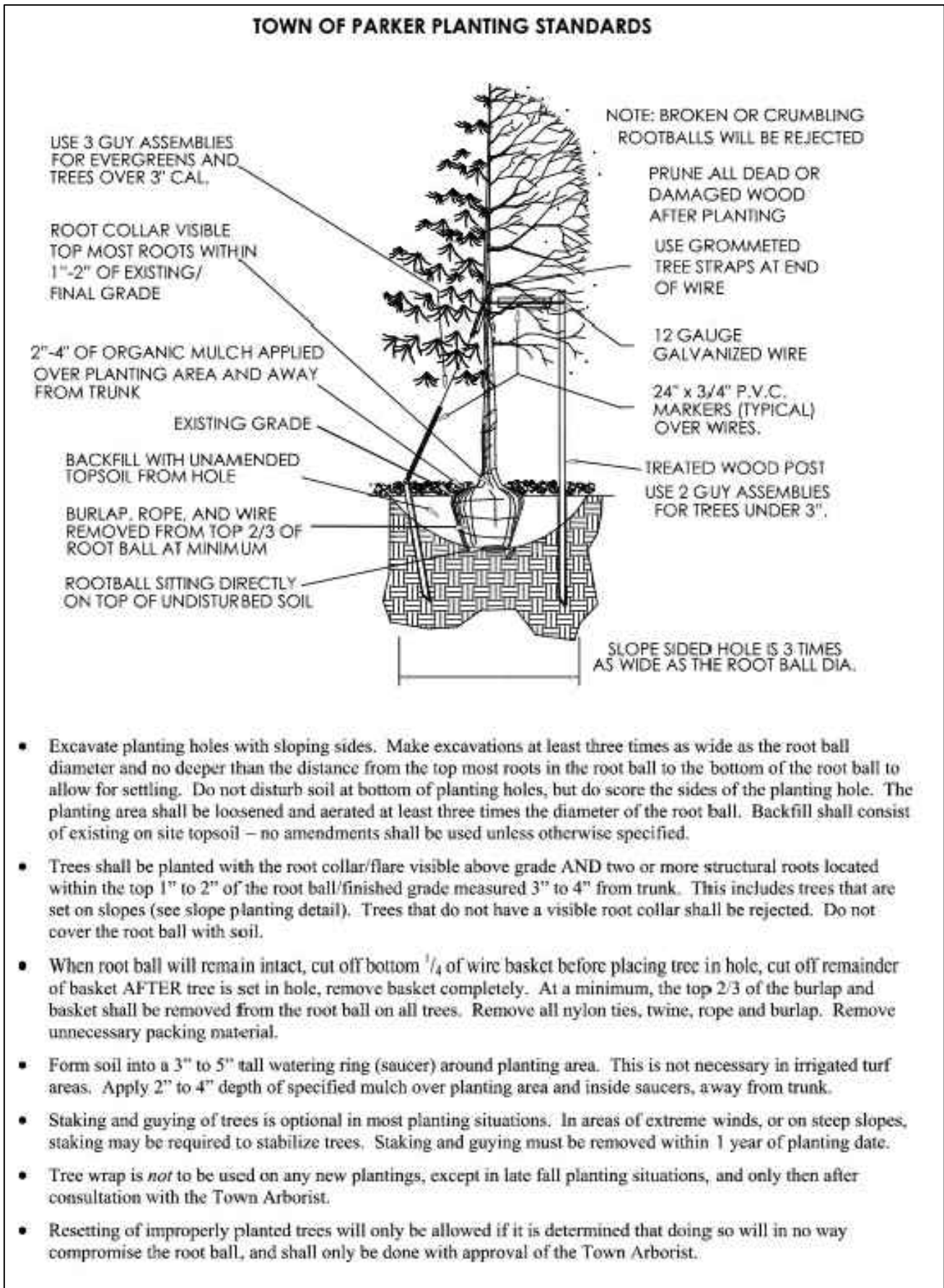
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	HYDROZONE	MATURE SIZE
EVERGREEN TREE							
6	BOS	BOSNIAN PINE	Pinus heldreichii	6'-8' ht.	B&B	LOW	25'ht.x12'sp.
EVERGREEN SHRUBS							
112	ARB	EMERALD ARBOVITAE	Thuja occidentalis 'Emerald'	15 GAL.	CONTAINER	LOW	10'ht.x4'sp.
109	SGJ	SEA GREEN JUNIPER	Juniperus x media 'Sea Green'	5 GAL.	CONTAINER	LOW	6'ht.x6'sp.
DECIDUOUS SHRUBS							
13	LIL	WHITE FRENCH LILAC	Syringa vulgaris 'Sensation'	5 GAL.	CONTAINER	LOW	10'ht.x8'sp
38	MKL	MISS KIM LILAC	Syringa patula 'Miss Kim'	5 GAL.	CONTAINER	MODERATE	5'ht.x3'sp.
ORNAMENTAL GRASS							
90	MLM	MORNING LIGHT MAIDEN GRASS	Miscanthus sinensis 'Morning Light'	1 GAL.	CONTAINER	LOW	5'ht.x3'sp.



