



PLANNING COMMISSION MEETING

7:00 PM

April 14, 2022

Prior to the Meeting: 5:30 p.m.

***Planning Commissioner Training & Bicycle and Pedestrian
Master Plan Update***

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 - 2.10.22**
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**

A. Cottonwood Highlands PD AMD 6

Applicant:	Dan Skeehan, Kimley-Horn and Associates
Location:	Southeast corner of Jordan Road and Parkerhouse Road
Department:	Community Development, Stacey Nerger
TRAKiT No.:	Z21-019

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

February 10, 2022

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, Ruth Ann Nelson, Nick Metz and Roxy Colette.

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 comment 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

Commissioner Richard Foerster moved to approve the January 27, 2022 meeting minutes. Commissioner Roxy Colette seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – ANTHOLOGY NORTH – PRELIMINARY PLAN SEGMENT 1B AND 1C

The applicant, PCS Group, is proposing a Preliminary Plan with 1038 residential lots, 9.35 acres

of parkland and reserving 60.5 acres of open space.

Department: Community Development, BrieAnna Simon

BrieAnna Simon, Associate Planner, presented the staff report for Anthology North –Preliminary Plan Segment 1B and 1C. Ms. Simon concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve requested Anthology North Preliminary Plan for Segment 1B and 1C, subject to the following conditions:

1. The remaining comments provided by AzTec Consulting Inc. on January 14, 2022 be addressed with each associated final plat.

Commissioners discussed with staff:

- Commissioners asked for clarification on the comments from AzTec Consulting Inc; *(staff said that AzTec's comments will be addressed during Final Plat).*
- Commissioners asked who is responsible for and when will Chambers Road between Hess Road and Stroh Road be completed: *(Tyler Sandt, Parker Public Works, said the developer is responsible for the construction of the road which will be completed prior to the issuance of the first building permit. The timeline is subject to the developer's schedule).*

APPLICANT PRESENTATION

John Prestwich with the PCS Group presented the applicant's presentation.

- Discussed that this development was originally known as Anthology and is being rebranded to Tanterra.
- Provided information on development team members.
- Described the dendritic plan and how the area was planned around the natural drainage.
- Noted that the plan exceeds the PD requirement by 15% for parks and open space.
- The Tanterra project will build the full section of Chambers Road with the initial phase of the community.
- Described the location and different segments of the Tanterra community.
- Described the parks and open space plans and areas within the community.
- Addressed drainage issues with the neighboring, existing Anthology community.

Commissioners discussed with the applicant:

- Commissioners asked if there are any electrical charging stations planned for vehicles; *(applicant said they had not thought about that, but they do have the community center parking lot and they could look at that).*
- Commissioners asked will the townhomes have their own garages; *(applicant said yes).*

- Commissioners asked who will be responsible for park maintenance; *(applicant said the only park that will be dedicated to the Town is the 34-acre community park).*
- Commissioners asked if the specialized park equipment can be easily maintained by an HOA; *(applicant said that even though the park equipment looks cool, it is the same type of material that other play equipment is made from).*
- Commissioners asked about any concerns that came out of the neighborhood outreach; *(the applicant said the primary concern was related to drainage, that the existing property owners have groundwater issues that they are dealing with, since this development will be higher than the existing homes, the water will drain towards the existing homes and that the developer will improve that condition by putting in a drainage swale at the bottom of the hill. The applicant discussed current property owners concerns that instead of looking out at an undeveloped hill, they will now be looking out there back door to homes and trail connection).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:25 P.M. - ANTHOLOGY NORTH – PRELIMINARY PLAN SEGMENT 1B AND 1C

PLANNING COMMISSION DISCUSSION

Commissioner Discussion:

- Commissioners said that they like the project, how well it's been planned, and the extra effort made on the drainage with the neighboring community.
- Commissioners recalled the original presentation and that they thought it was going to be an awesome community and they still think it will be awesome.
- Commissioners commented that the developer has done a good job, it's good looking, thoughtful, unique and it's the kind of community we want to see more of in Town.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the Anthology North – Preliminary Plan Segment 1B and 1C. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

The posting deadline for the February 28, 2022 Planning Commission Meeting has passed with no

agenda items submitted, so Mr. Miller will send an email canceling that meeting.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Roxy Colette seconded the motion and was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 4/14/2022

Town Council Date: 5/2/2022

Hearing Type: Public Hearing
Cottonwood Highlands PD Amendment No. 6
TRAKiT No: Z21-019

Location: The site is located at the southeast corner of Jordan Road and Parkerhouse Road.

Project Planner: Stacey Nerger, Planner

Applicant: Dan Skeehan, Kimley-Horn and Associates

Executive Summary: The applicant, Kimley-Horn and Associates, is proposing to amend Cottonwood Highlands PD to add churches and assembly uses to the commercial 'Planning Area East'. The site is located on the northeast corner of E-470 and Jordan Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Cottonwood Highlands Planned Development Amendment No. 6."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Cottonwood Highlands Planned Development Amendment No. 6, subject to the following conditions:"

-List proposed conditions

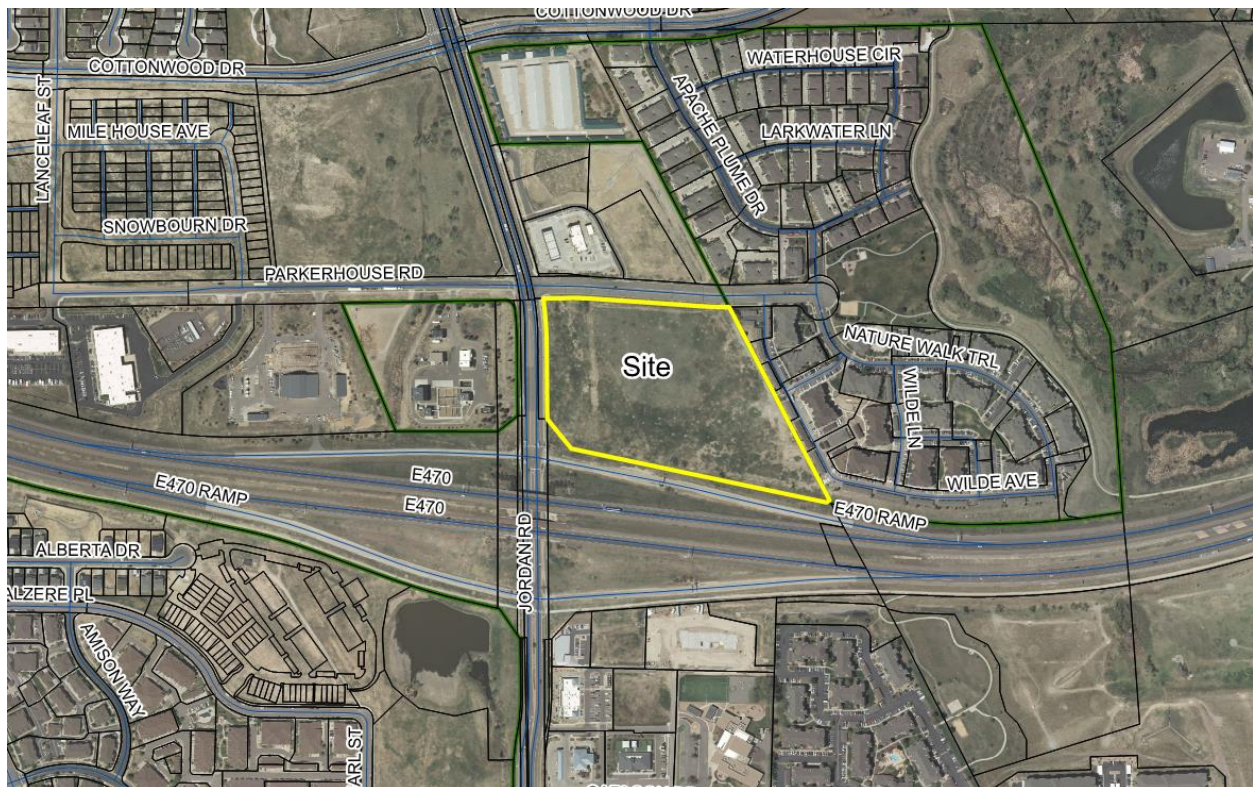
"I move the Planning Commission recommend Town Council deny the Cottonwood Highlands Planned Development Amendment No. 6 as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the Cottonwood Highlands Planned Development Amendment No. 6 to a future date."

I. BACKGROUND/DISCUSSION

The applicant, Kimley-Horn and Associates has submitted a Planned Development Amendment (Rezone) to rezone a portion of the Cottonwood Highlands Planned Development to allow for a church. The applicant is proposing to rezone approximately 14.5 acres located at the southeast corner of Jordan Road and Parkerhouse Road from Highway Commercial to two separate Planning Areas. The first Planning Area will consist of approximately 9.1 acres (62.7% of the property) will be zoned Retail to allow for specific retail uses and the second Planning Area will consist of approximately 5.4 acres (37.3% of the property) will be zoned Assembly and will allow for a church along with other assembly uses.



