



PLANNING COMMISSION MEETING

7:00 PM

May 12, 2022

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

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

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

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
 - A. **Planning Commission Meeting Minutes - 4.28.22**
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**
 - A. **NEWLIN CROSSING – Sketch and Preliminary Plan**

Applicant:	PCS Group
Location:	Northeast corner of Mainstreet and Chambers
	Road
Department:	Community Development, BrieAnna Simon
TRAKiT No.:	SUB20-041 and SUB20-042

B. LOT 1 BLOCK 1 PARKGLENN WEST – Use by Special Review

Applicant: Larry Greene

**Location: Northwest Corner of Dransfeldt Raod and
Parkglenn Way**

Department: Community Development, Carson Byerhof

TRAKiT No.: Z22-002

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

April 28, 2022

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

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

Also, present and seated were Commissioners Ruth Ann Nelson, Eliana Burke, Nick Metz, and Roxy Colette.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

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

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

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

We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the April 14, 2022, meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:01 P.M. – AUBURN HILLS CENTRE FILING NO. 1 – MINOR DEVELOPMENT PLAT. The applicant, Debbie Klisis, is proposing to subdivide an existing metes and bounds property into 5 commercial lots. The site is located at the southwest corner of Mainstreet and Jordan Road.

Department: Community Development, Julie Duncan

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report for the Auburn Hills Centre Filing No. 1 – Minor Development. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Auburn Hills Centre Filing No. 1 Minor Development Plat.

APPLICANT PRESENTATION

None.

Commissioners discussed with staff:

- Commissioner Roxy Colette asked about the excess right-of-way that is going to be used but didn't see it in the presentation; *(staff said it is approximately a half-acre, located to the west of Jordan Road running north/south along the property line, is Town owned, unplatted, not constructed and Town Council approved the sale valued by a third-party consultant at \$168,000).*
- Commissioner Roxy Colette asked if there was going to be a traffic light installed; *(staff said that a traffic light at Jordan Road and Cedar Gulch Parkway is part of the subdivision agreement, paid for by the applicant and will allow a left turn on to Cedar Gulch).*

PUBLIC COMMENT OPENED

- Dennis Stull who resides at 16741 East Auburn Hills Drive, Parker, CO commented on what has been done as far as assessing the impact to the neighborhoods. Mr. Stull said this is a fairly high-density area and one of the exits would come near his front yard.
- Joann Puls who resides at 16739 East Auburn Hills Drive, Parker, CO commented on traffic due to the Prairie Crossing Elementary School, is concerned about future uses being developed at this site and the impact on traffic and is concerned about growth and water issues.

PUBLIC HEARING CLOSED: 7:17 P.M. – AUBURN HILLS CENTRE FILING NO. 1 – MINOR DEVELOPMENT PLAT.

Commissioners discussed with staff:

- Commissioner Gary Poole asked if public outreach starts at the site plan stage; *(staff said that this case was public noticed with a sign on site and mailings to the adjacent neighbors, applicants are encouraged to do community outreach through the site plan process which would include a traffic impact analysis).*

- Commissioner Gary Poole asked if there was anything planned on these newly created lots; *(staff said that it has recently received a site plan for a gas station, is under review and will include a separate traffic impact study).*
- Commissioner Ruth Ann Nelson asked that as new site plans are submitted will there be another traffic study done; *(staff said that for each new site plan application that is submitted, our engineering department will review the application and either require a new traffic study or a traffic conformance letter that shows consistency with a previous traffic study).*
- Commissioner Ruth Ann Nelson asked what types of businesses would come into these parcels and what would be the associated traffic flow; *(staff said a lot fit analysis was performed with this submittal to show potential building footprints, but the uses have not been specified yet).*
- Commissioner Gary Poole asked if the traffic issue with Prairie Crossing Elementary School was previously discussed and if so, was the traffic department going to reach out to the school to see if something could be done; *(staff said there was a proposal four years ago to build residential on the southerly commercial property at this location and the traffic department does work with the schools regarding traffic issues and staff will share this with engineering).*
- Commissioner Ruth Ann Nelson commented that traffic being blocked at Mainstreet and Jordan Road is a safety issue and should be prioritized by the traffic department.
- Commissioner Gary Poole clarified that water issues and concerns are not within the purview of the Town, but rather a separate entity, Parker Water and Sanitation.

PLANNING COMMISSION DISCUSSION

Commissioner Discussion:

- Commissioner Ruth Ann Nelson is in favor of this proposal as it is only sub-dividing the current lot into five separate lots for future development, agrees with public comment regarding water concerns, especially as it relates to climate change, but that it is outside of the Town's purview and is within Parker Water and Sanitation's control and offered ideas on how to alleviate school related traffic.
- Commissioner Elaina Burke agrees with Commissioner Ruth Ann Nelson comments, asked that additional traffic studies be done as development in this area moves forward and asked applicants to take responsibility for ensuring that public outreach is done.
- Commissioner Nick Metz is in support of this project, is looking forward to other projects in the pipeline and that traffic studies are done when site plans are submitted for review.
- Commissioner Roxy Colette is in favor of the project and emphasized the importance of community outreach and traffic studies.
- Commissioner Gary Poole, as a former elementary school principal, commented on school traffic issues, and said that if the traffic issue is with the school, the issue should

be addressed at the school level, that it is not the fault of the developer and that he is in support of the this project.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve Auburn Hills Centre Filing No. 1 – Minor Development Plat. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be adjourned. Commissioner Roxy Colette seconded the motion and was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 5/12/2022

Town Council Date: 6/6/2022

Hearing Type: Public Hearing
NEWLIN CROSSING – Sketch and Preliminary Plans
TRAKiT No.: SUB20-041 and SUB20-042

Location: Northeast Corner of Mainstreet and Chambers Road

Project Planner: BrieAnna Simon, Associate Planner

Applicant: PCS Group

Executive Summary: The applicant, PCS Group, is proposing a Sketch Plan and Preliminary Plan for 194 single family detached homes, 26.85 acres of open space and drainage and 6.03 acres of parkland on a 101.1 acre parcel. The site is located on the northeast corner of Mainstreet and Chambers Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the requested Newlin Crossing Sketch Plan.”

“I move the Planning Commission recommend Town Council approve the requested Newlin Crossing Preliminary Plan.”

ALTERNATIVE MOTIONS

Sketch Plan

“I move the Planning Commission recommend Town Council approve the requested Newlin Crossing Sketch Plan, subject to the following conditions:”

-List conditions (either by staff or Planning Commission)

“I move the Planning Commission recommend Town Council deny the requested Newlin Crossing Sketch Plan as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the requested Newlin Crossing Sketch Plan to a future date.”

Preliminary Plan

"I move the Planning Commission recommend Town Council approve the requested Newlin Crossing Preliminary Plan, subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the requested Newlin Crossing Preliminary Plan as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the requested Newlin Crossing Preliminary Plan to a future date."

I. BACKGROUND/DISCUSSION

The subject property is generally located at the Northeast corner of Mainstreet and Chambers Road. The site is currently undeveloped and is directly west of the Carousel Farms single family development (currently under construction), south of Stonegate single family development in unincorporated Douglas County, east of Sierra Ridge single family residential and self-storage development in unincorporated Douglas County, and north of the Cobblestone Riding club and open space.

The applicant, PCS Group, is requesting the approval of the Sketch and Preliminary Plans for Newlin Crossing development. The Sketch Plan and Preliminary Plan application for Newlin Crossing is for 194 single family detached homes, 26.85 acres of open space and drainage and 6.03 acres of parkland on a 101.1 acre parcel.

A future sketch and preliminary plan for Tract P will review lots for the remaining housing units noted in the sketch plan.

The approval of the sketch and preliminary plans does not formally create the lots and associated improvements. Instead, the approval of the applications will allow for the applicant to execute final plats consistent with the Sketch and Preliminary Plans. The Final Plats will create the lots and associated improvements.

Vicinity Map



I. PRIOR ACTIONS

Date	Action
06/20/2016	Town Council approved the annexation (ANX15-0006) and zoning (Z15-0018) of the subject property.
11/04/2019	Town Council approved a Minor Development Plat (SUB19-013) to create sixteen (16) unbuildable tracts within approximately 101 total acres
08/19/2019	Town Council approved an annexation for portions of Chambers Road right-of-way and a zoning ordinance (3.347) to amend the Planned Development zoning to incorporate the right-of-way into the Newlin Crossing Planned Development.

II. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Newlin Crossing		
Master Plan Area	Medium Density Residential		
Site Acreage	Approximately 101 acres		
Subdivision	Newlin Crossing Filing 1		
Existing Use	Agricultural		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Douglas County	Douglas County Zoning	SF residential-Stonegate
South	Low Density Residential	PD - Planned Development	Horse riding facility, open space and church
East	Medium Density Residential	PD - Planned Development	SF Residential-Carousel Farms and church
West	Douglas County	Douglas County Zoning	SF Residential and Commercial Self Storage

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. <u>Neighborhood Centers:</u> Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Neighborhood Center should range from a combined 50,000 to 250,000 square feet. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.

Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.D Land Use 1.F Land Use 1.G Land Use 1.I Housing and Neighborhoods 1.A
Inconsistent Goals/Strategies	None
Staff Analysis	Staff has reviewed the requested Sketch and Preliminary Plans against the Town's Master Plan and has determined that the request is consistent with the goals identified above. The proposed Sketch and Preliminary Plans is for single family residential lots, roadways, trails and open space that are consistent with medium density residential development and neighborhood centers as identified in the Master Land Use Plan and which are allowed by the zoning.

IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks are established in the Newlin Crossing PD and are based on the type of residential unit that is proposed in each Planning Area.	Building setbacks will be reviewed at the time of building permit submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	A maximum of 450 units are allowed in the entire Newlin Crossing development per the zoning.	The proposal is for 194 single-family detached residential units. The subject property is undeveloped and currently has no units on the property. The 194 total units does not exceed the number permitted by zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the Newlin Crossing PD.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A

Lot Size	The minimum lot size for single-family detached homes is 4,500 square feet in the Planning Areas proposed for development.	The proposed lot sizes range from 4,850 to 8,900 square feet for single family which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Parks: 4.63 acres Open Space: 18.87 acres	Parks: 6.03 acres Open Space: 26.85 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Sketch Plan and Preliminary Plan application for Newlin Crossing is for 194 single family detached homes, 26.85 acres of open space and drainage and 6.03 acres of parkland on a 101.1 acre parcel. The proposed Sketch and Preliminary Plans are in conformance with the approved zoning and the Land Development Ordinance.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The Newlin Crossing development will be served by the West Parker Road extension as a new collector roadway. Two access points for the overall development will be provided from Mainstreet and Chambers Road. These form the ‘backbone’ for the collector road and circulation within the development. The proposed plan shows an east west connection between the Newlin Crossing development and the existing Carousel Farms development. The Sketch and Preliminary Plans outline the Newlin Gulch Trail tracts as a future pedestrian circulation component. All other internal vehicular circulation and appropriate alternative transportation provisions will be required as a component of subsequent development plats.

As future segments of Newlin Crossing are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development.

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consulting	No Comment
Town of Parker Engineering	Approved
Fire and Life Safety	Approved
Stonegate Village Metro District	My comments outstanding are more related to Construction level drawing details and utility performance and will certainly be resolved through the process. I do not have any issue moving out of the preliminary phase. We will continue working with the Applicant to get the needed level of design prior to approving any final CDs in the future.
Douglas County	It is suggested that the developer reach out the Stonegate Village Metro District to coordinate access and construction easements for the trail and adjacent improvements.
Public Service Company of CO	No Comment
IREA	Approved
Stonegate HOA	No Comment
New Horizons HOA	No Comment
Douglas County Schools	Pursuant to the Newlin Crossing Annexation Agreement dated June 20, 2016 recorded on June 22, 2016 (“Agreement”), the property is subject to a school mitigation fee and in-lieu fee payments.
Comprehensive Planning	The proposed development does not conflict with the 2035 Master Plan. The Newlin Gulch Regional Trail connection is a recommendation of the Open Space, Trails and Greenways Master Plan.
Comcast	No Comment
Century Link	Approved
Building	Approved

VII. CONCLUSION

The applicant, PCS Group, is requesting the approval of the Sketch and Preliminary Plans for Newlin Crossing development. The Sketch Plan and Preliminary Plan application for Newlin Crossing is for 194 single family detached homes, 26.85 acres of open space and drainage and 6.03 acres of parkland on a 101.1 acre parcel.

The subject property is generally located at the Northeast corner of Mainstreet and Chambers Road. The site is currently undeveloped and has single family development to the east, west and north and a riding club, church and open space to the south.

Staff has reviewed the proposed submittal and has determined that it complies with the 2035 Master Plan, existing zoning for the site and the Land Development Ordinance.

VIII. RECOMMENDED CONDITIONS

N/A

IX. ATTACHMENTS

1. Project Narrative
2. Sketch Plan
3. Preliminary Plan
4. Parks and Facilities Master Plan

Report Approved By: Bryce Matthews, Planning Manager



NEWLIN CROSSING

Sketch & Preliminary Plan Narrative
12-15-2020



pcs group inc. www.pcsgroupco.com

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

DECEMBER 15, 2020
MS. BRIEANNA SIMON
ASSOCIATE PLANNER
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: NEWLIN CROSSING— Sketch & Preliminary Plan

Dear BrieAnna,



PCS Group, Inc., on behalf of LENNAR is pleased to present this letter as the required narrative for our Sketch & Preliminary Plan submittal for Newlin Crossing. The ownership and design team has met with the Town of Parker multiple times to help facilitate the review of this exciting project. As previously discussed, we are submitting a Sketch Plan and a Preliminary Plan for the entire project, which will include a combination of single family detached lots and single family attached homes, as well as a coordinated open space trail network with Regional Trail connectivity, pocket park areas, and larger Neighborhood Parks. Please note that the commercial parcels that are included within the approved PD are not technically a part of this application, as these were not purchased by LENNAR, however, they are present from a platting resolution standpoint.

Our civil engineers, CVL Consultants, have coordinated on design efforts to date with several surrounding stakeholders including the Town of Parker, Stonegate Metropolitan District and Mile High Flood District to verify that our overall internal and offsite utility connections and approach to the Newlin Gulch channel are feasible and economically sound.

We also pro actively reached out to our closest neighbors to the north on the south side of the Stonemeadow Drive cul-de-sac, and hosted a neighborhood meeting with them on November 3rd, 2020, since we learned from the Town that these were, by far, the most interested parties when the PD was processed on this site previously. Only one neighbor, Mr. Ray Traffis, attended that meeting. The plan that we shared with Mr. Traffis was in keeping with the approved PD, but included a large number of townhomes within PA-2 on the north portion of the site and had a total unit count of 389 units. Mr. Traffis said that it was a nice plan and a good layout, but did express some concern pertaining to future construction disturbance, to which we told him that we would comply with all of the Town of Parker standards pertaining to construction. The plan we are submitting to the Town as part of this application has been modified to replace the townhomes in PA-2 with single family detached homes, which results in substantially less density within Newlin Crossing and a proposed total unit count of 290 units. Hopefully this will appease some of Mr. Traffis's concerns since with lower density the overall construction window will be shorter.

As mentioned, we are submitting a sketch plan and preliminary plan for the entirety of the residential component of Newlin Crossing with this application. As discussed with staff in one of our pre-application meetings/

discussions, we have included the single family attached / townhomes within this combined application, as opposed to processing a separate site plan application for that portion of the site, since LENNAR will be constructing all of the residential homes. We also believe this is important, so that the townhomes are reviewed in the context of the entire community.

These applications have been designed to be in keeping with the approved PD for Newlin Crossing. The proposed roadway structure and access points meet the intent of the PD, and the parcel designations remain unchanged with proposed unit counts that are well below the permitted density and maximum number of units. In fact, the PD allows for a maximum unit count of 450 units within the project and we are proposing 290 units, or under 65% of the permitted unit count.

Overall, the community has been planned to integrate Open Space corridors, and trails generally connect through the Open Space corridors to the Neighborhood Park areas located throughout the community. As defined on the approved PD, a spine trail along Newlin Gulch is included, providing regional connectivity to the Stonegate trail system to the north, and incorporating the 13 acre plus open space within the center of community. A further connection to the Chambers Road corridor is included through a linear park in the northwest portion of the site, providing regional trail connectivity to surrounding residents as well. Within this linear park, outdoor fitness equipment is integrated with the trail system to encourage use and an active lifestyle along this connected system. Additionally, we have included a neighborhood park of approximately 1.9 acres in the center of the community, on the east side of Newlin Gulch for the residents of Newlin Crossing. This amenitized park is located proximate to the single family attached area for ease of access to the higher density portion of the neighborhood, and additional trails are proposed to connect to another pocket park on the north side of PA-1. In this regard, we are excited with the integrated parks and open space system that has been well distributed throughout Newlin Crossing to provide equal accessibility to all residents because we believe that this results in more equitable distribution and higher use rates than one larger park that is located in an isolated part of the community.

Within this application you will see the inclusion of town homes in PA-5, which is the parcel designated multi-family between W. Parker Road and Mainstreet. Knowing that town homes are considered to be multi-family in Parker we have reviewed the Town's Multiple Family Design Standards, and we would like to point out a few known



discrepancies from the standards that we believe are justified due to some unique conditions. As you probably know from driving along Mainstreet, this particular portion of Newlin Crossing sits well below Mainstreet from an existing grade standpoint. Given the confined access and grading constraints for W. Parker Road connecting to Mainstreet, combined with the adjacent Newlin Gulch channel elevation, we are very much constrained on this parcel. This results in some very large slopes coming down off of both Mainstreet and W Parker Road at the community entrance. This scenario causes issues with respect to both the orientation of front architecture and the standards pertaining to building orientation on corners. Because of this unique condition, it doesn't make sense for us to attempt to front the town home architecture to these particular streets because the view from the streets above would be mostly roofs with some upper story, and we don't believe that was the intent of the design standards. Alternatively, we are proposing to side the town home units to these portions of the street to help us better mitigate the grading and drainage challenges associated with the southeastern part of PA-5. As we move north and west within PA-5 and as grade permits, we are fronting units to W. Parker Road as desired by the standards and we have also included a public roadway cul-de-sac to maximize architectural frontage along that street. Knowing the importance of the relationship between architecture and the street, LENNAR has committed to integrating a modified end unit on the relevant buildings, that moves the front door around to the side of the unit, providing an enhanced elevation and recognizable access towards the street. In addition to the architectural orientation, there is also a standard that specifies a maximum distance of 15' between buildings. We are generally compliant with this standard throughout, however there are a few instances where we have spaced the buildings much further apart to accommodate guest parking stalls, due to the inclusion of green space to help us deal with grade.

With respect to the Attached Architectural Standards for town homes, we believe that we can comply, with the exception of the building depth range of 30'-44'. The proposed town homes for this project include floor plans that range between 44'-6" and 52' in depth. If we need to process a waiver from this standard please let us know as we would like to maintain the proposed building depth, since this product has proven very popular with lower price point buyers and will ensure a good diversity of attainability within the community.

From an architectural diversity standpoint, this product works quite well. There are three different styles (Contemporary Farmhouse, Colorado Modern and Modern Hill Country), and when those styles are applied to the four different building sizes we can provide up to twelve different elevation combinations, bringing good diversity to this enclave. Some examples of various townhome elevations are included below, within this narrative for your reference.

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

Sincerely,

Alan Cunningham

Alan Cunningham, RLA
Vice President, PCS Group, Inc.



Town Home Architectural Diversity Examples



1 300 - 3 PLEX - COLORADO MODERN (MD3) - FRONT ELEV.



1 300 - 6 PLEX - COLORADO MODERN (MD6) - FRONT ELEV.



1 300 - 4 PLEX - CONTEMPORARY FARMHOUSE (FH4) - FRONT ELEV.



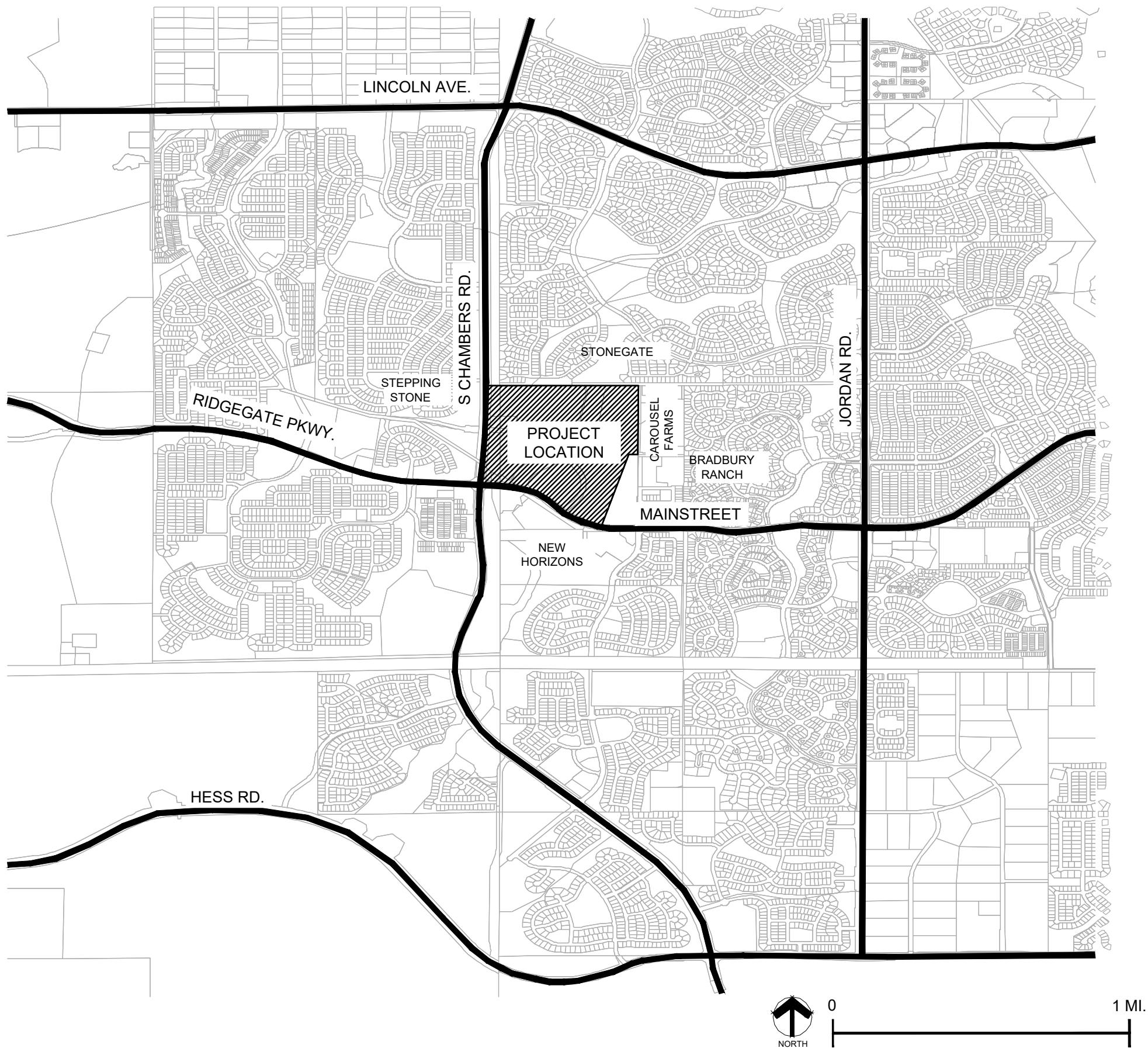
1 300 - 5 PLEX - MODERN HILL COUNTRY (HC5) - FRONT ELEV.