5 Steel Edger Detail
4

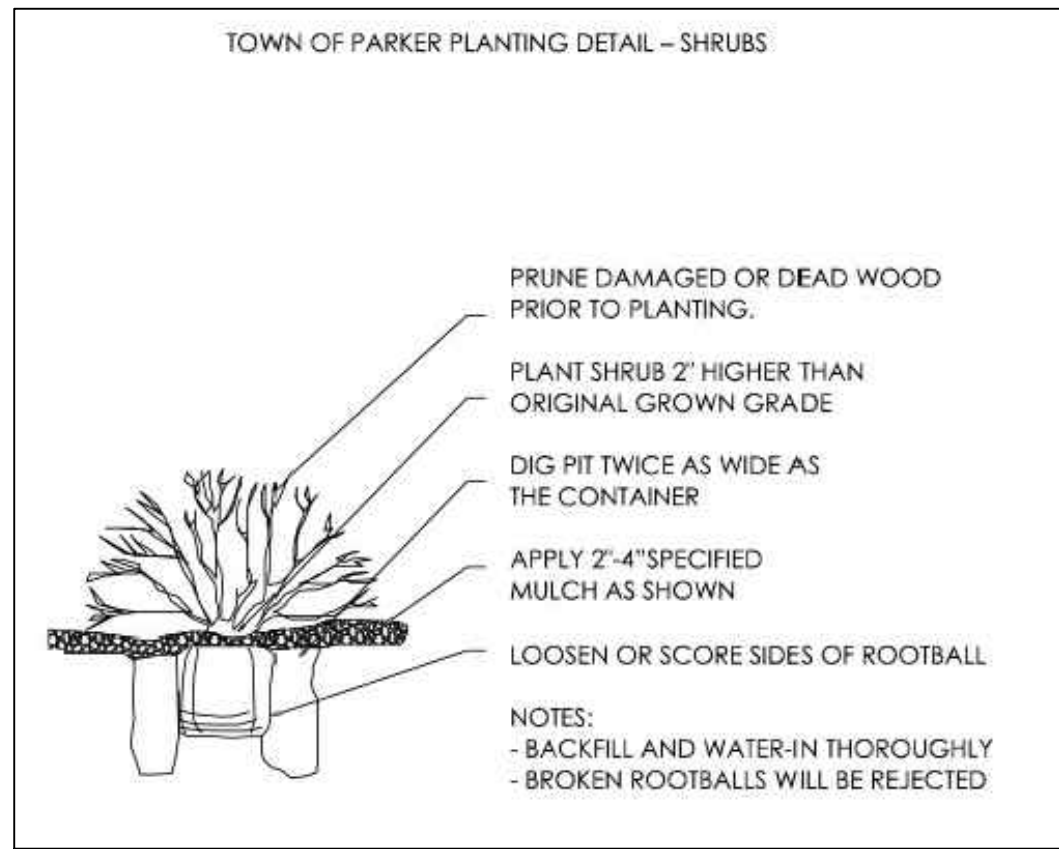


4 Ornamental Grass Planting Detail
4



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

2 Tree Planting Detail
4 Town of Parker



3 Shrub Planting Detail
4 Town of Parker

TIM DUNN DESIGN
Landscape Architecture & Planning
TIM DUNN A.S.L.A.
720-350-2411 tadum1958@gmail.com
www.timdunnlandscapearchitect.com
state of colorado license# 400

SEAL:

REVISIONS

NO.	DATE	DESCRIPTION
1	6.30.21	1st Round Comments
2	9.24.21	2nd Round Comments

PROJ. NO.: 20097
DATE: 3.22.21
DRAWN BY: TAD
CHECKED BY: TAD

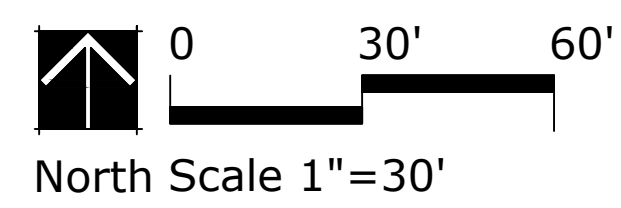
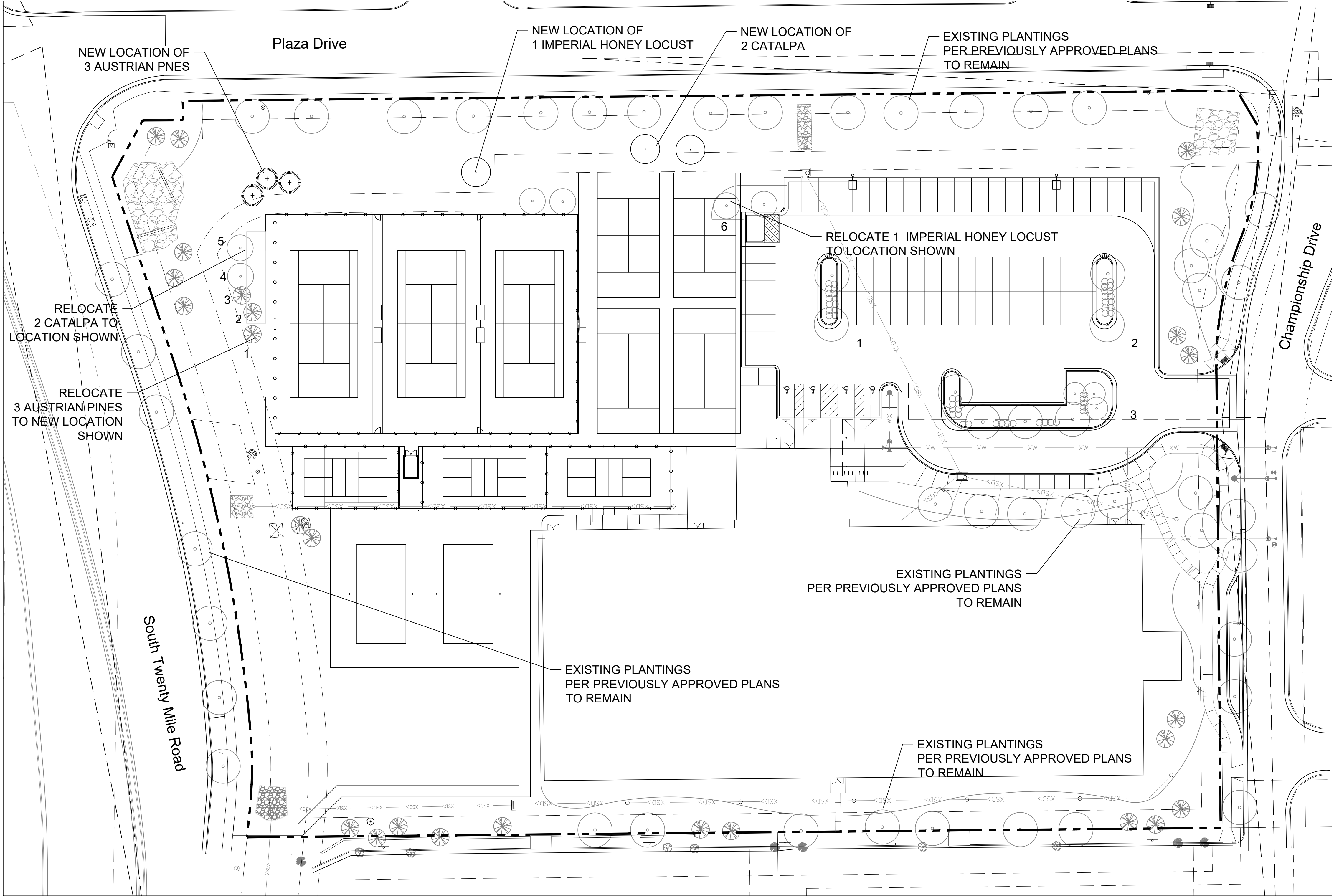
Notes & Details

PARKER RACQUET CLUB
18396 PLAZA DRIVE
PARKER

COLORADO

DRAWING NO.
L2.0

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



TREE INVENTORY & ASSESSMENT					
Tree #	Species	Size dbh or height	Health	Action	Tree Value
Tree 1	Austrian Pine	8' ht.	Good	To be relocated	\$800
Tree 2	Austrian Pine	8' ht.	Good	To be relocated	\$800
Tree 3	Austrian Pine	8' ht.	Good	To be relocated	\$800
Tree 4	Catalpa	2.5"	Good	To be relocated	\$750
Tree 5	Catalpa	2.5"	Good	to be relocated	\$750
Tree 6	Imperial Honeylocust	2.5"	Good	to be relocated	\$750

Tree Location Plan Notes

- ALL EXSTING LANDSCAPING SHOWN ON PLAN IS PER THE APPROVED PLANS DATED 4/11/2018.
- NO EXISTING TREES ARE TO BE REMOVED WITH NEW LANDSCAPE PLAN, SIX TREES WILL BE RELOCATED
- EXISTING TREES TO BE RELOCATED ARE
 - 3 AUSTRIAN PINE
 - 2 CATALPA TREES
 - 1 IMPERIAL HONEY LOCUSTSEE TREE LOCATIONS ON PLAN
- ALL TREES DESIGNATED AS "RELOCATE" SHALL BE TRANSPLANTED IN ACCORDANCEWITH STANDARDS AND PROCEDURES SET FORTH BY THE INTERNATIONAL SOCIETY OF ABORICULTURE ("ISA") OR THE TREE CARE INDUSTRY ASSOCIATION ("TCIA")
- TREES AND SHRUBS DESIGNATED AS "PRESERVE" SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTION RELATED ACTIVITIES IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.

Tree Preservation Plan

PARKER RACQUET CLUB

18396 PLAZA DRIVE

PARKER

PROJ. NO. 20097

DATE 3.22.21

DRAWN BY: TAD

CHECKED BY: TAD

REVISITONS

NO.	DATE	DESCRIPTION
1	6.30.21	1st Round Comments
2	9.24.21	2nd Round Comments

SEAL:

TIM DUNN DESIGN

Landscape Architecture & Planning

TIM DUNN A.S.L.A.