II. PRIOR ACTIONS

Date	Action
October 6, 2003	The original Cottonwood Highlands property which comprises approximately 224 acres of real property was annexed into the Town and rezoned to PD.
September 19, 2011	The Planned Development Map and Annexation Agreement for Cottonwood Highlands were modified in order to align the zoning with the property ownership, which was changed at the time through a trade of properties with the Compark Village PD property owner.
April 7, 2014	The Annexation Agreement and Cottonwood Highlands PD were amended. The total site area was reduced to 201.7 acres and Mixed-Use and Highway Commercial Planning Areas were introduced into the zoning.

November 3, 2014	The Annexation Agreement was amended to allow the payment of school fees at the time of building permit.
June 5, 2017	The Annexation Agreement and Cottonwood Highlands PD were amended to reduce the total site area by 8 acres.
November 6, 2017	The Annexation Agreement and Cottonwood Highlands PD were amended to include Tracts A and C of Cottonwood Subdivision Filing No. 11, a stormwater detention pond that was originally constructed in unincorporated Douglas County, and improved as part of the Cottonwood Highlands Development.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Title 32 Overlay District		
PD & Plan Area	Cottonwood Highlands		
Master Plan Area	E-470 Mixed Use		
Site Acreage	14.5 acres		
Subdivision	Cottonwood Highlands		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	E-470 Mixed Use	PD - Planned Development	Gas station and partially vacant commercial area within the Cottonwood Highlands Planned Development.
South	E-470 Mixed Use - Residential Emphasis	PD - Planned Development	Commercial Development within the Cherrywood Commercial Subdivision
East	E-470 Mixed Use - Residential Emphasis	Douglas County Zoning	Prairie Walk Condo Development
West	E-470 Mixed Use	Douglas County Zoning	Stonegate Water and Sanitation Facility

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	E-470 Mixed Use ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	E-470 Mixed Use: Residents should be able to walk and bike to services through a mix of land uses with public amenities to serve the needs of the residents. Appropriate land uses include; multi-family, senior housing, assisted-living facilities, office, retail and restaurants. No one land use will dominate the

	development pattern. Residential at less than 10 dwelling units per acre is not appropriate in this area unless transitioning to adjacent residential development.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.E Land Use 1.H Jobs and Economic Vitality 2.B Jobs and Economic Vitality 6.A
Staff Analysis	The proposed rezone to allow for church and assembly uses on a portion of the property along with focused retail uses on most of the property aligns with the recommendation of the E-470 Mixed Use Character Area. The proposed rezoning will reduce the types of permitted uses to focus on those compatible land uses designed to meet the needs of the surrounding community and residents. The requested zoning is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: • Land Use 1.C: The request would expand the Town's economic base in an area that is designated for commercial uses and zoned for commercial uses. • Jobs and Economic Vitality 2.A: The request would provide for expanded commercial activities in an area designated as a Commercial Center. 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	Multifamily is an appropriate use.	N/A. The proposed rezoning is for commercial uses and do not allow for residential.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A

Allowed Uses	Multi-family, senior housing, assisted-living facilities, office, retail and restaurants.	Retail, office and restaurants along with assembly uses including a church	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	60 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Parker 2035 Master Plan for the allowed uses and the requested height maximum for buildings. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property is located at the southeast corner of Parkerhouse Road and Jordan Road just north of E-470. The roads were constructed to accommodate the existing uses along with the proposed commercial development. Additional traffic analysis will be required at the time of Site Plan review to ensure that the existing road network is sufficient to accommodate end users. Any roadway improvements determined necessary at the time of Site Plan will be the responsibility of the property owner.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

This project aims to develop a mixed-use commercial development, including an assembly/church use, which the current zoning does not support. Currently there is only one church (Southwest Christian Church located at 9650 Jordan Road) within 0.5 miles and one additional church (Crossroads Community Church located at 990 S Twenty Mile Road) within 1.5 miles. Since the parcel was zoned in 2001 and updated in 2014, much of the surrounding area has developed as residential, including several parcels within Cottonwood Highlands which would have allowed an assembly/church use. The parcel is uniquely located at the intersection of E-470 and Jordan Road providing good vehicular access to the site for a larger geographical area. By positioning the assembly/church use on the southeast corner of the development, it will be visible from E-470 and provide a buffer to the existing multi-family residences to the east, while the retail components can benefit from the increased visibility along the adjacent roadways.

Staff Analysis and findings:

The Cottonwood Highlands PD was created in 2003 and was written to allow an expansive list of commercial types of uses on this property. All of the allowed residential portions of the Planned Development have been developed, only the

commercial areas remain. This property is located just north of the E-470 off ramp with limited visibility, but great visibility from the intersection of Jordan and Parkerhouse Roads. As visibility to the east of the property will be limited, this portion of the property is a prime location for a destination user. The proposed rezoning would allow for the destination user (church) to be located at the rear of the property while reserving the more visible front portion of the property for a refined list of active commercial uses supporting sales tax generation and office employment uses.

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

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

Applicant analysis and findings:

The project's parcel is in a prominent location with one adjacent arterial roadway and freeway frontage. The location makes this parcel accessible to both the surrounding area and the larger sub-area. By locating the church on the southeast corner of the parcel, it will allow retail uses to develop along Jordan and Parkerhouse roads, which will provide buffering between the existing multi-family residential to the east and the retail uses to the north and west. Due to the rapid development of single and multi-family residences in the immediate vicinity, a need for additional church/assembly uses has arisen, a need which is not currently being met. This parcel has been identified as being ideally located to service both the immediate vicinity and the large geographic area.

Staff Analysis and findings:

The property is located at the corner of Jordan Road and Parkerhouse Road, which is located within a growing area of the Town. The Town of Parker Master Plan identifies this property as E-470 Mixed Use, which is recommended to serve the basic needs of the surrounding residents with convenient retail and personal/business services. The property has been zoned for an expansive list of commercial uses since annexation. This proposed rezoning will allow for an assembly use on the east while ensuring the remainder of the property will be zoned for commercial sales tax generating development. The hard corner of Jordan and Parkerhouse will be reserved to accommodate retail/commercial uses and office employment uses while the smaller back of the property (less visible) will allow for assembly/church uses.

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

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

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

Applicant analysis and findings:

Since the parcel was zoned in 2001 and updated in 2014, much of the surrounding area has developed as residential, including several parcels within Cottonwood Highlands which would have allowed assembly/church use. This effectively shifted the original

planned land uses in response to market demands for additional single and multifamily residential. In addition, the retail environment has changed overtime, with few retailers constructing new facilities and fewer retailers willing to be located in a deep parcel behind other buildings. A church is a destination location that can be used to ‘bring-in’ customers to adjacent retailers, while also providing a buffer between the proposed retail component and the existing multi-family residential.

Staff Analysis and findings:

The subject property is currently zoned Planned Development within the Town of Parker and allows for a variety of commercial uses. The majority of the residentially zoned area within the Cottonwood Highlands Planned Development has been built out or is nearing completion. As residential development in the area continues to grow and existing larger commercial areas located to the east and south are building out, the need to preserve opportunities for retail within this area of the Town and provide appropriate locations for assembly uses will be beneficial. The proposed rezoning will add assembly uses/churches to the list of permitted uses on a limited portion of the property while refining the commercial uses on the remainder of the property to commercial sales tax producing uses and office employment uses.

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

Applicant analysis and findings:

The Original/Existing Traffic Impact Study anticipated all access points from Parkerhouse Road and is not proposed to be changed. Jordan Road is an existing four-lane arterial roadway, which are designed to accommodate high volumes of traffic and provide connectivity to the larger regionally transportation network. Parkerhouse Road is a local collector with sufficient capacity to serve the proposed development and convey vehicles to and from Jordan Road. A project specific Traffic Compliance Letter is included in the submittal and confirms the proposed traffic generated by the development is lower than originally contemplated and no additional improvements will be required.

Staff Analysis and findings:

The subject property is adjacent to two public roads, Jordan Road and Parkerhouse Road . At the time of Site Plan application, the applicant will be required to submit a detailed traffic study and construct any additional improvements necessary for their development.

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.

Applicant analysis and findings:

The proposed rezoning will not incur additional municipal service costs. Municipal service costs having been previously addressed during the initial annexation and rezoning process. Additionally, no public roads or other publicly maintained items are proposed. The Developer will be responsible for the construction of sidewalk and tree lawn adjacent to Jordan and Parkerhouse Road, private open space, a private stormwater detention pond, water and sanitary sewer infrastructure (dedicated to PWSD), parking lots, and various buildings.

