



PLANNING COMMISSION MEETING

7:00 PM

April 26, 2018

**Prior to the Meeting: 5:30 p.m. *Planning Commissioner Study Session*
My Mainstreet
*and***

Downtown Parking Implementation – New Parking Standards for the Greater Downtown District

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
 - **Meeting Minutes**
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**
 - A. **HARVIE PROPERTY - Zoning - (Continued from April 12, 2018)**

Applicant:	Town of Parker
Location:	Generally located north of Mainstreet at Canterberry Parkway
Department:	Community Development, Mary Munekata, Parks and Recreation, Dennis Trapp
TRAKiT No.:	Z17-107
 - B. **TWENTY MILE VILLAGE FILING 2 AMENDMENT 9 - Use by
Special Review**

Applicant:	Peggy S. Friesen, Engineering Services Company
Location:	North of Mainstreet and surrounded by Stage Run
Department:	Community Development, Paul Workman
TRAKiT No.:	Z17-025
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**

**PLANNING COMMISSION
MINUTES
APRIL 12, 2018**

CALL TO ORDER

Chair Gary Poole called the meeting to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Chair Gary Poole and Commissioners John Howe and Eliana Burke were present. Alternates Erik Frandsen, Ruth Ann Nelson and Kimberly Rodell were present and seated for the absent Commissioners Duane Hopkins, Richard Foerster and in a vacant position.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

March 22, 2018 Meeting Minutes

Commissioner John Howe moved to approve the March 22, 2018 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 4:0:2 with Commissioners Erik Frandsen and Eliana Burke abstaining due to being absent from the March 22, 2018 meeting.

CONSENT AGENDA

None

Chair Gary Poole stated the role of the Planning Commission for Town of Parker public hearings.

PUBLIC HEARINGS

A. HARVIE PROPERTY - Zoning (To be Continued to a Date Certain of April 26, 2018)

Applicant:	Town of Parker
Location:	Generally located north of Mainstreet at Canterberry Parkway
Department:	Community Development, Mary MuneKata, Parks and Recreation, Dennis Trapp
TRAKiT No.:	Z17-107

Commissioner John Howe moved that the Planning Commission continue the Harvie Property zoning public hearing to April 26, 2018. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

B. GRASSLANDS/PRAIRIE TRAIL - Zoning

Applicant:	ABMAR Grasslands, LLC
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Charter Communications Holding Company, LLC M&P Enterprises, LLC Woodspear Prairie Trail, LLC
Town of Parker Community Development Department (as to zoning)

Location: **Generally bound by the county line between Douglas County and Arapahoe County, Upland Drive, Prairie Trail Drive and Compark Boulevard**

Department: **Community Development, Paul Workman**

TRAKiT No. **Z18-009**

Chair Gary Poole opened the public hearing at 7:06 p.m.

Chair Gary Poole stated the Town of Parker protocol for the Grasslands/Prairie Trail public hearing including the allocation of 30 minutes to the applicants and 30 minutes to the owners of the three lots not owned by the applicants to make presentations. Chair Gary Poole asked if any Planning Commissioners had any conflicts of interest to disclose.

Chair Gary Poole disclosed that his wife works in the same space as Woodspear Prairie Trail, LLC but her employer is not a part of this zoning public hearing.

All Planning Commissioners agreed the disclosure did not constitute a conflict of interest.

Paul Workman, Planner, presented the staff report for the Grasslands/Prairie Trail – Zoning; noting the application was properly noticed. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the requests. He read a letter from Centennial Airport for the record.

Commissioners discussed with staff:

- if the designated zoning for the proposed employment area in the development plan matches the employment Character Area in the Master Plan; (*Staff said yes, the areas match.*)
- if the proposed zoning in the development plan is consistent with the adjacent properties; (*Staff said yes, the zoning is consistent.*)

APPLICANT PRESENTATION

Jay Rolls, Chief Technology Officer, Charter Communications, 14810 Grasslands Drive, Englewood, CO 80112, in support of the zoning request, presented:

- data on the Charter Technology and Engineering Center
- truck traffic impacts on Charter's state-of-the-art engineering, technology and innovation hub if zoning is not changed to not allow a trash transfer facility
- noxious odors, pests and other nuisances to the facility and employees if zoning is not changed to not allow a trash transfer facility
- risks to aircraft and the public if zoning is not changed to not allow a trash transfer facility

Mark S. Lestikow, M&P Enterprises, LLC, 8480 Upland Drive, Suite 200, Centennial, CO 80112, in support of the zoning request, presented:

- history on M&P Enterprises, LLC at this location
- a description of the facility
- family owned and operated business for 26 years
- designs, manufactures and installs custom storage solutions for homeowners and residential home builders
- there are 75 employees, on-site six days a week
- there is a state-of-the-art showroom on-site
- designers meet with 50-60 customers on-site every week to go over plans and make selections
- there is also the Front Range Volleyball Club on-site; a nationally recognized volleyball club
- teams generally train and practice on-site after school, in the evenings and on weekends
- many of the athletes are high school students who drive themselves to and from practice in the dark
- ViaSat, Inc., a satellite dish provider is currently on-site
- lease expires in May, 2018, and will not renew
- space will be for lease
- M&P Enterprises opposes the proposed trash transfer facility
- increased traffic
- noxious odors
- impacts on building's value and leasing potential
- need for zoning consistent with the way the area is being built out

Zak Kessler, representing Woodspear Properties, owner and operator for 8591, 8595 and 8599 Prairie Trail Drive, Prairie Trail Business Park, in support of the zoning request, presented:

- key features of the business park
- the current tenants
- why they are against the current zoning for the nearby property that allows a trash transfer facility
- increased traffic
- noxious odors
- increased number of birds, rodents and pests
- support for the proposed annexation and rezoning into the Town of Parker

Kent Karber, Esq., Holland and Hart representing Abmar Grasslands, LLC, 14445 Grasslands Drive, Englewood, CO 80112, in support of the zoning request, presented:

- information about the property
- information about the adjacent properties
- information about Abmar Grasslands, LLC
- if a trash transfer facility is developed in the area it will have negative effects on current and future businesses relative to odors and increased bird populations

Commissioners had no questions for the applicants.

Chair Gary Poole asked if the representatives for Vista South, LLC had a presentation; they did not.

PUBLIC COMMENT OPENED

The following members of the public were in attendance and/or spoke in support of the rezoning to avoid increased traffic, noxious odors, pests, public safety, protect property values and the environment and to continue to attract students to Rocky Vista University and to maintain their accreditation:

- Marc Marrier, 8489 Canyon Rim Circle, #310, Englewood, CO
- David Metzler, 15870 Duckweed Court, Parker, CO
- Sue Dohrman, 15900 Duckweed Court, Parker, CO
- Rick Dohrman, 15900 Duckweed Court, Parker, CO
- Student Dr. Cameron Olsen, 8467 Canyon Rim Circle, Englewood, CO
- Jill Pitcher, 45795 Coal Cree Drive, Parker, CO
- Lori White, 15744 Crystallo Drive, Parker, CO
- Christopher Cassios Kellogg, 8510 Canyon Rim Trail, #1, Englewood, CO
- Tiffany Simonton, 8420 Canyon Rim Trail #304, Englewood, CO
- Clint Adams, 8401 S Chambers Road, Englewood, CO
- Terri Maulik, 15314 Grasslands Drive, Parker, CO
- Mitch Maulik, 15314 Grasslands Drive, Parker, CO
- Tom Wozniak, 15315 Grasslands Drive, Parker, CO
- Dr. Tom Told, Vice President for Academic Affairs and Dean of the College of Osteopathic Medicine, Rocky Vista University, 8401 Chambers and is a resident, 11792 Larkspur Drive
- Tracy Burlingame, 16046 Brooklime Court, Parker, CO
- Rich Russo, 8489 Canyon Rim Circle, Englewood, CO
- Laura Wyse, 8467 Canyon Rim Circle, Englewood, CO
- Jonathan Wyse, 8467 Canyon Rim Circle, Englewood, CO
- Jane Turner, 8291 Dove Ridge Way, Parker, CO
- Josh Bradford, 7550 South Blackhawk Street #7108, Englewood, CO
- Leva Corji, 1730 Shea Center Drive #12-204,
- Craig Davis, 15871 Butterwort Circle, Parker, CO
- Kathy Hayes 15825 Club Rush Court, Parker, CO
- Shana Schingeck, 15470 Canyon Rim Drive, Parker, CO
- Sabrina Fitzgerald-Ruiz, 8391 Feather Grass Court, Parker, CO
- Normandie Fallon, 15460 Canyon Gulch Lane, Englewood, CO
- Jason Landers, 8510 Canyon Rim Trail #3, Englewood, CO
- Michael Master, 8420 Canyon Rim Trail #106, Englewood, CO
- Mohamed Zaid, 8395 Dove Ridge Way, Parker, CO
- Zoya Masters, 8420 Canyon Rim Trail #105, Englewood, CO
- Mandy Jameson, 10472 Longleaf Drive, Parker, CO

- Sandy Hillman, 4954 Apollo Bay Drive, Highlands Ranch, CO
- Jeannette Tombough, 15445 Coopers Hawk Court, Parker, CO
- Kandance Soiland, 15271 Grasslands Drive, Parker, CO
- Jennifer Marin, 15329 Grasslands Drive, Parker, CO
- Jay Brooks-Wozniak, 15315 Grasslands Drive, Parker, CO
- Michael Master, 8420 Canyon Rim Trail #106, Parker, CO

PUBLIC COMMENT CLOSED

Chair Gary Poole asked staff if they had any additional information to address the public comments.

Mr. Workman said staff would be happy to answer any questions but had no additional information.

Commissioners asked staff to display the list of excluded uses in the zoning request; staff displayed the list.

PUBLIC HEARING: CLOSED: 8:31 P.M. GRASSLANDS/PRAIRIE TRAIL – Zoning

PLANNING COMMISSION DISCUSSION

Commissioner John Howe thanked everyone that came to share their opinions; he said the Planning Commission respects what is said. He said he respects the applicants' presentations. He said the zoning request meets the nine criteria for approval and is consistent with the Parker 2035 Master Plan. He supported recommending Town Council approve the zoning request.

Commissioner Eliana Burke thanked everyone for coming out and she said she was grateful that everyone supported the zoning request. She said, as a resident of Parker, she heard and felt what everyone was saying; she agreed there is a time and place for everything and the Town needs more Dove Valley and not a buzzard valley.

Commissioner Ruth Ann Nelson agreed the proposal meets all the criteria for approval; the need exists and there has been a major change in the development of the area. She noted there were no negative comments presented by the public; no negative testimony nor exhibits to give the Planning Commission any reason not to support recommending approval. She said the individuals that will be affected by the zoning without their voluntary consent chose not to speak. She said without knowing their reasons and without know what evidence they may be able to present, she supported recommending Town Council approve the zoning request.