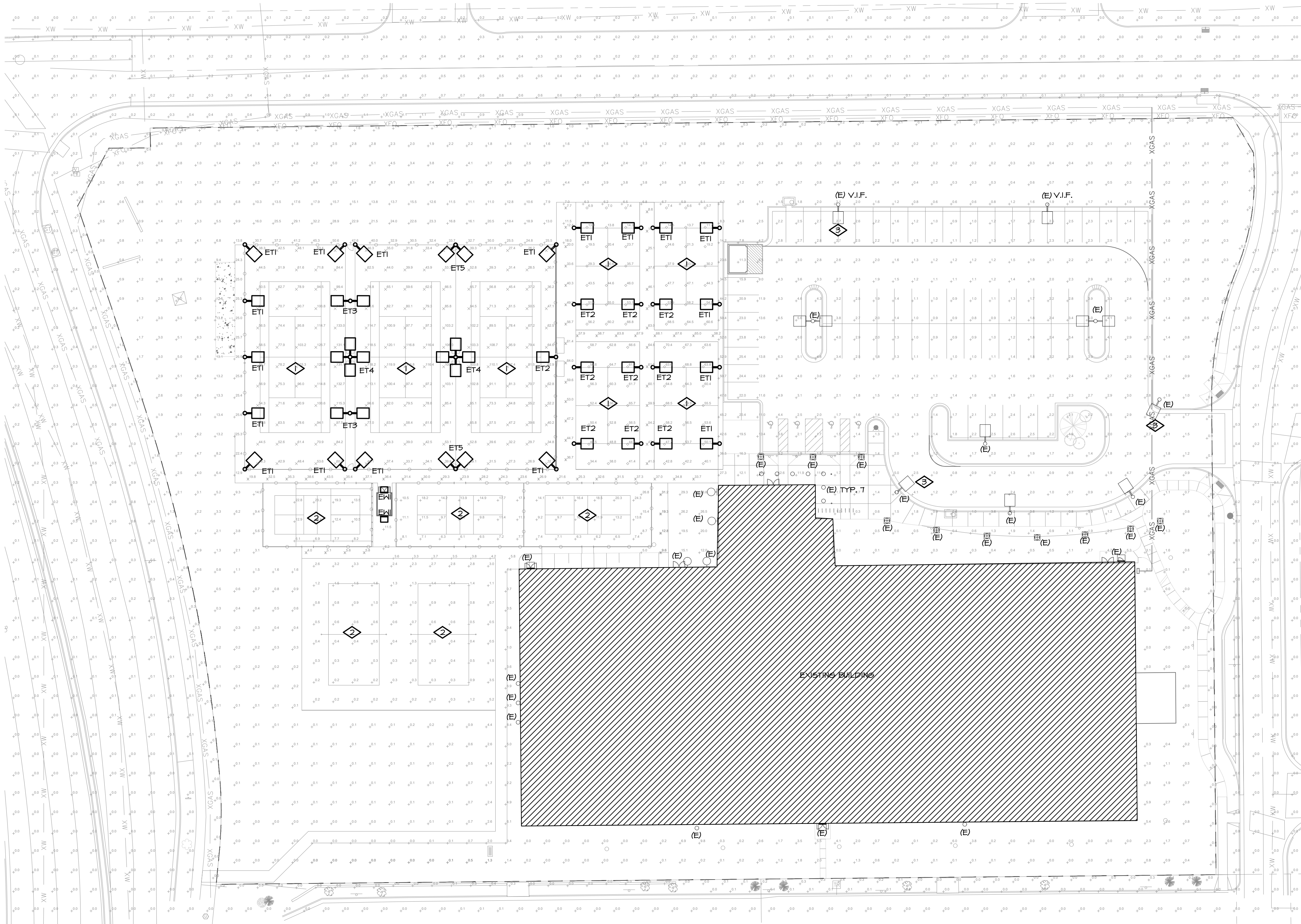
720-350-2411 tadum1958@gmail.com

www.timdunnlandscapearchitect.com

state of colorado license# 400

L3.0

DRAWING NO.



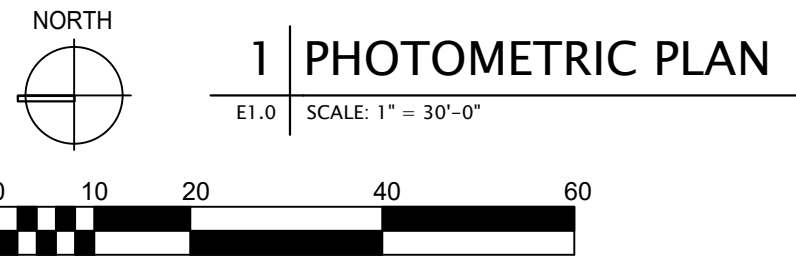
LIGHTING FIXTURES

- A LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
- WALL MOUNTED LUMINAIRE
- DOWNLIGHT LUMINAIRE
- EMERGENCY LUMINAIRE - SHADED PROVIDE WITH INTEGRAL BATTERY BACKUP
- BOLLARD OR POST TOP LUMINAIRE
- EXTERIOR AREA LIGHT