NEWLIN CROSSING SKETCH PLAN

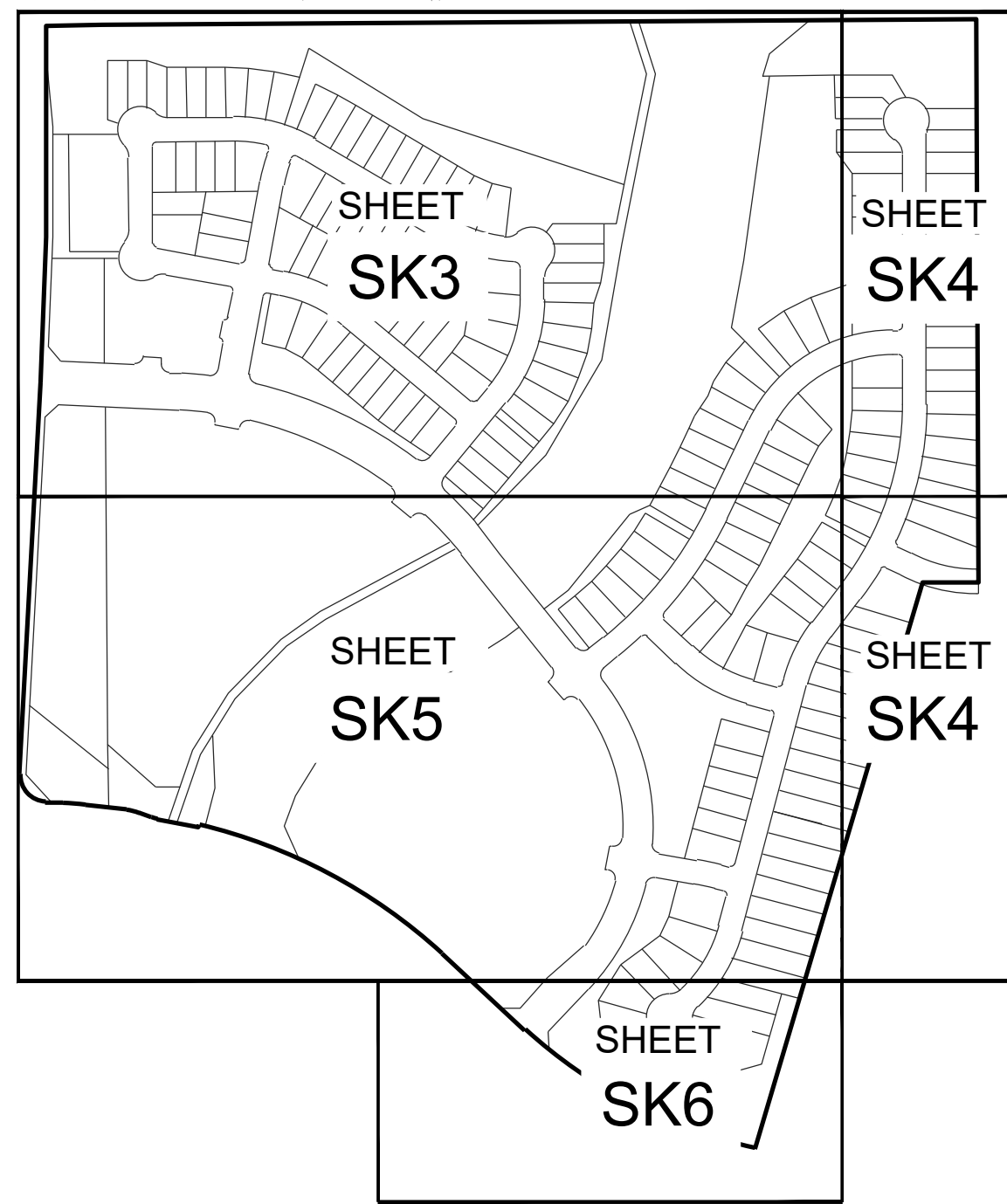
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19,TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

SHEET 1 OF 6

VICINITY MAP



SHEET KEY



BENCHMARK
BENCHMARK: DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT STAMPED 1.107004 BEING A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND. THE MONUMENT IS LOCATED EAST OF NORTH 3RD STREET AND 110' +/- NORTH OF DOGWOOD AVENUE. THE ELEVATION IS 5867.62 FEET, DATUM NAVD88.

BASIS OF BEARING
THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 20 BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED LS 10717 WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED PLS 29430 IS ASSUMED TO BEAR NORTH 89°38'10" EAST A DISTANCE OF 2665.57 FEET.

LEGAL DESCRIPTION
TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, O AND P NEWLIN CROSSING FILING NO. 1, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TOTAL PROJECT AREA
101.113 ACRES

NOTES:
1. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.

PROJECT TEAM
OWNER / DEVELOPER
LENNAR
9193 S. JAMAICA ST., 4TH FLR
ENGLEWOOD, CO 80112
CONTACT: KENT PEDERSEN,
303.486.5002

CIVIL ENGINEER
CIVIL
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.9852
www.civil-engineer.com
a **WEEKS** team
CONTACT: BRIAN WILSON,
720.249.3588

LANDSCAPE ARCHITECT /PLANNER

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
1.303.531.4905 / 1.303.531.4908
CONTACT: ALAN CUNNINGHAM,
720.259.8247

TRACT SUMMARY TABLE					
TRACT	SQ. FT.	ACREAGE	USE	OWNERSHIP	MAINTENANCE
A	258,796	5.941	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
B	79,645	1.828	PARK	METRO DISTRICT	METRO DISTRICT
C	12,346	0.283	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	58,246	1.337	UNBUILDABLE (FUTURE COMMERCIAL)	98 W PARKER, LLP	98 W PARKER, LLP
E	81,623	1.874	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
F	27,131	0.623	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
G	387,074	8.886	UNBUILDABLE (FUTURE COMMERCIAL) / DRAINAGE	98 W PARKER, LLP	98 W PARKER, LLP
H	70,083	1.609	PARK	METRO DISTRICT	METRO DISTRICT
I	370,974	8.516	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
J	121,288	2.784	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
K	14,143	0.325	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
L	54,546	1.252	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
M	18,834	0.432	OPEN SPACE / REGIONAL TRAIL	98 W PARKER, LLP	98 W PARKER, LLP
N	194,933	4.475	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
O	80,310	1.844	PARK	METRO DISTRICT	METRO DISTRICT
P	409,619	9.404	UNBUILDABLE (FUTURE TOWNHOMES) /DRAINAGE	LENNAR	LENNAR
Q	32,454	0.745	PARK / REGIONAL TRAIL	TOWN OF PARKER	TOWN OF PARKER
R	2,300	0.053	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
S	3,328	0.076	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
T	9,561	0.219	OPEN SPACE / REGIONAL TRAIL	TOWN OF PARKER	TOWN OF PARKER
U	28,952	0.665	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
V	121,428	2.788	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
W	26,981	0.619	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
X	14,648	0.336	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER

LAND USE SUMMARY CHART

TYPE	SQ. FT.	ACREAGE	% OF TOTAL PROJECT AREA
SINGLE FAMILY RESIDENTIAL LOTS	1,281,305	29.416	29.09%
TOWNHOMES	409,619	9.404	9.30%
OPEN SPACE	1,169,803	26.853	26.56%
PARK	262,492	6.026	5.96%
COMMERCIAL	637,329	14.631	14.47%
ROAD RIGHTS OF WAY	643,947	14.783	14.62%
TOTAL	4,404,495	101.113	100%

SHEET INDEX

Sheet Number	Sheet Title
SK1	COVER SHEET
SK2	OVERALL SKETCH PLAN
SK3	SKETCH PLAN
SK4	SKETCH PLAN
SK5	SKETCH PLAN
SK6	SKETCH PLAN

PREPARED BY:

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
1.303.531.4905 / 1.303.531.4908

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	NEWLIN CROSSING PARKER, COLORADO COVER SHEET & OVERALL SKETCH PLAN	Revisions			
								No.	Init.	Appr.	Date
SK1			MARCH 4, 2022								

NEWLIN CROSSING SKETCH PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

SHEET 2 OF 6

LEGEND		
	LOT TYPE	UNITS
	SINGLE FAMILY DETACHED 45'X115'	85
	SINGLE FAMILY DETACHED 50'X115'	109
	TOWNHOMES (96 UNITS, MAX.)	96
	TOTAL MAX. UNITS	290
---	PROPOSED 10' REGIONAL TRAIL / WALK	2,772 TOTAL LF.
----	PROPOSED 8' LOCAL TRAIL / WALK	6,000 TOTAL LF.
---	EXISTING 10' CONC. TRAIL	
---	PROPOSED 6' SOFT TRAIL	415 LF.
---	DETACHED WALK	
---	RIGHT-OF-WAY	
←	VEHICULAR ACCESS	



TRACT SUMMARY TABLE					
TRACT	SQ. FT.	ACREAGE	USE	OWNERSHIP	MAINTENANCE
A	258,796	5.941	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
B	79,645	1.828	PARK	METRO DISTRICT	METRO DISTRICT
C	12,346	0.283	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	58,246	1.337	UNBUILDABLE (FUTURE COMMERCIAL)	98 W PARKER, LLP	98 W PARKER, LLP
E	81,623	1.874	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
F	27,131	0.623	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
G	387,074	8.886	UNBUILDABLE (FUTURE COMMERCIAL) / DRAINAGE	98 W PARKER, LLP	98 W PARKER, LLP
H	70,083	1.609	PARK	METRO DISTRICT	METRO DISTRICT
I	370,974	8.516	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
J	121,288	2.784	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
K	14,143	0.325	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
L	54,546	1.252	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
M	18,834	0.432	OPEN SPACE / REGIONAL TRAIL	98 W PARKER, LLP	98 W PARKER, LLP
N	194,933	4.475	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
O	80,310	1.844	PARK	METRO DISTRICT	METRO DISTRICT
P	409,619	9.404	UNBUILDABLE (FUTURE TOWNHOMES) / DRAINAGE	LENNAR	LENNAR
Q	32,454	0.745	PARK / REGIONAL TRAIL	TOWN OF PARKER	TOWN OF PARKER
R	2,300	0.053	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
S	3,328	0.076	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
T	9,561	0.219	OPEN SPACE / REGIONAL TRAIL	TOWN OF PARKER	TOWN OF PARKER
U	28,952	0.665	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
V	121,428	2.788	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
W	26,981	0.619	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
X	14,648	0.336	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER

UNIT COUNT & DEDICATED PARK SUMMARY						
PLANNING AREA, RESIDENTIAL USE & ACREAGE	PROPOSED DWELLING UNIT TYPE	UNIT QTY.	DU'S/AC	*REQ'D. PARK AREA	TOTAL PROJECT PARK AREA REQ'D. (AC.)	TOTAL PROJECT PARK AREA PROVIDED
				PER UNIT (AC.)		
(PER DEVELOPMENT PLAN)						TRACT (AC.)
PA-1, RESIDENTIAL (34.0 AC.)	SINGLE-FAM. DETACHED	109	3.21	0.0239	2.600	H 1.609
						O 1.844
PA-2, RESIDENTIAL MULTI-FAM. (21.27 AC.)	SINGLE-FAM. DETACHED	85	4.00	0.0239	2.032	B 1.828
						Q 0.745
**PA-5, RESIDENTIAL MULTI-FAM. (9.0 AC.)	TOWNHOMES	96	10.67	0.0139	1.334	
PARK AREA TOTALS					5.966	6.026
*PARK AREA REQUIREMENTS CALCULATED IN ACCORDANCE WITH MUN. CODE SEC. 13.07.140 (2)						
**PA-5 DEVELOPMENT TO BE PROVIDED AS PART OF A SEPARATE PRELIMINARY PLAN AND SITE PLAN SUBMITTAL						
TABLE REFERENCES PLANNING AREAS (PA-) DEPICTED WITHIN THE NEWLIN CROSSING DEVELOPMENT PLAN						
NOTE: TRACTS D, G, P, U, V, W AND X ARE UNBUILDABLE LOTS TO BE PROVIDED AS PART OF A SEPARATE PRELIMINARY PLAN AND SITE PLAN SUBMITTAL.						

OPEN SPACE TRACKING SUMMARY			
OPEN SPACE PER NEWLIN CROSSING DEVELOPMENT PLAN (DP)	AREA (AC.)	OPEN SPACE PROVIDED	
		TRACT	ACRES
OS-1	13.240	I	8.516
		N	4.475
		T	0.219
OS-1 OPEN SPACE TOTAL=			13.210
OS-2	5.630	A	5.941
		C	0.283
OS-2 OPEN SPACE TOTAL=			6.224
REQUIRED OPEN SPACE PER DP AREAS (AC.)=			18.87
PROVIDED OPEN SPACE PER DP AREAS (AC.)=			19.434
OTHER OPEN SPACE TRACTS (AC.) E, F, J, K, L, R, S			6.987
TOTAL PROJECT OPEN SPACE (AC.) =			26.421

OVERALL SKETCH PLAN
NORTH SCALE: 1"=200'-0"

people creating spaces
pcsgroupinc.com
denver, co 80218
1.303.531.4905

NEWLIN CROSSING PARKER, COLORADO OVERALL SKETCH PLAN

SCALE: AS SHOWN
FILE NO:

DRAWN BY: CHECKED BY: DATE: MARCH 4, 2022

SHEET NUMBER SK2

Revisions

No.

Init.

Appr.

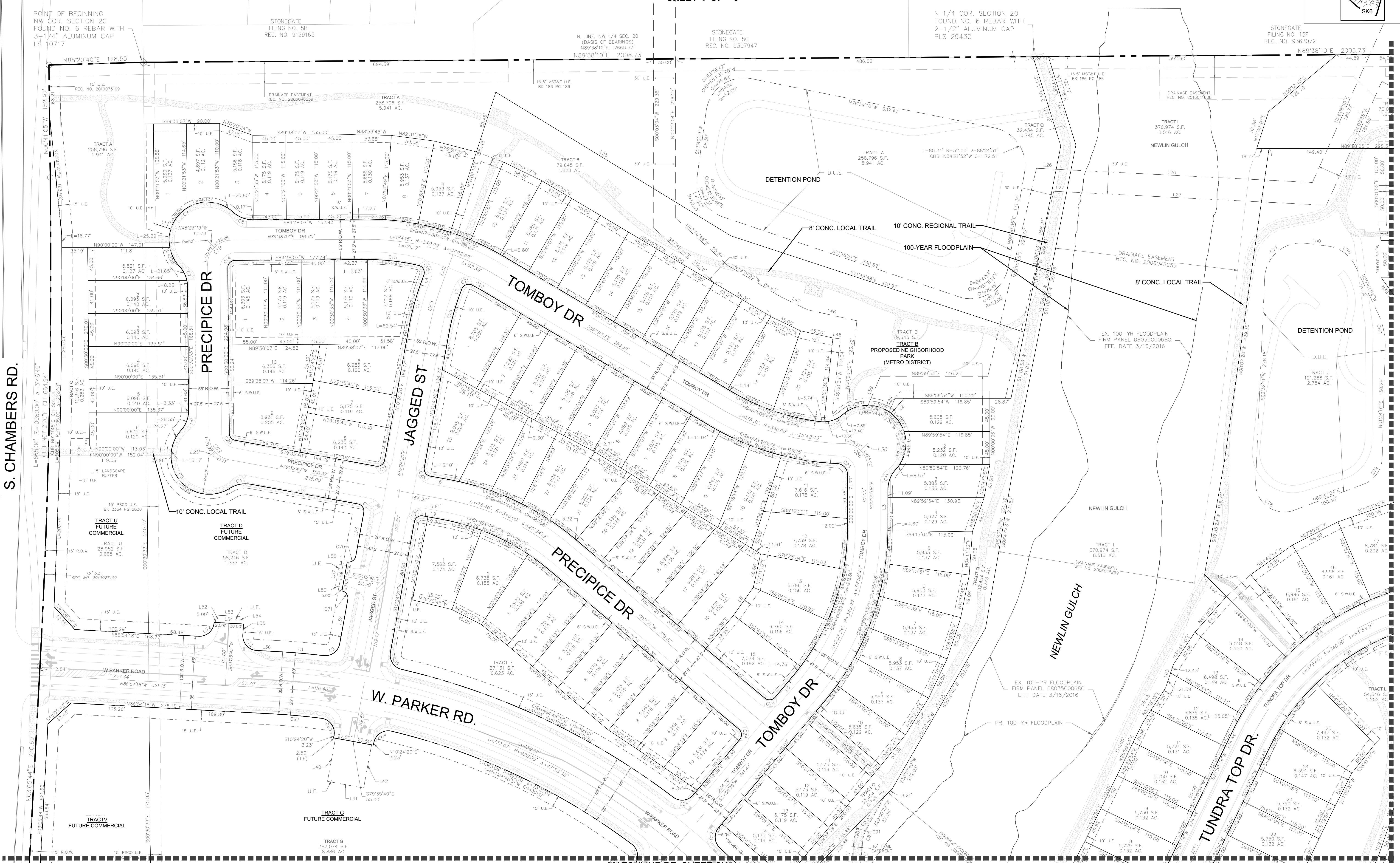
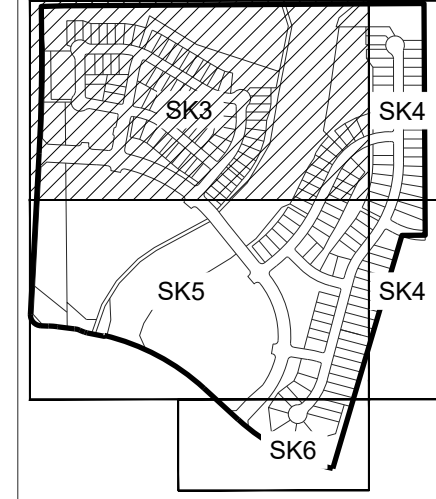
Date

NEWLIN CROSSING SKETCH PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

SHEET 3 OF 6

KEYMAP



MATCHLINE RE. SHEET-SK4

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO.	NO.	Revisions	Date	Appr.	Date
SK3											
SK4											
SK5											
SK6											
SK7											
SK8											
SK9											
SK10											
SK11											
SK12											
SK13											
SK14											
SK15											
SK16											
SK17											
SK18											
SK19											
SK20											
SK21											
SK22											
SK23											
SK24											
SK25											
SK26											
SK27											
SK28											
SK29											
SK30											
SK31											
SK32											
SK33											
SK34											
SK35											
SK36											
SK37											
SK38											
SK39											
SK40											
SK41											
SK42											
SK43											
SK44											
SK45											
SK46											
SK47											
SK48											
SK49											
SK50											
SK51											
SK52											
SK53											
SK54											
SK55											
SK56											
SK57											
SK58											
SK59											
SK60											
SK61											
SK62											
SK63											
SK64											
SK65											
SK66											
SK67											
SK68											
SK69											
SK70											
SK71											
SK72											
SK73											
SK74											
SK75											
SK76											
SK77											
SK78											
SK79											
SK80											
SK81											
SK82											
SK83											
SK84											
SK85											
SK86											
SK87											
SK88											
SK89											
SK90											
SK91											
SK92											
SK93											
SK94											
SK95											
SK96											
SK97											
SK98											
SK99											
SK100											

NEWLIN CROSSING
PARKER, COLORADO
SKETCH PLAN

DRAWN BY:
CHECKED BY:
DATE:

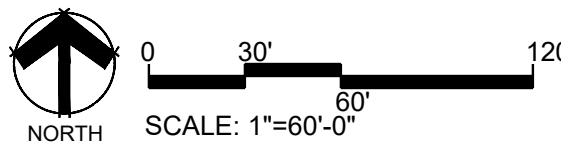
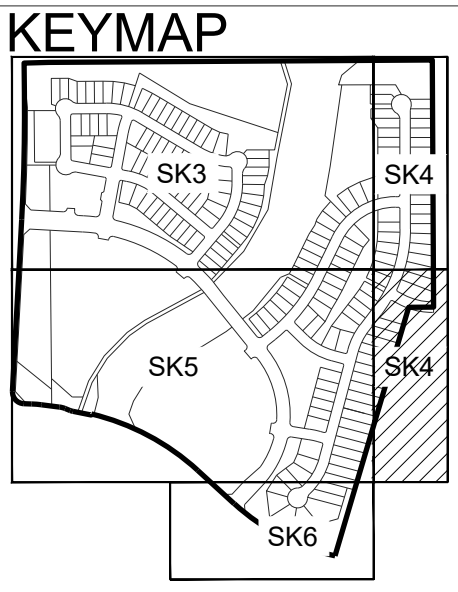
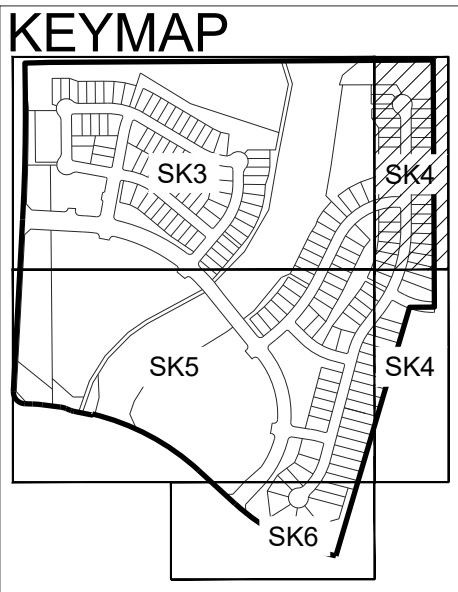
SCALE:
AS SHOWN
FILE NO.

DATE:
MARCH 4, 2022

SK3

**A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST
QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO**

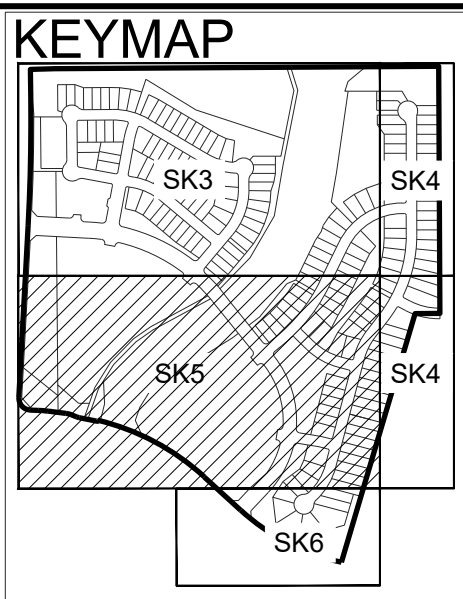
N 1/4 COR. SECTION 20
FOUND NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP
PLS 29430

[illegible]

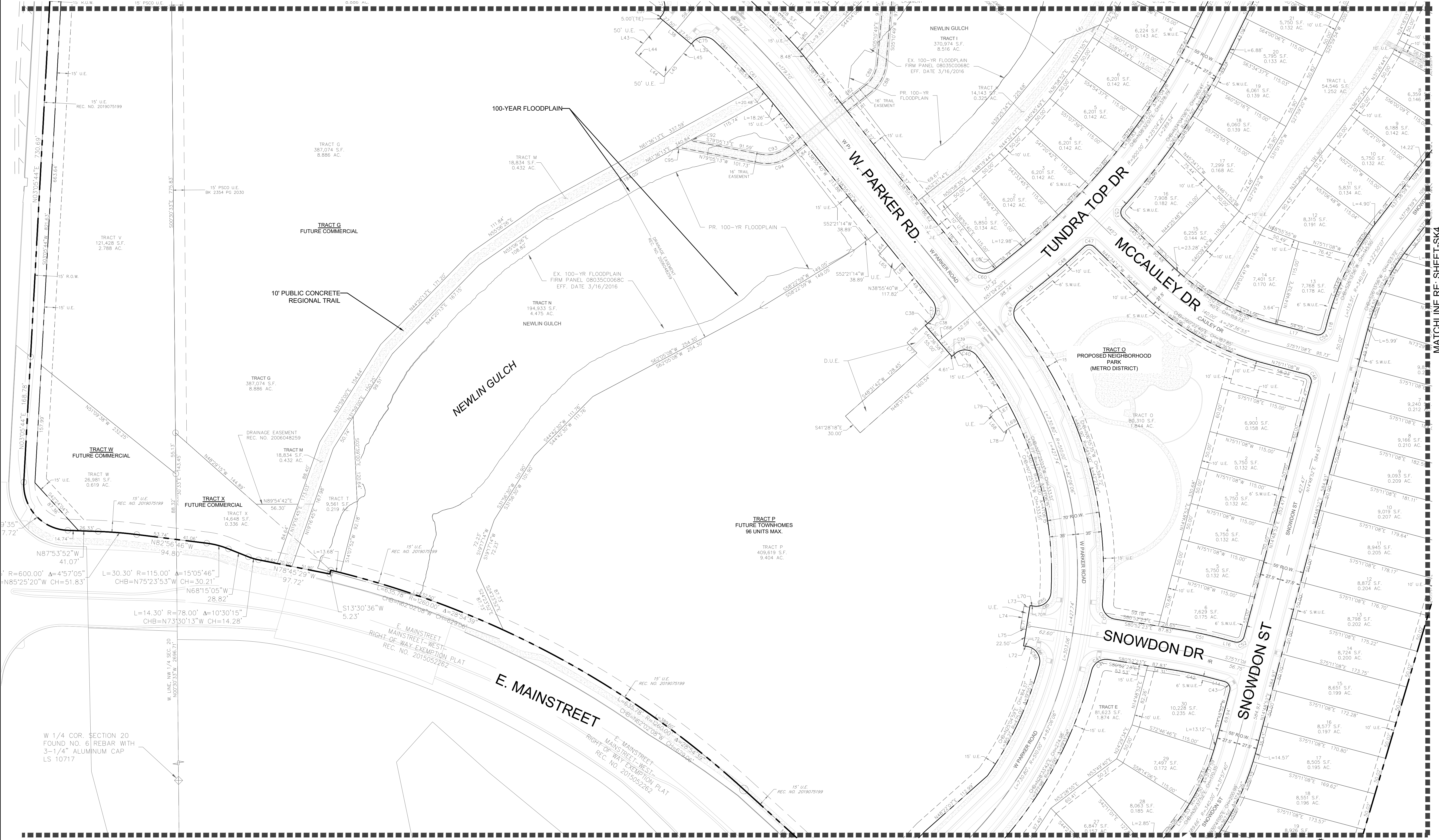
NEWLIN CROSSING SKETCH PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

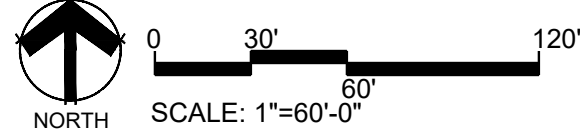
SHEET 5 OF 6



MATCHLINE RE: SHEET-SK3



MATCHLINE RE: SHEET-SK6

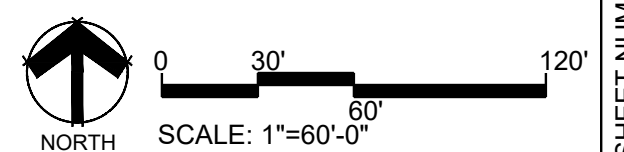


SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	NEWLIN CROSSING PARKER, COLORADO SKETCH PLAN		Revisions		Date
					AS SHOWN	FILE NO:	No.	Init.	
SK5			MARCH 4, 2022						

people creating spaces
pcsgroupinc.com
driver: cc 80218
135331.405.135331.408

**A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST
QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO**

A keymap showing the project area (SK6) in relation to surrounding areas. SK6 is a hatched rectangular area at the bottom. To its north are areas SK3, SK4, and SK5. SK3 is a residential area with a grid of streets. SK4 is a residential area with a grid of streets. SK5 is a large, irregularly shaped area. A line connects SK6 to the SK4 area, indicating a connection or boundary.