Commissioner Kimberly Rodell said she struggles with zoning and property rights. She said the trash transfer facility folks have a right to use the property, as they choose. She agreed with Commissioner Ruth Ann Nelson in that the trash transfer facility folks did not make themselves available to answer questions. She said we all have our opinions on the allowable uses for other peoples' property but if your property rights were taken away, you may feel differently. She said her big concern is for public safety regarding the potential for pilots hitting birds. She said we are all inconvenienced by growth in an area; additional businesses bring increased jobs and traffic.

Commissioner Kimberly Rodell said there were no negative comments; homeowners need to be aware of where they buy homes and the surrounding area; and because Vista South had no presentation, either they don't care or they are working a different avenue with Douglas County. She said she supported recommending approval to Town Council.

Commissioner Erik Frandsen concurred.

Chair Gary Poole thanked everyone that came to speak and for the respectful way they handled themselves and addressed the applicants; it makes you proud to live in a town where people are able to clearly and succinctly express themselves. He said the existing businesses are the type we want to keep and to encourage like business to come into the town. He said he supported recommending approval by Town Council.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the zoning. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Bryce Matthews, Planning Manager advised the Planning Commission that there will be a Study Session on April 26, 2018 on My Mainstreet and an update on the Downtown Parking Study at 5:30 p.m.

ADJOURMENT

The meeting was adjourned at 8:37 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 4/26/2018

Town Council Date: 5/7/2018

Hearing Type: Public Hearing
Harvie Property – Zoning (Continued from April 12, 2018)
Z17-017

Location: North of Mainstreet at Canterbury Parkway

Project Planner: Mary Munekata, Associate Planner
Paul Workman, Senior Planner

Applicant: Town of Parker, Dennis Trapp

Executive Summary: The applicant, the Town of Parker, requests to zone approximately 71.45 acres from Douglas County Open Space Conservation to Town of Parker Open Space (OS). The associated annexation case is ANX17-003.

Staff Recommendation: Approval

RECOMMENDED MOTION

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

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council approve the Harvie Property zoning, subject to the following conditions: (conditions by Planning Commission)”

“I move that the Planning Commission recommend that Town Council deny the Harvie Property zoning as the request does not meet the following approval criteria:”

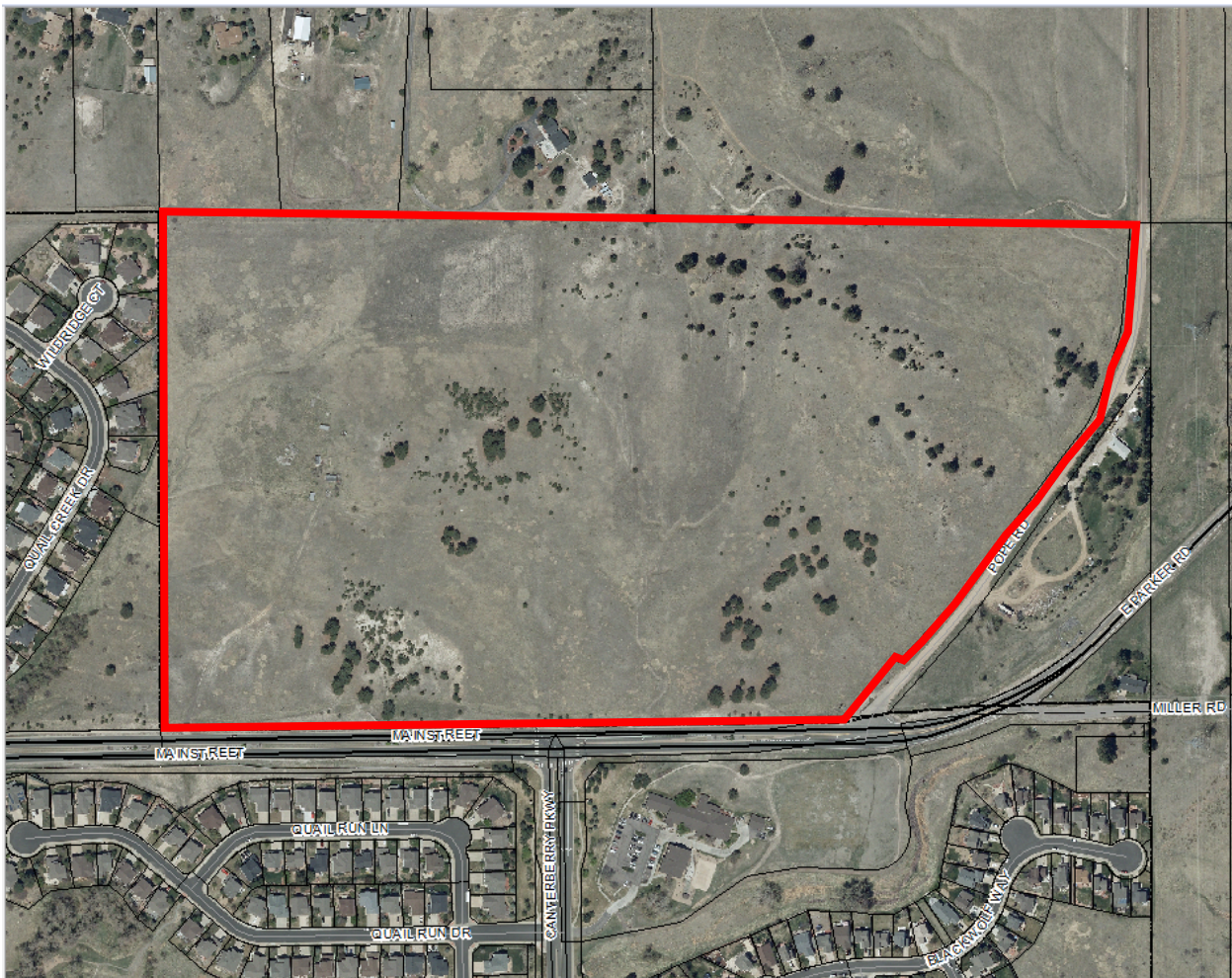
-List criteria not met (either by staff or Planning Commission)

“I move that the Planning Commission vote to continue the Harvie Property zoning to a future date.”

I. BACKGROUND/DISCUSSION

The subject property was acquired by the Town of Parker from Douglas County in late 2016. The 71.45 acre parcel is currently undeveloped and zoned Open Space Conservation in the County. There is an existing Conservation Easement on the property held by Douglas Land Conservancy which is consistent with the proposed zoning designation. This easement runs with the land in perpetuity and limits development to outdoor passive recreational uses. The Town is concurrently annexing the property along with this zoning request. The Town intends to zone the property open space and provide future open space access with limited passive recreational amenities in the form of a small parking area, soft surface trails and informal trailside seating.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
4.2.18	Town Council approved a Resolution setting the date for consideration of the annexation ordinance
4.12.16	Planning Commission approved a continuation of the zoning to a date certain of April 26, 2018

4.16.18	Town Council approved the Annexation Ordinance and Zoning Ordinance on first reading.
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III. CURRENT SITE DATA

Existing Zoning	Douglas County – Open Space Conservation		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Low Density Residential		
Site Acreage	71.45 acres		
Subdivision	Unplatted		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	N/A	Douglas County RR (Rural Residential) and A-1 (Agricultural – 1)	Large Lot Single-Family Residential
South	Medium Density Residential	PD - Planned Development	Mainstreet, Single-Family Detached Residential and Parker Valley Hope Rehabilitation Facility
East	N/A	Douglas County A-1 (Agricultural – 1)	Large Lot Single-Family Residential and Utility Corridor
West	Medium Density Residential	PD - Planned Development	Single-Family Detached Residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Parker 2035 Master Plan recommends this area as Low Density Residential which consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. Supportive and ancillary uses such as parks and open space are appropriate in all residential character areas.
Consistent Goals/Strategies	<u>Natural Resource Protection 1</u> <u>Natural Resource Protection 6</u> <u>Open Space and Recreation 3</u>
Staff Analysis	The requested zoning of this 71.45 acre parcel is

	consistent with the Town's Master Plan and the referenced Master Plan Goals and Strategies for Natural Resource Protection and Open Space and Recreation.
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V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Open Space, Trails and Greenways Master Plan Parker Parks, Recreation & Open Space Master Plan Choose an item.
Policies/Guidelines/Strategies	Meets the vision and goals of the Open Space, Trails and Greenways Master Plan and the Parker Parks, Recreation & Open Space Master Plan Choose an item.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has reviewed the zoning request against the Town's Open Space, Trails and Greenways Master Plan and the Parker Parks, Recreation & Open Space Master Plan and has determined the zoning is consistent with the goals and strategies of these plans.

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	2.2 dwelling units per acre	Open Space and future park with limited passive recreational facilities	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Low Density Residential	Open Space and future park with limited passive recreational facilities	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	N/A	N/A	☐ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	Staff has reviewed the zoning request against the Town's Master Plan and determined that the proposal is consistent with the Master Plan for the type of proposed development and that open space and passive recreation facilities are supportive to residential uses and an important amenity for residents.		

VI. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Staff Analysis

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

Parker citizens value the Town's open space, trails and passive recreation as important amenities that contribute greatly to our scenic community and our quality of life. Protecting and preserving Parker's valuable natural resources is a high priority of the citizens and Town leadership. The subject parcel, commonly known as the Ray J. Harvie property (the Harvie property) proposes zoning to Open Space (OS) that will facilitate development of a passive recreational outdoor park. This parcel's concurrent annexation and proposed zoning will add value to our open space and park system as well as meet existing demand and community need as determined through public outreach.

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.

Staff Analysis

The subject property is located within the Town's urban growth boundary and the Low Density Residential Character Area of the Parker 2035 Master Plan. Zoning this parcel to Open Space will not only preserve this special natural resource from development, but will support Parker's balanced growth of development and open lands.

This open space parcel has remained in its beautiful natural state and its acquisition by the Town as preserved open space and future passive recreational amenities meets Parker's vision to actively seek open space resources and recreational amenities in ways that sustain and protect the natural environment. The proposed park and passive outdoor recreational uses will be planned to respect the unique terrain and will be appropriate for the ecological, physical and social environment. The proposed open space zoning and uses for this scenic parcel will also preserve wildlife habitat, preserve views of the mountains to the west, reflect Parker's rural heritage, and contribute to the community's sense of place.

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

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

Staff Analysis

This criteria does not apply to this request.

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

Staff Analysis

The proposed zoning to Open Space is similar to the current Open Space Conservation zoning in Douglas County.

The Town and the surrounding Douglas County have been experiencing significant growth. The site will serve as a buffer and transition between existing development in Town and potential future growth in the County. This zoning request to Open Space provides the least environmental and physical impacts to the parcel. Also, as previously stated, the requested zoning is being done to comply with Colorado law.

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

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

Staff Analysis

Primary vehicular access to the future open space will be from the intersection of Mainstreet and Canterbury Parkway. Vehicular and pedestrian circulation will be improved with the proposed future park facilities. A limited twenty (20) space parking lot will be provided for vehicle access to the open space as well as pedestrian access points into the site. Traffic generated by Harvie Open Space uses are not anticipated to adversely affect traffic movements or circulation along East Mainstreet.

The proposed zoning and associated development have provided adequate circulation and traffic will not be impeded by this development.