Staff Analysis and findings:

The site is located within the Town and public improvements necessary to support the subject property are currently in place. At the time of Site Plan application, a detailed traffic study will be required to determine if any additional improvements will be required. If necessary, these improvements will be constructed by the applicant at the applicant's cost. Any construction within the subject property will be considered private and will be privately maintained.

As evidenced by the inclusion of the subject property in the Town's Planning Area, the Town is prepared to meet the additional municipal service costs associated with the subject property.

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

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

Applicant analysis and findings:

The rezoning application does not adversely impact proposed environmental conditions, and there are no significant natural features or hazards located on the property. The Developer will comply with the Town's prairie dog management ordinance.

Staff Analysis and findings:

The subject property is surrounded by urbanized areas and will be required to meet all Town environmental standards as set forth in the Land Development Ordinance, such review will occur during the Site Plan process. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

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.

Applicant analysis and findings:

Based on the Master Plan – General Land Use Plan zoning map, the parcel is located within the E-470 Corridor character area with a 'Mixed Use' designation. The parcels directly to the west and north are also designated 'Mixed Use', and 'Mixed Use with a

Residential Emphasis’ parcels are directly to the west and south. The ‘Mixed Use’ character area is intended to “allow residents to walk and bicycle to their daily needs including retail, employment and recreation through a blend of compatible and uses, public amenities.” Therefore, the addition of an assembly/church use to the proposed mixed-use project is consistent with the Town Master Plan. The assembly/church use also addresses the Parker 2035 Master Plan goal of promoting ‘cultural venues and experiences.’

Staff Analysis and findings:

As detailed in Section IV. of this staff report, the proposed Planned Development Amendment is consistent with the Parker 2035 Master Plan designation E-470 Mixed Use.

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.

Applicant analysis and findings:

Waste, sewage disposal, and water will be unchanged. With the addition of assembly/church use, schools and parks will be unchanged.

Staff Analysis and findings:

The property is surrounded by developed commercial and multifamily uses. As a part of the review of this proposal, referrals were sent to the appropriate service providers and departments within the Town, these referrals agencies responded with no concerns regarding the provision of required services. Adequate services are located within the area and will be available to the property at the time of development.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	No Comment
Engineering	Approved for PD hearings. More detailed traffic analysis will be required at the time of Site Plan.
Fire Life Safety	No comment on the zoning request. The application shall review the fire code and two points of access will be required.
Building	Building has no issues with the rezone.
Cottonwood Water & Wastewater Authority	Approved
Comprehensive Planning	The proposed PD amendment aligns with the Parker 2035 Master Plan

Centennial Airport	Centennial Airport is strongly opposed to utilizing the property for noise sensitive development which includes churches. In addition, Centennial Airport recommends an avigation easement and overflight disclosure. - The applicant has acknowledged the Airport Authorities comments and will work with them at the time of platting and site plan.
Xcel	No Comment
IREA	Approved
CenturyLink	No Comment
Comcast	No Comment
Douglas County Assessor	No Comment

IX. CONCLUSION

The applicant submitted this Planned Development Amendment in order to expand the permitted uses on the property to create a balanced development proposal. The existing 14.5-acre Highway Commercial Planning Area will be rezoned to 5.4 acres (37.3% of the property) for Assembly uses (church) while the remaining 9.1 acres (62.7% of the property) will be rezoned for commercial retail allowing for focused sales tax generating uses. The proposed Planned Development Amendment is consistent with the Town's Master Plan and the application has demonstrated compliance with the applicable approval criteria including the Land Development Ordinance. Therefore, staff is recommending that Planning Commission recommend approval for this request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Referral Agency Comments
2. Cottonwood Highlands PD Guide Amendment No. 6
3. Cottonwood Highlands PD Plan Amendment No. 6

Report Approved By: Bryce Matthews, Planning Manager

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

Z21-019

Review Type AzTec Consultants Inc 15

Reviewer

Date Sent  Today

Date Due  Today

Status

Remarks

Date Returned  Today

Add to Timesheet

TOWN OF PARKER BUILDING

REVIEWS

Randy Sale

Building 20

Building has no issue with rezone.

10/26/2021 3:58:40 PM

CENTENNIAL AIRPORT

See attached letter



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

October 27, 2021

Ms. Stacey Nerger, Senior Planner
City of Centennial Community Development Department
13133 E. Arapahoe Road
Centennial, CO 80112

Re: Z21-019; Cottonwood Highlands Planned Development AMD 6

Ms. Nerger,

Thank you for the opportunity to review the proposed planned development. It is important to note that Centennial Airport would be strongly opposed to utilizing this location for any residential or noise sensitive development, including Churches, Schools, Live/Work Units, Assisted Living Facilities, and Nursing Homes (the current PD zoning allows all of these). We have the following comments to make on the referral:

- The proposed development area lies approximately one mile directly southeast of the nearest busy runway at Centennial Airport, and the lot lies partially in the Restricted Development Area (RDA) yet entirely within the Airport Influence Area (AIA). This site location will be subjected to numerous aircraft overflights and their associated effects. These effects include but are not limited to noise, smoke, dust, fumes, and vibrations. The flight path into this runway cannot be changed or moved to another location due to the runway's orientation and previously established federal policy.
- An aviation easement is highly recommended for all development within the AIA and likewise recommended for proposed development near the AIA. Book and page number of the aviation easement must be included on all plats and plans. Please forward a copy of the recorded easement to our office.
- An overflight disclosure statement is required for all residential development within the AIA, and any noise sensitive projects will not be allowed within Centennial Airport's RDA. Additionally, please include the airfield on all vicinity maps.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surfaces, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise Airport Operations (303-877-7307) prior to erecting any cranes.

Please feel free to call me if you have any questions.

Sincerely,

Rachel Keller
Senior Planner- Noise & Environmental

CENTURYLINK COMMUNICATIONS

No comments submitted

COMCAST

No comments submitted

TOWN OF PARKER COMPREHENSIVE PLANNING

Bryce Matthews

COMPREHENSIVE
PLANNING 10

The proposed zoning amendment as proposed aligns with the recommendations of the Parker 2035 Master Plan.

4/5/2022 9:44:47 AM

COTTONWOOD WATER AND SANITATION DISTRICT

Z21-019

Review Type	Cottonwood Water and Sanitation District 20		
Reviewer	Scott Barnett ▼		
Date Sent	10/26/2021	 Today	
Date Due	11/24/2021	 Today	
Status	APPROVED ▼		
Remarks	1st Referral		
Date Returned	12/10/2021	 Today	
Add to Timesheet			

TOWN OF PARKER ENGINEERING

Alex Mestdagh

PLANNED DEVELOPMENT /
ZONING PLAN - PW 15

Approved for PD hearings. More detailed traffic
analysis will be required at Site Plan stage.

2/8/2022 9:55:38 AM

DOUGLAS COUNTY ASSESSORS

Z21-019

Review Type Douglas County Assessors Office 20

Reviewer Marian Woodward

Date Sent 10/26/2021  Today

Date Due 11/24/2021  Today

Status NO COMMENT

Remarks 1st Referral

Date Returned 11/22/2021  Today

Add to Timesheet ☐

TOWN OF PARKER FIRE LIFE SAFETY

Randy Capra

FIRE LIFE
SAFETY 20

Fire Life Safety has no issue specific to the zoning request; the applicant shall take a look at the access requirements in appendix D of the 2021 IFC. Two points of access is required (as acknowledged by the applicant however this access shall be separated by 1/2 the diagonal of the site. Additionally, two points of access are required to serve the site (as well as providing access into the proposed project. All access roads that contain fire hydrants, buildings over 30 feet, as well as buildings that exceed 62,000 square feet are required to be a minimum of 26 feet in width (this requirement has been acknowledged by the applicant).