SK6	DRAWING NUMBER			NEWLIN CROSSING PARKER, COLORADO SKETCH PLAN  people creating spaces pds group inc. www.pdsgroupco.com p.o. box 18287 denver, co 80218 t 303.531.4905 f 303.531.4908
	SCALE:	AS SHOWN		
	CHECKED BY:			
	FILE NO:			
	DATE:	MARCH 14, 2022		
	SHEET / NUMBER			

NEWLIN CROSSING PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 9

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE NEWLIN CROSSING PRELIMINARY PLAN. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED, AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF PARKER. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED AS BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBIVATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.C.S. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNATURE _____

BY:

AS _____ OF LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY..

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____

_____ OF LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

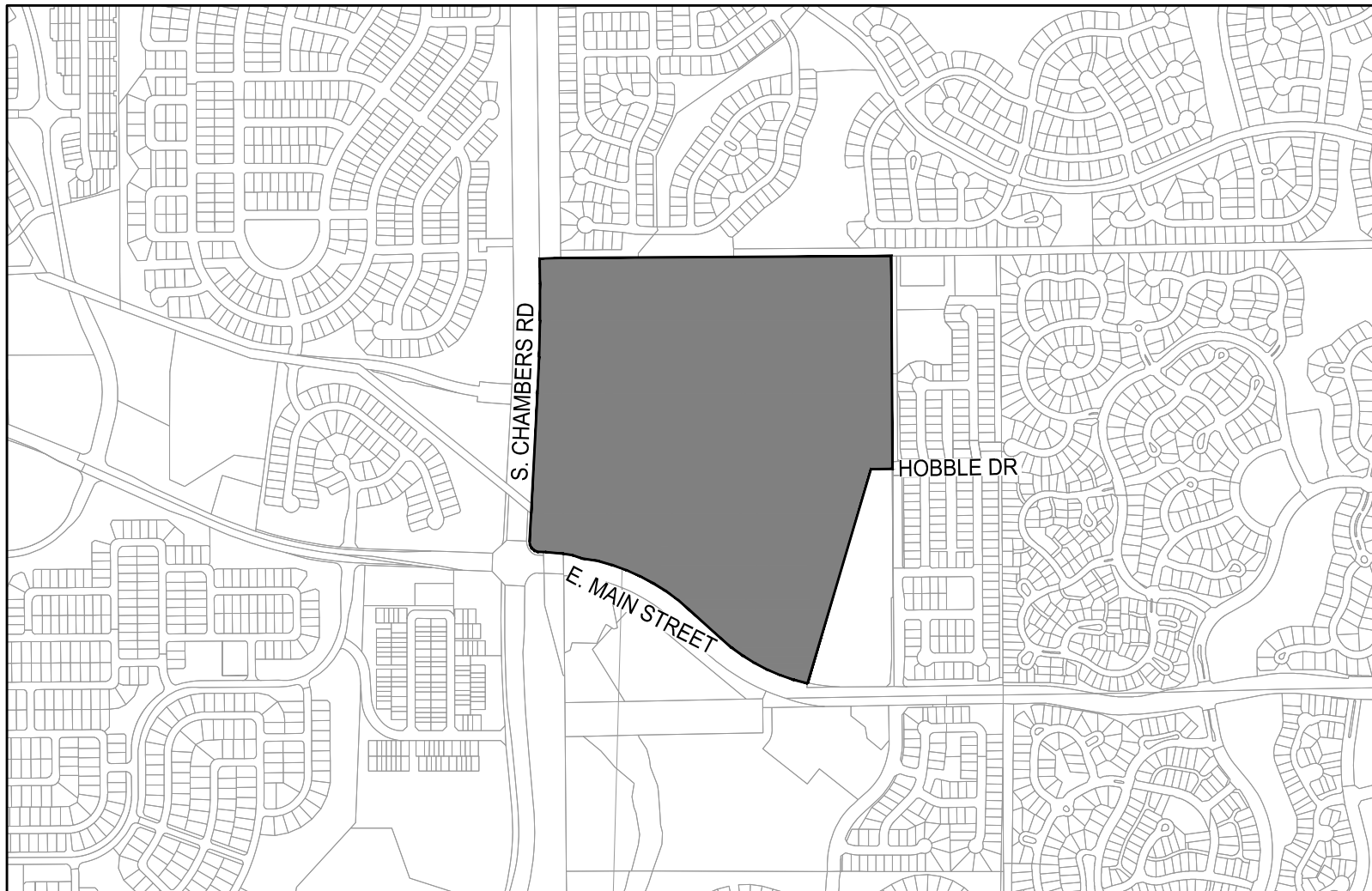
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

LEGAL DESCRIPTION:

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND P NEWLIN CROSSING FILING NO. 1,
COUNTY OF DOUGLAS, STATE OF COLORADO

TOTAL ACREAGE = 101.113 ACRES, 194 LOTS, 24 TRACTS



VICINITY MAP
SCALE: 1" = 1000'

PROPOSED TRACT SUMMARY TABLE

TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	258,796 S.F.	5.941 AC	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
B	79,645 S.F.	1.828 AC	PARK	METRO DISTRICT	METRO DISTRICT
C	12,346 S.F.	0.283 AC	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	58,246 S.F.	1.337 AC	UNBUILDABLE (FUTURE COMMERCIAL)	98 W PARKER, LLP	98 W PARKER, LLP
E	81,623 S.F.	1.874 AC	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
F	27,131 S.F.	0.623 AC	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
G	387,074 S.F.	8.886 AC	UNBUILDABLE (FUTURE COMMERCIAL) / DRAINAGE	98 W PARKER, LLP	98 W PARKER, LLP
H	70,083 S.F.	1.609 AC	PARK	METRO DISTRICT	METRO DISTRICT
I	370,974 S.F.	8.516 AC	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
J	121,288 S.F.	2.784 AC	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
K	14,143 S.F.	0.325 AC	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
L	54,546 S.F.	1.252 AC	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
M	18,834 S.F.	0.432 AC	OPEN SPACE / REGIONAL TRAIL	98 W PARKER, LLP	98 W PARKER, LLP
N	194,933 S.F.	4.475 AC	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
O	80,310 S.F.	1.844 AC	PARK	METRO DISTRICT	METRO DISTRICT
P	409,619 S.F.	9.404 AC	UNBUILDABLE (FUTURE TOWNHOMES) / DRAINAGE	LENNAR	LENNAR
Q	32,454 S.F.	0.745 AC	PARK / REGIONAL TRAIL	TOWN OF PARKER	TOWN OF PARKER
R	2,300 S.F.	0.053 AC	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
S	3,328 S.F.	0.076 AC	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
T	9,561 S.F.	0.219 AC	OPEN SPACE / REGIONAL TRAIL	TOWN OF PARKER	TOWN OF PARKER
U	28,952 S.F.	0.665 AC	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
V	121,428 S.F.	2.788 AC	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
W	26,981 S.F.	0.619 AC	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
X	14,648 S.F.	0.336 AC	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER

UNIT COUNT & DEDICATED PARK SUMMARY

PLANNING AREA, RESIDENTIAL USE & ACREAGE (PER DEVELOPMENT PLAN)	PROPOSED DWELLING UNIT TYPE	UNIT QTY.	DU'S/A C	*REQ'D PARK AREA PER UNIT (AC.)	TOTAL PROJECT PARK AREA REQ'D (AC.)	TOTAL PROJECT PARK AREA PROVIDED TRACT (AC.)	
PA-1, RESIDENTIAL (34.0 AC.)	SINGLE-FAM DETACHED	109	3.21	0.0239	2.600	H	1.609
						O	1.844
PA-2, RESIDENTIAL MULTI-FAM (21.27 AC.)	SINGLE-FAM DETACHED	85	4.00	0.0239	2.032	B	1.828
						Q	0.745
**PA-5, RESIDENTIAL MULTI-FAM (9.0 AC.)	TOWNHOMES	96	10.67	0.0139	1.334		
				PARK AREA TOTALS	5.966	6.026	

*PARK AREA REQUIREMENTS CALCULATED IN ACCORDANCE WITH MUN. CODE SEC. 13.07.140 (2)

**PA-5 DEVELOPMENT TO BE PROVIDED AS PART OF A PRELIMINARY PLAN & SITE PLAN SUBMITTAL

TRACTS D, G, P, U, V, W AND X ARE UNBUILDABLE LOTS TO BE PROVIDED BY A SEPARATE PRELIMINARY PLAN & SITE PLAN SUBMITTAL

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT ORDER NO. ABC70657126.1, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF OCTOBER 23, 2020.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 20 BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED LS 10717 WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED PLS 29430 IS ASSUMED TO BEAR NORTH 89°38'10" EAST A DISTANCE OF 2665.57 FEET.
- BENCHMARK: DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT STAMPED 1.107004 BEING A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND. THE MONUMENT IS LOCATED EAST OF NORTH 3RD STREET AND 110' +/- NORTH OF DOGWOOD AVENUE. THE ELEVATION IS 5867.62 FEET, DATUM NAVD88.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, C, G, I, J, K, N AND P FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- TRACTS A, C, E, F, I, J, K, L, N, R, S AND T ARE HEREBY ESTABLISHED AS OPEN SPACE TRACTS. NO PORTION OF THESE TRACTS SHALL BE DEVELOPED, WHICH INCLUDES SURFACE IMPROVEMENTS OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, WITH THE EXCEPTION OF UNDERGROUND UTILITY EASEMENTS WHICH INCLUDE THE INSTALLATION OF UNDERGROUND UTILITIES TO CONNECT PLANNING AREAS WITH UTILITIES WHICH INCLUDE, BUT ARE NOT LIMITED TO, WATER AND SEWER MAINS, STORMWATER MAINS, ELECTRICAL, NATURAL GAS, TELEPHONE AND CABLE TELEVISION AND AS IDENTIFIED WITHIN THE ASSOCIATED SUBDIVISION AGREEMENT APPROVED BY THE TOWN OF PARKER AS PART OF NEWLIN CROSSING PRELIMINARY PLAN
- THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- NON-EXCLUSIVE 6 FOOT, 10-FOOT AND 15- FOOT UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- MONUMENT SIGN, MASONARY FENCE COLUMNS WINDOW WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.
- THE FINAL ALIGNMENT OF THE SOUTHERN PORTION OF THE REGIONAL TRAIL WILL BE DETERMINED AT FINAL PLAT.
- BLANKET PUBLIC ACCESS AND CONSTRUCTION EASEMENTS ARE GRANTED OVER TRACTS CONTAINING REGIONAL TRAILS.
- THERE ARE A TOTAL OF 194 LOTS AND 24 TRACTS IN NEWLIN CROSSING PRELIMINARY PLAN.

OPEN SPACE TRACKING SUMMARY

REQUIRED OPEN SPACE (PER DEVELOPMENT PLAN)	AREA (AC.)	OPEN SPACE PROVIDED (AC.)		
		TRACT	ACRES	
OS-1	13.240	I		8.516
		N		4.475
		T		0.219
	OS-1 OPEN SPACE TOTAL			13.210
OS-2	5.630	A		5.941
		C		0.283
	OS-2 OPEN SPACE TOTAL			6.224
OTHER OPEN SPACE TRACTS		E, F, J, K, L, R AND S		6.987

LAND USE SUMMARY CHART

TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	1,281,305 S.F.	29.416 AC	29.09%
TOWNHOMES	409,619 S.F.	9.404 AC	9.30%
OPEN SPACE	1,169,803 S.F.	26.853 AC	26.56%
PARK	262,492 S.F.	6.026 AC	5.96%
COMMERCIAL	637,329 S.F.	14.631 AC	14.47%
ROAD RIGHTS OF WAY	643,947 S.F.	14.783 AC	14.62%
TOTAL	4,404,495 S.F.	101.113 AC	100%

REQUIRED OPEN SPACE PER DP (AC.) = 18.87

PROVIDED OPEN SPACE (AC.) = 19.434

Westwood

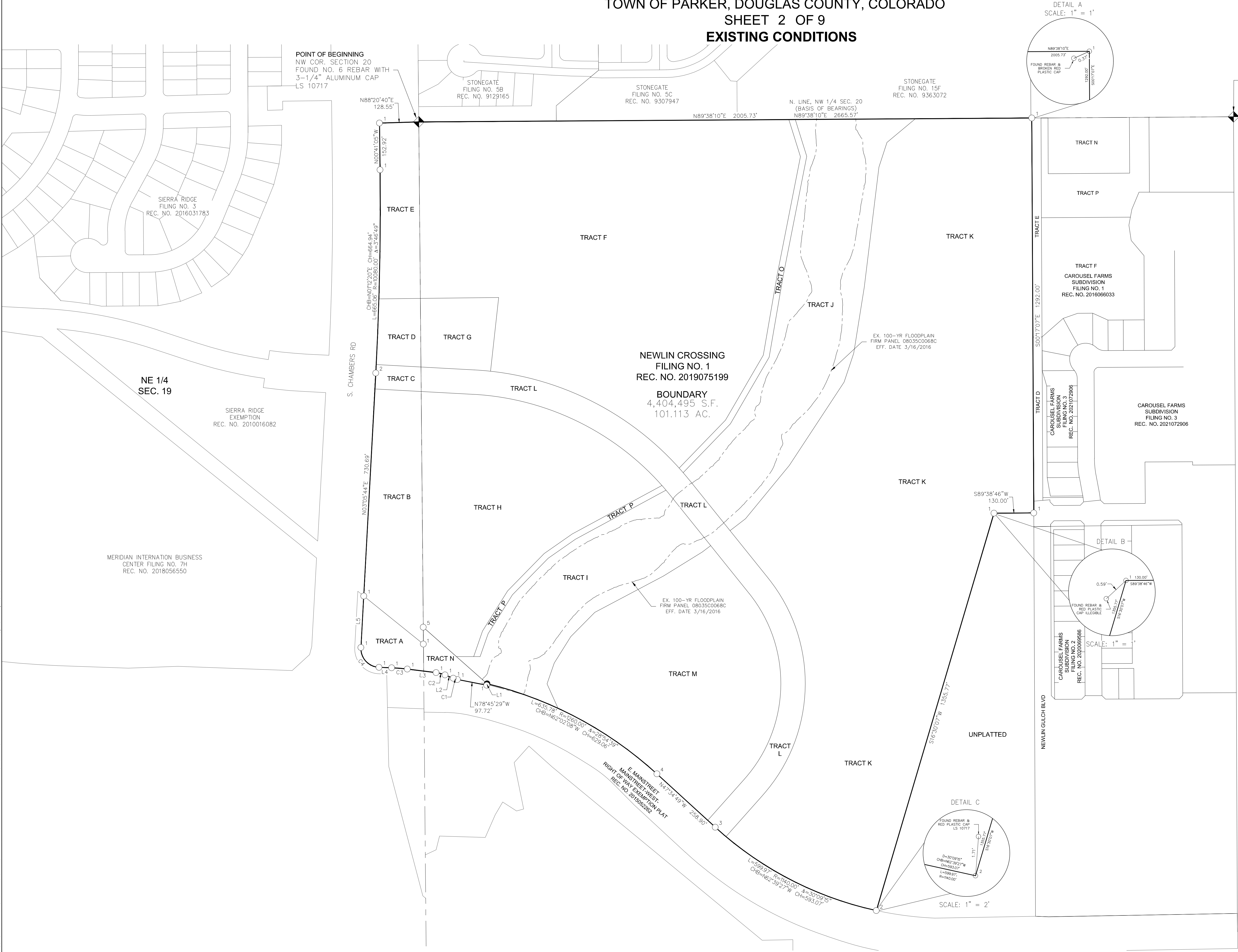
Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

NEWLIN CROSSING PRELIMINARY PLAN J.N. 8130326901 PREPARED: 12/10/2020 REVISED: 03/04/2022 SHEET 1 OF 9

NEWLIN CROSSING PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 2 OF 9
EXISTING CONDITIONS



EXISTING TRACT SUMMARY TABLE			
TRACT	SQ. FT.	AREA	OWNERSHIP
A	31,466 S.F.	0.722 AC	TOWN OF PARKER
B	131,511 S.F.	3.019 AC	TOWN OF PARKER
C	11,923 S.F.	0.274 AC	TOWN OF PARKER
D	30,882 S.F.	0.709 AC	TOWN OF PARKER
E	74,822 S.F.	1.718 AC	TOWN OF PARKER
F	1,023,836 S.F.	23.504 AC	LENNAR COLORADO, LLC
G	56,229 S.F.	1.291 AC	98 W PARKER, LLLP
H	386,362 S.F.	8.870 AC	98 W PARKER, LLLP
I	204,637 S.F.	4.698 AC	LENNAR COLORADO, LLC
J	353,410 S.F.	8.113 AC	LENNAR COLORADO, LLC
K	1,452,228 S.F.	33.339 AC	LENNAR COLORADO, LLC
L	180,983 S.F.	4.155 AC	TOWN OF PARKER
M	408,642 S.F.	9.381 AC	LENNAR COLORADO, LLC
N	15,331 S.F.	0.352 AC	TOWN OF PARKER
O	25,208 S.F.	0.579 AC	LENNAR COLORADO, LLC
P	17,023 S.F.	0.391 AC	98 W PARKER, LLLP

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S13°30'36"W	5.23'
L2	N68°15'05"W	28.82'
L3	N82°56'46"W	94.80'
L4	N87°53'52"W	41.07'
L5	N03°05'44"E	168.78'

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	78.00'	10°30'15"	14.30'	N73°30'13"W
C2	115.00'	15°05'46"	30.30'	N75°23'53"W
C3	600.00'	4°57'05"	51.85'	N85°25'20"W
C4	61.50'	90°59'35"	97.67'	N42°24'04"W

LEGEND	
	FOUND SECTION MONUMENT, AS NOTED
	SET NO. 5 REBAR WITH RED PLASTIC CAP PLS 34591
	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP PLS 32428
	FOUND 3/4" BRASS TAG PLS 32428
	FOUND 3/4" BRASS TAG LS 10717
	FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 22561
	FOUND NO. 5 REBAR WITH RED PLASTIC CAP LS 10717
	SECTION LINE, TYPICAL
	PARCEL BOUNDARY LINE, TYPICAL

150 75 0 150 300
SCALE: 1" = 150'

Westwood

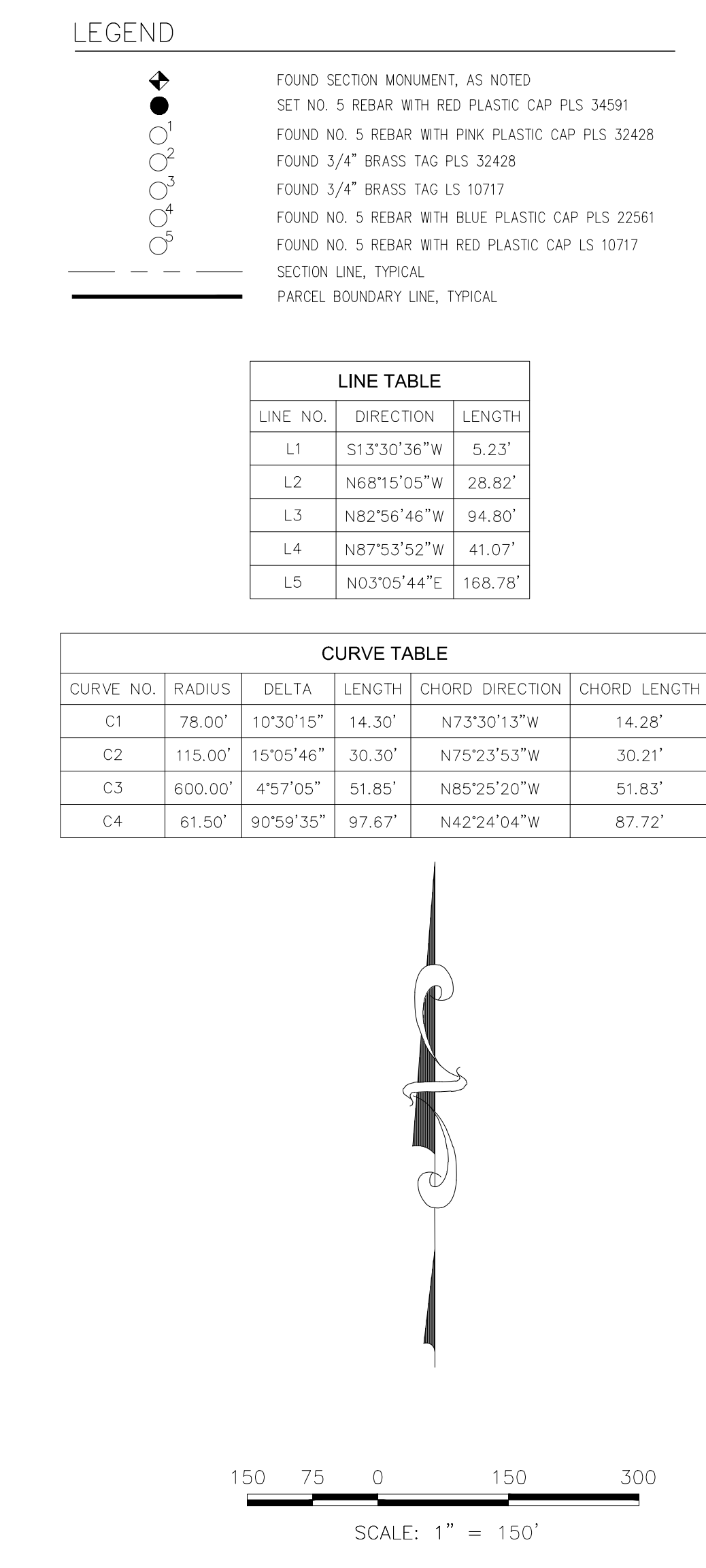
Westwoodps.com
Westwood Professional Services, Inc.