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

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

Staff Analysis

As a Town owned asset, the Town is prepared to meet any additional municipal service costs that may be required with the planned future improvements and maintenance of the park. These future improvements may be phased and budgeted by the Town's Parks and Recreation Capital Improvements Program.

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

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

Staff Analysis

As the applicant, the Town departments have worked closely together to ensure park development impacts are minimized in order to protect and preserve the natural beauty of the property. The limitation of allowed uses in the open space will prevent and mitigate environmental impacts.

Design of the future park facilities will contemplate minimal disturbance to the land and include limited uses such as a soft surface parking lot, soft surface trails, picnic facilities and a restroom. All existing healthy trees onsite will remain. Also, the parcel is outside the Habitat Conservation Zone (HCZ) for the protected Preble's Meadow Jumping Mouse.

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

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

Staff Analysis

As discussed in Section IV of this staff report and further discussed below, staff has determined that the request is consistent with the Town's Master Plan and the associated Character Area for this property

The proposed zoning and associated open space development is an appropriate use within the Low Density residential Character Area of the Parker 2035 Master Plan. It also meets the maps, goals and policies of the Master Plan including:

- The Harvie property meets several of the *Master Plan Guiding Principles* including preserving the beauty of our natural environment, valuing open space and seeking opportunities for its expansion, valuing the native landscape and natural topographical features, and enhancing the community's health by embracing an active lifestyle.
- The property meets the *Open Space & Recreation* goal to preserve and protect valued open lands such as natural area and community separators.
- The property meets the *Natural Resource Protection* goals of preserving and protecting significant natural areas that provide habitats for plants, animals and their associated ecosystems, and protecting our community's scenic resources.

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

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

Staff Analysis

The proposed zoning and future open space with limited passive park uses will result in minimal utility and infrastructure requirements. A future planned waterless "vault" restroom facility will not require water or sewer. This site's natural topography will divert runoff away from most trail segments, therefore, mitigation will be minimal in most areas of the development. Also, as an open space property, there is no impact on the school system and there will be limited impacts on other municipal services.

The applicant has successfully petitioned the Parker Water and Sanitation District (PWSD) for inclusion into their boundaries, which will allow the property to be served by PWSD if water is needed.

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

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
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Parker Engineering	No Comment
Parker Water and Sanitation District	Approved
Douglas County Planning and Engineering	No Comment
Tri County	Advisory Comments
Xcel	Advisory Comments
IREA	Advisory Comments
CenturyLink	No Comment

VIII. CONCLUSION

The applicant has submitted this zoning request in order to comply with Colorado law and has demonstrated compliance with the zoning approval criteria outlined above. Additionally, the proposed zoning to Open Space and future open space and passive recreation development is an appropriate use within the Low Density Residential Character Area of the Town's Master Plan. Based on this information, staff recommends Planning Commission recommend that Town Council approve the zoning request.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

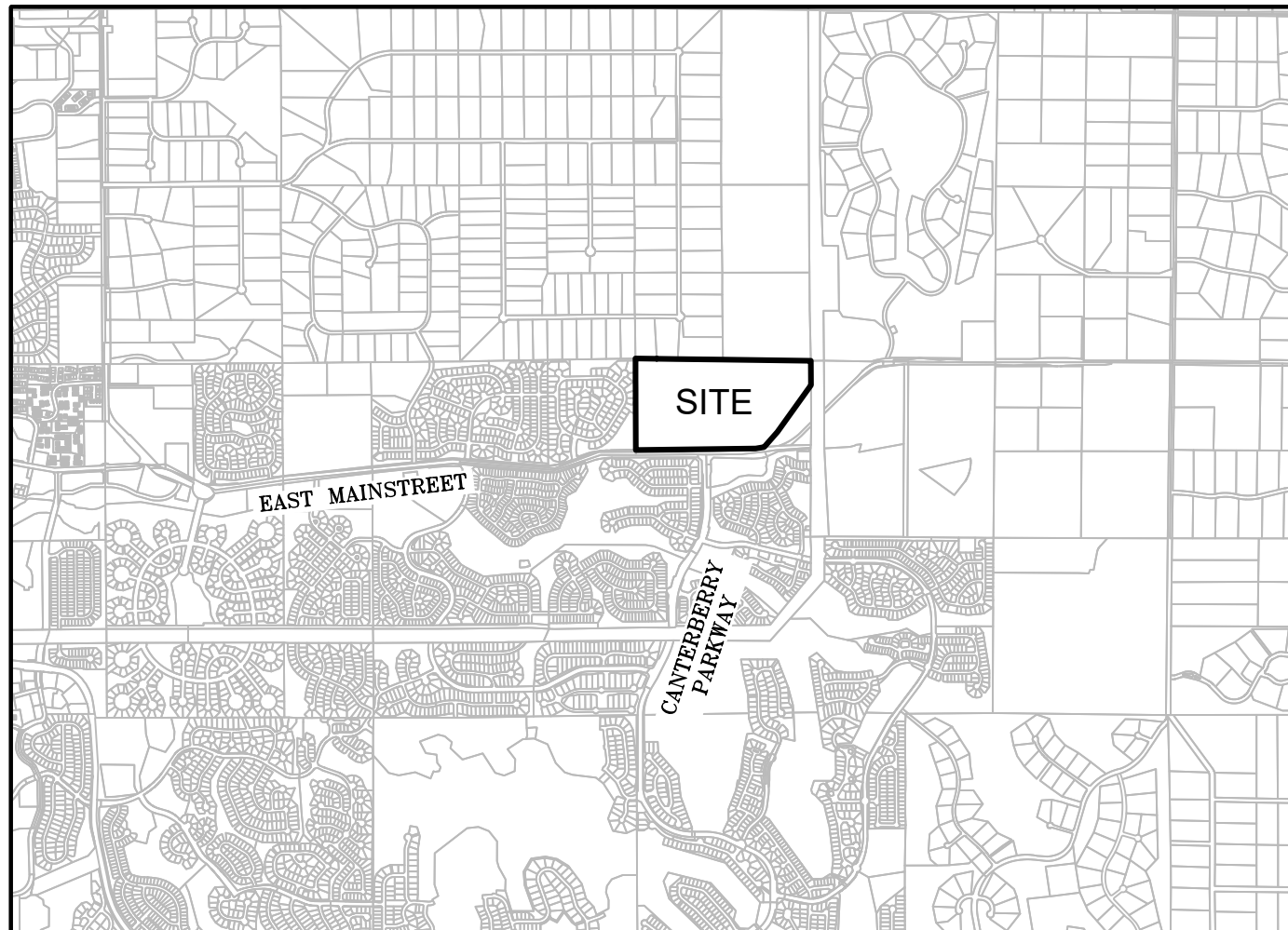
Zoning Map

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

RAY J. HARVIE ZONING MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO
71.459 ACRES



VICINITY MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND RECORDED AT RECEPTION NO. 20170022715 AND RECEPTION NO. 20170022719 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 24

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER SOUTH 89°14'29" EAST, A DISTANCE OF 2,585.51 FEET TO AN EXISTING FENCE LINE ON THE WESTERLY SIDE OF POPE ROAD

THENCE SOUTHWESTERLY ALONG SAID EXISTING FENCE LINE THE FOLLOWING (12) COURSES

1. SOUTH 09°27'07" WEST, A DISTANCE OF 21.10 FEET;
2. SOUTH 03°29'43" WEST, A DISTANCE OF 99.37 FEET;
3. SOUTH 05°34'46" WEST, A DISTANCE OF 105.18 FEET;
4. SOUTH 08°44'32" WEST, A DISTANCE OF 62.52 FEET;
5. SOUTH 12°39'26" WEST, A DISTANCE OF 15.09 FEET;
6. SOUTH 17°05'43" WEST, A DISTANCE OF 117.46 FEET;
7. SOUTH 20°20'39" WEST, A DISTANCE OF 71.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°24'08", AN ARC LENGTH OF 71.57 FEET;
9. TANGENT TO SAID CURVE SOUTH 36°44'47" WEST, A DISTANCE OF 595.55 FEET;
10. SOUTH 43°42'09" WEST, A DISTANCE OF 198.89 FEET;
11. NORTH 48°34'31" WEST, A DISTANCE OF 19.32 FEET;
12. SOUTH 39°02'05" WEST, A DISTANCE OF 208.01 FEET TO THE NORTHERLY LINE OF EAST MAINSTREET RECORDED IN BOOK 1422 AT PAGE 526 IN SAID RECORDS.

THENCE ALONG SAID NORTHERLY LINE SOUTH 83°01'13" WEST, A DISTANCE OF 12.64 FEET TO THE NORTHERLY LINE OF EAST MAINSTREET RECORDED AT RECEPTION NO. 2003021410 IN SAID RECORDS

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°02'54" WEST, A DISTANCE OF 1802.41 FEET TO THE WESTERLY LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24;

THENCE ALONG SAID WESTERLY LINE NORTH 00°13'24" WEST, A DISTANCE OF 25.67 FEET TO THE NORTH SIXTEENTH CORNER OF SECTION 24;

THENCE ALONG THE WESTERLY LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER NORTH 00°13'38" WEST, A DISTANCE OF 1352.65 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 71.459 ACRES, (3,112,760 SQUARE FEET), MORE OR LESS

NOTES

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE N1/2 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, AND BEARING NORTH 00°13'38" WEST, GRID BEARINGS, COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENTS(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
5. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. THE PROPOSED ZONING OF THIS PARCEL IS OPEN SPACE (OS).
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
8. BENCHMARK: DOUGLAS COUNTY GIS CONTROL POINT 1.0900335 BEING A 3 1/4" ALUMINUM CAP LOCATED NEAR THE NORTHEAST CORNER OF THE PARKER CROSSROADS STRIP MALL AT THE INTERSECTION OF S. CROSSROADS DRIVE AND SOUTH PARKER ROAD. MONUMENT IS 4.3 FEET EAST OF THE NORTHERNMOST PARKING SPOT AT THE NORTHEAST CORNER OF THE TREADS BICYCLE SHOP. ELEVATION = 5883.72' (NAD83)

OWNER

THE TOWN OF PARKER

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

ACCEPTANCE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2018, FOR THE PROPERTY DESCRIBED AS THE RAY J.

HARVE PROPERTY. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION
OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, DEAN E. CATES, A LICENSED PROFESSIONAL LAND 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.

DEAN E. CATES
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 2256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKEE

PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____

COMMUNITY DEVELOPMENT DIRECTOR
ON BEHALF OF THE PLANNING COMMISSION

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 20____ A.D., AT _____ A.M./P.M. AND WAS RECORDED AT _____

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

HARVIE ZONING MAP TOWN OF PARKER DOUGLAS COUNTY, COLORADO		AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		10/09/17 DEC REVISED PER COMMENTS		SCALE NA	
SHEET 1		OF 2		DATE 04/02/2018		SCALE NA	
THE TOWN OF PARKER 20120 EAST MAINSTREET, PARKER, CO 80138		REVISION DESCRIPTION		BY		DATE	

RAY J. HARVIE ZONING MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

EXISTING ZONING:
UNINCORPORATED
DOUGLAS COUNTY RR

EXISTING ZONING:
OS- OPEN SPACE
CONSERVATION

PROPOSED ZONING:
OS - OPEN SPACE

N1/2 NE1/4 SEC. 24,
T.6S., R.66W., SIXTH P.M.