11/2/2021 7:34:27 AM

IREA

Z21-019

Review Type **IREA 20**

Reviewer **Brooks Kaufman**

Date Sent **10/26/2021**  Today

Date Due **11/24/2021**  Today

Status **APPROVED**

Remarks **1st Referral**

Date Returned **11/17/2021**  Today

Add to Timesheet ☐

PUBLIC SERVICE COMPANY OF COLORADO

No comments submitted

Cottonwood Highlands PD

Fourth Amendment

An Amendment to the

Development Guide

May 2, 2022

Prepared for:

Parkerhouse Rd, LLC
c/o Seed Development
211 N Robinson Ave, Floor
Oklahoma, OK 73102
(405) 513-49620

Prepared by:

Kimley-Horn and Associates, Inc.
4582 South Ulster Street, Suite 1500
Denver, CO 80237
(303) 228-2300

CONTENTS

Contents.....	2
SECTION I	5
A. Objective	5
B. Purpose	5
C. Intent.....	5
D. Application	5
SECTION II	7
A. Authority	7
B. Adoption	7
C. Enforcement	7
SECTION III	8
A. Control Over Use.....	8
B. Control Over Location and Bulk	8
C. Incorporation of Development Plan	8
SECTION IV	9
A. Purpose	9
B. Relationship to the Town of Parker Land Development Ordinance	9
C. Relationship to the Town of Parker Roadway Design and Construction Criteria Manual, as Amended	9
D. Conflicts	9
E. Density Standards	9
F. Density Variations	9
G. Utility Connections.....	10
H. Agricultural Uses	10
I. Underground Utility	10
SECTION V	11
A. Purpose	11
B. Uses Permitted by Right	11
C. Development Standards	11
SECTION VI	13
A. Purpose	13

B.	Uses Permitted by Right	13
C.	Retail, Commercial, and Office	13
D.	Restaurants, Eating Establishments, and Entertainment	13
E.	Services	13
F.	Supporting Land Uses	14
G.	Uses by Special Review:	14
H.	Development Standards	14
SECTION VII		16
A.	Purpose:	16
B.	Development Program.....	16
C.	Mixed Use Alternative	16
D.	Residential Land Uses permitted by right.....	17
E.	Residential Land Uses	17
F.	Supporting Land Uses	17
G.	Commercial Land Uses Permitted by Right -- in support of residential	17
H.	Retail, Commercial, and Office	17
I.	Restaurants Eating Establishments and Entertainment	18
J.	Services	18
K.	Supporting Land Uses	18
L.	Uses Permitted by Special Review - with residential uses.....	18
M.	Commercial Land Uses Permitted by Right -- without residential uses.....	18
N.	Uses Permitted by Special Review-without residential uses.....	19
O.	Development standards with and without residential uses.....	19
	Density	19
	Residential uses	19
	Building Height.....	19
	Minimum Lot Area	19
	Setbacks - Residential	19
	Setbacks – Commercial and Mixed Use	20
Section VIII		21
A.	Purpose	21

B.	Development Program.....	21
C.	Land Uses Permitted by Right.....	21
D.	Commercial Land Uses Permitted by Right.....	21
E.	Retail and Commercial Land Uses.....	21
F.	Restaurants including quick serve, and drive thru	22
G.	Services	22
H.	Supporting Land Uses	23
I.	Uses Permitted by Special Review - without residential uses	23
J.	Development Standards	23
	Building Height.....	23
	Minimum Lot Area	23
	Setbacks - Residential	23
SECTION IX		24
A.	Purpose	24
B.	Uses Permitted by Right	24
C.	Development Standards	24
SECTION X		25
A.	Purpose	25
B.	Maximum Size of Planning Area	25
C.	Uses permit by Right.....	25
D.	Development Standards	25
SECTION XI		27
A.	Purpose	27
B.	Uses Permitted by Right	27
C.	Retail, Commercial, and Office	27
D.	Restaurants, Eating Establishments, and Entertainment	27
E.	Services	27
F.	Supporting Land Uses	27
G.	Development Standards	27

SECTION I

OBJECTIVE, PURPOSE, INTENT, APPLICATION

A. Objective

The objective for the Cottonwood Highlands Planned Development is to create a living working community in response to the accelerated development of the E-470 Corridor at the northwestern edge of the Town of Parker. Such a community will offer the opportunity for a blend of residential and mixed commercial land uses.

B. Purpose

The purpose of the Cottonwood Highlands Planned Development Guide (hereinafter sometimes referred to as "Development Guide") is to establish standards for the comprehensive development and improvement of the property. The Development Guide will provide opportunities for innovative community design and the necessary flexibility for changing community needs.

C. Intent

It is the intent of this Development Guide to:

1. Provide for mixed use, commercial, and residential land uses conveniently located to support a pedestrian environment;
2. Provide for well-located, clean, and safe commercial uses that will provide products and service to the surrounding residential community as well as the region;
3. Encourage innovative approaches to residential, mixed use, and commercial, development to meet the growing demands of the population;
4. Encourage the development of a community incorporating the best features of modern design;
5. Encourage energy conservation in site design and building construction within residential mixed use and commercial projects;
6. Encourage alternatives to conventional transportation systems which will minimize the strain on existing and future facilities in and around the Cottonwood Highlands Planned Development. The convenient location of tomorrow's employees in close proximity to the future employers is intended to reduce vehicle trips and reinforce the walkability of the community.
7. Conserve and enhance the value of the land;
8. Encourage design and layout of residential and mixed commercial projects to best preserve the land's natural characteristics;

D. Application

This Development Guide shall apply to all land known as the Cottonwood Highlands Planned Development and as illustrated on the Development Plan. All Section references, unless

otherwise stated, shall apply to Sections in this Development Guide.

END OF SECTION

SECTION II

AUTHORITY

A. Authority

The authority for this PD Development Guide is Section 13.04.150. (PD-Planned Development) of the Town of Parker Land Development Ordinance.

B. Adoption

The adoption of this Development Guide shall evidence the findings and decision of the Town Council of the Town of Parker that this Development Guide for Cottonwood Highlands Planned Development is authorized by the provisions of Section 13.04.150 of the Town of Parker Land Development Ordinance.

C. Enforcement

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law. All provisions of this Development Guide shall run in favor of the residents, occupants, and owners of the land within the Cottonwood Highlands Planned Development to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

END OF SECTION

SECTION III

CONTROL PROVISIONS

A. Control Over Use

After the adoption of this Development Guide by the Town Council of the Town of Parker and subject to the provisions of Section 13.04.230 (Non-Conforming Situations) and these Development Standards, in conjunction with the Town of Parker Land Development Ordinance, shall control development and land use including the following:

1. Any new building or other structure, and any parcel of land, or land use; and
2. The use of any existing building, other structure or parcel of land may be changed or extended; and
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan

For any purpose permitted or required by the provisions of this Development Guide applicable to the area in which the building, other structure or parcel of land is located, and for no other purpose. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other standards and requirements set forth or referred to in the standards and requirements for that area, and to any other applicable standards and requirements of this Development Guide.

B. Control Over Location and Bulk

After the adoption of this Development Guide by the Town Council of the Town of Parker and subject to the provisions of Section 13.04.230 (Non-Conforming Situations) of the Town of Parker Land Development Ordinance, the location and bulk of all buildings and other structures, existing and future, shall be in conformity with:

1. All standards and requirements set forth or referred to in the standards and requirements for the area in which such buildings and other structures are located; and
2. Any other applicable standards and requirements of this Development Guide.

C. Incorporation of Development Plan

The development of the Cottonwood Highlands Planned Development, including the type, location and boundaries of land use areas, the circulation elements, and the densities established by this Development Guide, are shown upon the "Cottonwood Highlands Development Plan" (hereinafter sometimes referred to as "Development Plan"), which Development Plan is hereby incorporated by reference into this Development Guide together with everything shown thereon and all amendments thereto.

END OF SECTION

SECTION IV

GENERAL PROVISION

A. Purpose

The purpose of this section is to provide general provisions and clarifications of standards and requirements for development that will occur in the Cottonwood Highlands Planned Development.

B. Relationship to the Town of Parker Land Development Ordinance

The provisions of this Development Guide shall prevail and govern the development of the Cottonwood Highlands Planned Development provided; however, where the provisions of the Development Guide do not address a specific subject, the provisions of the Town of Parker Land Development Ordinance, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

C. Relationship to the Town of Parker Roadway Design and Construction Criteria Manual, as Amended

All provisions of the Town of Parker Roadway Design and Construction Criteria manual, as amended, and successors thereof, as now in effect and is hereafter amended, are by this reference incorporated herein as if set forth in full.

D. Conflicts

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standard or requirements shall govern unless determined otherwise by the Community Development Director.

E. Density Standards

The dwelling unit density permitted in any Residential Area shall apply to the entire Area and shall not be specifically applicable to any portion thereof. Density of any Residential Area shall be computed by dividing the total number of dwelling units by the gross residential acres in the Area.

F. Density Variations

The total number of residential dwelling units for the Cottonwood Highlands Planned Development is shown on the Development Plan. The anticipated maximum density for each Residential Area is also shown on the Development Plan. Density variations within the Cottonwood Highlands PD shall be permitted as follows:

1. The Density of any Residential Area may be less than the anticipated maximum density shown on the Development Plan for that area.
2. The density of any Residential Areas may exceed the anticipated maximum density shown on the Development Plan for that Area by 10%. A transfer of dwelling units of 10% or less shall be considered a Minor Amendment to the Development Plan. A transfer of dwelling

units of 10% greater shall be considered a Major Amendment to the Development Plan.

3. The increase in maximum density for any Residential Area will be accomplished by a transfer of dwelling units from another Residential Area.
4. No amendment to this Development Guide or approval by the Town of Parker shall be required for these density variations.
5. In no event shall the total number of residential dwelling units for the Cottonwood Highlands Planned Development, as shown on the Development Plan, be exceeded.