NEWLIN CROSSING PRELIMINARY PLAN J.N. 8130326901 PREPARED: 12/10/2020 REVISED: 03/04/2022 SHEET 2 OF 9

N:\PROJECTS\NEWLIN CROSSING\CAD\SURVEY\PRELIMINARY PLAT\NEWLIN CROSSING PRELIMINARY - EXISTING CONDITIONS.DWG, M.PARK, 3/8/2022 11:08 AM

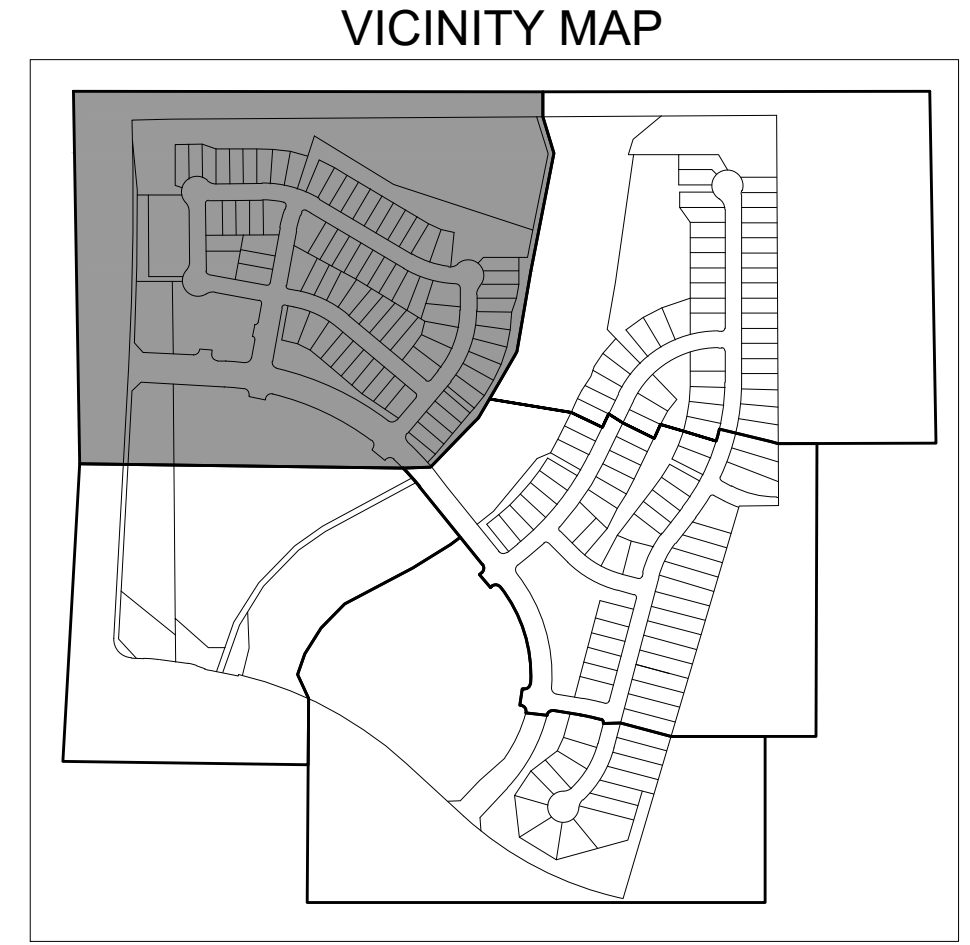
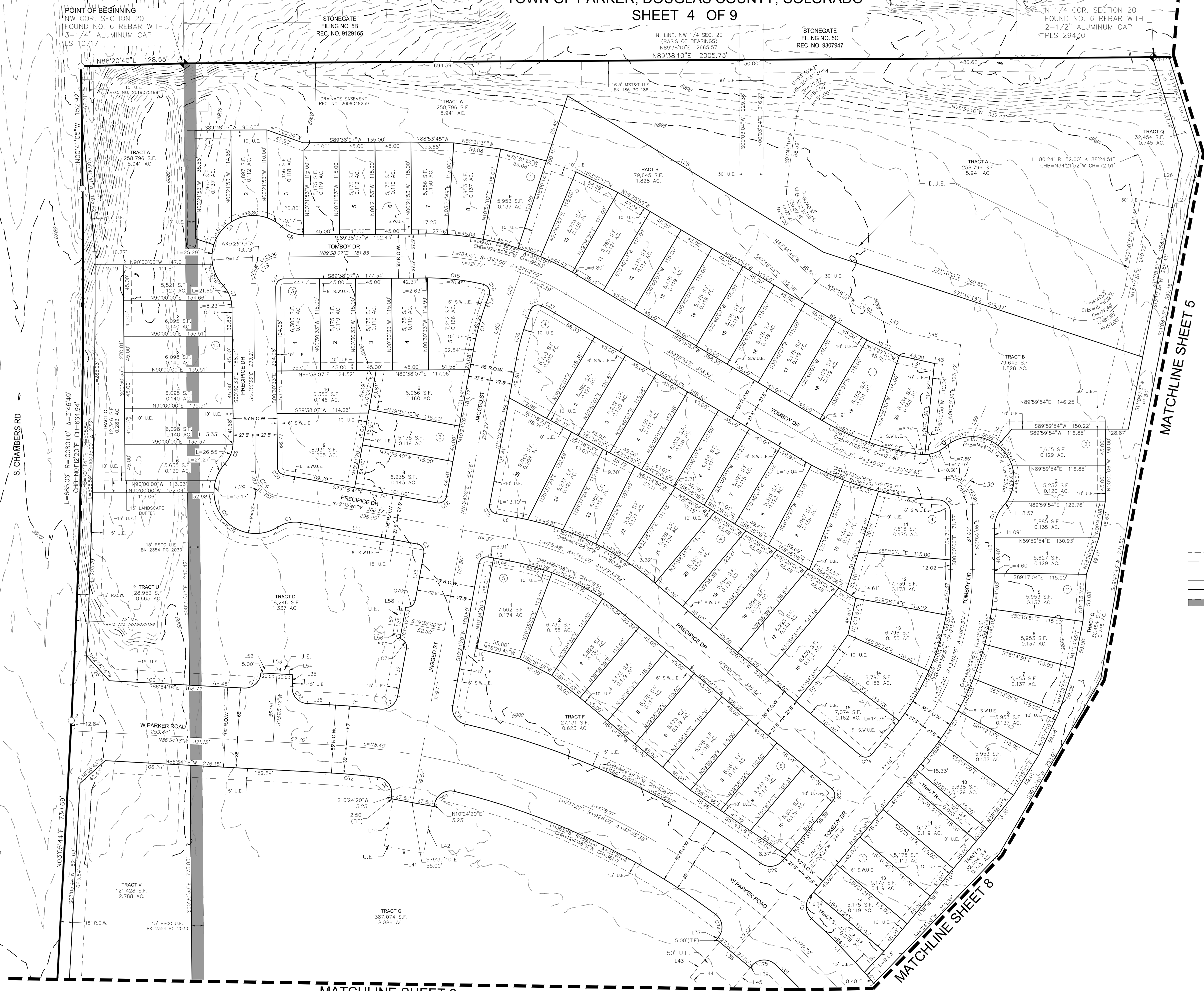
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 3 OF 9

DETAIL A
SCALE: 1" = 1'

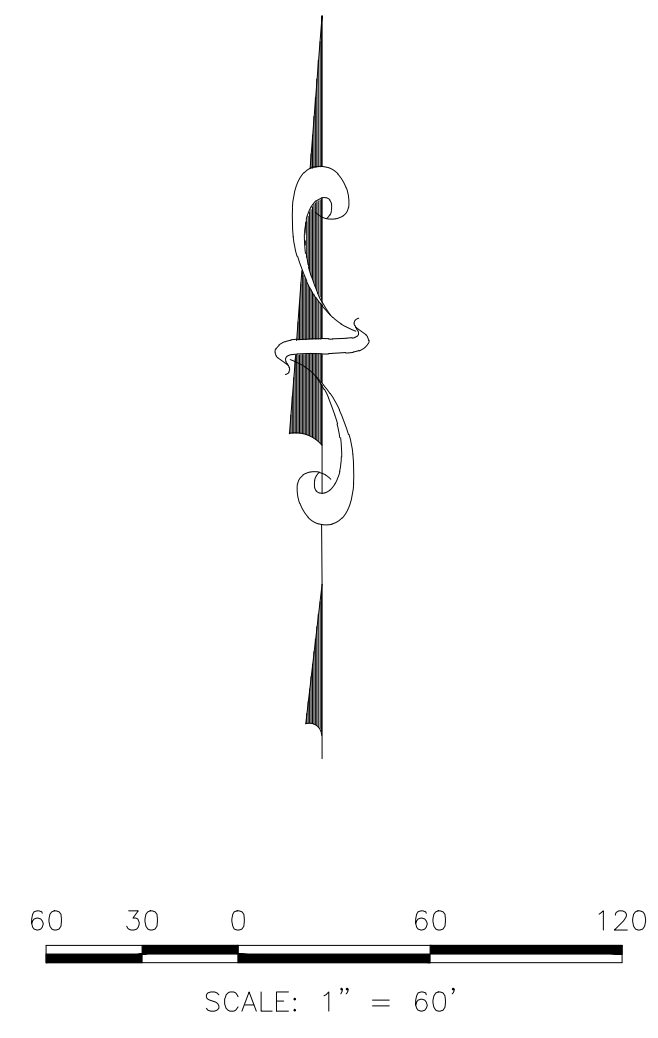


NEWLIN CROSSING PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 4 OF 9



- LEGEND**
- FOUND SECTION MONUMENT, AS NOTED
 - ◆ SET NO. 5 REBAR, 30" LONG WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
 - FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP PLS 32428
 - FOUND 3/4" BRASS TAG PLS 32428
 - FOUND 3/4" BRASS TAG LS 10717
 - FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP PLS 22561
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP LS 10717
 - ① BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - S.W.U.E. SIDEWALK AND UTILITY EASEMENT
 - P.W.S.D. PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT TO BE VACATED



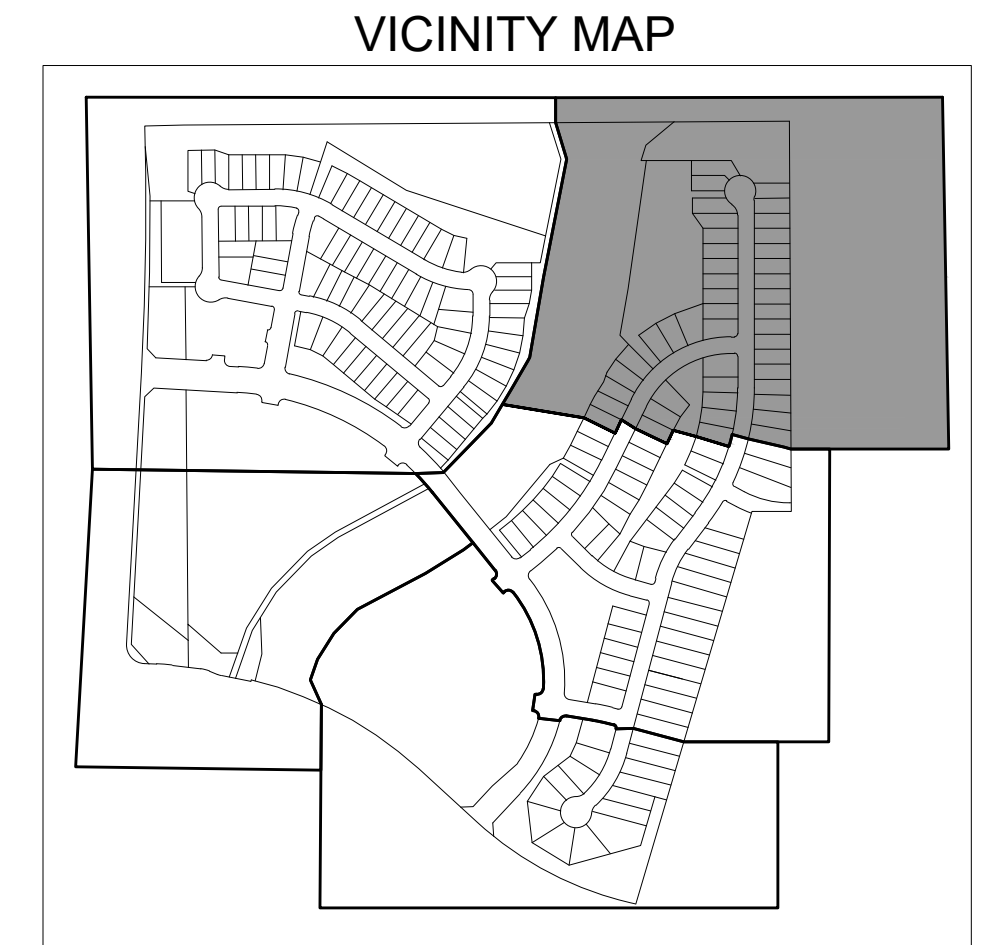
Westwood

Westwoods.com
Westwood Professional Services, Inc.

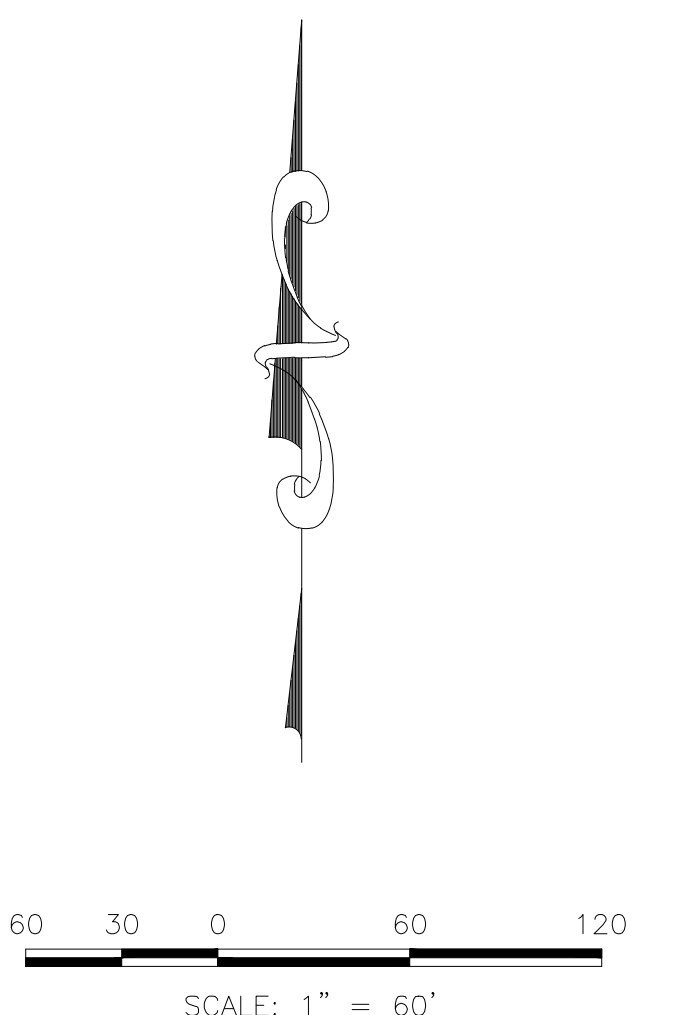
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

NEWLIN CROSSING PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 5 OF 9



- LEGEND**
- FOUND SECTION MONUMENT, AS NOTED
 - SET NO. 5 REBAR, 30" LONG WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
 - FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP PLS 32428
 - FOUND 3/4" BRASS TAG PLS 32428
 - FOUND 3/4" BRASS TAG LS 10717
 - FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP PLS 22561
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP LS 10717
 - BLOCK NUMBER
 - UTILITY EASEMENT
 - DRAINAGE AND UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT TO BE VACATED



Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodsps.com
Westwood Professional Services, Inc.

N:\PROJECTS\NEWLIN CROSSING\CAD\SURVEY\PRELIMINARY PLAN\NEWLIN CROSSING PRELIMINARY - PLAT SHEETS.DWG, NUPARK, 3/8/2022 11:09 AM

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 6 OF 9

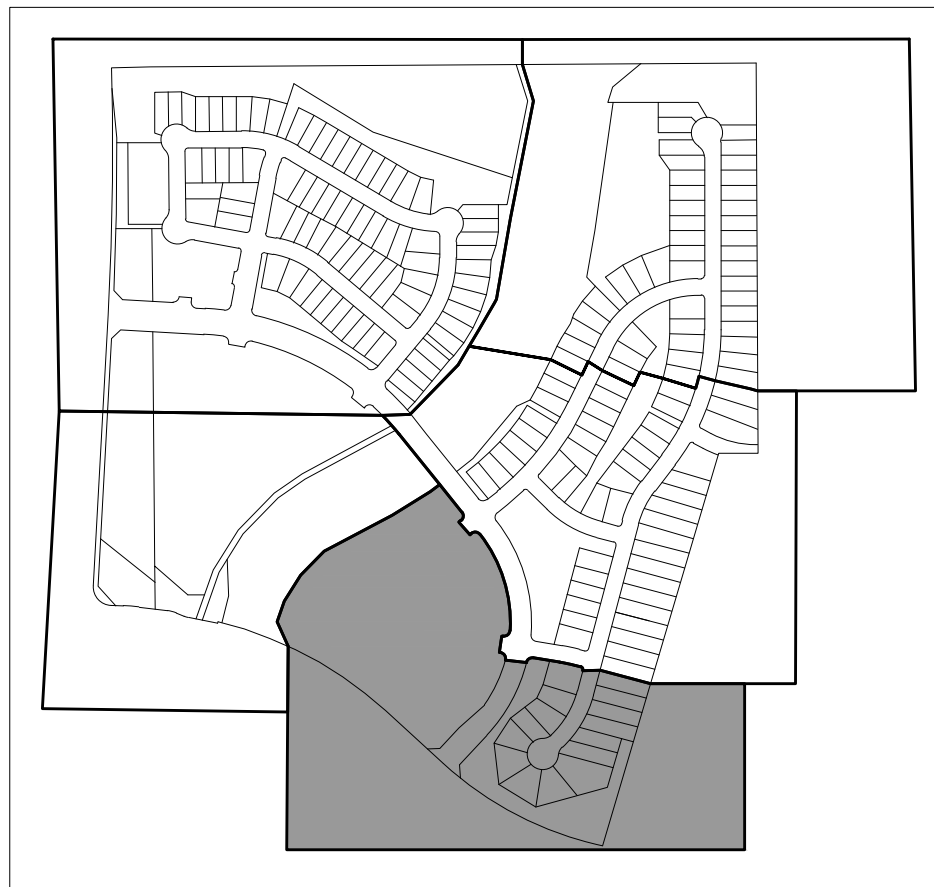


NEWLIN CROSSING PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 7 OF 9



VICINITY MAP



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- SET NO. 5 REBAR, 30" LONG WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP PLS 32428
- FOUND 3/4" BRASS TAG PLS 32428
- FOUND 3/4" BRASS TAG LS 10717
- FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP PLS 22561
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP LS 10717
- BLOCK NUMBER
- UTILITY EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
- SIGHT LINE EASEMENT
- UTILITY EASEMENT
- SIDEWALK AND UTILITY EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT TO BE VACATED

60 30 0 60 120
SCALE: 1" = 60'

Westwood

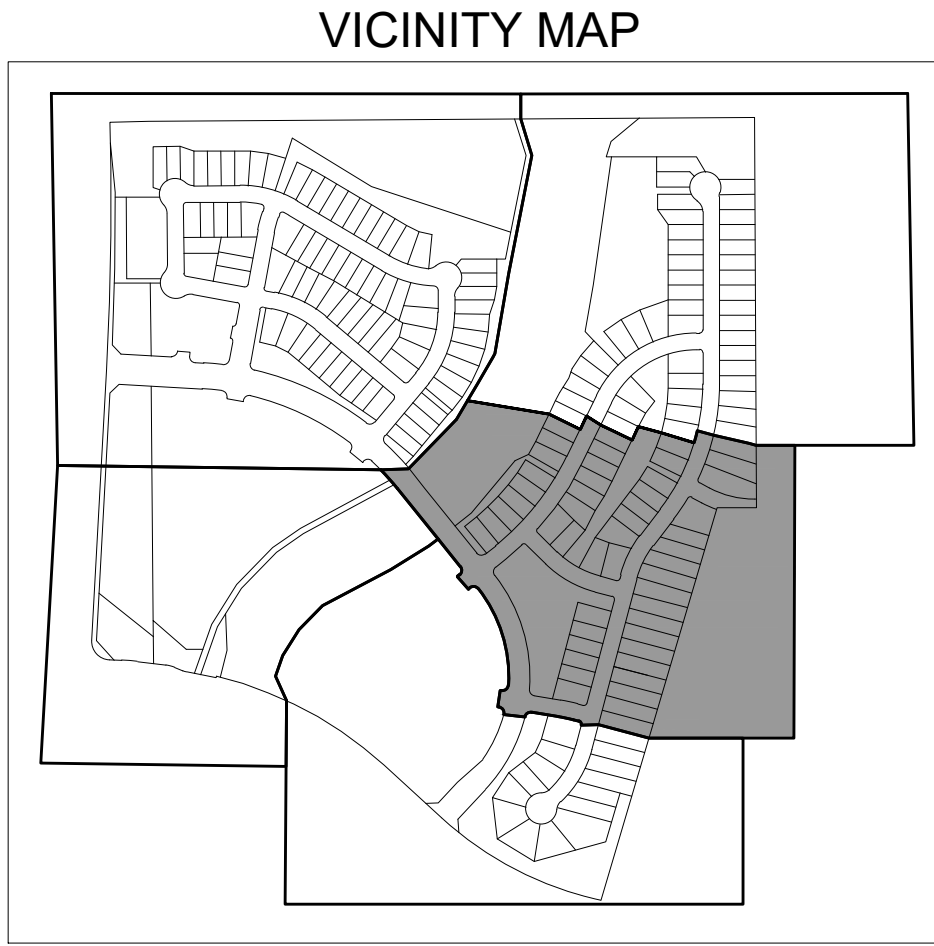
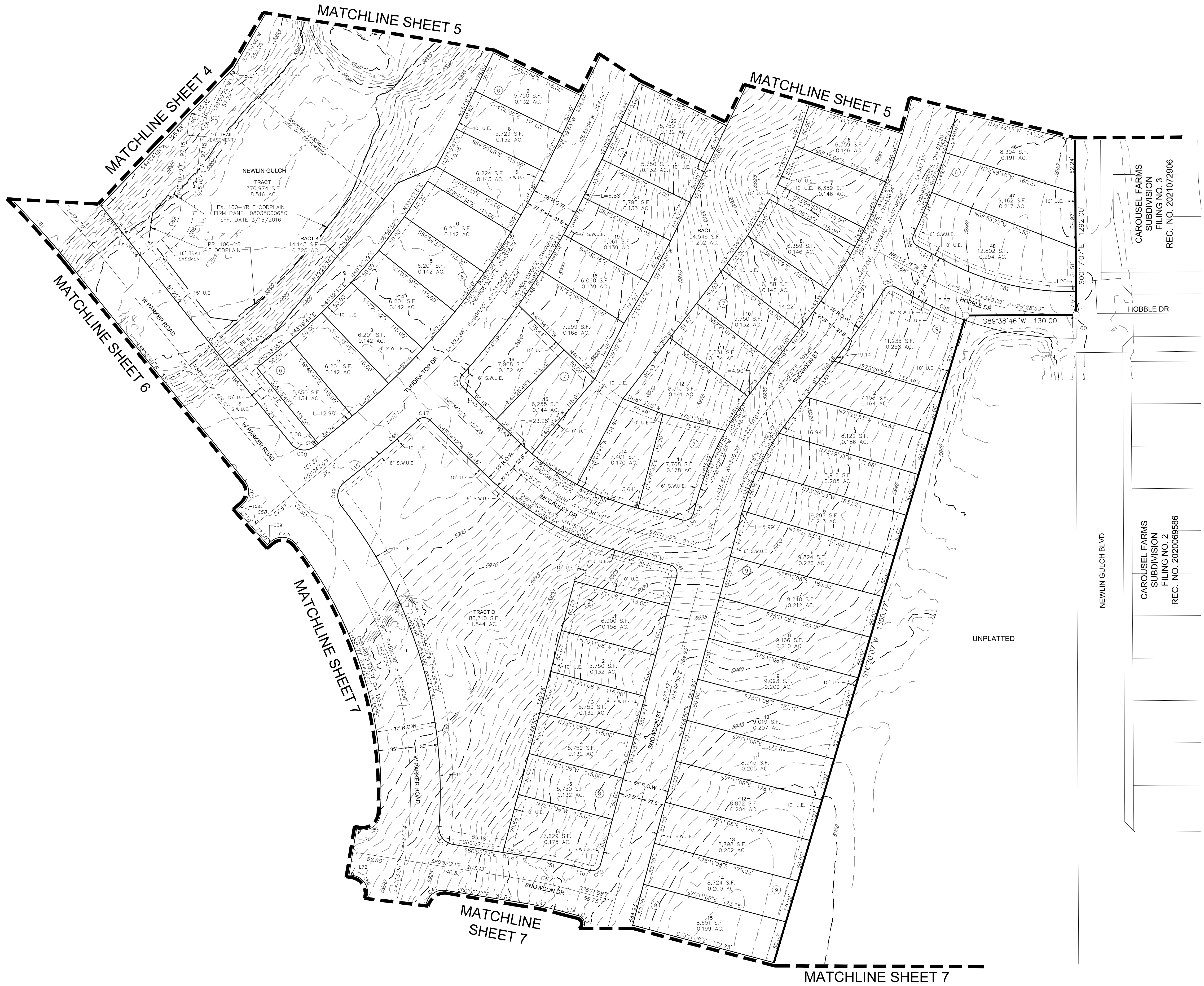
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodps.com
Westwood Professional Services, Inc.