PARCEL CONTAINS
3,112,760 (SQ.FT.)
71.459 ACRES
MORE OR LESS

THE TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80138
REC. NO. 2017002715

THE TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80134
REC. NO. 2003021410

EXISTING ZONING: VILLAGES OF
PARKER PLANNED DEVELOPMENT

S/2 NE1/4 SEC. 24,
T.6S., R.66W., SIXTH P.M.

EXISTING ZONING:
QUAIL CREEK
PLANNED
DEVELOPMENT

QUAIL CREEK
SUBDIVISION FILING
NO. 1
REC. NO. 9467251

TRACT A

THE TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80134
ROW DEDICATED BY THE QUAIL
CREEK SUBDIVISION FILING NO. 1
PLAT REC. NO. 9467251

N00°13'24"W
25.67'

THE TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80134
ROW DEDICATED BY THE
VILLAGES OF PARKER FILING NO.
6 PLAT REC. NO. 9720023

EAST MAINSTREET

THE TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80134
BOOK 1422 PAGE 526

TRACT G
VILLAGES OF PARKER
FILING NO. 6
REC. NO. 9720023

THE TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80134
ROW DEDICATED BY THE VILLAGES
OF PARKER FILING NO. 6 PLAT
REC. NO. 9720023

CANTERBERRY
PARKWAY

LOT 1
BLOCK 1
VALLEY HOPE OF
PARKER
REC. NO. 02063295

THE TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80134
ROW DEDICATED BY THE VALLEY HOPE
OF PARKER PLAT REC. NO. 02063295

VILLAGES OF
PARKER FILING NO.
4A
REC. NO. 9640203

EXISTING
ZONING:
UNINCORPORATED
DOUGLAS
COUNTY A1

NORTH SIXTEENTH
CORNER OF SECTIONS
24 AND 19, FOUND AN
UNMARKED 1-1/2"
DIAMETER BRASS CAP
IN CONCRETE

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

HARVIE ZONING MAP
TOWN OF PARKER
DOUGLAS COUNTY, COLORADO

PREPARED FOR
THE TOWN OF PARKER
20120 EAST MAINSTREET, PARKER, CO 80138

SHEET
2
OF 2 SHEETS
24917-03
JOB NO.

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

SCALE	1"=100'
REVISED PER COMMENTS	
DATE	04/02/2018
BY	
DATE	
REVISION DESCRIPTION	



Planning Commission Staff Report

Planning Commission Date: 4/26/2018

Town Council Date: 5/7/2018

Hearing Type: Public Hearing
Z17-025 TWENTY MILE VILLAGE CENTER
FILING 2 AMENDMENT 9 – Use by Special Review

Location: North of Mainstreet and surrounded by Stage Run

Project Planner: Paul Workman, Senior Planner

Applicant: Peggy S. Friesen, Engineering Services Company

Executive Summary: The applicant is requesting a Use by Special Review (UbsR) to allow for a vertical mixed-use building with a hotel component and a pedestrian plaza located north and west of Mainstreet and Dransfeldt Road.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

“I move that the Planning Commission recommend that Town Council approve the Use by Special Review, subject to the two (2) conditions contained in staff’s report:”

- 1. Prior to the issuance of a building permit, the site plan shall meet all of the development requirements of the Town.*
- 2. Prior to the issuance of a building permit, the associated replat shall be recorded in the office of the Douglas County Clerk and Recorder.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Use by Special Review.”

“I move that the Planning Commission recommend Town Council deny the Use by Special Review as the request does not meet the following approval criteria:”

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

“I move that the Planning Commission vote to continue the Use by Special Review to a future date.”

I. BACKGROUND/DISCUSSION

The subject property is located within the Greater Downtown District: Twenty Mile Center, which is intended to provide a mix of land uses. The proposal submitted by the applicant is for a vertical mixed-use building with retail and restaurants on the first floor, a boutique hotel and an associated pedestrian plaza. As required by the Twenty Mile Center zoning, the hotel component of the building is required to receive approval for a UbSR. The subject property is approximately 4.4 acres and is currently undeveloped. Concurrent with the submittal of this UbSR, the applicant has also submitted applications for a site plan and replat.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
2004	Town Council approved the Greater Downtown District: Twenty Mile Center Zoning
2013	Twenty Mile Village Filing 2 Amendment 9 was recorded with Douglas County which created the subject property.

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	Greater Downtown District: Twenty Mile Center		
Master Plan Area	Central Commercial		
Site Acreage	4.4+/- acres		
Subdivision	Twenty Mile Village Filing 2 Amendment 9		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	GD - Greater Downtown District	Movie Theater
South	Central Commercial	GD - Greater Downtown District	Bank and undeveloped property
East	Central Commercial	GD - Greater Downtown District	Multi-tenant commercial
West	Central Commercial	GD - Greater Downtown District	Multi-tenant commercial and drive through restaurant

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Central Commercial District: This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed-use is highly encouraged where appropriate.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.H Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Jobs and Economic Vitality 4.A
Inconsistent Goals/Strategies	N/A
Staff Analysis	The subject property is located within the Central Commercial District. This District is intended to ensure a variety of commercial services including lodging and encourages vertical mixed-use buildings. The addition of the proposed vertical mixed-use building with retail/restaurants, a hotel component and a pedestrian plaza will help to expand the Town's economic base and create a destination in this part of Parker.

	Additionally, the request would allow for a greater variety in the commercial options available in this area. Based on this analysis staff has determined that the request complies with the Parker 2035 Master Plan.
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V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Mainstreet Master Plan
Policies/Guidelines/Strategies	Goal W-1 Develop the West End as the gateway into a unique downtown neighborhood through urban form and design to create a distinct and recognizable community character. Goal W-2 Foster partnerships with stakeholders that have a vital interest in the district and work together to achieve common goals of revitalization and development/redevelopment of the district. Goal W-3 Create a pedestrian-friendly streetscape with enhanced sidewalk, crosswalk and roadway improvements, landscaping, lighting, furnishings and public art. Goal W-4 Create a series of different parks, plazas and gathering spaces that are available for events and public use. Goal W-6 Strengthen the mix of land uses to activate Mainstreet, support the existing housing density, increase employment and increase patronage of surrounding businesses in the area. Goal W-7 Support the West End with active first-floor and high intensity land uses to enhance the visitor's experience and strengthen the economic base of this central neighborhood.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The subject property is located within the "West Mainstreet" area as designated in the Mainstreet Master Plan. The proposed vertical mixed-use building with retail/restaurants, a hotel component and a pedestrian plaza will help implement the Mainstreet Master Plan goals identified above. Based on this analysis staff has determined that the request complies with the Mainstreet Master Plan.

VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (UbSR)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – None Side – None Rear – None Corner – None	North – 140 feet +/- South – 33 feet +/- East – 87 feet +/- West – 295 feet +/-	☒ Consistent ☐ Inconsistent ☐ N/A
Density	10 dwelling units per acre	N/A. No residential uses are proposed.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	4 stories or 60 feet by right, 6 stories or 90 feet with a Use by Special Review	4 stories and 60 feet	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	4.4+/- acres	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	29% +/-	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	Detailed landscape review is being completed with the submittal of the concurrent site plan. The applicant has demonstrated an ability to meet the landscape requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Detailed parking review is being completed with the submittal of the concurrent Site Plan. The applicant has demonstrated an ability to meet the parking requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The request is for a UbSR which does not require the submittal of a detailed site plan. However, the applicant has chosen to submit their detailed site plan concurrently with this request. This allows staff to perform a more detailed analysis and provide more information than may be provided with other requests for UbSR approval. While the site plan is still under review, no building permit will be approved until all development requirements are met.		

VII. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant's Response:

The development site is in the Twenty Mile Center of the Greater Downtown District. The proposed mixed-use lodging establishment is directly in-line with the standards and guidelines of the district as demonstrated below, resulting in a harmonious and compatible development with the character of the surrounding areas and neighborhood. The proposed development is located within walkable distance to several high density multi-family residential developments. The hotel component will provide a convenient option for residents of nearby multi-family units to house out of town guests and family within the context of their immediate community. The Mainstreet Master Plan area plays a significant role in achieving a balance and variety of residential, commercial, recreational and entertainment opportunities. The active pedestrian-oriented ground floor retail and restaurant uses proposed for the mixed-use lodging establishment will not only provide amenities and services to the guest destination but also invite nearby residences who can easily walk to their destination within the entertainment district, thus decreasing the need for vehicular transportation or parking. Waterford on Mainstreet, Briargate on Mainstreet and the Trailside Apartments provide 1,417 residential units east, west and south of the development. The use will be in harmony and compatible with the character established and developing in the surrounding areas and neighborhood.

The "Standards and Guidelines for Development within the Twenty Mile Center" sets goals for development within the district and establishes standards and guidelines to provide direction as to how the goals may be achieved. The following demonstrates compliance with the specific goals cited in that document:

4.1 Character Statements: The Grove is exemplary of the type of development envisioned in the Twenty Mile Center. The proposed lodging, retail, restaurant, and personal service uses mixed both horizontally and vertically in a single building enables the Twenty Mile Center to live up to its role as the western gateway into Parker's downtown commercial core. The form and architectural relationships between buildings are cohesive but not identical, and architectural features are rich in detail, material, texture, and color to promote visual interest at a human scale. The site safely accommodates auto, pedestrian, and bicycle traffic, and a large pedestrian plaza bisects the property and connects all pedestrian walkways between Mainstreet and the theater as envisioned in the Parker Mainstreet Master Plan (2015).

4.2 Site Coverage: While there is no specific standard for lot size or building coverage ratio in the Twenty Mile Center, the proposed development is meeting the intent by strategically locating the building, pedestrian walkways, and the plaza in relation to the parking areas and surrounding properties in a way that promotes urban level development, achieves visual aesthetics, and balances the intensity, activity, and identity of the site.

4.3 Building Orientation: The building in this project has been situated to orient towards the pedestrian plaza, creates a continuous building edge along the street, and creates active outdoor spaces.

4.4 Building Setbacks: The site is surrounded by private drives on all sides and extends to the center line of the private drive that loops around the site from Stage Run. The mixed-use building has been situated along the southern private drive to create a building edge that promotes the main street configuration and enlivens commercial activity.

4.5 Building Height: The proposed development will reach a maximum of 4-stories high (or 60 FT), which meets the height requirements for this district.

4.6.1 Vehicular Access & External Circulation: This development establishes logical and practical vehicular access both to the site and around the surrounding area. All intersections are designed to facilitate both pedestrian and vehicular movement, and the interconnectedness of the site allows visitors to park once and reach everything else by foot.

