



PLANNING COMMISSION MEETING

7:00 PM

June 9, 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 - 5.12.22**
 - B. **Planning Commission Meeting Minutes - 5.26.22**
6. **PUBLIC HEARINGS**
 - A. **Challenger Park Estates PD AMD 1 - Solomon Foundation**

Applicant:	Mishler Construction Corporation
Location:	Northeast corner of Jordan Road and Pine Lane
Department:	Community Development, Julia Duncan
TRAKiT No.:	Z21-013

B. Twenty Mile Village F2 AMD 1 Lot 9 Block 1

Applicant: LAI Design Group
Location: Southeast Corner of Twenty Mile Road and Pony
Express Drive
Department: Community Development, Carson Byerhof
TRAKiT No.: Z22-00

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

9. ADJOURNMENT



PLANNING COMMISSION MINUTES

May 12, 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 Rich Foerster, Ruth Ann Nelson and Nick Metz.

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.

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APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the April 28, 2022, meeting minutes.

Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:01 P.M. – NEWLIN CROSSING – SKETCH AND PRELIMINARY PLAN. 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.

Department: Community Development, BrieAnna Simon

STAFF PRESENTATION

BrieAnna Simon, Associate Planner, presented the staff report for the Newlin Crossing Sketch and Preliminary Plans. Ms. Simon concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Newlin Crossing Sketch Plan and that Planning Commission recommend Town Council to approve the Newlin Crossing Preliminary Plan.

APPLICANT PRESENTATION

Alan Cunningham with PCS Group presented the applicant's presentation.

- Provided overview maps, additional detail, and discussion of the project

Commissioners discussed with staff and applicant:

- Commissioner Ruth Ann Nelson asked the applicant if they were building single family homes instead of the originally slated townhomes; *(the applicant responded affirmatively).*
- Commissioner Ruth Ann Nelson voiced her concern that it was proposed to have more density and that she believes there is a need for more housing; *(applicant said they spoke with neighbors and that was a concern, striving to find balance between being a good neighbor and providing housing; and that while not part of this application another 96 townhomes will be coming soon which will bring up the unit count for the three parcels).*
- Commissioner Ruth Ann Nelson asked if the parks will be dedicated to the Town or the HOA and how will maintenance be provided; *(applicant said the parks will be HOA maintained).*
- Commissioner Gary Poole asked about the two plots of property for future commercial and recommended that signage for the public's benefit and knowledge be placed; *(staff said that is not a requirement for zoning or the plat, but staff will consider the recommendation).*

PUBLIC COMMENT OPENED

- Ray Traffis who resides at 10680 Stonemeadow Drive, Parker, CO 80134 stated that he appreciates the change from multifamily to single family homes and the parks. Ray asked if this was going to be an HOA development? And what size homes are being proposed? Ray said everyone in his area knows where the commercial is being proposed and they are not concerned. Ray is accepting of this plan.
- In follow up, Commissioner Gary Poole asked if this would be an HOA development; *(staff said yes, every development in the Town of Parker is required to have an HOA).*
- In follow up, Commissioner Ruth Ann Nelson said the proposed size of the homes were shown in the photographs included in the presentation; *(applicant said that these detached homes would range in size between 1400 sq. ft. and 2700 sq. ft.).*

PUBLIC HEARING CLOSED: 7:22 P.M. - NEWLIN CROSSING – SKETCH AND PRELIMINARY PLAN.

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson commented that she is disappointed that single family homes will be built instead of townhomes but likes the development and trail extension.
- Commissioner Rich Foerster commented that he too is disappointed in not having more townhomes but understands that there needs to be a compromise with the communities to the east and the north; thinks it is good plan and layout; likes the park locations acting as a buffer between Stonegate and the new community.
- Commissioner Nick Metz commented that he supports the community, was impressed with the developer's community outreach with surrounding neighbors, likes that the project is not as dense as it could have been and understands the need for affordable housing and hopes the need will be addressed with the planned future townhomes.
- Commissioner Gary Poole appreciates the development team going above and beyond with the community and working with the neighbors and providing more amenities.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve requested Newlin Crossing Sketch Plan." Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve requested Newlin Crossing Preliminary Plan." Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:27 P.M. – LOT 1 BLOCK 1 PARKGLEEN WEST – USE BY SPECIAL REVIEW. The applicant, Larry Green, Dogtopia 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.