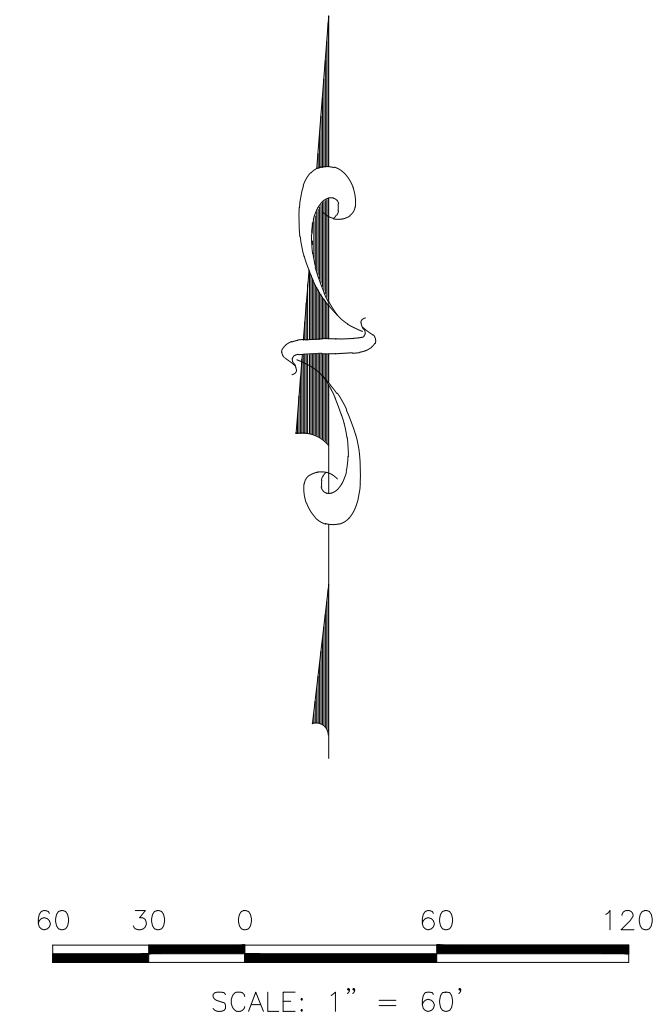
NEWLIN CROSSING PRELIMINARY PLAN J.N. 8130326901 PREPARED: 12/10/2020 REVISED: 03/04/2022 SHEET 7 OF 9

NEWLIN CROSSING PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 8 OF 9



- LEGEND**
- FOUND SECTION MONUMENT, AS NOTED
 - SET NO. 5 REBAR, 30" LONG WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 34591
 - FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP PLS 32428
 - FOUND 3/4" BRASS TAG PLS 32428
 - FOUND 3/4" BRASS TAG LS 10717
 - FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP PLS 22561
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP LS 10717
 - BLOCK NUMBER
 - UTILITY EASEMENT
 - DRAINAGE AND UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - PARKER WATER AND SANITATION DISTRICT UTILITY EASEMENT
 - SIGHT LINE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK AND UTILITY EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - SUBDIVISION BOUNDARY
 - PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT TO BE VACATED



Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodps.com
Westwood Professional Services, Inc.

NEWLIN CROSSING PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 9 OF 9

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	978.00'	3°43'12"	63.50'	N85°02'42"W	63.49'
C2	20.00'	86°24'34"	30.16'	N53°36'37"E	27.38'
C3	10.00'	90°00'00"	15.71'	N34°35'40"W	14.14'
C4	40.00'	42°48'10"	29.88'	S79°00'15"W	29.19'
C5	52.00'	16°44'1'28"	149.47'	S40°03'07"E	103.07'
C6	40.00'	42°48'11"	29.88'	N20°53'32"E	29.19'
C7	40.00'	42°48'10"	29.88'	N21°54'38"W	29.19'
C8	40.00'	42°48'10"	29.88'	S68°57'47"E	29.19'
C9	52.00'	17°54'5'01"	159.51'	S44°33'47"W	103.93'
C10	40.00'	39°45'44"	27.76'	N68°57'40"E	27.21'
C11	40.00'	42°48'10"	29.88'	S21°23'59"W	29.19'
C12	20.00'	87°14'19"	30.45'	S03°38'31"E	27.59'
C13	966.00'	6°10'38"	104.15'	N44°10'22"W	104.09'
C14	10.00'	90°08'40"	15.73'	S44°33'47"W	14.16'
C15	312.50'	13°23'56"	73.08'	N83°39'55"W	72.91'
C16	10.00'	97°07'16"	16.95'	N28°24'19"W	14.99'
C17	367.50'	9°44'59"	62.54'	S15°16'49"W	62.46'
C18	10.00'	90°00'00"	15.71'	N55°24'20"E	14.14'
C19	33.00'	90°08'40"	51.92'	S44°33'47"W	46.73'
C20	10.00'	79°05'07"	13.80'	S40°03'07"E	12.73'
C21	10.00'	97°07'16"	16.95'	S68°42'57"W	14.99'
C22	312.50'	3°23'32"	18.50'	N61°01'39"W	18.50'
C23	15.00'	87°38'30"	22.94'	N43°49'21"W	20.77'
C24	10.00'	90°00'00"	15.71'	N84°58'39"E	14.14'
C25	10.00'	90°00'00"	15.71'	S34°35'40"E	14.14'
C26	312.50'	9°44'59"	53.18'	S15°16'49"W	53.11'
C27	10.00'	90°00'00"	15.71'	S55°24'20"W	14.14'
C28	10.00'	90°00'00"	15.71'	N05°01'21"W	14.14'
C29	20.00'	87°16'19"	30.46'	N83°36'48"E	27.60'
C30	367.50'	5°16'56"	33.88'	S47°56'19"W	33.87'
C31	10.00'	90°00'00"	15.71'	N44°58'05"E	14.14'
C32	40.00'	58°33'04"	40.88'	N29°18'27"W	39.12'
C33	52.00'	28°20'12"	25.72'	S10°53'49"E	25.46'
C34	40.00'	18°58'35"	13.25'	S09°27'23"W	13.19'
C35	10.00'	90°00'00"	15.71'	N45°01'55"W	14.14'
C36	20.00'	87°16'19"	30.46'	S33°13'50"E	27.60'
C37	20.00'	89°38'35"	31.29'	N05°53'38"E	28.20'
C38	367.50'	1°19'42"	8.52'	S50°03'04"W	8.52'
C39	312.36'	1°12'00"	6.54'	S49°58'41"W	6.54'
C40	20.00'	91°26'36"	31.92'	N83°41'29"W	28.64'
C41	20.00'	85°10'39"	29.73'	S56°32'17"W	27.07'
C42	522.50'	5°41'16"	51.87'	N78°01'45"W	51.85'
C43	10.00'	90°00'00"	15.71'	N30°11'08"W	14.14'
C44	40.00'	43°07'36"	30.11'	N68°00'40"E	29.40'
C45	40.00'	42°35'07"	29.73'	S25°15'45"W	29.05'
C46	10.00'	90°00'00"	15.71'	N30°11'08"W	14.14'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C47	10.00'	87°42'24"	15.31'	N89°25'24"W	13.86'
C48	927.50'	4°20'56"	70.40'	N48°53'52"E	70.38'
C49	20.00'	89°13'46"	31.15'	S06°27'27"W	28.09'
C50	20.00'	85°10'39"	29.73'	S38°17°04"E	27.07'
C51	577.50'	5°41'16"	57.33'	N78°01'45"W	57.30'
C52	10.00'	90°00'00"	15.71'	N59°48'52"E	14.14'
C53	10.00'	87°42'30"	15.31'	S01°42'57"E	13.86'
C54	10.00'	90°00'00"	15.71'	N59°48'52"E	14.14'
C55	367.50'	8°28'44"	54.38'	S66°06'42"E	54.33'
C56	10.00'	86°59'48"	15.18'	S74°37'46"W	13.77'
C57	731.50'	6°31'08"	83.23'	N34°23'26"E	83.18'
C58	10.00'	87°12'21"	15.22'	S18°16'10"E	13.79'
C59	872.50'	1°30'46"	23.04'	N30°33'03"E	23.04'
C60	20.00'	90°00'00"	31.42'	S83°55'40"E	28.28'
C61	893.00'	7°58'33"	124.31'	N42°54'56"W	124.21'
C62	893.00'	4°11'29"	65.33'	N84°48'33"W	65.31'
C63	20.00'	93°07°08"	32.50'	N36°09'14"W	29.04'
C64	20.00'	93°07°08"	32.50'	S56°57°54"W	29.04'
C65	340.00'	9°44'59"	57.86'	S15°16'49"W	57.79'
C66	33.00'	89°02'30"	51.28'	N44°31'21"W	46.28'
C67	550.00'	5°41'16"	54.60'	N78°01'45"W	54.58'
C68	340.00'	1°41'07"	10.00'	S50°13°47"W	10.00'
C69	33.00'	79°05'07"	45.55'	S40°03'07"E	42.02'
C70	10.00'	90°00'00"	15.71'	N55°24'20"E	14.14'
C71	10.00'	90°00'00"	15.71'	N34°35'40"W	14.14'
C72	20.00'	90°00'00"	31.42'	N48°05'42"E	28.28'
C73	20.00'	90°00'00"	31.42'	S41°54'18"E	28.28'
C74	20.00'	93°07°08"	32.50'	N06°34'56"W	29.04'
C75	20.00'	93°07°08"	32.50'	S86°32'13"W	29.04'
C76	48.00'	57°07'46"	47.86'	N54°15'55"W	45.90'
C77	49.50'	94°38°01"	81.76'	S49°51'11"W	72.78'
C78	39.00'	113°04'47"	76.97'	S54°00'13"E	65.07'
C79	39.50'	67°53'23"	46.80'	N35°30'42"E	44.11'
C80	101.50'	27°16'03"	48.30'	N12°04'01"W	47.85'
C81	312.50'	63°58'11"	348.90'	S57°58'59"W	331.06'
C82	312.50'	28°28'53"	155.34'	S76°06'47"E	153.75'
C83	52.00'	26°53'6"16"	241.05'	S43°13'40"E	76.31'
C84	367.50'	63°58'11"	410.31'	S57°58'59"W	389.33'
C85	20.00'	95°59'32"	33.51'	N51°07'51"E	29.72'
C86	20.00'	95°59'32"	33.51'	N32°52'37"W	29.72'
C87	42.00'	23°49'32"	17.47'	S17°05'35"W	17.34'
C88	58.00'	46°19'43"	46.90'	N28°20'41"E	45.63'
C89	42.00'	46°19'43"	33.96'	N28°20'41"E	33.04'
C90	58.00'	16°23'24"	16.59'	S13°22'31"W	16.53'
C91	2.00'	67°30'05"	2.36'	N12°10'49"W	2.22'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S71°54'13"E	23.99'
L2	S40°36'09"W	26.79'
L3	S00°00'06"E	51.49'
L4	N20°09'19"E	10.52'
L5	S39°58'39"W	39.66'
L6	N79°35'40"W	26.87'
L7	N20°09'19"E	10.52'
L8	N35°17'30"E	46.67'
L9	S79°35'40"E	26.87'
L10	S89°58°05"W	12.50'
L11	S44°26'26"E	22.19'
L12	S89°58°05"W	12.50'
L13	S87°47'49"W	42.15'
L14	S75°11°08"E	19.25'
L15	S51°04'20"W	43.79'
L16	N75°11°08"W	19.25'
L17	S75°11°08"E	58.23'
L18	N14°48'52"E	12.52'
L19	S61°52'21"E	36.20'
L20	S89°38'46"W	5.93'
L21	N61°52'21"W	36.06'
L22	S20°09'19"W	50.35'
L23	N90°00'00"W	19.50'
L24	S23°04'59"W	19.98'
L25	N58°35'01"W	375.02'
L26	S87°03'09"E	376.06'
L27	N87°03'09"W	371.53'
L28	N00°02'06"W	55.00'
L29	S49°56'54"W	9.79'
L30	S45°00'08"W	13.67'
L31	N77°26'54"W	45.00'
L32	S10°24'20"W	61.13'
L33	S10°24'20"W	60.30'
L34	N86°54'18"W	40.00'
L35	N03°05'42"E	15.00'
L36	S86°54'18"E	27.70'
L37	N39°58'39"E	3.23'
L38	N50°01'21"W	55.00'
L39	S39°58'39"W	3.23'
L40	N10°24'20"E	59.71'
L41	S79°35'40"E	50.00'
L42	N10°24'20"E	59.71'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L43	S39°58'39"W	57.36'
L44	S50°01'41"E	50.00'
L45	S39°58'39"W	57.35'
L46	S77°26'54"E	68.34'
L47	S64°27'10"E	40.24'
L48	S83°59'24"E	10.00'
L49	N24°08'55"E	20.66'
L50	N82°49'48"W	30.47'
L51	N79°35'40"W	148.23'
L52	N03°05'42"E	10.00'
L53	N86°54'18"W	30.00'
L54	N03°05'42"E	10.00'
L55	S10°24'20"W	40.00'
L56	N79°35'40"W	10.00'
L57	N10°24'20"E	30.00'
L58	N79°35'40"W	10.00'
L59	N23°04'59"E	42.83'
L60	N89°38'46"E	5.90'
L61	N66°55'28"E	49.83'
L62	N44°42'09"W	42.19'
L63	N18°27'25"E	33.82'
L64	S43°25'21"W	17.78'
L65	S46°34'39"E	30.00'
L66	S43°25'21"W	13.75'
L67	S61°21'03"W	16.79'
L68	S38°49'40"E	30.00'
L69	S61°21'03"W	14.11'
L70	N80°52'23"W	5.11'
L71	N09°07'37"E	55.00'
L72	N80°52'23"W	5.11'
L73	N80°52'23"W	7.84'
L74	N09°07'37"E	30.00'
L75	N80°52'23"W	7.84'
L76	S46°15'54"W	33.84'
L77	S44°23'51"E	19.07'
L78	N51°10'20"E	9.02'
L79	N51°10'20"E	11.69'
L80	S43°03'35"W	35.93'
L81	S51°30'32"W	40.09'
L82	S51°30'32"W	40.01'
L83	S51°30'32"W	22.69'
L84	S51°30'32"W	22.81'

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

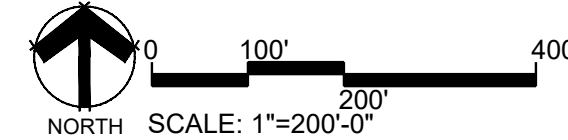
Westwoodps.com
Westwood Professional Services, Inc.

NEWLIN CROSSING PRELIMINARY PLAN J.N. 8130326901 PREPARED: 12/10/2020 REVISED: 03/04/2022 SHEET 9 OF 9

N:\PROJECTS\NEWLIN CROSSING\CADD\SURVEY\PRELIMINARY - PLAT SHEETS.DWG, MJPARK, 3/8/2022 11:09 AM

NEWLIN CROSSING PARKS & FACILITIES MASTER PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6
SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO



OVERALL PARK & OPEN SPACE PLAN

PROJECT TEAM

OWNER / DEVELOPER

9193 S. JAMAICA ST., 4TH FLR
ENGLEWOOD, CO 80112
CONTACT: KENT PEDERSEN,
303.486.5002

CIVIL ENGINEER

CIVIL

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.462.952
www.civilteam.com
a Westwood team
CONTACT: BRIAN WILSON,
720.249.3588

LANDSCAPE ARCHITECT / PLANNER

people creating spaces

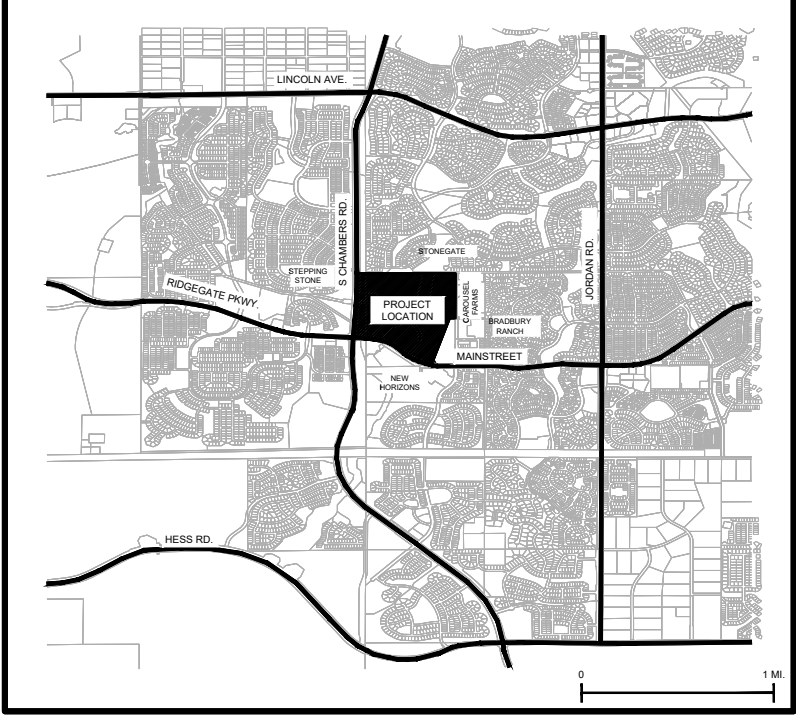
pcs group inc. www.pcsgroupco.com
p.o. box 16287
denver, co 80218
1303.531.4905 - 1303.531.4908
CONTACT: ALAN CUNNINGHAM,
720.259.8247

TRACT SUMMARY TABLE					
TRACT	SQ. FT.	ACREAGE	USE	OWNERSHIP	MAINTENANCE
A	258,796	5.941	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
B	79,645	1.828	PARK	METRO DISTRICT	METRO DISTRICT
C	12,346	0.283	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	58,246	1.337	UNBUILDABLE (FUTURE COMMERCIAL)	98 W PARKER, LLP	98 W PARKER, LLP
E	81,623	1.874	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
F	27,131	0.623	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
G	387,074	8.886	UNBUILDABLE (FUTURE COMMERCIAL) / DRAINAGE	98 W PARKER, LLP	98 W PARKER, LLP
H	70,083	1.609	PARK	METRO DISTRICT	METRO DISTRICT
I	370,974	8.516	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
J	121,288	2.784	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
K	14,143	0.325	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
L	54,546	1.252	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
M	18,834	0.432	OPEN SPACE / REGIONAL TRAIL	98 W PARKER, LLP	98 W PARKER, LLP
N	194,933	4.475	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
O	80,310	1.844	PARK	METRO DISTRICT	METRO DISTRICT
P	409,619	9.404	UNBUILDABLE (FUTURE TOWNHOMES) / DRAINAGE	LENNAR	LENNAR
Q	32,454	0.745	PARK / REGIONAL TRAIL	TOWN OF PARKER	TOWN OF PARKER
R	2,300	0.053	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
S	3,328	0.076	OPEN SPACE	METRO DISTRICT	METRO DISTRICT
T	9,561	0.219	OPEN SPACE / REGIONAL TRAIL	TOWN OF PARKER	TOWN OF PARKER
U	28,952	0.665	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
V	121,428	2.788	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
W	26,981	0.619	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER
X	14,648	0.336	UNBUILDABLE (FUTURE COMMERCIAL)	TOWN OF PARKER	TOWN OF PARKER

UNIT COUNT & DEDICATED PARK SUMMARY							
PLANNING AREA, RESIDENTIAL USE & ACREAGE	PROPOSED DWELLING UNIT TYPE	UNIT QTY.	DU'S/AC	*REQ'D. PARK AREA	TOTAL PROJECT PARK AREA REQ'D. (AC.)	TOTAL PROJECT PARK AREA PROVIDED	
(PER DEVELOPMENT PLAN)				PER UNIT (AC.)		TRACT (AC.)	
PA-1, RESIDENTIAL (34.0 AC.)	SINGLE-FAM. DETACHED	109	3.21	0.0239	2.600	H	1.609
						O	1.844
PA-2, RESIDENTIAL MULTI-FAM. (21.27 AC.)	SINGLE-FAM. DETACHED	85	4.00	0.0239	2.032	B	1.828
						Q	0.745
**PA-5, RESIDENTIAL MULTI-FAM. (9.0 AC.)	TOWNHOMES	96	10.67	0.0139	1.334		
PARK AREA TOTALS					5.966	6.026	
*PARK AREA REQUIREMENTS CALCULATED IN ACCORDANCE WITH MUN. CODE SEC. 13.07.140 (2)							
**PA-5 DEVELOPMENT TO BE PROVIDED AS PART OF A SEPARATE PRELIMINARY PLAN AND SITE PLAN SUBMITTAL							
TABLE REFERENCES PLANNING AREAS (PA-) DEPICTED WITHIN THE NEWLIN CROSSING DEVELOPMENT PLAN							
NOTE: TRACTS D, G, P, U, V, W AND X ARE UNBUILDABLE LOTS TO BE PROVIDED AS PART OF A SEPARATE PRELIMINARY PLAN AND SITE PLAN SUBMITTAL.							