4.6.2 Pedestrian Access & External Circulation: Site design provides pedestrian access and connectivity within the site, to adjacent businesses and to the public way. Detached sidewalks with associated buffer areas have been provided along all roadways around the project and connect to existing and future walkways on adjacent properties. The pedestrian plaza strategically meanders through the center of the property and connects to all pedestrian walkways on the site. The plaza area uses materials that differentiate it from drive aisles and other paved surfaces.

4.6.3 Bicycle Access & External Circulation: The development includes bicycle parking facilities for up to twenty-two bicycles. There are no designated bicycle lanes in the vicinity, but all vehicular accesses and circulation can also support bicycle riders.

4.6.4 Access to Public Transit: The interconnected walkability of the site provides pedestrian access to Mainstreet when future public transit stops become available.

4.7 Internal Pedestrian Access & Circulation: The site provides adequate and sufficient pedestrian circulation both within the site and to the abutting properties. Development of this site completes pedestrian connections between businesses and amenities within the overall Twenty Mile Village center. The pedestrian plaza strategically meanders through half the property and connects to all pedestrian walkways on the site, and uses materials that differentiate it from drive aisles and other paved surfaces. Pedestrian amenities, including benches, lights, and trash receptacles, have been strategically placed along walkways throughout the site. Landscaping in the plaza area will provide both shade and color.

4.8 Functioning of Plazas and Pocket Parks: The pedestrian plaza fulfills the vision of the Parker Mainstreet Master Plan as a central node as well as a north-south pedestrian connection between Mainstreet and the existing theater.

It bisects the property through the center and connects to all pedestrian walkways on the site. Over 25% of the plaza's perimeter abuts a street and/or pedestrian path, and it has been landscaped with attractive plant material and hard surfaces that complement the architecture of the main building. The plaza is configured to allow double-faced development to the east, west and south, with direct frontage on Stage Run. The design makes it easily accessible, visually interesting and allows for restaurant outdoor dining and other pedestrian-friendly uses at its perimeter. The ground floor restaurants and retail space of the mixed-use lodging establishment activates pedestrian interface for hotel patrons and the community.

4.9 Relationship to Sulphur Gulch: While the site is not located adjacent to the Sulphur Gulch Trail system, the interconnected walkability of the site provides direct pedestrian access to walkways around the site that do connect to the trail system.

5.1 Building Character: The main building's architecture provides interest and variation that creates a visually pleasing, human scale environment. Building materials were selected for their aesthetic appearance and durability in Parker's climate. The architecture of buildings in future phases will vary from each other enough to prevent a uniform architectural character from dominating the block.

5.2 Building Form and Massing: The building form creates continuity at the ground level with variation on upper levels. All entryways to the building cater to pedestrians using architectural features that break down the building mass and promote a sense of arrival. The building composition clearly defines different levels, and horizontal openings and articulations logically align between levels. The smaller buildings in the 2nd phase will establish a scale relationship with the larger building using compatible horizontal alignment of architectural features.

5.3 Roof Form: The roof has variations in articulations and parapet height that creates visual interest from the ground and as a skyline. All materials and colors coordinate with the building materials and colors but still maintain a distinctive roof profile. All roof-mounted mechanical, electrical, and telecommunications systems will be screened from view through the use of parapets.

5.4 Building Façade and Exterior Walls: The exterior walls incorporate storefront display windows and a variety of quality brick materials that create a contemporary character found in other urban buildings downtown.

5.5 Construction Materials: The exterior walls incorporate storefront display windows and a variety of high quality brick materials that create a blend of contemporary character and historic context found in other urban buildings downtown. Windows incorporate non-reflective glazing, and colors of exterior materials are aesthetically pleasing and compatible with nearby structures.

5.6 Architectural Elements and Articulation: The building has clearly defined, highly visible customer entrances that feature canopies, porticos, recessions, display windows, and outdoor seating. Display windows are separated by brick detailing, and all canopies/awnings and balconies are compatible with the building architecture.

Architectural delineation has been provided between the 1st and 2nd floors using a mixture of articulation and cornices, and raised cornice parapets line the top of the building.

5.7 Parking Structures: There are no parking structures proposed with this phase of the development. Surface parking for the mixed-use lodging establishment exceeds the Town of Parker's minimum parking requirement for this use.

6.0 Screening of Mechanical Equipment, Dumpsters and Service Areas: All mechanical equipment, dumpsters, are screened using architectural elements, materials, and colors that complement those used in the main building. Service areas are strategically located to diminish offsite visibility and are screened as allowed by the utility providers.

7.1 Lighting: Lighting within this development complies with Sec. 13.10.140 of the Parker Land Development Code for nonresidential development. Site lights are on 20' poles mounted on 2.5' concrete bases in parking lot; pedestrian plaza area lights are on 15' poles mounted on 2.5' bases. Lighting does not exceed 1fc at property lines as shown on the Photometric Plan included in the Site Plan Set. Light fixture lamps will not be visible from adjacent properties or public rights of way. LED lighting fixtures will be utilized, which are not specified in the Town Code. Uniformity ratios are generally met for the LED lighting as shown in the Luminaire Schedule.

7.2 Fences and Walls: All walls use architectural elements, materials, and colors consistent with those of the main building.

7.3 Site Furnishings: Seating, lighting, and trash receptacles that relate in appearance, design, and color have been strategically located throughout the site. Each type of furnishing is durable, comfortable, attractive, and easy to maintain.

Staff Analysis:

The subject property is surrounded by a variety of commercial uses including office uses, entertainment uses, and restaurants. The proposed development is for a vertical mix of commercial uses which includes retail/restaurants, a hotel component and a pedestrian plaza. The proposed vertical mix of uses, including the hotel are compatible with the surrounding land uses and will complement and enhance the variety of commercial uses that currently exist in this area.

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

2. Will be consistent with the Town Master Plan.

Applicant's Response:

The Town Master Plan designates the land use for this site as "Central Commercial," and further defines it as: "The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a

development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.” The Grove is also included in the Twenty Mile Center as described in the 2015 Parker Mainstreet Master Plan. As such, it is designated by the Town as a priority parcel for development within the West End area of the district and targeted for a more pedestrian-friendly development in the short-term with an eye to creating patterns for long-term development. This parcel is referred to as the Stage Run Center parcel envisioned to provide a north-south pedestrian connection between Mainstreet and the existing movie theater. The proposed development incorporates a plaza design feature to fulfill the intent of the Master Plan to allow for events and festivals. The mixed-use structure is designed to draw pedestrians into the development and with first-floor restaurant and retail uses to enhance the visitor’s experience and strengthen the economic base of this central neighborhood. The use is therefore consistent with and fulfills the goals of the Town Master Plan.

Staff Analysis:

The subject property and the surrounding area are designated as Central Commercial in the Town Master Plan. This designation envisions a variety of commercial uses and encourages vertical mixed use buildings. The proposal is for a vertical mixed use building with retail/restaurants, a hotel component and an associated plaza space.

The Mainstreet Master Plan, a Sub-area Plan of the Town Master Plan, discusses the subject property in two specific ways:

Stage Run.

“This parcel (the subject property) is a priority within the West End area but should not detract from the higher-priority areas within Old Town or the more comprehensive priority of creating an office node. As described in the overarching priority comments, this area should be guided toward more pedestrian-friendly development in the short-term with an eye to creating patterns for long-term redevelopment.”

Recommendation 3.25: Actively promote development of the Stage Run Center parcel, south of the existing movie theater.

Stage Run Plaza.

“...recommends a plaza or combination plaza/park on the west side of Parker Road, in the ‘U’ parcel abutting Stage Run. The park may be publicly or privately funded, or a combination of both, but is likely to be constructed in tandem with development (or redevelopment) of adjacent parcels. Regardless of funding and timing, this important new space should be carefully designed as both a central ‘node’ and a north-south pedestrian connection between Mainstreet and the existing movie theater. The plaza should be designed to cater to a diverse set of active and passive activities as well as designed as an aesthetically pleasing community amenity that serves a variety of users including building tenants, visitors and the public. The new park/plaza should be configured to allow double-faced development to the east, west and south, with direct frontage on Stage Run. This space will create a more formalized public open space to draw residents of nearby neighborhoods to the Mainstreet Corridor. The space should be designed with particular attention to a permeable edge, in order to promote outdoor dining and other pedestrian friendly uses at its perimeter.

Similar to the new park and plaza adjacent to the library, the space should be flexible and configured to allow events and festivals on this side of the plan area. Further design guidance on configuration of this space is included in the Urban Form section of this document.”

Recommendation 3.18: Construct a new public open space abutting Stage Run, in tandem with development.

Based on this analysis and the analysis contained in Sections IV and V of this staff report, staff has determined that this criterion has been met.

3. Will not result in an over-intensive use of land.

Applicant's Response:

The land use will match the vision and goals for the West End district image as outlined in the Master Plan. The development will provide increased density as contemplated for this zone district, but not result in an over-intensive use of the land. In addition, all necessary development requirements are being met or exceeded. The combined mixed uses of lodging, retail and restaurant require 159 parking spaces per Town Code parking criteria. The project proposes 176 parking spaces, exceeding code requirements by 11%. 16% of the site is landscaped, also exceeding the Town requirement for 15% landscaping.

The vision is to develop the West End as a distinguishable and desirable downtown neighborhood that will be embraced for its walkability, pedestrian scale, amenities and hometown feel. The proposed mixed-use lodging establishment will capitalize on existing residential density in addition to drawing guests from outside the community and will be supported by retail space, dining, entertainment and shopping opportunities. Existing public infrastructure is of sufficient capacity to support the development as discussed further below. Surrounding public street systems contemplated build out of the area as allowed in the zoning districts.

Staff Analysis:

The applicant has demonstrated an ability to meet the development requirements associated with their request ensuring that there is not an over-intensive use of the land.

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

4. Will not have a material adverse effect on community capital improvement programs.

Applicant's Response

The operational needs generated with this infill development can be served within the existing short-term and long-term community capital improvement programs. Public infrastructure surrounds the property with sufficient capacity to serve the development. The development is not anticipated to have a material adverse effect on community capital improvements beyond that which was anticipated through zoning approvals and projected build out for the area.

Staff Analysis:

The UbSR is requested to be located on an existing platted parcel with existing infrastructure constructed. A hotel use on this site will have no additional impact to the capital improvement program. Therefore, staff has determined that this criterion has been met.

5. Will not require a level of community facilities and services greater than that which is available.

Applicant's Response:

The proposed mixed-use lodging establishment will not require a level of community facilities and services greater than what is currently available.

The site is served by Parker Water & Sanitation District for water and sanitary sewer service with specific criteria that regulates development approval. The district has reviewed the planning and construction documents and technical reports and finds them in compliance with their requirements. Utility infrastructure is of sufficient size and capacity to provide water and sewer service to the development.

IREA provides electric service to this area and has also reviewed the development documents for compliance to their criteria. Gas service is provided by XCEL Energy, has reviewed the development plans with commitment to provide service.