Department: Community Development, Carson Byerhof

STAFF PRESENTATION

Carson Byerhof, Planner I, presented the staff report for the Lot 1 Block 1 Parkglenn West – Use by Special Review. Mr. Carson concluded with the determinations in the staff report that 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.

APPLICANT PRESENTATION

Larry Green with Dogtopia presented the applicant's presentation.

- Provided project overview including business details, staffing, training, facility details, photos, and additional discussion of the project.

Commissioners discussed with staff and applicant:

- Commissioner Ruth Ann Nelson asked what the total capacity for dogs will be; *(the applicant said the rated capacity hasn't been calculated yet but will be around 150).*
- Commissioner Ruth Ann Nelson asked if they would have 150 people coming in and out each morning to drop off the dogs; *(the applicant said they don't all come at the same time, the peak is usually 40 – 50 per hour at the current DTC location which has a bigger dog capacity and is staffed with four people up front during the peak periods allowing for quick turn arounds).*
- Commissioner Ruth Ann Nelson asked how they handle the artificial turf getting hot; *(the applicant said that the turf is specially designed, the turf is sprayed down prior to the dogs going outside during the summer, a heat safety chart is used to determine safe temperatures and other measures are used to mitigate heat such as shade structures, water access and splash pads).*
- Commissioner Rich Foerster commented that the open area with turf for the dogs is on the east side of the building so during the hotter part of the day, it will be shaded; *(the applicant agreed, added that they follow the Colorado Department rules and that they use common sense and don't let the dogs outside when it's too hot or too cold.).*
- Commissioner Rich Foerster asked how many dogs they will have for overnight stays; *(the applicant said typically they have 100 dogs during the day and 10 dogs at night, but would increase during the holidays, the most they ever had overnight at the other location was 60 and that they prefer dog daycare versus overnight boarding).*
- Commissioner Rich Foerster asked if the dogs are kept in individual crates overnight; *(the applicant said yes, they use the same kind of home-style crates).*
- Commissioner Rich Foerster asked if there is an attendant overnight; *(the applicant said no).*
- Commissioner Ruth Ann Nelson asked how the cleaning of the outdoor relief station and maintaining the artificial turf will be enforced; *(staff that would be handled through the Town's Code Enforcement).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:56 P.M. – LOT 1 BLOCK 1 PARKGLEEN WEST – USE BY SPECIAL REVIEW

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson commented that prior to tonight's presentation she was unfamiliar with Dogtopia, but after checking the national website and reading through their material she is quite impressed with the business, believes the need exists in Parker for this type of business, the location is appropriate, and she will be supporting it.
- Commissioner Rich Foerster commented that this will be a great facility, is glad to see it come to Parker and he will be supporting it.
- Commissioner Nick Metz liked the presentation and will be supporting it.
- Commissioner Gary Poole as a father of a shelter veterinarian appreciates the standards that they hold the facility to.

Commissioner Ruth Ann Nelson moved 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 conditions listed. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews recognized that this was Carson Byerhof's first presentation and thinks he did an excellent job.

Staff has completed the interview process for open planning commission positions. At the May 23rd Town Council Study Session, the candidates and the interview team's recommendations will be discussed. At the June 6th Town Council Meeting Council will consider a resolution so that the new commissioners will be seated beginning in July.

ADJOURNMENT

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

Jeff Miller
Recording Secretary

Gary Poole
Chair



PLANNING COMMISSION MINUTES

May 26, 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 Rich Foerster, Ruth Ann Nelson and Eliana Burke.

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.

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APPROVAL OF MINUTES

None.

PUBLIC HEARING OPENED: 7:02 P.M. – PARKER AUTO PLAZA F2 AMD 3 L1B B2 - AUTO BODY SHOP UBSR. The applicant, AutoMart USA, is proposing a Use by Special Review to allow for a paint booth in an existing auto body shop at the west side of Ponderosa Drive north of Lincoln Avenue.