OPEN SPACE TRACKING SUMMARY			
OPEN SPACE	AREA (AC.)	OPEN SPACE PROVIDED	
PER NEWLIN CROSSING DEVELOPMENT PLAN (DP)		TRACT	ACRES
OS-1	13.240	I	8.516
		N	4.475
		T	0.219
OS-1 OPEN SPACE TOTAL=		13.210	
OS-2	5.630	A	5.941
		C	0.283
OS-2 OPEN SPACE TOTAL=		6.224	
REQUIRED OPEN SPACE PER DP AREAS (AC.)=		18.87	
PROVIDED OPEN SPACE PER DP AREAS (AC.)=		19.434	
OTHER OPEN SPACE TRACTS (AC.) E, F, J, K, L, R, S		6.987	
TOTAL PROJECT OPEN SPACE (AC.) =		26.421	

SHEET INDEX	
Sheet Number	Sheet Title
PFM-1	COVER SHEET
PFM-2	CENTRAL PARK AMENITIES
PFM-3	NORTHWEST PARK AMENITIES
PFM-4	NORTHEAST PARK AMENITIES
PFM-5	NEWLIN GULCH TRAIL AMENITIES



Revisions

No.	Date	Init.	Appr.	Date

people creating spaces

pcs group inc. www.pcsgroupco.com
denver, co 80218
1303.531.4905 - 1303.531.4908

NEWLIN CROSSING PARKER, COLORADO PARKS & FACILITIES MASTER PLAN COVER SHEET

SCALE: AS SHOWN

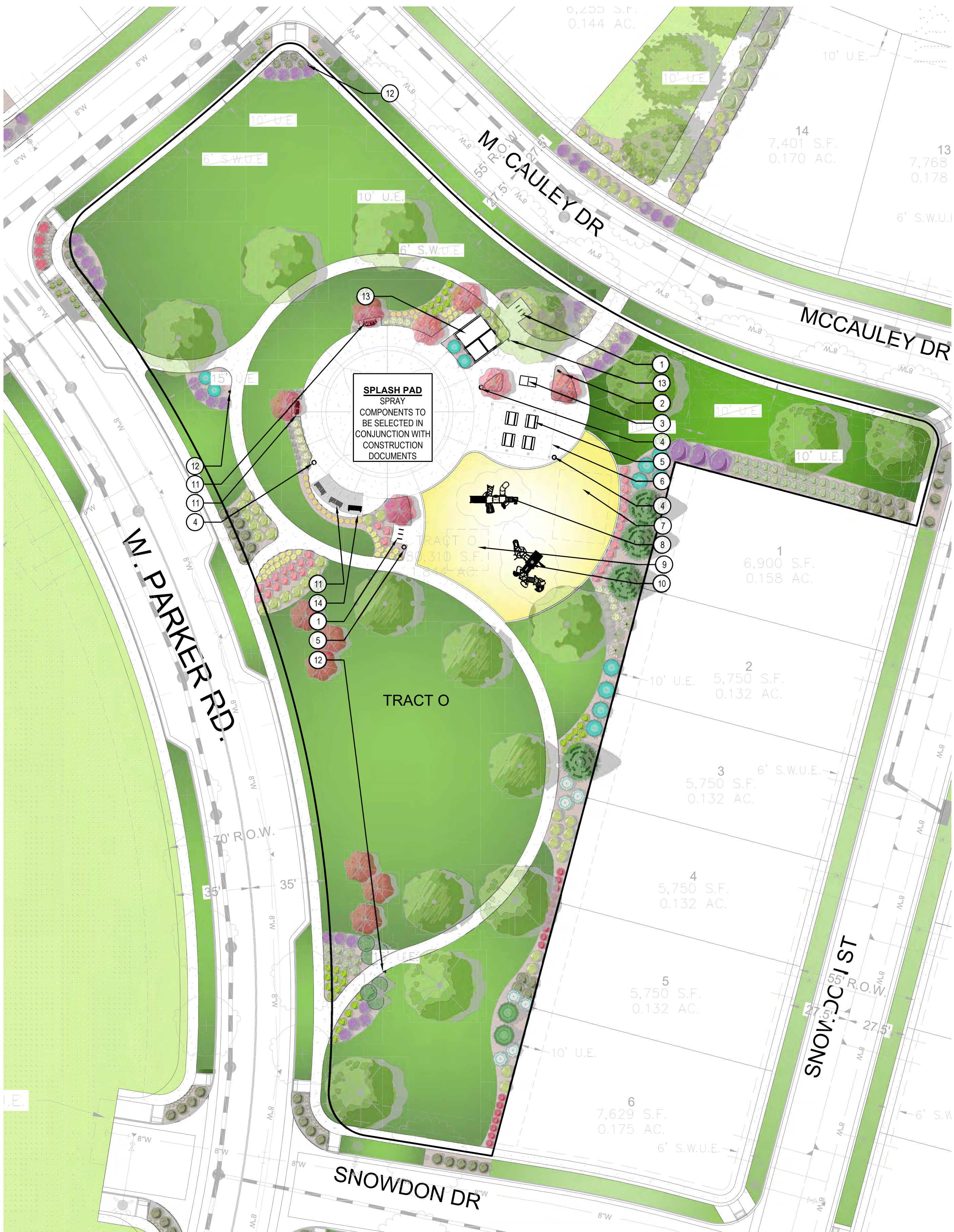
FILE NO:

DRAWN BY: DATE: MARCH 14, 2022

CHECKED BY:

SHEET NUMBER: PFM-1

CENTRAL PARK PRELIMINARY SITE PLAN & AMENITIES



CENTRAL PARK (TRACT O, 1.844 AC.) AMENITY & EQUIPMENT SCHEDULE			
CALLOUT	ITEM	SHEET NO./DETAIL NO.	QTY
①	U-BIKE RACK	L3.0-DTL 10	6, 12 SPACES
②	TRAIL SIGN	L3.0-DETL 15	1
③	TABLE TENNIS	L3.1-DETL 4	1
④	TRASH RECEPTACLE	L3.0-DETL 8	3
⑤	CHESS PICNIC TABLE	L3.0-DETL 11	4
⑥	20' X 30' PAVILION	L3.1-DETL 2	1
⑦	SWING SET	L3.1-DETL 3	1
⑧	PLAY STRUCTURE 2-5 YR AGE GROUP	L3.1-DETL 8	1
⑨	CLIMBING TOWER	L3.1-DETL 5	1
⑩	PLAY STRUCTURE 5-12 YR AGE GROUP	L3.1-DETL 9	1
⑪	BENCH	L3.0-DTL 9	5
⑫	PET STATION	L3.0-DTL 12	3
⑬	BIKE RACK & REPAIR STATION	L3.0-DTL 16	1
⑭	SHADE STRUCTURE	L3.0-DTL 6	1

Table of Options for Additional Amenities			
Schedule 13.07.140A below includes the optional amenities for neighborhood parks, community-serving parks, and open space. The table is divided into categories, with various options and requirements from each category depending on the type of park or open space, and in some cases, the size of the park.			
1. Cells marked "C" indicates that the amenity is compatible with that type of park or open space.			
2. Cells marked "MC" indicates that the amenity may be compatible with that type of park or open space but requires case-by-case review by the Planning Director and Parks and Recreation.			
3. Cells remaining blank indicate that the amenity is not appropriate for that type of park or open space and is not allowed.			
4. Cells with a cross-reference to another Subsection indicate that the amenity is required pursuant to that referenced section and is not an option that may be chosen to fulfill amenity requirements.			
Schedule 13.07.140A: Options for Parks and Open Space Amenities			
Category 1 – Gathering Spaces & Self-directed Group Activities			
Neighborhood-Serving Park			
Pick 1			
		CENTRAL PARK (TRACT O) 1.844 AC.	
Gardens			
Arboreta/decorative garden, irrigated	MC		
Community garden/raised garden, irrigated	MC		
Gathering and Social Space			
Amphitheater			
Festival/event space			
Outdoor nature classroom			
Outdoor performance space/stage	MC		
Programmable space (indoor or outdoor)	C		
Seating and tables	See 13.07.140cX10a	*	
Shelter, small (5-10 users)	See 13.07.140cX10a.8	*(1)	
Shelter, medium (11-30 users)	C		
Shelter, large (31-100 users)			
Shelter, pavilion (more than 100 users)			
Interpretive and Placemaking			
Interactive, functional, or visual art	C		
Interpretive signage or elements	C		
Site design theme	C		
Outdoor Specialized			
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	C	✓	
Bike park, skills area, or pump track	MC		
Climbing spire or wall			
Disc golf course	MC		
Dog off-leash area (fenced)	C		
Horseshoe pit	C		
Skate park			

Category 2 – Active Uses			
Neighborhood-Serving Park			
Pick 2, but only 1 may be from Paths, Trails			
		CENTRAL PARK (TRACT O) 1.844 AC.	
Paths, Trails, and Trailheads			
Greenway connection or trailhead	C		
Hard-surfaced multi-use trail	C		
Internal access pathway	See 13.07.140cX10a	*	
Loop path (with mileage markers)	C		
Soft-surface jogging/hiking trail	MC		
Soft-surface equestrian or bike trail			
Play Space and Equipment			
Climbing structure or boulders	C	✓	
Nature play features	C		
Open turf play area	See 13.07.140cX10a	*	
Playground, small-scale	C	✓	
Play area, large destination-scale	–		
Thematic play/features	C		
Universal and inclusive play elements	See 13.07.140cX10a	*	
Zip line	–		
Sports and Fitness			
Artificial turf field, multi-purpose	–		
Ball field (baseball, softball, or multi-use)	C		
Field with lighting	–		
Outdoor fitness equipment	C		
Specialty sport field or stadium	–		
Sport court (e.g., badminton, basketball, soccer, futsal, pickleball, shuffleboard, tennis, volleyball)	C		
Tournament sports court or multi-court complex	–		
Category 3 – Support Amenities			
Neighborhood-Serving Park			
Pick 1 per acre			
		CENTRAL PARK (TRACT O) 1.844 AC.	
Support Amenities			
Barbecues, single or dual with ash disposal	C		
Bike rack and repair station	C	✓	
Dog waste station	See 13.07.140cX10a	*	
Drinking fountain	C		
Parking, off-street	MC		
Parking, on street	C	✓	
Restroom, portable (screened)	MC		
Restroom, permanent (full or vault)	C	✓+	
Signage (identification)	See 13.07.140cX10a	*	
Trash receptacles	See 13.07.140cX10a	*	

Category 4 – Specialized Facilities			
Neighborhood-Serving Park			
Optional			
		CENTRAL PARK (TRACT O) 1.844 AC.	
Aquatics and Water Access			
Splash pad or water play feature	C	✓+	
Swimming pool	C		
Indoor Facilities			
Activity building/clubhouse	C		
Environmental education center	–		
Recreation center or fieldhouse	–		
Neighborhood-Serving Park			
Required Amenities for All Parks			
		CENTRAL PARK (TRACT O) 1.844 AC.	
1. Landscaping shall be provided for all impervious areas not used for other amenities.		*	
2. Tables and seating shall be provided, such as benches, chairs, picnic tables and ADA seating.		*	
3. Internal access pathways shall be provided to and between park amenities, parking areas, and the perimeter.		*	
4. Open turf play areas shall be provided.		*	
5. Universal and inclusive play elements shall be provided to accommodate all ages and abilities.		*	
6. Dog waste stations shall be provided at all pedestrian access points into the park, with a minimum of (3) per park.		*(2)	
7. Trash receptacles shall be provided at all seating areas with a minimum of (3) per park.		*(2)	
8. All neighborhood parks shall provide a small shelter serving a capacity of between five (5) and ten (10) users.		*(1)	

NOTES:
★ INDICATES REQUIRED PARK AMENITY IS PROVIDED
✓ INDICATES SELECTED NEIGHBORHOOD PARK AMENITY PER CATEGORY
+ INDICATES THIS IS AN ADDITIONAL PARK AMENITY
(1) PARK SHELTER IS UPSIZED TO MEDIUM SIZE (11-30 USERS) TO ACCOMMODATE ANTICIPATED PARK USAGE. A SECOND SMALL SHELTER IS PROVIDED BY SPRAY PAD
(2) 3-TRASH RECEPTACLES AND PET STATIONS ARE PROVIDED.

people creating spaces
pcg group inc. www.pcggroupco.com
Denver, CO 80218
1.303.331.4905 / 1.303.331.4908

NEWLIN CROSSING
PARKER, COLORADO
PARKS & FACILITIES MASTER PLAN
CENTRAL PARK AMENITIES

SCALE:
AS SHOWN
FILE NO:
DRAWN BY:
CHECKED BY:
DATE: MARCH 4, 2022

SHEET NUMBER
PFM-2

Revisions
No.
Init.
Appr.
Date

SHEET NUMBER PFM-3	DRAWN BY:	SCALE: AS SHOWN	NEWLIN CROSSING PARKER, COLORADO PARKS & FACILITIES MASTER PLAN NORTHWEST PARK AMENITIES	people creating spaces p&g group inc. www.pggroupco.com 1300, 531, 4905 • 300.531.4908	No.	Revisions	Date	Init.	Appr.	Date
	CHECKED BY:									
	DATE:	MARCH 4, 2022								
	DATE:	MARCH 4, 2022								

Table of Options for Additional Amenities				
Schedule 13.07.140A below includes the optional amenities for neighborhood parks, community-serving parks, and open space. The table is divided into categories, with various options and requirements from each category dependent on the type of park or open space, and in some cases, the size of the park.				
- Cells marked "C" indicates that the amenity is compatible with that type of park or open space. - Cells marked "MC" indicates that the amenity may be compatible with that type of park or open space but requires case-by-case review by the Planning Director and Parks and Recreation. - Cells remaining blank indicate that the amenity is not appropriate for that type of park or open space and is not allowed. - Cells with a cross-reference to another Subsection indicate that the amenity is required pursuant to that referenced section and is not an option that may be chosen to fulfill amenity requirements.				
Schedule 13.07.140A: Options for Parks and Open Space Amenities				
Category 1 – Gathering Spaces & Self-directed Group Activities				
Neighborhood-Serving Park				
Pick 1				
			NORTHWEST PARK (TRACT B) 1.828 AC.	
Gardens				
Arboreta/decorative garden, irrigated	MC			
Community garden/raised garden, irrigated	MC			
Gathering and Social Space				
Amphitheater				
Festival/event space				
Outdoor nature classroom				
Outdoor performance space/table	MC			
Programmable space (indoor or outdoor)	C			
Seating and tables	See 13.07.140(c)(10)a			*
Shelter, small (5-10 users)	See 13.07.140(c)(10)a.8			*
Shelter, medium (11-30 users)	C			
Shelter, large (31-100 users)				
Shelter, pavilion (more than 100 users)				
Interpretive and Placemaking				
Interactive, functional, or visual art	C			
Interpretive signage or elements	C			
Site design theme	C			
Outdoor Specialized				
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	C			✓
Bike park, skills area, or pump track	MC			
Climbing spire or wall				
Disc golf course	MC			
Dog off-leash area (fenced)	C			
Horseshoe pit	C			
Skate park				

TRACT B

TRACT B TOTAL SOD IN TRACT B = 48,351 SF.

TRACT A

TRACT Q

TRACT I

TOMBOY DR

5,605 S.F. 0.129 AC.

10 5,874 S.F. 0.135 AC.

11 5,285 S.F. 0.121 AC.

12 5,175 S.F. 0.119 AC.

13 5,175 S.F. 0.119 AC.

14 5,175 S.F. 0.119 AC.

15 5,175 S.F. 0.119 AC.

16 5,175 S.F. 0.119 AC.

17 5,175 S.F. 0.119 AC.

18 5,175 S.F. 0.119 AC.

19 6,559 S.F. 0.151 AC.

20 6,334 S.F. 0.155 AC.

17 FULL BAR L3.2-DTL 9 1

18 RECUMBENT BIKE L3.2-DTL 7 1

20 BUTTERFLY PRESS L3.2-DTL 6 1

21 CORNHOLE L3.2-DTL 12 1

Outdoor nature classroom

Outdoor performance space/stage MC

Programmable space (indoor or outdoor) C

Seating and tables See 13.07.140(c)(10)a *

Shelter, small (5-10 users) See 13.07.140(c)(10)a.8 *

Shelter, medium (11-30 users) C

Shelter, large (31-100 users)

Shelter, pavilion (more than 100 users)

Interpretive and Placemaking

Interactive, functional, or visual art C

Interpretive signage or elements C

Site design theme C

Outdoor Specialized

Activity hubs (ping pong, foosball, chess table, cornhole, etc.) C ✓

Bike park, skills area, or pump track MC

Climbing spine or wall

Disc golf course MC

Dog off-leash area (fenced) C

Horseshoe pit C

Skate park

Sports and Fitness

Artificial turf field, multi-purpose -

Ball field (baseball, softball, or multi-use) C

Field with lighting -

Outdoor fitness equipment C ✓+

Specialty sport field or stadium -

Sport court (e.g., badminton, basketball, bocce, futsal, pickleball, shuffleboard, tennis, volleyball) C

Tournament sports court or multi-court complex -

Category 3 - Support Amenities

Neighborhood-Serving Park

Pick 1 per acre

Support Amenities

Barbecues, single or dual with ash disposal C ✓

Bike rack and repair station C ✓

Dog waste station See 13.07.140(c)(10)a *

Drinking fountain C

Parking, off-street MC

Parking, on street C

Restroom, portable (screened) MC

Restroom, permanent (full or vault) C

Signage (identification) See 13.07.140(c)(10)a *

Trash receptacles See 13.07.140(c)(10)a *

NOTES:

* INDICATES REQUIRED PARK AMENITY

✓ INDICATES SELECTED NEIGHBORHOOD-SERVING PARK

+ INDICATES THIS IS AN ADDITIONAL

(1) 3-TRASH RECEPTACLES AND PET WASTE STATIONS

(2) THE PLAYGROUND CONTAINS A LARGE STRUCTURE AND 4-SEAT ROCKER INCLUSIVE PLAY ELEMENT* REQUIRING A MULTI-AGE SWING SET AND CLIMBING SATISFY THE PLAY EQUIPMENT REQUIREMENTS. TRACT Q CANNOT ACCOMMODATE THIS EQUIPMENT DUE TO LIMITED AREA.

(3) THE PARK CONTAINS 1.11 AC. OF OPEN TURF. THIS IS 69% OF THE TOTAL AREA OF THE PARK. THE AREA OF OPEN TURF IS 1.11 AC. OF THE TOTAL AREA OF THE PARK. THE AREA OF OPEN TURF IS 1.11 AC. OF THE TOTAL AREA OF THE PARK.

***NOTES:**

- ★ INDICATES REQUIRED PARK AMENITY IS PROVIDED
- ✓ INDICATES SELECTED NEIGHBORHOOD PARK AMENITY PER CATEGORY
- ✚ INDICATES THIS IS AN ADDITIONAL PARK AMENITY

(1) 3-TRASH RECEPTACLES AND PET STATIONS ARE PROVIDED.

(2) THE PLAYGROUND CONTAINS A LARGE, ACCESSIBLE CLIMBING STRUCTURE AND 4-SEAT ROCKER TO SATISFY 'UNIVERSAL AND INCLUSIVE PLAY ELEMENT' REQUIREMENT FOR THIS PARK. IN ADDITION, A LARGE SWING SET AND CLIMBING WALL ARE ALSO PROVIDED TO SATISFY THE PLAY EQUIPMENT REQUIREMENT FOR TRACT Q (TRAIL TRACT). TRACT Q CANNOT ACCOMMODATE PLAY EQUIPMENT DUE TO ITS LIMITED AREA.

(3) THE PARK CONTAINS 1.11 AC. OF IRRIGATED OPEN TURF LAWN FOR ACTIVE USE. THIS IS 89% OF THE TOTAL PARK AREA. THE REMAINING 31% OF THE PARK IS MADE UP OF A PLAYGROUND AREA, SHELTER, PATHS AND SHRUB BEDS. THE AREA OF OPEN TURF SATISFIES THE REQUIRED 'OPEN TURF' AMENITY REQUIREMENT FOR THIS PARK. THE SIZE OF THIS TURF ALSO ACCOUNTS FOR TRACT Q OPEN TURF DEFICIENCY.

NORTHEAST PARK AMENTITIES

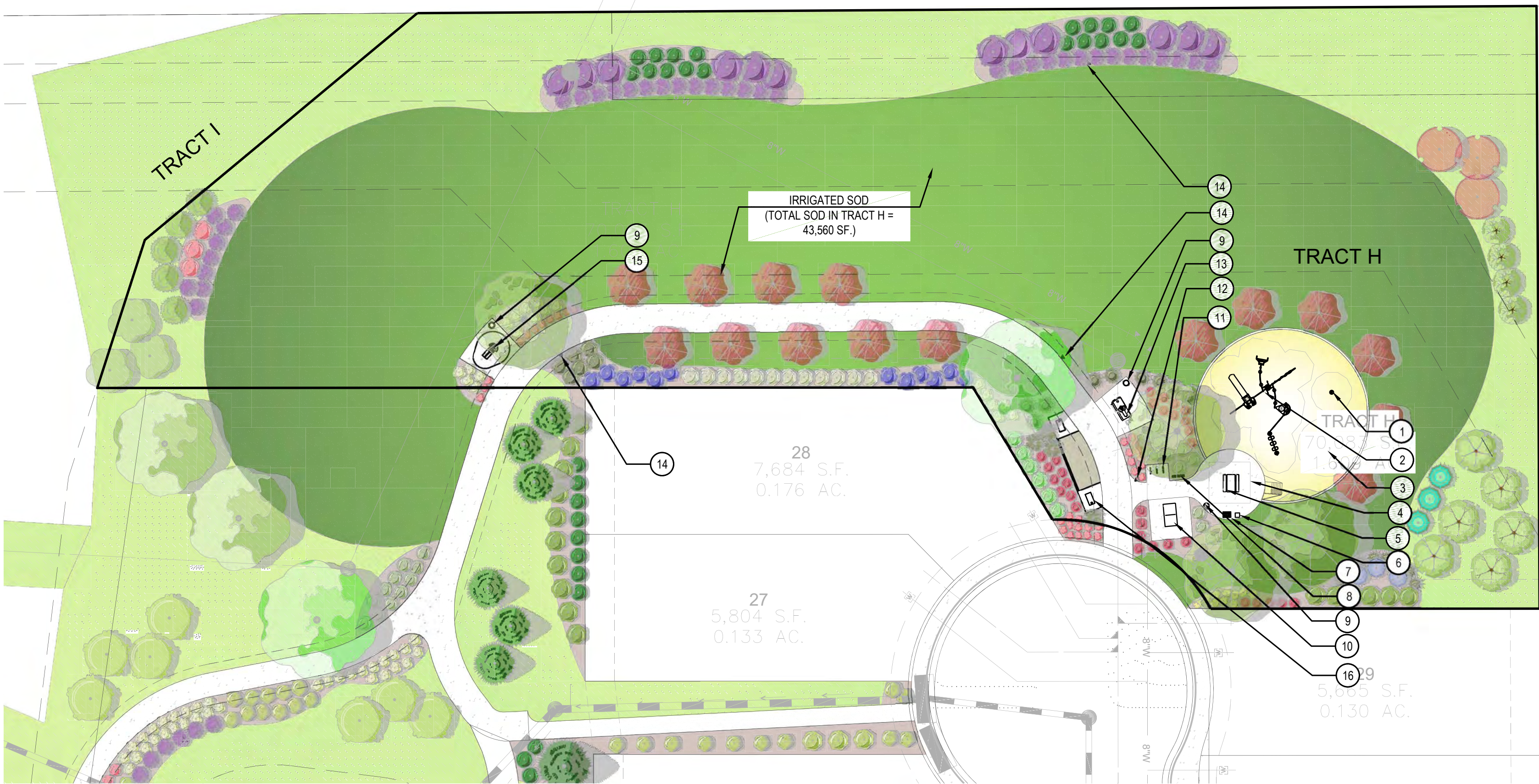


Table of Options for Additional Amenities				
Schedule 13.07.140A below includes the optional amenities for neighborhood parks, community-serving parks, and open space. The table is divided into categories, with various options and requirements from each category depending on the type of park or open space, and in some cases, the size of the park.				
1. Cells marked "C" indicates that the amenity is compatible with that type of park or open space.				
2. Cells marked "MC" indicates that the amenity may be compatible with that type of park or open space but requires case-by-case review by the Planning Director and Parks and Recreation.				
3. Cells remaining blank indicate that the amenity is not appropriate for that type of park or open space and is not allowed.				
4. Cells with a cross-reference to another Subsection indicate that the amenity is required pursuant to that referenced section and is not an option that may be chosen to fulfill amenity requirements.				
Schedule 13.07.140A: Options for Parks and Open Space Amenities				
Category 1 – Gathering Spaces & Self-directed Group Activities				
Neighborhood-Serving Park				
Pick 1				
				NORTHEAST PARK (TRACT B) 1.609 AC.
Gardens				
Arboreal/decorative garden, irrigated	MC			
Community garden/raised garden, irrigated	MC			
Gathering and Social Space				
Amphitheater				
Festival/event space				
Outdoor nature classroom				
Outdoor performance space/stage	MC			
Programmable space (indoor or outdoor)	C			
Seating and tables	See 13.07.140(c)(10)a			*
Shelter, small (5-10 users)	See 13.07.140(c)(10)a.8			*
Shelter, medium (11-30 users)	C			
Shelter, large (31-100 users)				
Shelter, pavilion (more than 100 users)				
Interpretive and Placemaking				
Interactive, functional, or visual art	C			
Interpretive signage or elements	C			
Site design theme	C			
Outdoor Specialized				
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	C			✓ (2)(4)
Bike park, skills area, or pump track	MC			
Climbing spine or wall				
Disc golf course	MC			
Dog off-leash area (fenced)	C			
Horseshoe pit	C			
Skate park				