A Final Drainage Report for Twenty Mile Village overall development was originally designed, approved and revised in 1996 to provide regional drainage facility and water quality to serve build out within the area. A drainage compliance analysis was reviewed as part of the required applications. Twenty Mile Village Filing No. 2, 11th Amendment is ultimately tributary to the Twenty Mile Regional Detention Facility, providing both detention and permanent water quality enhancement for the greater Twenty Mile Center area. No additional on-site facilities are required to serve this development.

In addition, police and fire service is provided through the Town of Parker and South Metro Fire Rescue Authority, who have reviewed the development and determined existing service plans and capacity are adequate to serve the project.

Staff Analysis:

The subject property is currently located within the Town's boundaries, it is designated as Central Commercial within the Town's Master Plan, the Mainstreet Master Plan encourages the development of the subject property and it is zoned Greater Downtown District: Twenty Mile Center. This information indicates that the Town is prepared to provide services to this site for this type of use. The referral agencies have indicated a capacity to serve the property.

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

6. Will not result in undue traffic congestion or traffic hazards.

Applicant's Response:

A Traffic Impact Study was prepared by SM Rocha, LLC (Oct 2017, revised Jan 2018) and is included with the UBSR application. The traffic impact study addresses the capacity, geometric and control requirements associated with the development entitled, The Grove. The study area examined in the analysis encompasses the Stage Run intersections with Twenty Mile Road and Dransfeldt Road, as well as the intersections of Mainstreet with Twenty Mile Road, Dransfeldt Road and the private driveway. Site-generated traffic was added to background traffic projections for Years 2019 and 2037 to develop total traffic projections. The analysis of future traffic conditions indicates that the addition of site-generated traffic from the development is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis and obtained from the Transportation Master Plan, Town of Parker, March 2014. With all conservative assumptions defined in the analysis the study intersections are projected to operate at future levels of service comparable to Year 2037 background traffic conditions. The study supports that construction of the project will not result in undue traffic congestion or traffic hazards. Although the Transportation Master Plan contemplates future construction of a southbound left turn lane off Twenty Mile at Stage Run, it is not included in current CIP funding. The developer will construct the left turn lane with construction of the project.

As discussed above, the development provides onsite parking generated by the proposed mixed-use project that is 11% above what the current Town Land Use Ordinance requires.

Staff Analysis:

Concurrent with the site plan and replat applications, the applicant has provided a Traffic Impact Study (TIS). The TIS was reviewed and evaluated by the Town's Public Works/Engineering Division and it was determined that the request would not create undue traffic congestion or hazards beyond those that were anticipated at the time the area was platted for development.

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

7. Will not cause significant air, water, or noise pollution.

Applicant's Response:

The proposed mixed-use lodging establishment will maintain common industry operating systems and standards for this type of use and will not cause significant air, water or noise pollution. All local, state and federal design and operational standards will be met through construction and operational phases.

Staff Analysis:

The proposed vertical mixed-use building with a hotel component and associated plaza will not create any significant air, water or noise pollution. Therefore, staff has determined that this criterion has been met.

8. Will be adequately landscaped, buffered and screened.

Applicant's Response:

A concurrent Site Plan application is included in the submittal, which complies with the Town's land development code's landscaping, buffering and screening requirements. The site will provide components of landscaping to include perimeter landscape treatment as well as internal parking lot landscaping to screen and soften the parking fields. In addition, the focal point of the landscape presentation is introduction of a pedestrian plaza area featuring a combination of planting areas and hardscaped design elements conducive to accommodate dedicated events or informal gatherings.

Staff Analysis:

The site plan is currently in the review process. However, the applicant has demonstrated an ability to meet the necessary landscaping, buffering and screening requirements.

Based on this analysis and recommended condition of approval, staff has determined that this criterion has been met.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant's Response:

The Grove mixed-use project is designed to make a positive contribution to the health, safety and welfare of the present or future inhabitants of the Town of Parker. The project will comply with local, state and federal regulations in design and operation as demonstrated through the review and approval process required for permitting and construction of the facility.

Staff Analysis:

The proposed vertical mixed-use building with a retail/restaurant, a hotel component and an associated plaza will have no detrimental effect to the health, safety or welfare of present or future inhabitants of the Town. Therefore, staff has determined that this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Advisory Comments
Fire Life Safety	Advisory Comments
Parker Water and Sanitation District	Approved
IREA	No Comment
CenturyLink	No Comment
Tri-County Health	No Comment

IX. CONCLUSION

The applicant is requesting the approval of a UbSR for a hotel that is a component of a vertical mixed-use building. The request has been determined to meet the nine approval criteria for a Use by Special Review approval as outlined in this staff report. Therefore, staff recommends the approval of the request, subject to the two conditions contained in this staff report.

X. RECOMMENDED CONDITIONS

1. Prior to the issuance of a building permit, the Site Plan shall meet all of the development requirements of the Town.
2. Prior to the issuance of a building permit, the associated replat shall be recorded in the office of the Douglas County Clerk and Recorder.

XI. ATTACHMENTS

1. Approval Criteria Analysis
2. Color Building Elevations
3. Concept Landscape Plan

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

**Approval Considerations for Use by Special Review
Lodging Establishment in Greater Downtown District – Twenty Mile Center**

Project: The Grove

Parker Mainstreet Partners, LLC requests approval by Parker Town Council for a Use by Special Review for a four-story, 60' tall mixed-use lodging establishment with ancillary retail and restaurant uses located within the Greater Downtown District – Twenty Mile Center based on compliance of review criteria provided in Sec. 13.04.200.b.1-9 as outlined below.

The applicant maintains that the proposed use:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

The development site is in the Twenty Mile Center of the Greater Downtown District. The proposed mixed-use lodging establishment is directly in-line with the standards and guidelines of the district as demonstrated below, resulting in a harmonious and compatible development with the character of the surrounding areas and neighborhood. The proposed development is located within walkable distance to several high density multi-family residential developments. The hotel component will provide a convenient option for residents of nearby multi-family units to house out of town guests and family within the context of their immediate community. The Mainstreet Master Plan area plays a significant role in achieving a balance and variety of residential, commercial, recreational and entertainment opportunities. The active pedestrian-oriented ground floor retail and restaurant uses proposed for the mixed-use lodging establishment will not only provide amenities and services to the guest destination but also invite nearby residences who can easily walk to their destination within the entertainment district, thus decreasing the need for vehicular transportation or parking. Waterford on Mainstreet, Briargate on Mainstreet and the Trailside Apartments provide 1,417 residential units east, west and south of the development. The use will be in harmony and compatible with the character established and developing in the surrounding areas and neighborhood.

The “**Standards and Guidelines for Development within the Twenty Mile Center**” sets goals for development within the district and establishes standards and guidelines to provide direction as to how the goals may be achieved. The following demonstrates compliance with the specific goals cited in that document:

4.1 Character Statements: The Grove is exemplary of the type of development envisioned in the Twenty Mile Center. The proposed lodging, retail, restaurant, and personal service uses mixed both horizontally and vertically in a single building enables the Twenty Mile Center to live up to its role as the western gateway into Parker’s downtown commercial core. The form and architectural relationships between buildings are cohesive but not identical, and architectural features are rich in detail, material, texture, and color to promote visual interest at a human scale. The site safely accommodates auto, pedestrian, and bicycle traffic, and a

Approval Considerations for Use by Special Review
Lodging Establishment in Greater Downtown District – Twenty Mile Center

large pedestrian plaza bisects the property and connects all pedestrian walkways between Mainstreet and the theater as envisioned in the Parker Mainstreet Master Plan (2015).

4.2 Site Coverage: While there is no specific standard for lot size or building coverage ratio in the Twenty Mile Center, the proposed development is meeting the intent by strategically locating the building, pedestrian walkways, and the plaza in relation to the parking areas and surrounding properties in a way that promotes urban level development, achieves visual aesthetics, and balances the intensity, activity, and identity of the site.

4.3 Building Orientation: The building in this project has been situated to orient towards the pedestrian plaza, creates a continuous building edge along the street, and creates active outdoor spaces.

4.4 Building Setbacks: The site is surrounded by private drives on all sides and extends to the center line of the private drive that loops around the site from Stage Run. The mixed-use building has been situated along the southern private drive to create a building edge that promotes the main street configuration and enlivens commercial activity.

4.5 Building Height: The proposed development will reach a maximum of 4-stories high (or 60 FT), which meets the height requirements for this district.

4.6.1 Vehicular Access & External Circulation: This development establishes logical and practical vehicular access both to the site and around the surrounding area. All intersections are designed to facilitate both pedestrian and vehicular movement, and the interconnectedness of the site allows visitors to park once and reach everything else by foot.

4.6.2 Pedestrian Access & External Circulation: Site design provides pedestrian access and connectivity within the site, to adjacent businesses and to the public way. Detached sidewalks with associated buffer areas have been provided along all roadways around the project and connect to existing and future walkways on adjacent properties. The pedestrian plaza strategically meanders through the center of the property and connects to all pedestrian walkways on the site. The plaza area uses materials that differentiate it from drive aisles and other paved surfaces.

4.6.3 Bicycle Access & External Circulation: The development includes bicycle parking facilities for up to twenty-two bicycles. There are no designated bicycle lanes in the vicinity, but all vehicular accesses and circulation can also support bicycle riders.

4.6.4 Access to Public Transit: The interconnected walkability of the site provides pedestrian access to Mainstreet when future public transit stops become available.

4.7 Internal Pedestrian Access & Circulation: The site provides adequate and sufficient pedestrian circulation both within the site and to the abutting properties. Development of

Approval Considerations for Use by Special Review
Lodging Establishment in Greater Downtown District – Twenty Mile Center

this site completes pedestrian connections between businesses and amenities within the overall Twenty Mile Village center. The pedestrian plaza strategically meanders through half the property and connects to all pedestrian walkways on the site, and uses materials that differentiate it from drive aisles and other paved surfaces. Pedestrian amenities, including benches, lights, and trash receptacles, have been strategically placed along walkways throughout the site. Landscaping in the plaza area will provide both shade and color.

4.8 Functioning of Plazas and Pocket Parks: The pedestrian plaza fulfills the vision of the Parker Mainstreet Master Plan as a central node as well as a north-south pedestrian connection between Mainstreet and the existing theater. It bisects the property through the center and connects to all pedestrian walkways on the site. Over 25% of the plaza's perimeter abuts a street and/or pedestrian path, and it has been landscaped with attractive plant material and hard surfaces that compliment the architecture of the main building. The plaza is configured to allow double-faced development to the east, west and south, with direct frontage on Stage Run. The design makes it easily accessible, visually interesting and allows for restaurant outdoor dining and other pedestrian-friendly uses at its perimeter. The ground floor restaurants and retail space of the mixed-use lodging establishment activates pedestrian interface for hotel patrons and the community.

4.9 Relationship to Sulphur Gulch: While the site is not located adjacent to the Sulphur Gulch Trail system, the interconnected walkability of the site provides direct pedestrian access to walkways around the site that do connect to the trail system.

5.1 Building Character: The main building's architecture provides interest and variation that creates a visually pleasing, human scale environment. Building materials were selected for their aesthetic appearance and durability in Parker's climate. The architecture of buildings in future phases will vary from each other enough to prevent a uniform architectural character from dominating the block.