G. Utility Connections

Connection to Cottonwood Water and Sanitation District facilities shall be required for each principal building constructed in the future with the Cottonwood Highlands Planned Development.

H. Agricultural Uses

Agricultural activities and uses, and all accessory structures and uses that are customarily incidental or appropriate to farming shall be permitted within the Cottonwood Highlands Planned Development. In those areas of the Cottonwood Highlands PD under development, an orderly transition from agricultural to urban uses will be undertaken to assure that agricultural uses will not be detrimental to the Cottonwood Highlands PD residents.

I. Underground Utility

All electrical and communication distribution lines shall be placed underground.

END OF SECTION

SECTION V

RESIDENTIAL AREAS

A. Purpose

The purpose of this Section is to establish standards for the development of residential areas within the Cottonwood Highlands Planned Development, which will result in a pleasant and desirable living community. The standards set forth herein will offer both a conventional and contemporary approach to the residential development of the Cottonwood Highlands Planned Development and will permit mixed residential and nonresidential uses as identified below.

B. Uses Permitted by Right

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

1. One Family Detached (OFD)
2. Two-family dwellings
3. Playgrounds
4. Recreation center or club house for private use to serve the residential development
5. Trails for bikes and pedestrians

C. Development Standards

One-Family and Two-Family Residential uses as a matter of right in Residential Areas may be constructed in accordance with the following development standards.

1. Minimum lot area: 4,500 square feet
2. Minimum lot width:

At the street:	45 feet
At a cul-de-sac, knuckle, or similarly curved frontage at the street:	25 feet
3. The following yards shall be required:
 - a. Minimum front yard: 20 feet from the edge of walk to the garage door
 - b. 10 feet from the front property line to the building livable area, provided that with respect to a flag or panhandle lot, the length of the corridor or access way shall be excluded in applying such minimum to such lot.
 - c. Minimum side yard: 5 feet from the property line
 - d. Corner lots: 10 feet on the side adjoining the side street
 - e. Minimum rear yard: 10 feet from the property line

4. Density:

See Development Plan Land Use Tabulation

END OF SECTION

SECTION VI

COMMERCIAL AREAS

A. Purpose

The purpose of this Section is to establish standards for the development of those areas within the Cottonwood Highlands Planned Development that are intended for Commercial uses. Development within this District shall be designed to provide for such uses in a low-intensity manner on well-landscaped sites such that they can be located in proximity to business, commercial and residential uses. Growth should occur in a phased and contiguous manner to reduce costly premature extension of basic infrastructure.

B. Uses Permitted by Right

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

1. Agricultural uses such as farming and the grazing of livestock are permitted until a site plan for development is approved and construction begins.
2. Nurseries
3. Banks with or without drive-thru facilities
4. Building materials sales
5. Convenience retail without gas pumps;
6. Drug store;
7. Grocery store
8. Hardware store
9. Liquor store;
10. Medical and dental office, clinic;
11. Office/professional, accounting, law, consulting, medical office, medical clinic;
12. Office for research and development, experimental and testing
13. Office for clean assembly and manufacturing without outdoor storage
14. Office for research, scientific development, and testing
15. Office and shops for special trade contractors including but not limited to plumbing, electrical heating, air conditioning, cabinetry, woodworking, and printing,
16. Retail sales of products
17. Wholesale business / general merchandising
18. Bar and lounge;
19. Bowling alley, pool hall;
20. Restaurants with drive-thru or drive-in facilities
21. Night club;
22. Quick serve with and without drive thru;
23. Restaurant, full service
24. Theater and movie house
25. Automobile service stations. (see section vii for a list of conditions.)

- 26. Athletic club - private/public
 - a. No single facility to exceed 50,000 square feet
- 27. Commercial recreation- private/public
 - a. Establishments engaged in providing entertainment, amusement or recreation services at a fee. These activities shall include a principal use that generates a retail/sales tax component and be located inside of a structure.
 - b. No single facility shall exceed 10 acres in size.
- 28. Day care center, nursery school
 - a. Not permitted on parcels with Jordan Road frontage.
 - b. Permitted only in sub areas of the commercial planning area as delineated on the pd development plan.
- 29. Dry cleaners;
- 30. Library
- 31. Miniature golf
- 32. Personal service shops:
 - a. Beauty parlor, barber shops;
- 33. Shipping facility
- 34. Repair shops
- 35. School - private and public, including college and universities with related facilities;
- 36. Veterinary clinic, animal hospital, pet grooming, no outside kennels.
- 37. Clinic, health care facility
- 38. Fire station
- 39. Hotel, motel, conference, or convention facilities
- 40. Mortuary, without crematorium
- 41. Open space.
- 42. Commercial warehouse, showroom, or distribution center.
 - a. Building gross square footage of less than 200,000 square feet
 - b. Truck docks to be screened from major streets

C. Uses by Special Review:

- 1. Automobile body shops.
 - a. Athletic club - private/public facilities greater than 50,000 square feet.

D. Development Standards

The development standards for Commercial Areas shall be:

- 1. Minimum lot area: 10,000 square feet, unless development is designed as a project or projects, in which case there shall be no minimum lot area.
- 2. Minimum lot width: 100 feet, unless such development is designed as a project or projects, in which case there shall be no required minimum lot width.

3. Maximum building height: 60 feet. Except that, Commercial Planning Areas adjacent to Single Family Residential uses shall have a maximum building height of 35 feet within 200 feet of a residential use.
4. The following yards shall be required:
 - a. 40' when adjacent to an arterial roadway.
 - b. 20' when adjacent to a local roadway.
 - c. 50' wherever Commercial boundaries abut Residential land-uses without street separation.
 - d. No yards shall be required adjacent to property lines which merely separate Commercial Areas
5. Dust, fumes, odors, refuse, smoke, vapor, noise, lights and vibrations shall be confined to the site upon which the use is located.
6. All loading and unloading shall be performed on the lot or project. Loading platforms and areas shall be screened from view from adjacent streets and highways.
7. All permitted uses and their resulting products shall be contained entirely within a fully enclosed structure, excluding therefore such uses as off-street parking; trash storage; loading; sale of nursery stock; automobile washing; outdoor dining; automobile yards outdoor recreation activities; and similar uses.
8. Screening shall be in accordance with Town of Parker Land Development Ordinance.
9. Landscaping and Signs shall be in accordance to the Town of Parker Land Development Ordinance
10. Design Standards as specified in the Town of Parker Architectural and Design Standards for Commercial, Industrial, and Multifamily Projects as amended.

END OF SECTION

SECTION VII

MIXED USE - (MU)

Multifamily/ Commercial Alternative

A. Purpose:

The mixed use - multifamily/commercial alternative - planning area provides for the opportunity to offer flexibility with the land planning and site development within a defined framework of excellence. The planning area can be developed with residential uses with supporting retail, office, and commercial uses or development can be limited to either residential or commercial uses. The flexibility in land uses provides the framework to combine supporting uses in a dynamic neighborhood and allows development to respond to changing market conditions. The development standards will help assure quality improvements in the Town of Parker.

The land uses allow housing to be combined with supporting retail and commercial uses to provide a sustainable mixed-use environment. The mix of housing, retail, office, and commercial uses supports the Town of Parker's goals and intent for the development of the E-470 corridor. The mixed use, alternative, planning areas will help build a community in the Town of Parker where you can *live, work, shop, and play*.

All non-residential structures, regardless of intended use, shall comply with the *Commercial design standards outlined within the Town of Parker Commercial, Industrial & Multifamily Residential Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Ordinance, as amended, unless otherwise stated in these standards.

B. Development Program

The design intent is to create a neighborhood with a pedestrian environment. Walks will connect to the regional trail systems along Chambers Road and Happy Canyon Creek. Commercial developments permitted with residential uses are limited to services that **will** support the residential neighborhood and the Cottonwood Highlands Development. The Development Standards for the multifamily and mixed use alternative land uses are programmed to achieve a mixed use development where commercial, retail, and multifamily residential developments can complement each other.

C. Mixed Use Alternative

The multifamily and mixed use development standards apply in the event multifamily uses are developed. If residential land uses are developed in the Mixed Use planning area, support retail, commercial and services will be limited to principal uses that are compatible with the residential neighborhood. Once residential development is introduced, specific development standards will apply to non-residential development. If residential uses are not developed in a mixed use planning area, a list of additional permitted uses and the design standards for non-residential uses apply.

D. Residential Land Uses permitted by right

The multifamily land use should promote a pedestrian environment. A traditional design theme that creates pedestrian-friendly streets, screened parking areas, and public outdoor spaces is encouraged. Auto, warehousing, big box, and similar non-- residential uses are not allowed. Parking areas should be dispersed to promote a pedestrian, neighborhood character. Building frontages are encouraged to be street oriented to promote an urban environment. The design standards provide criteria for providing the appropriate environment.