- GENERAL NOTES**
- A. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
 - B. CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'x10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
 - C. ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED IN CALCULATIONS.
 - D. ALL EXTERIOR PARKING LOT LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY AS PROVIDED HEREIN, SHALL BE EXTINGUISHED WITHIN ONE (1) HOUR AFTER THE END OF BUSINESS HOURS AND REMAIN EXTINGUISHED UNTIL ONE (1) HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS HOURS. FOR REASONS OF SECURITY, A MAXIMUM OF THIRTY PERCENT (30%) OF THE TOTAL LIGHTS USED FOR PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING SUCH PERIOD, PER LDO 13.10.140 E.3.C.
 - E. ALL LIGHT FIXTURES ON SITE NOT TO EXCEED 30' IN OVERALL FIXTURE HEIGHT, UNO. REFER TO DETAIL 2/E201 FOR POLE HEIGHT DETAILS OF SPECIFIED FIXTURES.
 - F. ILLUMINATED SIGNAGE NOT INCLUDED IN PHOTOMETRIC CALCULATION, CONTRIBUTION IS NEGLIGIBLE AT GRADE.
 - G. LIGHTING FOR SPORT COURTS SHALL BE SHUT OFF AT 10PM NOT TO BE TURNED BACK ON UNTIL THE START OF BUSINESS HOURS, IF NECESSARY, PER LDO 13.10.140 C.B.

- KEYNOTE LEGEND**
- KEY VALUE
- 1. LIGHTING LEVELS FOR TENNIS BALL COURTS ARE DESIGNED FOR CLASS II LEVEL OF PLAY. PER IES RECOMMENDATIONS, THE TARGET ILLUMINATION LEVEL FOR COURT LIGHTING IS 15 FC AVG MAINTAINED ON THE HORIZONTAL PLANE, MEASURED 3'-0" ABOVE FINISHED GRADE. POLE HEIGHTS FOR TENNIS AND PADEL BALL COURT LIGHTING SHALL BE 38'-0" TALL FOR CLASS II LEVEL OF PLAY.
 - 2. PER OWNER'S DIRECTION, LIGHTING SHALL NOT BE PROVIDED FOR NIGHTTIME PLAY AT VOLLEYBALL AND PICKLE BALL COURTS.
 - 3. THIS PARKING LOT LUMINAIRE SHALL BE ON ON UNTIL (1) HOUR AFTER DAWN, AS PART OF THE ALLOWABLE 30% SECURITY/NIGHT LIGHTING.
 - 4. MAXIMUM LIGHT LEVELS THROUGHOUT SURPASS THE 12FC MAXIMUM DUE TO ADDED SPORT COURT LIGHTING.

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outdoor Patio	+	23.3 fc	21.2 fc	14.0 fc	1.9:1	1.7:1
Overall Site	+	0.4 fc	4.8 fc	0.1 fc	46.0:1	4.0:1
Padel Ball #1	◇	29.0 fc	50.8 fc	8.9 fc	5.7:1	3.3:1
Padel Ball #2	◇	31.3 fc	53.5 fc	11.4 fc	4.7:1	2.7:1
Padel Ball #3	◇	45.8 fc	54.3 fc	32.8 fc	1.7:1	1.4:1
Padel Ball #4	◇	48.4 fc	58.3 fc	33.5 fc	1.7:1	1.4:1
Parking Lot	+	3.7 fc	24.3 fc	0.7 fc	41.4:1	5.3:1
Property Line	+	0.8 fc	3.4 fc	0.0 fc	0:0	0:0
Tennis Court #1	×	58.4 fc	87.3 fc	28.4 fc	3.0:1	2.0:1
Tennis Court #2	×	75.8 fc	104.1 fc	36.7 fc	2.8:1	2.0:1
Tennis Court #3	×	64.2 fc	105.2 fc	35.3 fc	3.0:1	2.0:1
Hallways	X	13.8 fc	44.7 fc	0.3 fc	144.0:1	46.0:1
Hallways Between Courts	X	38.4 fc	63.2 fc	11.2 fc	5.6:1	3.5:1



PHOTOMETRIC PLAN

PARKER RACQUET CLUB
18396 PLAZA DR.

PARKER

PROOFCIVIL
consulting engineers

600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS		NO.	DATE	DESCRIPTION
1	RESPONSE TO COMMENTS	1	06/22/2021	
		2	09/24/2021	

PROJ. NO.:	20097
DATE:	02/17/2021
DRAWN BY:	
CHECKED BY:	

COLORADO

DRAWING NO.

E1.0



Philips Gardco AeroScape LED wall and surface mount features energy saving LEDs and a design that compliments modern architecture. ASW is designed for building and perimeter zones as well as egress lighting zones. Three optical distributions are available with typical Type II, Type III, and Type IV. Full range dimming and control options are available for additional energy savings.