5.2 Building Form and Massing: The building form creates continuity at the ground level with variation on upper levels. All entryways to the building cater to pedestrians using architectural features that break down the building mass and promote a sense of arrival. The building composition clearly defines different levels, and horizontal openings and articulations logically align between levels. The smaller buildings in the 2nd phase will establish a scale relationship with the larger building using compatible horizontal alignment of architectural features.

5.3 Roof Form: The roof has variations in articulations and parapet height that creates visual interest from the ground and as a skyline. All materials and colors coordinate with the building materials and colors but still maintain a distinctive roof profile. All roof-mounted mechanical, electrical, and telecommunications systems will be screened from view through the use of parapets.

Approval Considerations for Use by Special Review
Lodging Establishment in Greater Downtown District – Twenty Mile Center

5.4 Building Façade and Exterior Walls: The exterior walls incorporate storefront display windows and a variety of quality brick materials that create a contemporary character found in other urban buildings downtown.

5.5 Construction Materials: The exterior walls incorporate storefront display windows and a variety of high quality brick materials that create a blend of contemporary character and historic context found in other urban buildings downtown. Windows incorporate non-reflective glazing, and colors of exterior materials are aesthetically pleasing and compatible with nearby structures.

5.6 Architectural Elements and Articulation: The building has clearly defined, highly visible customer entrances that feature canopies, porticos, recessions, display windows, and outdoor seating. Display windows are separated by brick detailing, and all canopies/awnings and balconies are compatible with the building architecture. Architectural delineation has been provided between the 1st and 2nd floors using a mixture of articulation and cornices, and raised cornice parapets line the top of the building.

5.7 Parking Structures: There are no parking structures proposed with this phase of the development. Surface parking for the mixed-use lodging establishment exceeds the Town of Parker's minimum parking requirement for this use.

6.0 Screening of Mechanical Equipment, Dumpsters and Service Areas: All mechanical equipment, dumpsters, are screened using architectural elements, materials, and colors that compliment those used in the main building. Service areas are strategically located to diminish offsite visibility and are screened as allowed by the utility providers.

7.1 Lighting: Lighting within this development complies with Sec. 13.10.140 of the Parker Land Development Code for nonresidential development. Site lights are on 20' poles mounted on 2.5' concrete bases in parking lot; pedestrian plaza area lights are on 15' poles mounted on 2.5' bases. Lighting does not exceed 1fc at property lines as shown on the Photometric Plan included in the Site Plan Set. Light fixture lamps will not be visible from adjacent properties or public rights of way. LED lighting fixtures will be utilized, which are not specified in the Town Code. Uniformity ratios are generally met for the LED lighting as shown in the Luminaire Schedule.

7.2 Fences and Walls: All walls use architectural elements, materials, and colors consistent with those of the main building.

7.3 Site Furnishings: Seating, lighting, and trash receptacles that relate in appearance, design, and color have been strategically located throughout the site. Each type of furnishing is durable, comfortable, attractive, and easy to maintain.

Approval Considerations for Use by Special Review
Lodging Establishment in Greater Downtown District – Twenty Mile Center

2. Will be consistent with the Town Master Plan;

The Town Master Plan designates the land use for this site as “Central Commercial,” and further defines it as: “The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.” The Grove is also included in the Twenty Mile Center as described in the 2015 Parker Mainstreet Master Plan. As such, it is designated by the Town as a priority parcel for development within the West End area of the district and targeted for a more pedestrian-friendly development in the short-term with an eye to creating patterns for long-term development. This parcel is referred to as the Stage Run Center parcel envisioned to provide a north-south pedestrian connection between Mainstreet and the existing movie theater. The proposed development incorporates a plaza design feature to fulfill the intent of the Master Plan to allow for events and festivals. The mixed-use structure is designed to draw pedestrians into the development and with first-floor restaurant and retail uses to enhance the visitor’s experience and strengthen the economic base of this central neighborhood. The use is therefore consistent with and fulfills the goals of the Town Master Plan.

3. Will not result in an over-intensive use of land;

The land use will match the vision and goals for the West End district image as outlined in the Master Plan. The development will provide increased density as contemplated for this zone district, but not result in an over-intensive use of the land. In addition, all necessary development requirements are being met or exceeded. The combined mixed uses of lodging, retail and restaurant require 159 parking spaces per Town Code parking criteria. The project proposes 176 parking spaces, exceeding code requirements by 11%. 16% of the site is landscaped, also exceeding the Town requirement for 15% landscaping.

The vision is to develop the West End as a distinguishable and desirable downtown neighborhood that will be embraced for its walkability, pedestrian scale, amenities and hometown feel. The proposed mixed-use lodging establishment will capitalize on existing residential density in addition to drawing guests from outside the community and will be supported by retail space, dining, entertainment and shopping opportunities. Existing public infrastructure is of sufficient capacity to support the development as discussed further below. Surrounding public street systems contemplated buildout of the area as allowed in the zoning districts.

4. Will not have a material adverse effect on community capital improvement programs;

The operational needs generated with this infill development can be served within the existing short-term and long-term community capital improvement programs. Public infrastructure surrounds the property with sufficient capacity to serve the development. The development is not anticipated to have a material adverse effect on community

Approval Considerations for Use by Special Review
Lodging Establishment in Greater Downtown District – Twenty Mile Center

capital improvements beyond that which was anticipated through zoning approvals and projected buildout for the area.

5. Will not require a level of community facilities and services greater than that which is available;

The proposed mixed-use lodging establishment will not require a level of community facilities and services greater than what is currently available.

The site is served by Parker Water & Sanitation District for water and sanitary sewer service with specific criteria that regulates development approval. The district has reviewed the planning and construction documents and technical reports and finds them in compliance with their requirements. Utility infrastructure is of sufficient size and capacity to provide water and sewer service to the development.

IREA provides electric service to this area and has also reviewed the development documents for compliance to their criteria. Gas service is provided by XCEL Energy, has reviewed the development plans with commitment to provide service.

A Final Drainage Report for Twenty Mile Village overall development was originally designed, approved and revised in 1996 to provide regional drainage facility and water quality to serve buildout within the area. A drainage compliance analysis was reviewed as part of the required applications. Twenty Mile Village Filing No. 2, 11th Amendment is ultimately tributary to the Twenty Mile Regional Detention Facility, providing both detention and permanent water quality enhancement for the greater Twenty Mile Center area. No additional on-site facilities are required to serve this development.

In addition, police and fire service is provided through the Town of Parker and South Metro Fire Rescue Authority, who have reviewed the development and determined existing service plans and capacity are adequate to serve the project.

6. Will not result in undue traffic congestion or traffic hazards;

A Traffic Impact Study was prepared by SM Rocha, LLC (Oct 2017, revised Jan 2018) and is included with the UBSR application. The traffic impact study addresses the capacity, geometric and control requirements associated with the development entitled, The Grove. The study area examined in the analysis encompasses the Stage Run intersections with Twenty Mile Road and Dransfeldt Road, as well as the intersections of Mainstreet with Twenty Mile Road, Dransfeldt Road and the private driveway. Site-generated traffic was added to background traffic projections for Years 2019 and 2037 to develop total traffic projections. The analysis of future traffic conditions indicates that the addition of site-generated traffic from the development is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis and obtained from the Transportation Master Plan, Town of Parker, March 2014. With all conservative assumptions defined in the analysis the study intersections are projected to operate at

Approval Considerations for Use by Special Review
Lodging Establishment in Greater Downtown District – Twenty Mile Center

future levels of service comparable to Year 2037 background traffic conditions. The study supports that construction of the project will not result in undue traffic congestion or traffic hazards. Although the Transportation Master Plan contemplates future construction of a southbound left turn lane off Twenty Mile at Stage Run, it is not included in current CIP funding. The developer will construct the left turn lane with construction of the project.

As discussed above, the development provides onsite parking generated by the proposed mixed-use project that is 11% above what the current Town Land Use Ordinance requires.

7. Will not cause significant air, water or noise pollution;

The proposed mixed-use lodging establishment will maintain common industry operating systems and standards for this type of use and will not cause significant air, water or noise pollution. All local, state and federal design and operational standards will be met through construction and operational phases.

8. Will be adequately landscaped, buffered and screened; and

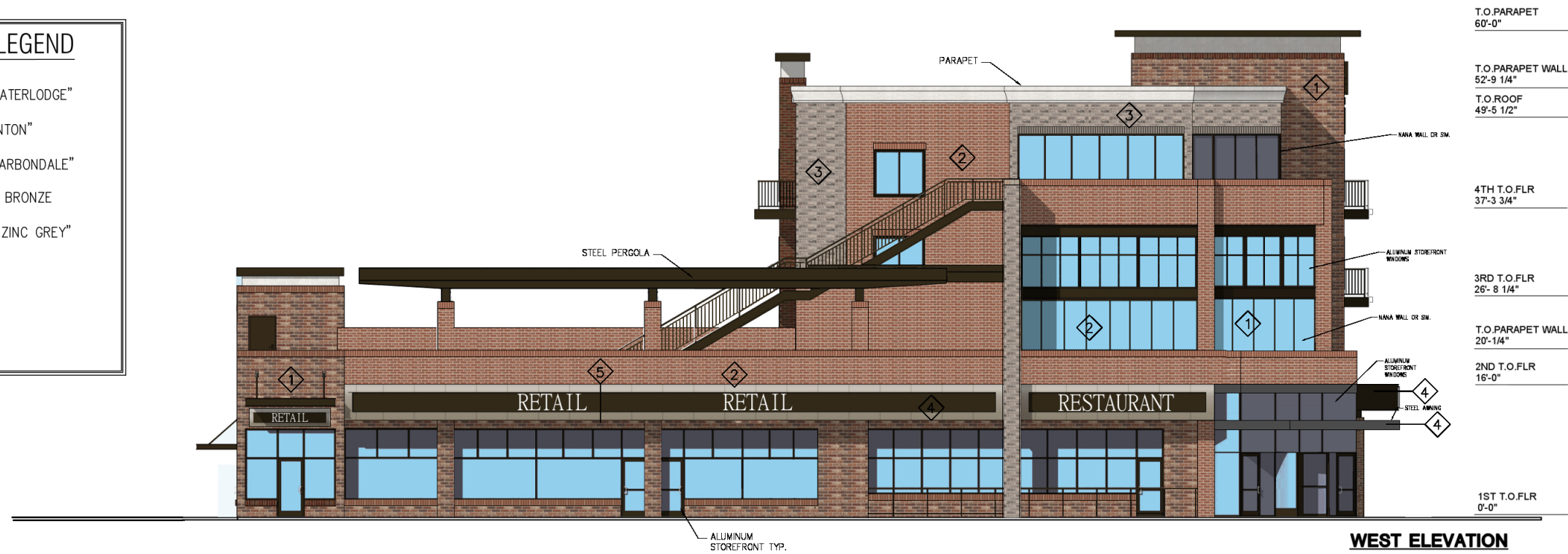
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9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

The Grove mixed-use project is designed to make a positive contribution to the health, safety and welfare of the present or future inhabitants of the Town of Parker. The project will comply with local, state and federal regulations in design and operation as demonstrated through the review and approval process required for permitting and construction of the facility.