The permitted uses for residential only development include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

1. Dormitories
2. Duplex
3. Mixed use residential
4. Residential above first floor retail/commercial/office
5. Multifamily
6. Open space;
7. Playground with play structures
8. Public plazas, courts and gathering spaces
9. Recreation center - club house for private use to serve the residential development
10. Schools - private or public, k-12, colleges or university, and trade with related facilities
11. Swimming pool
12. Trails for bikes, pedestrian & equestrian use

E. Commercial Land Uses Permitted by Right -- in support of residential

Where commercial development is combined with residential uses, the commercial and residential uses may be located in the same building or on adjacent lots. First- floor retail with upper floor residential or office is permitted and encouraged but not required. Residential uses may be developed on a public or private street with permitted commercial uses on the opposing side of the street provided a pedestrian environment is provided. The intent is to create the opportunity to develop a sustainable, active neighborhood where the commercial uses provide products, services, and employment opportunities to the residential community and the residential uses provide consumers and employees to the commercial uses.

The non-residential land uses permitted to support the residential development include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director.

1. Agricultural uses such as farming and the grazing of livestock are permitted until a site plan for development is approved and construction begins.
2. Convenience retail without gas pumps;
3. Drug store;
4. Grocery store
5. Liquor store;

6. Medical and dental office, clinic;
7. Office/professional, accounting, law, consulting;
8. Office for research and development, experimental and testing;
9. Retail sales less than 40,000 sq. Ft. Per user including the following:
 - a. Retail sales;
 - b. Retail showroom;
 - c. Specialty shop;
10. Bar and lounge;
11. Bowling alley, pool hall;
12. Night club;
13. Quick serve with and without drive thru;
14. Restaurant, full service.
15. Athletic club - private/public
 - a. No single facility to exceed 50,000 square feet;
16. Commercial recreation- private/public
 - a. Establishments engaged in providing entertainment, amusement or recreation services at a fee. These activities shall include a principal use that generates a retail/sales tax component and be located inside of a structure.
 - b. No single facility shall exceed 10 acres in size.
17. Bank with and without drive thru;
18. Day care center, nursery school;
19. Dry cleaners;
20. Library;
21. Miniature golf
22. Personal service shops:
 - a. Beauty parlor, barber shops;
23. School - private and public, including college and universities with related facilities;
24. Veterinary clinic, animal hospital, no outside kennels;
25. Churches and church schools

F. Supporting Land Uses

1. Congregate care, convalescent home, nursing home, memory care, and retirement home
2. Fire station

G. Uses Permitted by Special Review - with residential uses

1. Retail sales greater than 40,000 sq. ft. per user

H. Commercial Land Uses Permitted by Right -- without residential uses

The following uses are permitted by right in addition to the non-residential uses listed above when residential uses are NOT developed:

1. Retail, commercial, and office - (without residential uses)
2. Equipment rental- less than 30,000 sf.; outdoor storage by special review;
3. Office warehouse or showroom warehouse hardware store/home repairs;
4. Retail sale of any product or commodity including the following:
 - a. Grocery store;
 - b. Auto and motor vehicle equipment parts and accessories
 - c. Specialty shop
5. Retail showroom,
6. Office showroom;
7. Wholesale business/general merchandising.

I. Uses Permitted by Special Review-without residential uses

1. Movie theater
2. Outdoor storage, loading and service areas that are incidental to a primary use provided:
 - a. Outdoor storage does not exceed 20% of the total land area of the development parcel;
 - b. Major loading, service areas and outdoor storage are screened from collector roads;
 - c. Placement of structures along the open space may be used to screen outdoor storage from the adjacent open space and residential planning area.
3. Athletic club - private/public
 - a. Facilities greater than 50,000 square feet

J. Development standards with and without residential uses

Density

Residential uses

1. Not to exceed 30 dwelling units per acre on any single lot;
2. Maximum number of dwelling units as noted on the PD Plan Land Use Tabulation
3. Congregate care and assisted living facilities are not included in dwelling unit calculations but shall be included in the gross floor area tabulation.

Building Height

Residential and commercial uses -- Maximum building height per planning area:

1. 60 feet, (90 feet permitted by special review)
 - a. Not including roof-top mechanical equipment
 - b. All rooftop equipment shall be screened, solar panels excepted

Minimum Lot Area

None

Setbacks – Residential

1. Cottonwood Drive and Lanceleaf Drive

Structural setback	20'
Parking	10'

2. E-470 Ramp

Structural setback	40'
Parking	10'

3. Local Internal Streets

Residential	10' to the living space 20' to the face of the garage
Side	5' 8' to the corner lot line
Rear	10'

Setbacks – Commercial and Mixed Use

1. Cottonwood Drive

Structural setback	20'
Parking	10'

2. E-470 Ramp

Structural setback	40'
Parking	10'

3. Local Internal Streets

Structural setback	40'
Parking	10'

END OF SECTION

Section VIII

HIGHWAY COMMERCIAL (HC)

Planning Area West

A. Purpose

The Highway Commercial planning area is expected to attract users that will benefit from direct access and visibility from the E-470 I Chambers Road interchange and from dramatic, uninterrupted views of the Front Range. The intent of the Highway Commercial planning area is to promote the combination of retail and commercial uses with an active neighborhood character.

B. Development Program

The development program is to attract uses that are complementary and supportive of the Compark Business Campus, Cottonwood Highlands, surrounding residential neighborhoods, and the Town of Parker. The goal is to provide destination retail and commercial uses as a recognized landmark along the E-470 corridor. The program promotes a pedestrian environment. The surrounding residential neighborhoods and direct access from E-470 will support the local retail development.

All non-residential structures, regardless of intended use, shall comply with the Commercial design standards outlined within the Town of Parker Commercial, Industrial & Multifamily Residential Design Standards, referenced within Section 13.10.200 of the Parke Municipal Ordinance, as amended.

C. Land Uses Permitted by Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director.

D. Commercial Land Uses Permitted by Right

The following uses are permitted by right:

1. Retail, commercial, and office
2. Equipment rental - less than 30,000 sf.; outdoor storage by special review;
3. Office warehouse or showroom warehouse hardware store/home repairs;
4. Retail sale of any product or commodity including the following: grocery store; auto and motor vehicle equipment parts and accessories; specialty shop
5. Retail showroom,
6. Office showroom;
7. Wholesale business/general merchandising.

E. Retail and Commercial Land Uses

1. Convenience retail without gas pump;

2. Drug store;
3. Hotel, motel, conference center;
4. Liquor store;
5. Office professional, accounting, law, consulting,
6. Medical office, dental office, medical clinic;
7. Retail sale of any product or commodity:
8. Auto and motor vehicle equipment parts and accessories
9. Grocery store;
10. Big box retail with screened outdoor display and storage; not including the sale of motorized vehicles that require outdoor on-site storage of motorized vehicles;
11. Retail showroom;
12. Specialty shops.

F. Restaurants including quick serve, and drive thru

1. Bar and lounge;
2. Bowling alley, pool hall;
3. Fast food with drive thru;
4. Night club;
5. Quick serve with and without drive thru;
6. Restaurant, full service.

G. Services

1. Athletic club - private/public,
 - a. No single facility to exceed 50,000 square feet
2. Commercial recreation- private/public
 - a. Establishments engaged in providing entertainment, amusement or recreation services at a fee. These activities shall include a principal use that generates a retail/sales tax component and be located inside of a structure.
 - b. No single facility shall exceed 10 acres in size.
3. Bank with and without drive thru;
4. Day care center, nursery school;
5. Dry cleaners;
6. Funeral home, mortuary -- crematorium not permitted
7. Hospital;
8. Medical/dental office or clinic;
9. Movie theater,
10. Personal service shops:
 - a. Beauty parlor, barber shops;
11. School - private and public, including college and universities with related facilities;
12. Short-term rehabilitation center
13. Veterinary clinic, small animal hospital, no outside kennels or runs;

H. Supporting Land Uses

1. Fire station;
2. Library;
3. Mortuary, funeral home, without crematorium
4. Open space;
5. Playground with play structures;
6. Police station;
7. Public plazas, courts and gathering spaces

I. Uses Permitted by Special Review - without residential uses

1. Congregate care, convalescent home, nursing home, memory care, assisted living and retirement home.

J. Development Standards

Building Height

Retail Use

All retail, office, and commercial uses	75 feet
Permitted by special review	90 feet

Minimum Lot Area

None

Setbacks - Residential

1. Cottonwood Drive	Structural setback	20'
	Parking	10'
2. E-470 Ramp	Structural setback	40'
	Parking	10'
3. Local Internal Streets		10'
	Rear	10'

END OF SECTION

SECTION IX

AUTOMOBILE SERVICE STATIONS

A. Purpose

The purpose of this Section is to establish development standards for the design and use of Automobile Service Stations. It is the intent of this Section to encourage the development of properly located and aesthetically-pleasing Automobile Service Stations to service primarily the needs of the motorists of the Cottonwood Highlands Planned Development.