Project: _____
Location: _____
Cat.No: _____
Type: _____
Quantity: _____
Notes: _____

Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Mounting	Dist.	Voltage	Dimming Control	Electrical	Options	Finish
ASW	32L			SM						
ASW AeroScape LED Wall & Surface Mounted Luminaire	32L 32 LEDs	350 350mA 530 530mA 1000 1000mA	CW-G2 Cool White 2700K, 70 CRI Generation 2 WW-G2 Warm White 4000K, 70 CRI Generation 2 WW-G2 Warm White 3000K, 70 CRI Generation 2	SM Surface mount	2 Type I 3 Type J 4 Type L	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 0-277V AC HWU 347-480V AC	DD 0-10V Dimming Driver DynaDimmer Automatic Profile Dimming CS50 Selects 50% Dimming, 7 hours ^{1,2} CS50 Modifies 50% Dimming, 8 hours ^{1,2} CS50 Universal 50% Dimming, 8 hours ^{1,2} DASO All Night 50% Dimming ^{1,2} Photoelectric Systems PCB Photocontrol Buttons ^{1,3}	Fusing F1 Single (20, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ F3 Canadian Double Pole (208, 240, 480VAC) ¹	— None (See e-blank) DL Diffuse lens WH White BK Black BZ Bronze DGY Dark Gray MDY Medium Gray RAL Specify optional color or RAL (see RAL 7024) CC Custom color (customer supplied color chip to match is required)	Textured

1. Available in 120, 208, 240, 277 or UNV only.
2. The PCB option not available in 480V.
3. Must specify input voltage.
4. Not available with Dimming Driver (DD) option.

Accessories (order separately)

F1-KIT¹	Single Fusing Kit (120, 277, 347V)	DYN-KIT1	DynaDimmer USB Cable Kit (for field programming). The USB programming cable is used to directly link and program DynaDimmer 0-10V from a PC. When using this cable, no programmer tool is needed. DynaDimmer software has a special button to activate the USB feature. Cable only.	DYN-KIT2	DynaDimmer Handheld Programmer Kit (for field programming). The DynaDimmer programmer enables users to program the individual DynaDimmer either on or off-site. Powered by 4 AA or LR6 batteries. Handheld programmer only.
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ASW-32_G2 02/17 page 1 of 3



Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

ZONE™ Large (ZNL) Outdoor Sports Light



OVERVIEW	
Lumen Range	60,000 - 78,000
Wattage Range	448 - 653
Efficacy Range (LPW)	116 - 133
Weight lbs (kg)	60 (27.2)

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing, optical frame, and driver access cover.
- Designed to mount to round or square poles without need for pole adapters.
- Fixtures are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 60 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Integral lower (L) and house-side shield (IH) options available for improved back-light control without sacrificing street side performance. See page 5 for more details

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L90 Calculated Life: >100K Hours (See Lumen Maintenance on Page 5).
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 78L lumen package rated to +40°C.
- Power factor: >90.
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth[™] motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.

- LSI's AirLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Utilizes both B3 and B5 drill patterns for easy fastening of LSI products. (See drawing on page 5).

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/resources/terms-and-warranty.aspx> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- State of California Title 24 Compliant; with INSDT, ALS-C, or ALSCH Options.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598.
- > 3G rated for ANSI C136.31 high vibration applications are qualified.
- IDA compliant; with 3000K color temperature selection.

Specifications and dimensions subject to change without notice.



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsiindustries.com
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Page 1/6 Rev. 11/24/20
SPEC.1062.A.0620



Type: _____

ZONE Large Outdoor Sports Light

[Back to Quick Links](#)

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **ZNL 60L CT UNV 50 ALBCS1 BLK IH**

Prefix	Output	Distribution	Voltage	Color Temperature
ZNL - Zone Large	60L - 60,000 lms 78L - 78,000 lms	CT - Court Optic FT - Forward Throw	UNV - Universal Voltage (120-277V) HV - High Voltage (347 - 480V)	50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT

Controls	Finish	Options
(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System Head / Satellite ^{1,2} ALSCSR2 - AirLink Synapse Control System with 12-20' Motion Sensor ALSCSR2S - AirLink Synapse Control System Head / Satellite with 12-20' Motion Sensor ^{1,2} ALSCSR4 - AirLink Synapse Control System with 25-40' Motion Sensor ALSCSR4S - AirLink Synapse Control System Head / Satellite with 20-40' Motion Sensor ^{1,2} ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ^{1,3} ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) ^{1,3}	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus GRN - Green WHI - White	(Blank) - None IH - Integral House-side Shield IL - Integral Louver (Sharp Spill Light Cutoff) FMS - Fixed Mounting Stud (Includes 5' dimming and power leads extended to housing exterior) ¹
Stand-Alone Controls EXT - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ¹ INB3T1 - Integral Bluetooth [™] Motion and Photocell Sensor max 8-24' mounting height ^{1,3} INB3T2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height ^{1,3}		