EXTERIOR ELEVATIONS LEGEND

- 1 GENERAL SHALE "OLD WATERLODGE"
- 2 GENERAL SHALE "BARRINTON"
- 3 GENERAL SHALE "OLD CARBONDALE"
- 4 METAL SALES CO. DARK BRONZE
- 5 METAL SALES CO. "OLD ZINC GREY"
- 6 TMS LIGHTING "FORTE"
- 7 BEGAS-US "BOOM 1218"
- 8 BEGAS-US "6641"



NEW RESTAURANT, RETAIL SPACE AND 51 RM BOUTIQUE HOTEL FOR:

MAIN STREET PIER, LLC.
SE CORNER OF TWENTY MILE RD & STAGE RUN RD
PARKER, CO 80134.

ASSOCIATED
P.O. BOX 33034
DENVER, COLORADO 80233
ARCHITECTS
PHONE: (303) 641-5353
FAX: (303) 641-5018
EMAIL: AA@ASSOCIATEDARCHITECTS.NET

REVISIONS

DATE: 09/18/17
DRAWN: PROJECT NO.:
PP/LW 16001
TITLE:

DWG FILE:

SHEET NO.:

A3.1

EXTERIOR ELEVATIONS LEGEND

- 1 GENERAL SHALE "OLD WATERLODGE"
- 2 GENERAL SHALE "BARRINTON"
- 3 GENERAL SHALE "OLD CARBONDALE"
- 4 METAL SALES CO. DARK BRONZE
- 5 METAL SALES CO. "OLD ZINC GREY"
- 6 TMS LIGHTING "FORTE"
- 7 BEGAS-US "BOOM 1218"
- 8 BEGAS-US "6641"

T.O.PARAPET
60'-0"

T.O.PARAPET 57'-3"

T.O.PARAPET WALL
52'-9 1/4"

T.O.ROOF
49'-5 1/2"

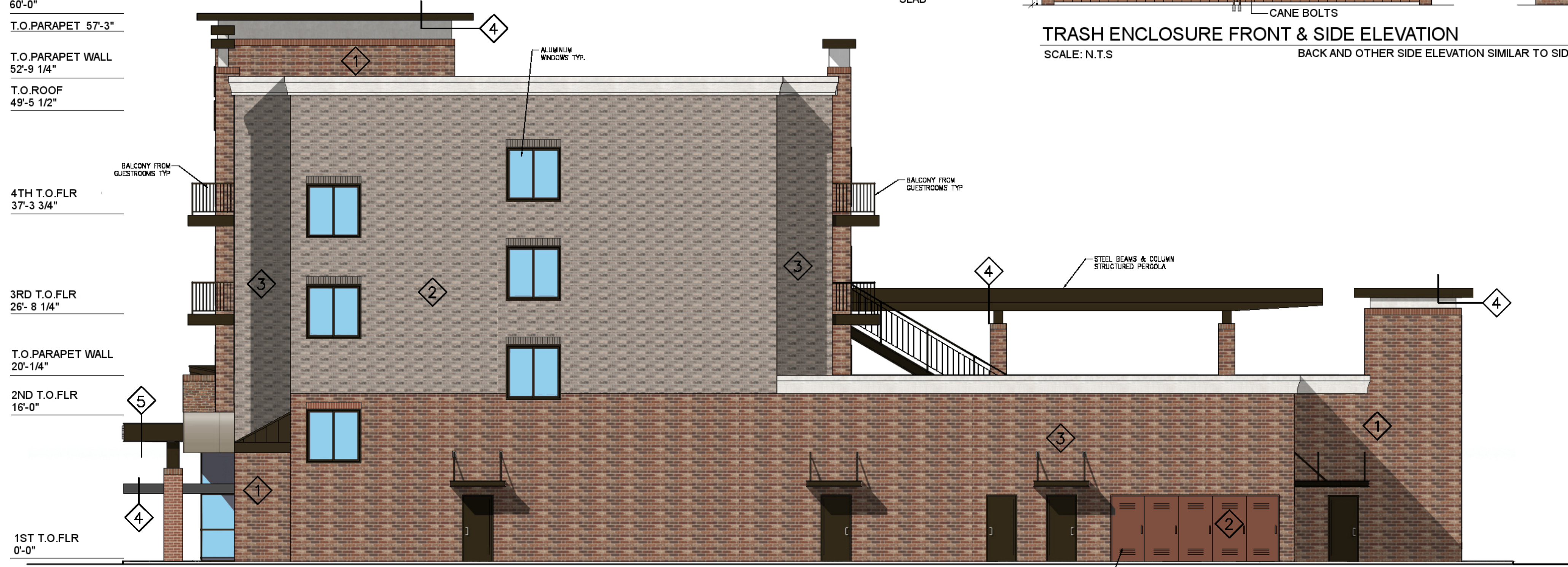
4TH T.O.FLR
37'-3 3/4"

3RD T.O.FLR
26'- 8 1/4"

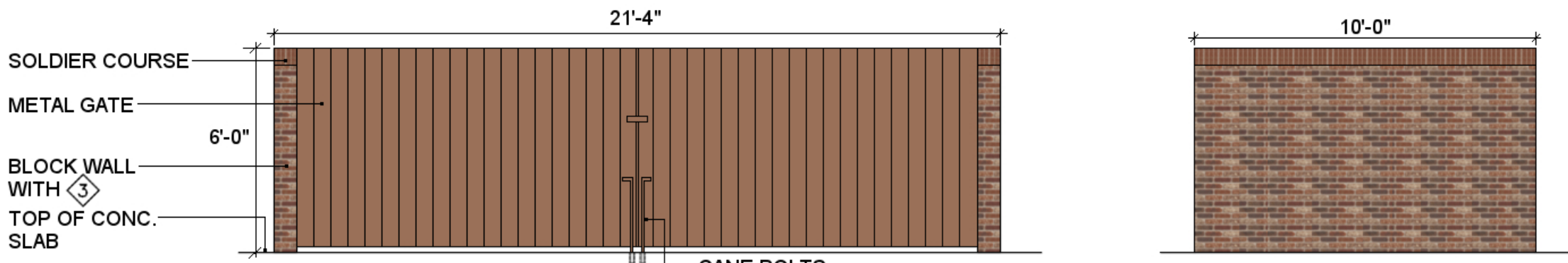
T.O.PARAPET WALL
20'-1/4"

2ND T.O.FLR
16'-0"

1ST T.O.FLR
0'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE FRONT & SIDE ELEVATION
SCALE: N.T.S. BACK AND OTHER SIDE ELEVATION SIMILAR TO SIDE ELEVATION SHOWN ABOVE.

T.O.PARAPET
60'-0"

T.O.PARAPET
57'-3"

T.O.PARAPET WALL
52'-9 1/4"

T.O.ROOF
49'-5 1/2"

4TH T.O.FLR
37'-3 3/4"

3RD T.O.FLR
26'- 8 1/4"

T.O.PARAPET WALL
20'-1/4"

2ND T.O.FLR
16'-0"

1ST T.O.FLR
0'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NEW RESTAURANT, RETAIL SPACE AND 51 RM BOUTIQUE HOTEL FOR:

MAIN STREET PIER, LLC

SE CORNER OF TWENTY MILE RD & STAGE RUN RD
PARKER, CO 80134.

ASSOCIATED
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DENVER, COLORADO 80233

ARCHITECTS
PHONE: (303) 641-5353
FAX: (303) 641-5018
EMAIL: AA@ASSOCIATEDARCHITECTS.NET

REVISIONS	
DATE:	09/29/17
DRAWN:	PP/LW
PROJECT NO.:	16001
TITLE:	ELEVATIONS
DWG FILE:	16001-ELEVATIONS
SHEET NO.:	

A3.2



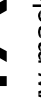
SITE PLAN

2. ALL RAISED PLANTERS SHALL BE COMPLETED WITH A (4") DEPTH OF ROCK MULCH: PIONEER SAND'S WHITE RIVER ROCK, 1 1/2"-2" SIZE, OVER WEED BARRIER.
3. TURF GRASS SOD TO BE RTF WATER SAVER SOD (95% RHIZOMATOSUS TALL FESCUE VARIETIES, 5% KENTUCKY BLUE GRASS) FROM GREEN VALLEY TURF CO., 13159 N. US HWY 85, LITTLETON, CO 80125, 303-798-6764 OR EQUIVALENT.
4. ALL RAISED PLANTERS TO BE CONSTRUCTED OF RAMMED EARTH, FORM FACED WITH WOOD BOARDS, TOPPED WITH FLAGSTONE CAP.
5. FIRE PIT AND RAISED PLANTERS TO BE CONSTRUCTED OF RAMMED EARTH, FORM FACED WITH WOOD BOARDS. GAS FIRE PIT INSERT TO BE MODEL: PENT43EI BY HEARTH PRODUCTS CONTROLS COMPANY, 3050 PLAINFIELD RD., KETTERING, OH 45432, 877-774-6981 OR EQUIVALENT. DECORATIVE FIRE PIT GLASS TO BE BLACK, ALSO BY HEARTH PRODUCTS CONTROLS COMPANY OR EQUIVALENT.
6. ALL INTERIOR PARKING ISLANDS TO HAVE 6" WIDTH OF GRAVEL MULCH CLEAR OF PLANTINGS ON PARKING SIDE.

* See Landscape Notes 3 above for turf species information.

SE CORNER OF TWENTY MILE ROAD & STAGE RUN

prepared For: **MARS DEVELOPMENT, LLC**
19284 COTTONWOOD DRIVE SUITE 203
PARKER, COLORADO 80139



1870
G
MACK
www.mackandllc.com

Designed By: KCV	Date: 11/13/2017
Drawn By: KCV	Eng. No.: E-009-17
Checked By: JDT	Project No.: 1195.2
Field Book No.:	Scale:

10 OF 17(L101)

[illegible]

REQUIREMENT CATEGORIES	AREA OR VOLUME PROVIDED	REQUIREMENT FORMULA	TREES REQ./PROVIDED	SHRUB REQ./PROVIDED	SHRUB SUB. REQ./PROVIDED	75% ROUND PLANE VEG. REQ./PROVIDED	TURF GRASS PROVIDED
INTERNAL PARKING 10% of 42,960 S.F.	4,296 S.F. (10%)	1 TREE / 162 S.F. 5 SHRUB / 162 S.F. 1 SHRUB PER 415 S.F.	26 / 28 16 Ds 12 Evngm	219 / 229		3,222 S.F. (75%) R 3,636 S.F. (84%) P	
OVERALL SITE LANDSCAPE 15% = 28,563 S.F.	15,548 S.F. GREEN SPACE 24,265 PLAZA SPACE 39,813 S.F. (21%) TOTAL	1 TREE / 1,500 S.F. 5 SHRUB / 1,500 S.F.	21 / 22 21 Ds 1 Evngm	100 / 186		11,611 S.F. (75%) R 12,438 S.F. (80%) P	4,284 S.F. 15%