B. Uses Permitted by Right

Automobile Service Station's building or canopy shall have minimum of a 200' separation from the nearest residential structure. Automobile Service Stations providing only the following goods and services shall be permitted as a matter of right in Mixed Commercial Areas

1. Sale of petroleum products, propane, butane, and natural gas.
2. Sale of tires, batteries, and related automotive accessories.
3. Minor automobile maintenance such as: tune-ups, fan belt maintenance, alternator repair, car washing, and car lubrications.
4. Convenience food, beverage sales and merchandise sales

c. Development Standards

The development standards for Automobile Service Stations shall be as shown on an approved Site Improvement Plan prepared in accordance with VII of this Development Guide and as follows:

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width: 100 feet
3. Maximum building height: 35 feet, except for architectural features.
4. The following yards shall be required - Minimum front, side and rear yards: 20 feet
5. Trash and storage areas shall be screened from view in accordance to the Town of Parker Land Development Ordinance. Walls and fence materials shall complement exterior building materials.
6. All facilities other than gasoline pump islands, and trash and storage areas shall be contained entirely within a fully enclosed structure.
7. Wherever an Automobile Service Station abuts a Residential Area, a 6-foot high opaque wall, fence, or landscaping consisting of berms, trees and shrubs shall be erected along said common boundary.
8. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

END OF SECTION

SECTION X

ASSEMBLY/CHURCH AREAS

A. Purpose

The purpose of this Section is to establish standards for the development of those areas within the Cottonwood Highlands Planned Development that are intended for Assembly uses. Development within this District shall be designed to provide for such uses in a low-intensity manner on well-landscaped site such that they can be located in proximity to business, commercial and residential uses. Growth should occur in a phased and contiguous manner to reduce costly premature extension of basic infrastructure.

B. Maximum Size of Planning Area

This Planning Area shall not exceed 235,224 square feet of 5.4 acres in size. This area shall include all required parking and landscaping for the proposed construction/use.

C. Uses permit by Right

The following uses shall be permitted in the Assembly/Church Areas as a matter of right:

1. All uses permitting with the Retail Planning Area
2. Church or assembly use
3. Athletic club - private/public
 - a. No single facility to exceed 5,000 square feet
4. Indoor Commercial recreation- private/public
 - a. Establishments engaged in providing entertainment, amusement or recreation services at a fee.
 - b. No single facility shall exceed 5,000 square feet in size.
5. Day care center, nursery school
 - a. No single facility shall exceed 5,000 square feet in size.
6. School - private and public, including college and universities with related facilities;
 - a. No single facility shall exceed 5,000 square feet in size.
7. Event Center - private/public
 - a. No single facility to exceed 5,000 square feet

D. Development Standards

The development standards for Assembly Areas shall be:

1. Minimum lot area: 10,000 square foot, unless development is designed as a project or projects, in which case there shall be no minimum lot area.
2. Minimum lot width: 100 feet, unless such development is designed as project or projects, in which case there shall be no required minimum lot width.
3. Maximum building height: 60 feet. Except that Assembly Planning Areas adjacent to Single Family Residential uses shall have a maximum building height of 35 feet within 200 feet of a residential use.
4. The following yards shall be required:
 - a. 20' when adjacent to an arterial roadway.
 - b. 10' when adjacent to a local roadway.

- c. 50' where Assembly boundaries abut Residential land-uses without street separation.
- d. No yards shall be required adjacent Commercial Areas.
- e. No yards shall be required adjacent to property lines which merely separate Assembly Areas.

END OF SECTION

SECTION XI

RETAIL AREAS

A. Purpose

The purpose of this Section is to establish standards for the development of those areas within the Cottonwood Highlands Planned Development that are intended for Retail/Commercial uses. Development within this District shall be designed to provide for such uses in a low-intensity manner on well-landscaped sites such that they can be located in proximity to business, commercial and residential uses. Growth should occur in a phased and contiguous manner to reduce costly premature extension of basic infrastructure.

B. Uses Permitted by Right

The following uses shall be permitted in the Retail Area as a matter of right:

1. Agricultural uses such as farming and the grazing of livestock are permitted until a site plan for development is approved and construction begins.
2. Retail, Commercial, and Office
 - a. Banks with or without drive-thru facilities
 - b. Building materials sales
 - c. Convenience retail without gas pumps;
 - d. Drug store;
 - e. Grocery store
 - f. Hardware store
 - g. Liquor store;
 - h. Medical or Dental Clinic;
 - i. Administrative, Professional, and Governmental Office;
 - j. Retail sales of products
3. Restaurants and Eating Establishments
 - a. Bar and lounge;
 - b. Restaurants with drive-thru or drive-in facilities
 - c. Microbrewery, Cidery, Distillery, or Winery
4. Services
 - a. Indoor Commercial recreation- private/public
 - i. Establishments engaged in providing entertainment, amusement or recreation services at a fee.
 - ii. Maximum one (1) facility within the Retail Planning Area not to exceed 3,500 square feet in size.
 - b. Personal service shops:
 - c. Beauty parlor, barber shops, spa
 - d. Veterinary clinic, animal hospital, pet grooming, no outside kennels.
5. Supporting Land Uses
 - a. Hotel, or motel
 - b. Open space.

C. Development Standards

The development standards for Retail Areas shall be:

1. Minimum lot area: 10,000 square feet, unless development is designed as a project or projects, in which case there shall be no minimum lot area.
2. Minimum lot width: 100 feet, unless such development is designed as a project or projects, in which case there shall be no required minimum lot width.
3. Maximum building height: 60 feet. Except that, Commercial Planning Areas adjacent to Single Family Residential uses shall have a maximum building height of 35 feet within 200 feet of a residential use.
4. The following yards shall be required:
 - a. 20' when adjacent to an arterial roadway.
 - b. 10' when adjacent to a local roadway.
 - c. No yards shall be required adjacent to property lines which merely separate Commercial Areas

D. Design Standards

1. All retail and commercial buildings surrounding the plaza shall have 'four sided architecture' with a substantial architectural feature (such as window glass, awnings, canopies, etc.) towards Jordan Road and Parkerhouse Road to ensure they do not appear as a rear/back of house areas.

END OF SECTION

COTTONWOOD HIGHLANDS PLANNED DEVELOPMENT - 6TH AMENDMENT

DEVELOPMENT PLAN

BEING A PART OF THE EAST ONE-HALF, SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE SOUTHWEST ONE-QUARTER OF SECTION 9 ALL IN TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGEND

REGIONAL TRAIL

FULL TURN MOVEMENT

FULL TURN MOVEMENT

LEGAL DESCRIPTION

CONSISTING OF THE FOLLOWING SUBDIVISIONS:
LOTS 2 & 3 OF COTTONWOOD SOUTH
COTTONWOOD HIGHLANDS FILING 1A
COTTONWOOD HIGHLANDS FILING 1B
TRACT A AND B COTTONWOOD HIGHLANDS FILING 2 AMENDMENT 1
COTTONWOOD HIGHLANDS FILING 2A
COTTONWOOD HIGHLANDS FILING 2B
COTTONWOOD HIGHLANDS FILING 2C
COTTONWOOD HIGHLANDS FILING 5 AMENDMENT 1
COTTONWOOD HIGHLANDS FILING 6 AMENDMENT 1
COTTONWOOD HIGHLANDS FILING 7
COTTONWOOD HIGHLANDS FILING 7 AMENDMENT 1
TRACT A COTTONWOOD FILING 11, 1ST AMENDMENT
*SEE PREVIOUS MEETS AND BOUNDS LEGAL DESCRIPTIONS ON COTTONWOOD HIGHLANDS PLANNED DEVELOPMENT PLAN 5TH AMENDMENT.

NOTE:

- Roadway alignments are conceptual. Exact alignments will be established during the preparation of plats and site improvement plans.
- Intersections and access points shown are conceptual and will be refined and established during the Site Improvement Plan or platting process.
- Trails are shown for graphic representation only. The exact location may vary.
- The Development Plan illustrates proposed land uses and site data. Land use acres are approximate. The plan is intended to allow for changes and refinement.

EXISTING ZONING

COTTONWOOD HIGHLANDS PLANNED DEVELOPMENT – FIFTH AMENDMENT

PROPOSED ZONING

COTTONWOOD HIGHLANDS PLANNED DEVELOPMENT – SIXTH AMENDMENT

PROPERTY OWNER SIGNATURE

PARKER HOUSE RD, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: SIGNATURE PRINT NAME AND TITLE

NOTARY:

STATE OF)
COUNTY OF) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, DARREN R. WOLTERSTORF, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

DARREN WOLTERSTORF 0038281
PROFESSIONAL L.S. NO.
FOR AND ON BEHALF OF
KIMLEY-HORN AND ASSOCIATES, INC.