Accessory Ordering Information

Controls Accessories ⁵		Mounting Accessories ⁶	
Description	Order Number	Description	Order Number
AirLink S Pin Twist Lock Controller	661409	Universal Mounting Bracket	694616CLR
AirLink S Pin Twist Lock Controller	661410	Adjustable Slip Filter (2" - 2.3/8" Tension)	688138CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR	Quick Mount Pole Bracket (Square Pole)	687073CLR
Shorting Cap for use with CR7P	149328	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
Fusing Accessories⁴		Wall Mount Bracket	382113CLR
Description	Order Number	38" Extension Arm	142699CLR
Single Fusing (120V)	FK120	Pole Top Hub - Single w/ 2@180°	143864CLR
Single Fusing (120V)	FK277	Pole Top Hub - 2@70°	143865CLR
Double Fusing (480V)	DFK480	Pole Top Hub - 2@90°	143866CLR
Double Fusing (347V)	DFK347	Pole Top Hub - 4@90°	143867CLR
		Pole Top Hub - 4@70°	143868CLR

- FOOTNOTES:**
- Not available in HV.
 - Consult Factory for Site Layout.
 - INSDT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
 - Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
 - "CLR" denotes finish. See Finish options.
 - Fusing must be located in hand hole of pole.
 - Not compatible with Adjustable Slip Filter, Quick Mount Pole or Pole Top Hub bracket accessories.

Shielding Accessories

Description	Order Number
Internal Louver/Shield	696465
Internal House Side Shield	743416
External Shield	Consult Factory
10' Linear Bird Spike Kit (4' Recommended per Luminaire)	736795



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Page 2/6 Rev. 11/24/20
SPEC.1062.A.0620

1 | EW1
E2.0 | SCALE: NTS

2 | ET1,ET2,ET3,ET4,ET5
E2.0 | SCALE: NTS

LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP		TYPE	LUMEN OUTPUT	MAX WATTS	MOUNTING INFORMATION	
					QTY	WATT				LOCATION	BOF/RFD/OPH
ET1	SINGLE-HEAD, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC, HOUSE SIDE SHIELD	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK-IH	UNIV	1	653	LED 4000K	63,241 PER HEAD	653	POLE GROUND	30'-0" TOF
ET2	SINGLE-HEAD, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK	UNIV	1	653	LED 4000K	60,505 PER HEAD	653	POLE GROUND	30'-0" TOF
ET3	THIN-HEAD, 180 DEG, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK-D180	UNIV	2	653	LED 4000K	60,505 PER HEAD	1806	POLE GROUND	30'-0" TOF
ET4	QUAD HEAD, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK-Q90	UNIV	4	653	LED 4000K	60,505 PER HEAD	2612	POLE GROUND	30'-0" TOF
ET5	THIN-HEAD, 45 DEG, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK-MOD-D45	UNIV	2	653	LED 4000K	60,505 PER HEAD	1806	POLE GROUND	30'-0" TOF
EW1	EXTERIOR WALLPACK WITH EMERGENCY	PHILIPS-GARDCO	107L-16L-530-WH-91-3-EBPC-UNV-DD-FI-XX	UNIV	1	28	LED 3000K	2691	28	SURFACE HALL	10'-0" BOF
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OPH - OVERALL FIXTURE HEIGHT, AFF(AFS) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH											
GENERAL NOTES:											
A. ALL PARKING LED LAMPS TO BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UNLESS NOTED OTHERWISE. ALL SPORT LIGHTING SHALL BE 4000K COLOR TEMPERATURE.											
B. LUMENS LISTED ARE DELIVERED, NOT INITIAL.											

LIGHTING DETAIL

DRAWING NO.

E2.0

PARKER RACQUET CLUB
18396 PLAZA DR.
PARKER

REVISIONS

FOR AND ON BEHALF OF PROOF CIVIL CO.