Category 2 – Active Uses				
Neighborhood-Serving Park				
Pick 2, but only 1 may be from Paths, Trails				
				NORTHEAST PARK (TRACT B) 1.609 AC.
Paths, Trails, and Trailheads				
Greenway connection or trailhead	C			
Hard-surfaced multi-use trail	C			✓
Internal access pathway	See 13.07.140(c)(10)a			*
Loop path (with mileage markers)	C			
Soft-surface jogging/hiking trail	MC			
Soft-surface equestrian or bike trail				
Play Space and Equipment				
Climbing structure or boulders	C			✓+
Nature play features	C			
Open turf play area	See 13.07.140(c)(10)a			* (1)
Playground, small-scale	C			✓
Play area, large destination-scale	–			
Thematic play features	C			
Universal and inclusive play elements	See 13.07.140(c)(10)a			* (5)
Zip line	–			
Sports and Fitness				
Artificial turf field, multi-purpose	–			
Ball field (baseball, softball, or multi-use)	C			
Field with lighting	–			
Outdoor fitness equipment	C			✓+
Specialty sport field or stadium	–			
Sport court (e.g., badminton, basketball, bocce, futsal, pickleball, shuffleboard, tennis, volleyball)	C			
Tournament sports court or multi-court complex	–			
Category 3 – Support Amenities				
Neighborhood-Serving Park				
Pick 1 per acre				
				NORTHEAST PARK (TRACT B) 1.609 AC.
Support Amenities				
Barbecues, single or dual with ash disposal	C			✓
Bike rack and repair station	C			✓
Dog waste station	See 13.07.140(c)(10)a			*
Drinking fountain	C			
Parking, off-street	MC			
Parking, on street	C			
Restroom, portable (screened)	MC			
Restroom, permanent (full or vault)	C			
Signage (identification)	See 13.07.140(c)(10)a			*
Trash receptacles	See 13.07.140(c)(10)a			*

- NOTES:**
- ✓ INDICATES REQUIRED PARK AMENITY IS PROVIDED
 - * INDICATES SELECTED NEIGHBORHOOD PARK AMENITY PER CATEGORY
 - + INDICATES THIS IS AN ADDITIONAL PARK AMENITY
- (1) THIS PARK CONTAINS 1.00 AC OF IRRIGATED OPEN TURF LAWN FOR ACTIVE USE. THIS IS 62% OF THE TOTAL PARK AREA. THE REMAINING 38% OF THE PARK IS MADE UP OF A PLAYGROUND AREA, SHELTER, PATHS, SHRUB BEDS AND NATIVE SEED AREAS. THE AREA OF OPEN TURF SATISFIES THE REQUIRED 'OPEN TURF' AMENITY REQUIREMENT FOR THIS PARK. THE SIZE OF THIS TURF ALSO ACCOUNTS FOR TRACT Q OPEN TURF DEFICIENCY.
- (2) TABLE TENNIS SATISFIES THIS PARK'S OUTDOOR SPECIALIZED CATEGORY.
- (3) 3-TRASH RECEPTACLES AND PET STATIONS ARE PROVIDED.
- (4) CORNHOLE SATISFIES OUTDOOR SPECIALIZED DEFICIENCY FOR TRACT Q (TRAIL TRACT).
- (5) THE PLAYGROUND CONTAINS A LARGE, ACCESSIBLE CLIMBING STRUCTURE FOR 2-12 YEAR OLDS TO SATISFY THE 'UNIVERSAL AND INCLUSIVE PLAY ELEMENT' REQUIREMENT FOR THIS PARK. IN ADDITION, A TRI-RIDER AND SWIFT TWIST PLAY EQUIPMENT ARE ALSO PROVIDED TO SATISFY THE PLAY EQUIPMENT REQUIREMENT FOR TRACT Q (TRAIL TRACT). TRACT Q CANNOT ACCOMMODATE PLAY EQUIPMENT DUE TO ITS LIMITED AREA.

NORTHEAST PARK (TRACT H, 1.609 AC.) AMENITY & EQUIPMENT SCHEDULE			
CALLOUT	ITEM	SHEET NO./DETAIL NO.	QTY
①	SPINNER	L3.3-DTL 4	1
②	PLAY STRUCTURE 2-12 YR AGE GROUP	L3.3-DTL 2	1
③	TRI-RIDER	L3.3-DTL 3	1
④	14' X 14' PAVILION	L3.3-DTL 1	1
⑤	PICNIC TABLE	L3.0-DTL 11	1
⑥	COAL BIN	L3.0-DTL 13	1
⑦	GRILL	L3.0-DTL 14	1
⑧	TRAIL SIGN	L3.0-DTL 15	1
⑨	TRASH RECEPTACLE	L3.0-DTL 8	3
⑩	TABLE TENNIS	L3.3-DTL 7	1
⑪	U-BIKE RACK	L3.0-DTL 10	3, 6- SPACES
⑫	BIKE RACK & REPAIR STATION	L3.0-DTL 16	1
⑬	ROWER.	L3.3-DTL 6	1
⑭	PET STATION	L3.0-DTL 12	3
⑮	BUTTERFLY PRESS	L3.3-DTL 5	1
⑯	CORNHOLE.	L3.3-DTL 8	1



Planning Commission Staff Report

Planning Commission Date: 5/12/2022

Town Council Date: 6/6/2022

Hearing Type: Public Hearing
LOT 1 BLOCK 1 PARKGLENN WEST – Use by
Special Review for Dogtopia
TRAKiT No(s): Z22-002

Location: 10140 Parkglenn Way

Project Planner: Carson Byerhof, Planner

Applicant: Larry Greene, Dogtopia

Executive Summary: The applicant, Larry Greene, is proposing a Use by Special Review to allow for a dog day care facility. The site is located on the northeast corner of Dransfeldt Road and Parkglenn Way.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Lot 1 Block 1 Parkglenn West Use by Special Review Request to allow for the pet daycare facility, subject to the following conditions:"

- 1. That the Use by Special Review materials submitted to the Community Development Department on March 31, 2022, shall be the approved Use by Special Review materials.*
- 2. A building permit shall be required for any interior or exterior work completed on site.*
- 3. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan Amendment for site improvements has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.*
- 4. That the outdoor play area artificial turf shall be maintained in good condition. The outdoor turf shall be cleaned a minimum of once per day and sprayed with an environmentally friendly odor control cleaner.*

5. *That the outdoor relief station shall be cleaned twice daily, and the waste dumpster shall be serviced daily.*
6. *Noise control shall comply with the Dogtopia, "Noise Control Plan," prepared April 2018. All subsequent versions of the Plan shall be adhered to.*
7. *Landscaping shall be alive and in compliance with the approved site plan.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Lot 1 Block 1 Parkglenn West Use by Special Review Request to allow for the pet daycare facility."

"I move the Planning Commission recommend Town Council deny the Lot 1 Block 1 Parkglenn West Use by Special Review Request to allow for the pet daycare facility as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the Lot 1 Block 1 Parkglenn West Use by Special Review Request to allow for the pet daycare facility"

I. BACKGROUND/DISCUSSION

The applicant, Dogtopia, is requesting a Use by Special Review to allow for a dog daycare facility. The site, Lot 1 Block 1 of the Parkglenn West subdivision, is located within a Modified Light Industrial zoning district. Pet day care facilities are listed as a Use by Special Review within the Modified Light Industrial zoning district.

The Site Plan to construct the multitenant flex office buildings was approved in 2015. Later that year, Planning Commission and Town Council voted to approve a Modified Light Industrial zoning of the site to allow for light industrial uses. The applicant is proposing an existing 7,570 square foot indoor space for office, patron services, and dog play areas. In addition to the indoor area, the applicant proposed a 1,900 square foot outdoor play area. As part of this proposal, the applicant has submitted for a Site Plan Amendment to add artificial play turf and an eight (8) foot, khaki colored vinyl fence as a protection perimeter for the outdoor play area. The fence, coupled with proposed landscape improvements will also serve as additional screening and buffering of the facility.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
04/17/2006	Town Council approved Parker Trailers Annexation, Rezoning and Minor Development Plat which zoned the property C-Commercial
04/02/2015	Site Plan was approved for two multi-tenant flex office buildings
08/03/2015	Town Council approved the Rezoning for the property from C-Commercial to Modified Light Industrial

III. CURRENT SITE DATA

Existing Zoning	Modified Light Industrial		
Overlay District	Light Industrial Conservation Industrial District		
PD & Plan Area	N/A		
Master Plan Area	Light Industrial		
Site Acreage	3.18 Acres		
Subdivision	Parkglenn West		
Existing Use	This property consists of two buildings totaling 30,460 square feet. The existing buildings’ uses include auto-repair, commercial, and retail uses. Dogtopia will be replacing an existing auto-repair and service tenant.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	PD - Planned Development	Mixed Commercial/Business/Light Industrial
South	Light Industrial	PD - Planned Development	Institution/Outdoor Storage
East	Light Industrial	C - Commercial District	Self-Storage
West	Central Commercial	PD - Planned Development	Commercial/Retail

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

Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.E Land Use 1.J Land Use 1.K
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within the Light Industrial District of the Town's Master Plan. The Master Plan identifies the Light Industrial District as an area that is intended to provide a location for a variety of work processes including manufacturing, machine shops, production facilities, distribution facilities, flex office, and commercial services. Observation kennels and pet daycare facilities are classified as commercial services, which is consistent with General Land Use Plan recommendations in Chapter 6 of the Parker 2035 Master Plan.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 96.07' / 40' Side – 72' / 25' Rear – 26' / 25' Corner – 41.61' / 25'	The existing building will not be expanded upon with this application. The proposed fence meets the standards in section §13.04.040, to exempt the fence from adhering to minimum setback standards.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The proposed use will not alter the existing building density.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum building height of 31 feet.	The proposed use will not alter the existing building height.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	N/A	The existing lot is 138,695 square feet.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	The proposed use will not alter the existing building lot coverage, 30,460 square feet.	☒ Consistent ☐ Inconsistent ☐ N/A

Landscaping	Title 13.06.070	The proposed use will be replacing existing dead landscaping; relocating hidden landscaping to a more publicly appreciated area; and adding additional landscaping to help beautify the site and provide additional screening.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	The proposed use will remain in compliance with the parking standards for the originally approved site plan.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, IREA and Xcel Energy will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets or is able to meet the requirements of the Modified Light Industrial zoning district and will serve the needs of the community by offering boarding services to pets and pet owners.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has vehicular access from S Dransfeldt Rd and Parkglenn Way. There are no proposed changes to the existing vehicular access or traffic circulation.

This property is serviced with concrete walks along unit entrances connected with crossings to the outlying public right of way sidewalk system. An additional sidewalk to the outdoor play area will be provided for emergency access and egress from the play area.

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 analysis and findings:

The new Dogtopia of Parker will be in an attractive masonry building constructed in 2015. The entrance to the building is from Parkglenn Way. The surrounding area is primarily light industrial and mixed use. When driving around the area, there are many damaged cars stored in parking lots and in alleys next to buildings waiting to be repaired. The businesses in the area include automotive repair shops, truck and automotive part shops, a used diesel truck dealer, a garbage collection business, and Camp Bow Wow, a dog boarding and daycare facility with approximately 2,500 square feet of outdoor

play yards. Directly south of the site is a large open air storage area for industrial equipment and heavy trucks. As outlined below, Dogtopia of Parker will enhance the character and aesthetics of the surrounding area.

The closest neighbors are:

- West – 10136 Parkglenn Way is on the same site as the 10140 Parkglenn Way (Applicant location), is owned by the same property owner (Parkglenn Way LLC), was constructed at the same time as the subject site and is of similar appearance. The back of 10136 Parkglenn Way faces the front 10140 Parkglenn Way. A large parking lot separates the two buildings.
- North – Industrial businesses including an excavating contractor and a dumpster bin rental business.
- East – A large self-storage facility.
- South – Heavy industrial vehicles and equipment storage. The Dogtopia of Parker store will have signage and graphics that are attractive and comply with the City of Parker requirements. Dogtopia stores across the country are often in urban and retail centers demonstrating that they co-exist well with restaurants, gyms, retail outlets, and offices. The outdoor dog play area will have an attractive 8-foot vinyl fence designed by Weatherables (see photo below of representative outdoor space). The color of the fence will be chosen to complement the building exterior. The small length (approximately 14 feet) of fence that is visible from Parkglenn Way will have attractive landscaping in front of it and an upgraded design for visual activation. The outdoor dog play area is located behind the building with the back of the storage units as the only neighbor to the east. No neighbors will see the outdoor dog play area. Visibility of the outdoor dog play area from Parkglenn Way is minimal and will be appropriately landscaped to further improve the overall ambiance.

Staff analysis and findings:

The site is located in Parkglenn West zoned Modified Light Industrial and is included in the Light Industrial Character Area as identified in the Master Plan. The facility is being established in an existing tenant space that is vacating the unit.

The neighboring uses are light industrial and commercial. Proposed conditions for the Use by Special Review will mitigate noise and odor impacts on neighboring uses. The proposal meets the parking requirements set forth in the Land Development Ordinance for a shopping center.

Subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

Brandon Greene (son) and Larry Greene (father) are the owners of the planned Dogtopia of Parker daycare and boarding facility. Dogtopia is a Franchisor that provides expert

operating processes, animal science support, veterinary expertise, and facility design support. But the business is a family owned and operated small business. This is consistent with the Master Plan Chapter 9.7 goal of supporting small business development.

Brandon Greene lives in Parker (Bradbury Ranch) and loves the Town. Brandon will run the day-to-day operations of Dogtopia of Parker. Our Marketing Manager, Nicole Aucoin, also lives in Parker and loves the community. Parker is personal and special to us. We are committed to support and conform to the Parker Master Plan.

Dog Daycare and Boarding is consistent with the neighborhood plan because the property is already zoned light industrial. This is further evidenced by the existence of a Camp Bow Wow franchise dog boarding and daycare facility located 0.3 miles away at 10325 S Progress Way.

Our planned Dogtopia of Parker is consistent with the Town Master Plan Guiding Principles. The Guiding Principles include preservation of single-family homes and an active lifestyle as the Town grows. Dogtopia will provide a valued service for many Parker dog owners who are currently underserved. The Town of Parker population is growing. Dog ownership and dog population are growing as well. According to the Boston Consulting Group (BCG), the dog population in the United States grew by 15% (101 million to 116 million) during the 5-year period from 2016 to 2021. The percentage of homes with a dog is 36% nationally. There is an increasing need and demand for dog daycare and boarding in Parker. This need is especially pronounced for high-end daycares offering highly trained staff, pet safe cleaning processes, state-of-the art playroom design, cameras for Pet Parent viewing, data systems that display dog medical and behavior information on playroom monitors, and specially designed HVAC units that recycle air completely several times each hour.

Dogtopia's Mission is "To enhance the joy of dog parenthood and enable dogs to positively change the world". Our goal is to make each day the dog's best day ever. Dogtopia team members engage with dogs to enhance the dog experience using games like bacon bubbles, follow the leader, door control and other activities to both engage and socialize the dog. We separate dogs into playrooms based on size and temperament following a detailed evaluation of the dog. At the same time, our team has data displayed on monitors providing the medical and behavioral needs of each dog in the facility. We have structured team huddles at shift change, like nurses in a hospital, and communicate the special needs and dynamics of our dogs that day. Dogtopia is not simply a place to drop off your dog when you go to work or to run errands. It is a place that Pet Parents bring their dogs to enhance the dog's life and improve their behavior. This strengthens the bond and relationship between the dog and the Pet Parent. Larry and Brandon Greene will invest over \$1.0 Million in building improvements to create the optimal environment. This level of dog daycare service is currently not available in Parker and will benefit residents.

Dogtopia will bring a new level of aesthetic excellence to the neighborhood, transforming the property from a light industrial to a higher-end retail feel. Through Dogtopia's best practices approach to outdoor play areas, neighbors will not be impacted

by noise or odors as outlined in Section 7 below. Please refer to the enclosed site plan to see how we plan to beautify the neighborhood by re-working the landscaping along Parkglenn Way.

Dogtopia of Parker will be the 2nd location opened by Brandon and Larry. The first store was opened in the Denver Tech Center about 1 ½ years ago. This store was awarded the Best New Dogtopia location in the country by the Franchisor in March 2022. This award was earned based on cleanliness, safety, Pet Parent satisfaction (NPS score over 90%) and growth. Additionally, Brandon Greene was named the General Manager of the Year by the Franchisor, out of nearly 200 Dogtopia locations nationwide, based primarily on demonstrated operational excellence. We have proven that we operate an extremely clean, safe, fun, and well-respected dog daycare and boarding facility. We also have excellent relationships with our landlord and neighboring tenants at our retail location in the Denver Tech Center.

Another guiding principle in the Parker Master Plan is to support small business development and create jobs. While most of our jobs are hourly, our average hourly rate is \$3 per hour above minimum wage. Many of the hourly team members aspire to stay in the animal health or services field (e.g., veterinarian, vet tech, dog behavioralist, grooming, etc.) and gain valuable experience and training working at our facility. Additionally, we have three salaried positions for the General Manager, Assistant Manager and Marketing Manager that pay competitive salaries. Brandon (General Manager) has a B.S. degree in Animal Science from Michigan State University and Nicole (Marketing Manager) has a B.A. in Communications from Louisiana State University.

Finally, another Master Plan Guiding Principle is to promote community events and experiences. We have fully embraced the Dogtopia Foundation in its effort to raise service dogs for veterans. Brandon, Nicole, and Larry have met with numerous veterans and their service dogs; we enthusiastically embrace fundraising efforts. We have raised or personally contributed over \$13,000 to support this effort which has led to the funding of two service dogs, with a start on service dog number three. We will initiate community fund raising events for this cause in Parker.

Staff analysis and findings:

The property is located within the Light Industrial District of the Town's Master Plan. The Master Plan identifies the Light Industrial District as an area that is intended to provide a location for a variety of work processes including manufacturing, machine shops, production facilities, distribution facilities, flex office, and commercial services.

Pet daycare facilities are classified as commercial services, which is consistent with General Land Use Plan recommendations in Chapter 6 of the Parker 2035 Master Plan.

Section IV of this report provides further analysis of this proposal's compliance with the Master Plan

Subject to conditions, this criterion can be satisfied.

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

Applicant analysis and findings:

The proposed use will not result in an over intensive use of the land. The site plan remains unchanged but for the addition of the 1,800 square foot outdoor dog play area representing 2.6% of the building's 1.59-acre parcel. By comparison, the Camp Bow Wow outdoor play area is about 2,500 square feet.

The Dogtopia outdoor play area will be used periodically, weather permitting, to enhance the dog daycare experience. The outdoor yard is not in constant use during the day.

Dogtopia is committed to pet friendly and environmentally friendly operations and cleaning. An Environmental Biologist is on staff and reviews and approves all protocol. The outdoor dog play area is covered with an artificial turf designed for this application. The turf has a permeability specification to allow fluid to absorb naturally into the ground. Below the turf is a compressed aggregate to allow percolation. All dog eliminations are immediately picked up and disposed of by team members. The turf is sprayed once per day with a pet friendly and environmentally friendly enzymatic cleaner for odor control. The enzymatic cleaner is designed by Healthy Technologies and is required for all Dogtopia franchises. The enzymatic cleaner deodorizes and evaporates. This approach results in a clean, fresh smelling outdoor play area using protocol specifically designed to be environmentally and pet friendly.

Staff analysis and findings:

The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards. The use will occupy an existing structure and tenant improvements will be designed to accommodate the expanded use. The proposed use will not reduce the amount of landscaping or parking on site. Therefore, the proposed use will not result in an over-intensive use of land.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

This project will be located in an existing building in an established neighborhood. The streets and streetscaping, parking lots, and sidewalks are in great condition and adequately serve the neighborhood, so Dogtopia's use of the property should require no capital improvements from the community. Because the only modifications Dogtopia will make to the property are for landscaping enhancement and installation of the outdoor dog play area on the building's east side, the project should have no effect on any community improvement programs that are planned for the neighborhood.

Staff analysis and findings:

The proposed use will be going into an established area with existing road, utility, and stormwater. Additional capital improvement infrastructure will not be required, and the proposal does not create undue hardship on what is existing. There will be minimal impact on traffic to the area, which would not warrant need for road improvements. The

use does not impact the permeability of the site. The proposal includes a state-of-the-art waste percolation and filtration system to further ensure contaminants do not enter the stormwater management system. The proposed use does not necessitate stormwater improvements. There will be no impact on parks or regional trails.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

The Dogtopia daycare and boarding facility will not require unusual use of community facilities and services as the project is located in an existing building in an established neighborhood. We are replacing an automotive body shop and paint business which likely has greater risk for serious accidents (paint fumes, car lift equipment, hazardous material spills) or fires. We have operated in the Denver Tech Center for 1 ½ years and have not had any emergency calls for medical, police, or fire services. It is probable that the potential for emergency services is greater for other Light Industrial approved uses like automotive repairs, manufacturing, distribution centers (forklift and back injuries), heavy equipment operation or painting facilities. Our experience in the Denver Tech Center is typical relative to the experiences of other Dogtopia locations across the country. We do not cause traffic congestion and use less parking spaces per square foot of rentable space than most other uses (as outlined in section 6 below). We do not have any hazardous materials on site and use pet friendly cleaning materials approved by Dogtopia's Environmental Biologist. Our presence at the property will fulfill a need for best-in-class dog care that is not currently offered in Parker but is needed, so one could argue that we are adding community service capacity rather than straining the existing infrastructure.

Staff analysis and findings:

The proposed expansion into an adjoining tenant space of the building is in an area anticipated for light industrial uses and commercial services. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

The Dogtopia daycare and boarding facility will not result in undue traffic congestion or traffic hazards. Pet Parents pull into the facility from Parkglenn Way. The average time for a drop-off or a pickup is under one minute. Because all daycare Pet Parents have a credit card on file and have a weekly autopay for daycare fees, there are typically no time-intensive financial transactions on drop-off or pickup.

The business is characterized by Pet Parents dropping off dogs in the morning and picking them up in the late afternoon. On a busy day, approximately 100 daycare dogs will be dropped off or picked up. The weekday store hours are 7:00 AM – 7:00 PM with the peak drop-off hour between 7:00 AM – 8:00 AM and peak pickup hour between 5:00 PM and 6:00 PM. At peak, approximately 40 dogs will be dropped off or picked up in one hour. Weekend volume is less than 50% of weekday volume.

The Dogtopia business model requires maximum convenience for Pet Parents. Dogtopia ensures that it has up to 4 people available to receive or return dogs in the lobby during peak hours. As a result, Pet Parent time spent in the lobby is very short. The amount of parking required during peak hours is also small relative to other uses. Typically, at peak only 2 to 4 Pet Parents are using a parking spot. On non-peak hours, Pet Parents typically occupy 0 to 2 parking spots. There are 46 parking spots in front of the building with additional perimeter parking available at the site. These parking spots are shared with one other tenant, an automotive parts warehouse. There is more than ample parking on the site for Dogtopia as at our peak hour, we use 10 to 14 parking spots between employees and Pet Parents. The tenant vacating 10140 Parkglenn Way uses many of the available parking spaces to store damaged vehicles waiting to be repaired. Dogtopia will have less parking demand compared to the vacating tenant. Also, removal of the damaged vehicles stored in the parking lot will improve the aesthetics of the neighborhood.