TOWN COUNCIL CERTIFICATE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE DAY OF , 2022, FOR THE PROPERTY DESCRIBED AS THE COTTONWOOD HIGHLANDS PLANNED DEVELOPMENT. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. .

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON

PLANNING DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

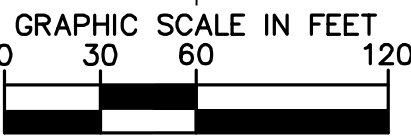
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF 2022 A.D., AT AM/PM AND WAS RECORDED AT RECEPTION

NO. .

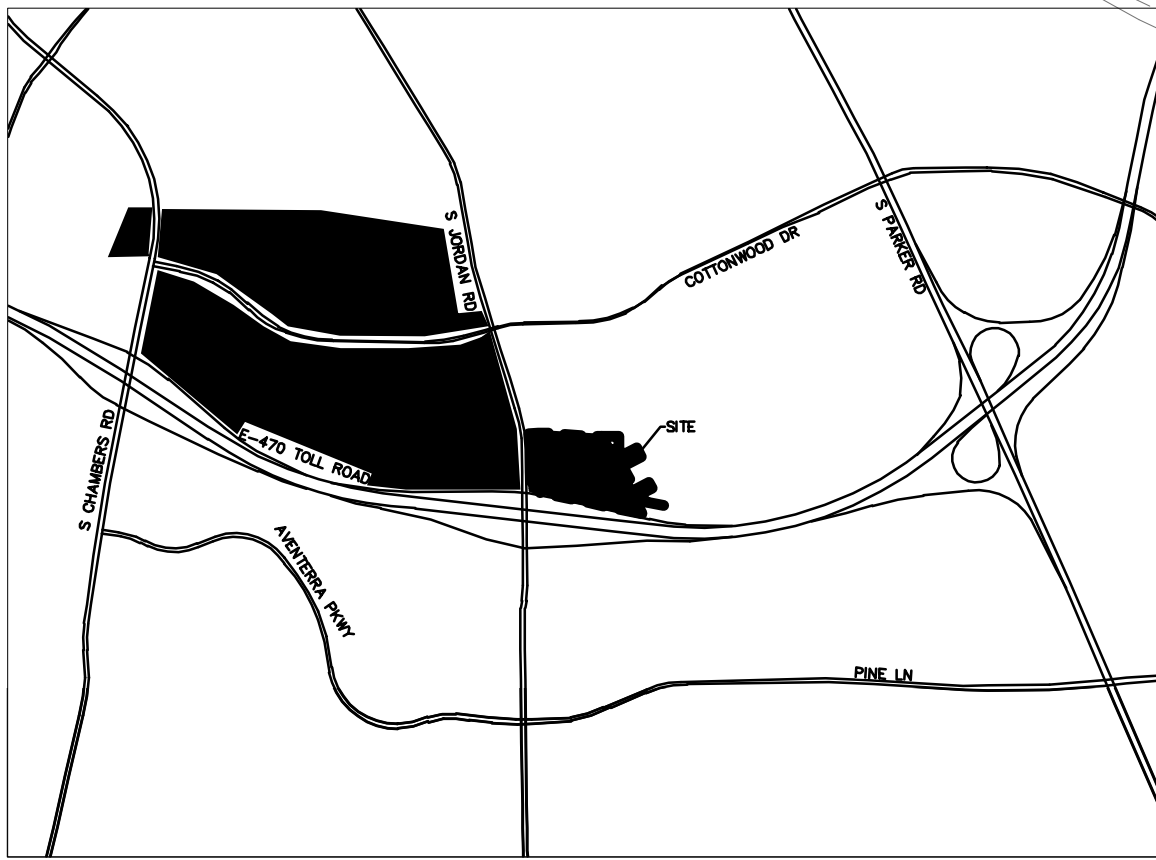
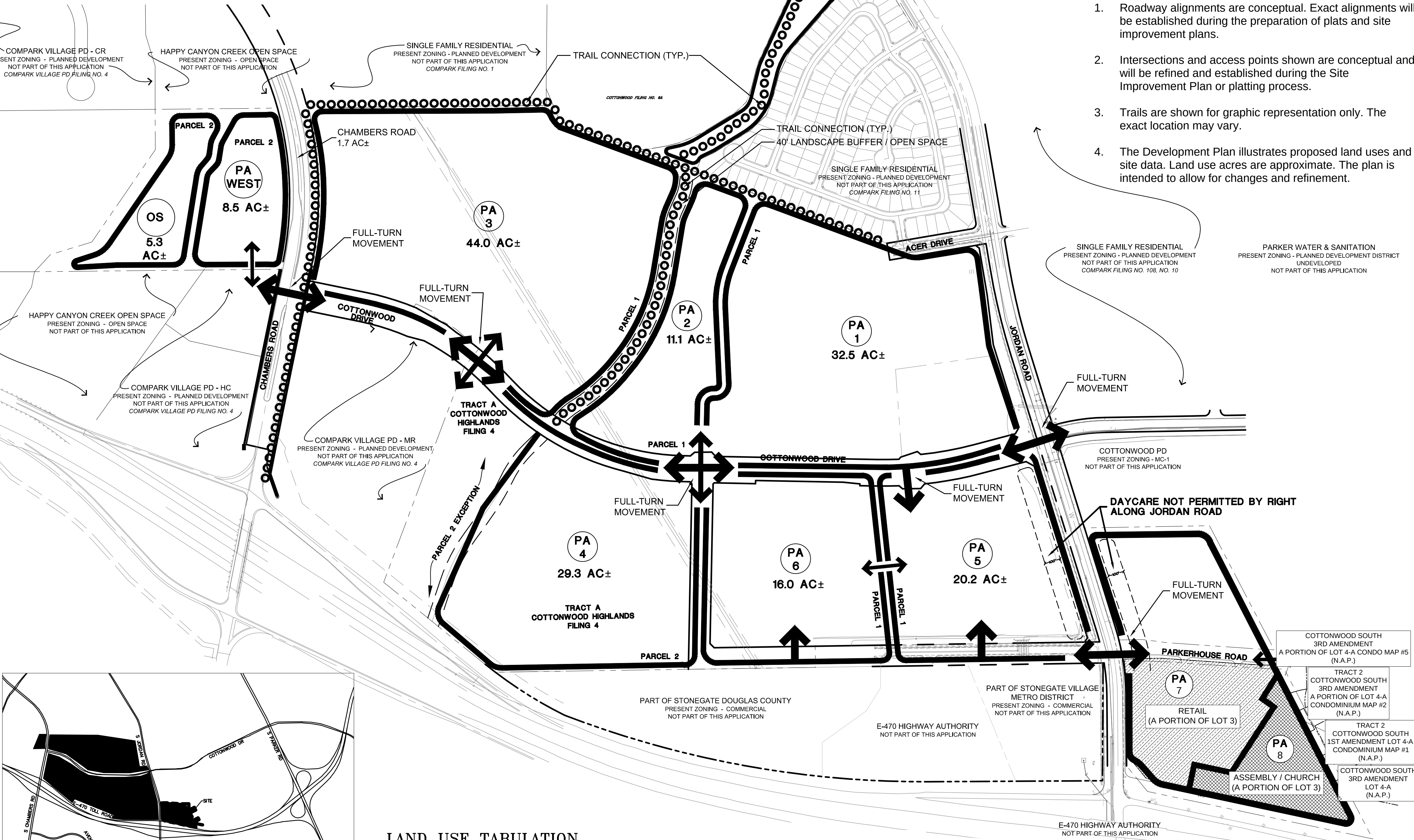
COUNTY CLERK AND RECORDER



03/28/2022
PREPARED BY:

Kimley»Horn

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4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237
PHONE: 303-228-2300



VICINITY MAP
1"=2,000'

LAND USE TABULATION

PLANNING AREAS	LAND USE	GROSS ACRES	PERCENT	MAXIMUM DWELLING UNITS	MAXIMUM DENSITY
1	RESIDENTIAL (R)	±32.5	16.5%	105	3.2 DU/AC
2	RESIDENTIAL (R)	±11.1	5.6%	45	4.1 DU/AC
3	RESIDENTIAL (R)	±44.0	22.4%	160	3.6 DU/AC
4	MIXED USE (MU)	±29.3	14.9%	600	20.5 DU/AC
5	COMMERCIAL (C)	±20.2	10.3%	—	—
6	MIXED USE (MU)	±16.0	8.1%	320	20.0 DU/AC
7	RETAIL	±9.1	7.9%	—	—
8	ASSEMBLY/CHURCH	±5.4	4.9%	—	—
WEST	HIGHWAY COMMERCIAL (HC)	±8.5	4.3%	—	—
OPEN SPACE	OPEN SPACE(OS)	±10.7	5.4%	—	—
TOTAL		196.8	100.0%	1,230	