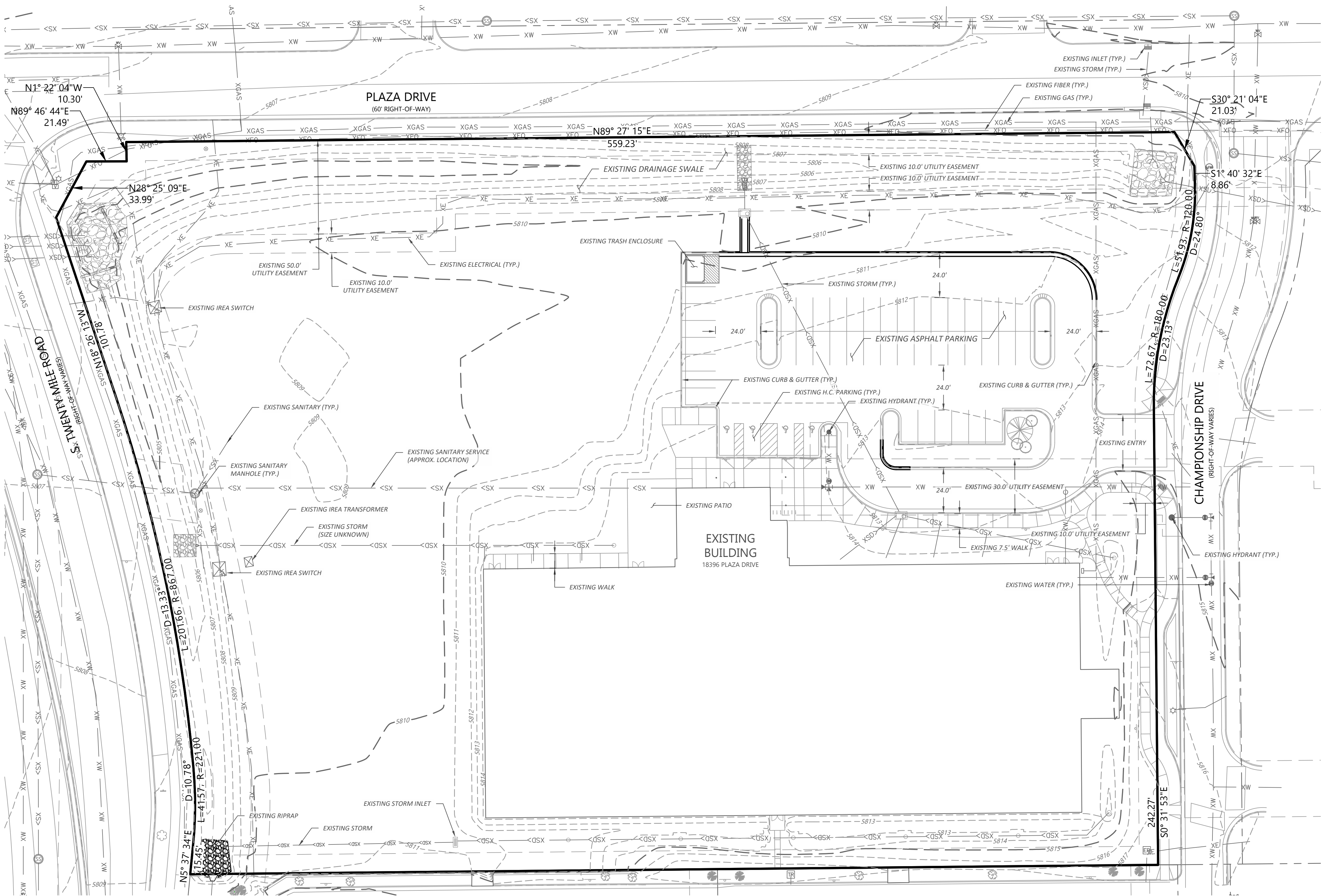
SEAL:



A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

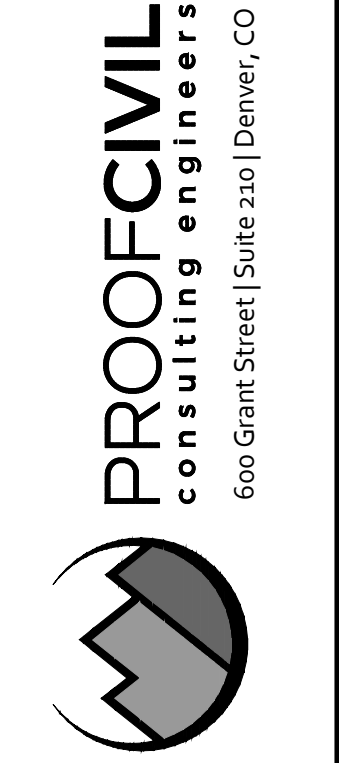


LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING EASEMENT
	PROPERTY SETBACK
	EXISTING STORM LINE
	EXISTING INLET
	EXISTING WATER LINE
	EXISTING HYDRANT & VALVE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	EXISTING LIGHT POLE



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/22/2021	RESPONSE TO COMMENTS
2	09/24/2021	RESPONSE TO COMMENTS

PROJ. NO.: 20097
DATE: 02/17/2021
DRAWN BY: ANM
CHECKED BY: JGD
COLORADO

EXISTING CONDITIONS MAP
PARKER RACQUET CLUB
18396 PLAZA DR.
PARKER

DRAWING NO.

C5.0



Your kind of place.

November __, 2021

Barry Riddle
Parker Tennis Center, LLLP
10651 Clarkeville Way
Parker, CO 80134

Re: Ground Lease

Dear Mr. Riddle:

On October 2, 2017, the Town, as landlord, and Parker Tennis Center, LLLP, as tenant, entered into a Ground Lease for Lot 2A, Twenty Mile Industrial Park Subdivision Filing No. 2, 1st Amendment, Subdivision Exemption Plat, County of Douglas, State of Colorado (the "Property"). Parker Tennis Center, LLLP ("Parker Tennis"), submitted an application for a site plan amendment for the Property, which was approved by the Town Council following a public hearing that was held on January 3, 2022 (the "Site Plan"). A copy of the approved Site Plan is attached to this letter. Parker Tennis plans to alter the Property in accordance with the Site Plan. Section 4.06 of the Ground Lease provides that "[n]o Alterations of any kind shall be made without the prior written consent of Landlord" The purpose of this letter is to provide written consent to Parker Tennis to alter the Property to the extent provided by the Site Plan.

Sincerely,

Michelle Kivela
Town Administrator

Encl.

c: Mary Colton, Parks, Recreation and Open Space Director
Brett Collins, Park Project Manager