Finally, a traffic study was conducted by a Registered Professional Engineer at United Civil Group in 2019 when a Dogtopia store was planned to open in a congested area of Phoenix AZ. The study concluded that a Dogtopia store will generate less trips than other permitted uses such as a fast casual restaurant or retail outlet.

Dogtopia of Denver Tech Center operates in a multi-tenant building. The building is shared with a Gym/Exercise studio that leases less space than Dogtopia. The Gym generates more traffic and requires more parking than the Dogtopia store. The Gym has classes that start each hour with approximately 30 entering one class and another 30 exiting another class. The Gym creates significantly more traffic and has a much higher parking demand. Because Dogtopia requires minimal parking requirements and does not cause traffic congestion, we co-exist well with the Gym and other retail tenants on site.

Staff analysis and findings:

The property has vehicular access from both Dransfeldt Road and Parkglenn way. There will be no vehicular queuing and patron time spent on site will often be minimal. The existing building and proposed use meet parking standards. See staff comments on parking in section V. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

Dogtopia designs its facilities and has robust operating procedures in place to manage odor, noise, and cleanliness in an environmentally friendly manner.

Key design features and operating procedures include:

- Floor to roof deck insulated interior walls to manage noise and contain odor
- Playrooms with dedicated HVAC units to optimize air quality
- Each HVAC system has an outside air exhaust requirement
- HVAC units completely cycle air approximately every 12 minutes in the playrooms
- Steril-Aire UV installed on each HVAC unit to kill bacteria
- Rooms cleaned 3 times per day and a weekly deep cleaning

The Dogtopia Noise Control Plan is attached which provides additional design details. Dogtopia has extensive experience in designing facilities to manage noise. As noted in the attached Noise Control Plan, this is primarily accomplished through specialized design of wall insulation and sealing techniques. There are different levels of insulation depending on whether the room houses dogs, is a demising wall, or is an exterior wall. The design is very effective and has been validated by numerous sound studies and in practice. This has allowed Dogtopia stores to be successfully located proximate to residential neighborhoods, in urban settings and in high end retail settings. Dogtopia of Parker is not near a residential neighborhood and adjacent neighbors are ideally located from a sound management perspective (far away, with no windows or doors nearby facing the site). The only neighbor that requires sound insulation is the adjacent parts distribution warehousing tenant in the building. Noise on this demising wall will be effectively controlled using the demising wall sound control design in the attached Noise Control Plan.

Dog eliminations inside the building playrooms are immediately picked up and disposed of in waste bins with plastic bags and lids in each playroom. The floor area is immediately mopped using pet safe cleaning fluids. We collect the sealed plastic trash bags from inside each playroom twice per day and consolidate into one sealed plastic bag in a covered waste bin in the outdoor play area (within the fenced perimeter) behind the facility. We have daily pick up of our trash dumpster and take the one sealed bag per day to the dumpster 30 to 60 minutes before scheduled pickup time each day. This process, coupled with a) HVAC units that completely cycle air multiple times per hour using 100% fresh air intake, and b) immediate floor cleaning with pet safe odor containment cleaners, result in dog playrooms that smell fresh.

Additionally, Dogtopia of Parker will install a small attractive pet waste station near the grassy area on the south side of the building appropriately screened by landscaping. Our experience is that this station will be minimally used (0 to 3 times per day) as dog drop-off and pickup takes on average below a minute. Nonetheless, this station will be emptied by Dogtopia midday and again at closing (7:00 PM). The waste from this station is in a sealed plastic bag and is consolidated into the covered waste bin in the outdoor play area. As noted above, the one sealed bag from the outdoor play area waste bin is taken to the dumpster daily 30 to 60 minutes before scheduled trash pickup each day. The outdoor dog play area has odor and noise containment in its design requirements. A full time Environmental Biologist is on Dogtopia's corporate staff and reviews and approves all protocol.

The outdoor dog play area is covered with an artificial turf designed for this application. The turf has a permeability specification to allow fluid to absorb naturally into the ground. Below the turf is a compacted aggregate to allow percolation. All dog eliminations are immediately picked up and disposed of by team members. The turf is sprayed once per day with a pet friendly and environmentally friendly enzymatic cleaner for odor control. The enzymatic cleaner is designed by Healthy Technologies and is required for all Dogtopia franchises. The enzymatic cleaner deodorizes and evaporates. This approach results in a clean, fresh smelling outdoor play yard using protocol specifically designed to be environmentally and pet friendly.

Finally, the outdoor dog play area has an 8-foot vinyl fence used to enclose the area. Multiple noise studies have been completed using this design when there are residential neighbors nearby. Noise studies demonstrate that dog noise from the outdoor space, using the Weatherables 8-foot vinyl fence, meet a residential noise limit of 57dBA at less than 80 feet from the fence.

At 10140 Parkglenn Way, there are not any residential neighbors. The closest neighboring property to the outdoor dog play area is a self-storage business to the east. This property is surrounded by a masonry wall, about 20 feet high with no windows, that forms a natural and effective sound barrier.

In summary, the sound from the outdoor dog play area is less than ambient road noise at 80 feet. There are not any neighbors that will be impacted by noise or odor from the outdoor space.

Staff analysis and findings:

With enhanced cleaning and noise management practices as described in the conditions set forth in the recommendation, this proposal will be able to meet the intent of the Modified Light Industrial Zoning of the area, “*uses with minimal dust, fumes, odors, refuse, smoke, vapor, noise, lights and vibration.*” Regular and quality cleaning and maintenance of dog release areas coupled with daily waste collection ensures the concerns of odors with this facility are mitigated. Additionally, the outdoor play area will be sprayed daily with an environmentally friendly odor control solution. More information on the applicant’s odor control plan is attached with this report.

The applicant has also provided additional attention to sound control, reflected in the construction plans. Anticipated noise should not exceed the noises produced by other uses in the immediate vicinity. Construction specifics for sound reduction can be referenced in the noise control plan attached to this report. The outdoor play area neighbors a storage unit that is shielded with a masonry wall in addition to the fence that is being provided by the applicant.

Subject to conditions, this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

As detailed on the site plan, the site will be better screened after the outdoor modifications are made than what we see today. The only visibility to the outdoor space will be from Parkglenn Way. Currently there is some landscaping between the subject building and the self-storage building to the east, but that landscaping is not visible from Parkglenn Way. Nevertheless, all existing landscaping to be disturbed will be relocated or replaced to respect the building's original landscaping plan and provide improved screening over what is in place today

Staff analysis and findings:

The original site plan included landscaping and screening which complied with the Land Development Ordinance. Currently, there is existing landscaping on the site in poor condition and some landscaping that is located in less appropriate areas, where it could be more visible and better utilized in other parts of the site. As part of the proposal for the outdoor play area, the applicant will replace dead vegetation, relocate existing vegetation towards more appropriate areas, and providing additional vegetation to ensure all landscaping, buffering, and screening requirements are met through a Site Plan Amendment process.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

The proposed Dogtopia daycare and boarding facility will be a benefit to the community. The Parker community is currently underserved in high quality dog daycare services. Dog ownership is at an all-time high and continues to increase, and Parker is part of that trend.

Additionally, we raise funds for the Dogtopia Foundation. Dogtopia of Denver Tech Center has funded two Service Dogs for a Veteran by raising more than \$13,000. We are committed to giving back to the community. This is an integral part of our culture and our mission to allow dogs to positively change the world.

Staff analysis and findings:

The impacts created by dog daycare facility use will be mitigated, subject to the conditions proposed in this staff report. The applicant will work to ensure pet health and welfare and that the use will not be detrimental to the health, safety, or welfare of present or future inhabitants of the Town. The site is served by water and sanitary sewer, the facility will have water and wastewater will be properly treated.

Subject to conditions, staff has determined that this criterion can be satisfied.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Advisory Comments: Engineering has no concerns related to the Use By Special Review criteria. A full review of all civil and traffic elements will be performed with a site plan application.
Xcel	Advisory Comments: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the Parkglenn West L1 B1 Dogtopia UBSR Rezone. Please be advised that PSCo has existing natural gas service facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities. Should the project require any new natural gas service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect . If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.
CenturyLink	Advisory Comments: Applicant has been advised that the comments reference the existing lines on the property. Applicant believes the lines no longer exist. If CenturyLink facilities are found on the property during development then the previous comments apply. This request is referenced as Lumen project P840947 for future inquiries.

IX. CONCLUSION

The proposed pet daycare facility meets approval standards for a Use by Special Review consideration. The use is supported with the site's zoning and will not conflict with the neighboring uses in the area. The use aligns with the Light Industrial Character Area reflected in the Master Plan. After evaluating the information provided by the applicant for a Use by Special Review, staff has determined that the requested use meets, or can meet subject to conditions, the nine (9) approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the *Lot 1 Block 1 Parkglenn West* Use by Special Review Request to allow for the pet daycare facility, subject to the following conditions:

1. That the Use by Special Review materials submitted to the Community Development Department on March 31, 2022, shall be the approved Use by Special Review materials.
2. A building permit shall be required for any interior or exterior work completed on site.

3. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan Amendment for site improvements has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.
4. That the outdoor play area artificial turf shall be maintained in good condition. The outdoor turf shall be cleaned a minimum of once per day and sprayed with an environmentally friendly odor control cleaner.
5. That the outdoor relief station shall be cleaned twice daily, and the waste dumpster shall be serviced daily.
6. Noise control shall comply with the Dogtopia, "Noise Control Plan," prepared April 2018. All subsequent versions of the Plan shall be adhered to.
7. Landscaping shall be alive and in compliance with the approved site plan.

XI. ATTACHMENTS

1. Vicinity Map
2. Proposed Site Plan
3. Odor control plan
4. Noise control plan

Report Approved By: Bryce Matthews, Planning Manager



Baldwin Gulch

Pine Ln

E Pine Ln

S Wintergreen Pkwy

S Parker Rd

Pine Dr

Franktown
Parker FPB-
Reservoir

Ponderosa Dr

Ponderosa Dr

Ponderosa Dr

Newlin Gulch

Lincoln Ave

Lincoln Ave

S Twenty Mile Rd

Dransfeldt Rd

Dransfeldt Rd

Parker Way

One-Half Mile Radius

S Parker Rd

Fine Dr

Pine Dr

PARKER NORTH

S Twenty Mile Rd

Plaza Dr

Longs Way

Longs Way

Longs Way

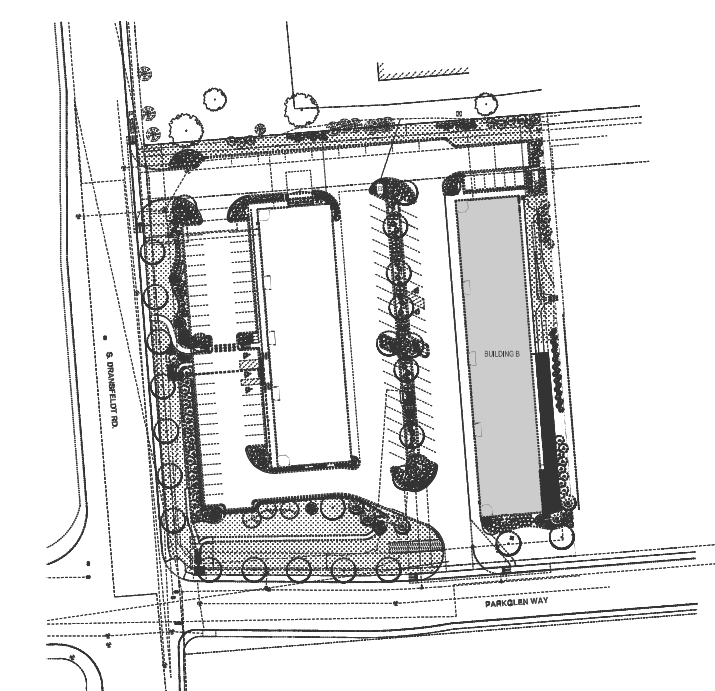
Clarke Farms Dr

Franktown
Parker FPP



LEGEND

-  EXISTING TREE/SHRUB TO BE REMOVED/RELOCATED
 EXISTING TREE/SHRUB TO REMAIN
 NEW TREE/SHRUB



- ## GENERAL DEMOLITION NOTES:
1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY, AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
 2. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE GENERAL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED FOR COMPLETION. WITH REGARD TO THE REMOVAL OF UTILITIES, THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OR WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
 3. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES. THE SURVEY, THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
 4. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
 5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHEREAS THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.

- ## DEMOLITION KEY NOTES:
1. REMOVE AND RELOCATE EXISTING PLANT. CONTRACTOR TO REPLACE ANY PLANTS AS NECESSARY. SEE 2/A1.0 FOR PROPOSED LOCATION.
 2. AREA TO BE RE-GRADED TO MAX 2% SLOPE IN ALL DIRECTION.
 3. EXISTING LANDSCAPING. CONTRACTOR TO VERIFY EXISTING LANDSCAPING MATCHES APPROVED LANDSCAPE PLAN.
 4. DEMO EXISTING CONCRETE SIDEWALK. LEAVE EXISTING 5'x5' PAD AT EACH DOOR.

- ## GENERAL SITE NOTES:
1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 2. IF THE CONTRACTOR, IN THE COURSE OF WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS OR ANY ERRORS AND OMISSIONS IN THE PLANS OR IN THE LAYOUT AS PROVIDED, IT SHALL BE THEIR RESPONSIBILITY TO IMMEDIATELY INFORM THE ARCHITECT OF RECORD IN WRITING. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, SHALL BE AT THE CONTRACTORS RISK.
 3. ALL CONSTRUCTION MATERIALS AND WORKSMANSHIP WILL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 4. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE OF CONSTRUCTION LIMITS DUE TO CONSTRUCTION OPERATION.
 6. ALL STREET SURFACES, DRIVEWAYS, CURBS AND GUTTERS, ROADSIDE DAMAGE PATCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.

KEY NOTES:

1. RELOCATED EXISTING PLANTS. REFER TO PLANTING SCHEDULE BELOW.
2. CONTRACTOR TO EXTEND IRRIGATION DRIP LINE.
3. NEW MASONRY RETAINING WALL.
4. NEW ARTIFICIAL TURF. SEE MATERIAL LEGEND.
5. NEW WEATHERABLES 8" VINYL FENCE AND GATE. SEE MATERIAL LEGEND.

PLANT LIST:

ALL PLANTS LISTED ARE EXISTING TO BE REMOVED AND RELOCATED PLANTS, G.C. TO REPLACE ANY PLANTS THAT CAN NOT BE SALVAGED WITH NEW PLANTS TO MATCH EXISTING.

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
DECIDUOUS ORNAMENTAL TREES					
EVERGREEN TREES					
1	P.NL	PINUS NIGRA	AUSTRIAN PINE	6' HT.	8.8B.
DECIDUOUS SHRUBS					
9	PR.V.	PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY	#5 CONT.	4'-5' HT.
18	R.T.Y.	RHUS TYPHINA	STAGHORN SUMAC	#5 CONT.	3'-4' HT.
EVERGREEN SHRUBS					
ORNAMENTAL GRASS & PERENNIALS					
LANDSCAPE MATERIALS					
	R.M.	ROCK MULCH AREA - 3" LAYER OF 1.5" DIA. GRAY COLORED CRUSHED GRANITE ROCK			
	ST.E.	STEEL EDGING - 6"x18"x20' SIZED STEEL STRAP PIECES, BOLTED AT THE JOINTS			
	W.M.	WOOD MULCH AREA - 3" THICK LAYER OF SHREDDED CEDAR WOOD MULCH			

OUTDOOR PLAY AREA





Odor Control

Requirements for Odor Reduction

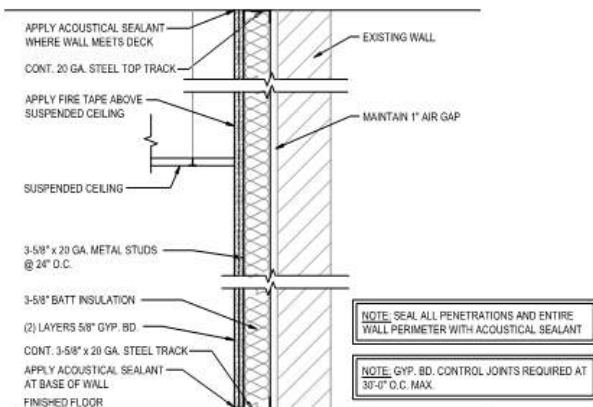
- Playrooms on Separate HVAC Systems. Each System has an Outside Air Exhaust Requirement
- Steril-Aire UV Emitters Installed on each HVAC System
- HVAC System Installed with Economizers and Dehumidification
- Temp design / relative humidity requirement:
 - Playroom / Spa
 - 75-78 Degrees in Summer
 - 68-70 Degrees in Winter
 - 30%-60% Relative Humidity
 - Rest of the Daycare:
 - 72-75 Degrees in Summer
 - 70-72 Degrees in Winter
 - 30%-60% Relative Humidity
- Walls Extend to the Deck to Avoid Smell and Sound Transfer Between Rooms
- Rooms Cleaned Three Times per Day
- ScentAir System Installed
- HVAC Air Filters Replaced Quarterly Versus Annually
- Complete cycle/air change in all dogspaces (playrooms, evals, and suites) every 11-12 minutes.



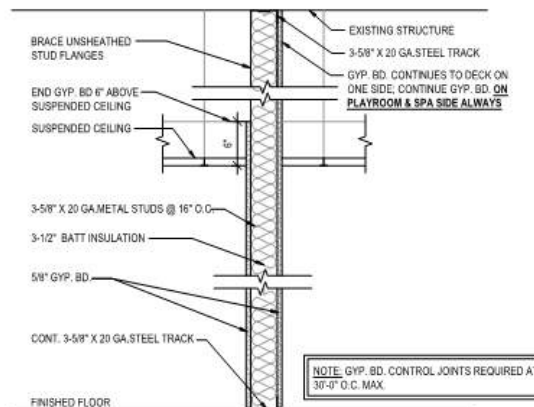
Sound Control

Requirements for Sound Reduction

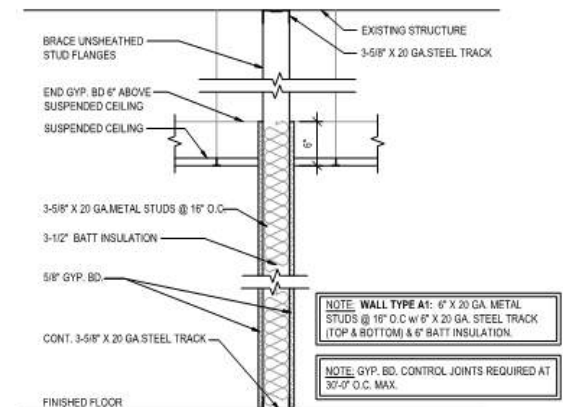
- Special Wall Type at Demising Walls(s) that Extend to Roof Deck
- Special Wall Type Around all Playrooms Spaces
- Air Gap at the Demising Wall
- Studs May Increase in Size if Roof Deck is Over 17'-6" Above Finished Floor (A.F.F.)
- Type A: Typical Wall (See Exceptions Below)
- Type A1: Plumbing Walls.
- Type B: Walls Surrounding Playrooms
- Type C: Demising Walls (Adjacent / Shared Walls with Neighboring Tenant(s))



C



B



A, A1



Noise Control Plan

Prepared By:

Aaron Mueller, LEED AP BD+C
Director of Design and Construction

April 2018

-NOTICE-

Trusted Authority, LLC DBA Dogtopia, LLC hereby claims any and all Trademark rights under 15 U.S.C. 1125 of the Lanham Act to the following materials. Any of the disclosed Dogtopia franchise color schemes, design features, design layouts, and other non-functional aspects of the disclosed franchise materials that distinguish the Dogtopia franchise are further protected under relevant Trade Dress Law. Any unauthorized copying of the various Dogtopia franchise color schemes, design features, design layouts, and other non-functional aspects of the Dogtopia franchise is strictly prohibited.

Trusted Authority, LLC DBA Dogtopia, LLC further claims copyright to any and all original works of Authorship of the following materials as defined by the Copyright Act of 1976 as amended. All copyright rights are reserved.

Table of Contents

1. Introduction	4
2. Wall Construction	4
2.1 Dog Spaces	4
2.2 People Spaces.....	4
2.3 Exterior Walls	5
3 Ceiling Construction	5

1 Introduction

No two Dogtopia footprints are the same and each require a unique design that is engineered around its environment. Noise control is one of the primary focuses when programming a space. With more than 15 years of experience in the dog daycare industry, Dogtopia has refined the design to provide maximum sound containment, utilizing standard construction materials and practices. Analysis of the existing structure, neighboring tenants as well as their locations, are all taken into consideration during the design process to provide a dog daycare that is welcome in any environment. This document provides details on the strategy and materials used when constructing a new daycare.

2 Wall Categories

Walls are broken down into three categories (Dog Space, People Space, and Exterior Walls) based on how critical sound mitigation is for that particular wall assembly in the daycare. Dog Space are the areas in which dogs will be kept for any period of time and barking may occur. People space is the areas in the daycare that isn't Dog Space (e.g. restrooms, breakroom, reception, etc.). Exterior Walls are considered the perimeter walls of the daycare including walls abutting adjacent building tenants.

2.1 Dog Space

Dog Space typically consist of the playrooms, utility rooms, evaluation rooms, spa & grooming, and suites. Dogtopia's standard design for walls around the Dog Space at the interior of the daycare are 6" thick, fully insulated, full-height, metal stud walls with type X-5/8" gypsum board on each side. The wall is full-height in that it spans from the floor to the roof deck (not just above the ceiling) and is filled with acoustical insulation. This wall is continuous and prevents any substantial amount of sound or smell from escaping the Dog Space. Any windows in this wall assembly are frameless preventing the transfer of sound.

2.2 People Space

People Space typically consist of restrooms, reception, hallways, office, laundry/storage, and a breakroom. Sound coming from these areas is minimal and designed with a standard 3 5/8" metal stud wall that spans from the floor to 6" above the suspended ceiling, with type X-5/8" gypsum board on each side. This wall type is insulated only when surrounding the office or restrooms. The wall type may also be used within the Dog Space as sound transmission within the Dog Space isn't of concern.

2.3 Exterior Walls

Dogtopia utilizes two approaches when designing exterior wall assemblies depending on what the wall is separating the daycare from. When Dog Space is abutting a neighboring tenant, a two-wall system with an air gap is applied. Typically, an insulated demising wall of 3 5/8" or wider that spans from the floor to roof deck between the daycare and neighboring tenant exists. If there is no existing demising wall, one is constructed. One inch from the new/existing demising wall an additional wall is constructed on the daycare side. This additional wall is a 6", fully insulated, full-height metal stud wall with two sheets of type X-5/8" gypsum board on the daycare side. Acoustical sealant is provided at the perimeter of the wall and any penetrations. This assembly provides an STC rating of ~70 depending on the construction of the existing demising wall. This assembly may also be utilized when sound mitigation to the building exterior is critical. Daycares located near residential neighborhoods may utilize this system to prevent any disruption to residents surrounding the location.

If an Exterior Wall separates People Space from the exterior, whether it divides a neighboring tenant or at the exterior of the building, the existing construction/wall assembly may be utilized. The noise generated in this area will rarely be from dogs and does not require sound attenuation. The air gap/space between the wall prevents sound transmission. So, as long as the Dog Space has the 6" wall assembly between the demising wall and Dog Space, and is at least 1" away from the demising wall, existing assemblies will typically suffice.

3. Ceiling Construction

Dogtopia's standard ceiling is a suspended ceiling system fitted with School Zone® lay in acoustical tiles used to absorb and prevent sound from escaping the room(s). The tiles have a noise reduction coefficient of .70 and a ceiling attenuation class of up to 40. These tiles are often used in schools and libraries where sound absorption and reduction are critical. The suspended ceiling is consistent throughout the daycare and typically no higher than 12'. Above the suspend ceiling is the existing building roof system and typically an R-30 insulation.