Department: Community Development, Julia Duncan

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report for a Use by Special Review to allow for major auto repair, an auto body shop in an existing building. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Auto Plaza F2 AMD 3 L1B B2 - Auto Body Shop Use by Special Review request to allow an auto body shop in an existing building subject to the ten (10) conditions contained in staff's report:"

1. A Site Plan approval shall be required prior to the issuance of building permits.
2. All mechanical equipment shall be screened from public view.
3. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.
4. A building permit shall be required for any interior or exterior work completed on site.
5. Damaged cars shall be stored/parked within an area screened from public view by a solid fence.
6. Auto body repair work shall be limited to the inside of the building and shall not occur outside.
7. Decorative lighting on building and canopy shall be shielded or removed.
8. Operations will comply with all applicable state and federal hazardous material and air and water quality standards.
9. Landscaping shall be alive and in compliance with the approved site plan.
10. 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.

APPLICANT PRESENTATION

None.

Commissioners discussed with staff and applicant:

- Commissioner Ruth Ann Nelson asked about environmental impacts and compliance because this use is next to a natural, open area with wildlife and foliage; *(staff said these issues are monitored by state and federal regulators and the applicant provided additional information after the release of the packet relating to air filtration; applicant, Dan Ramirez, provided additional information about the state of the art ventilation system that traps the paint preventing the paint from escaping into the atmosphere, that the paint booth is self-contained preventing the paint from entering the drainage system and that these facilities are heavily regulated by OSHA, EPA and state agencies).*
- Commissioner Eliana Burke asked where the paint will stored; *(the applicant said the paint comes in very small quantities, they don't have 5 gallon buckets of paint on site and that it is all custom ordered).*
- Commissioner Richard Foerster asked if only cars from dealers will be serviced at this facility or can the public bring in their cars; *(the applicant said that this is a relative*

small facility that is intended for AutoMart's own cars and possibly for other dealerships' cars, but not for the general public).

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:12 P.M. - PARKER AUTO PLAZA F2 AMD 3 L1B B2 - AUTO BODY SHOP UBSR.

PLANNING COMMISSION DISCUSSION

- Commissioner Eliana Burke is in full support of the project.
- Commissioner Ruth Ann Nelson commented that here only concerns were environmental, and she was satisfied with the staff and applicant responses, so she is in support of the project.
- Commissioner Rich Foerster commented that that it meets the commercial character of the area and is consistent with the Town's master plan, so he is in support of the project.
- Commissioner Gary Poole commented that he concurs with his fellow commissioners, that it is a good use of the space and building and that it is good business to help the other car dealerships in town.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Parker Auto Plaza F2 AMD 3 L1B B2 - Auto Body Shop Use by Special Review request to allow an auto body shop in an existing building subject to the ten (10) conditions contained in staff's report. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Rich Foerster 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: 6/9/2022

Town Council Date: 7/11/2022

Hearing Type: Public Hearing
Challenger Park Estates PD AMD 1
TRAKiT No: Z21-013

Location: The site is located on the northeast corner of Jordan Road and Pine Lane.

Project Planner: Julia Duncan, Associate Planner

Applicant: Mishler Construction Corp.

Executive Summary: The applicant, Mishler Construction, is proposing an amendment to the Challenger Park Estates PD to increase the permitted height in the Neighborhood Commercial planning area. The site is located on the northeast corner of Jordan Road and Pine Lane.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Challenger Park PD Amendment No.1 zoning."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Challenger Park PD Amendment No.1 zoning request, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the Challenger Park PD Amendment No.1 zoning as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the Challenger Park PD Amendment No.1 zoning to a future date."

I. BACKGROUND/DISCUSSION

The project applicant is proposing to amend the Challenger Park Estates Development Guide to increase the allowed height in the Neighborhood Commercial Planning Area from the currently permitted 35 feet to 45 feet with specific restrictions.

The PD currently designates two distinct Planning Areas as Commercial: The Neighborhood Commercial Area and the Mixed-Use Employment/Professional Office. The Solomon Foundation Campus and SECORCares occupy the entire Neighborhood Commercial Planning Area. The Southeast Christian Church occupies the entire Mixed-Use Employment/Professional Office Planning Area.

The Planned Development currently has the same use restrictions and development standards for both the Neighborhood Commercial Area and the Mixed-Use Employment/Professional Office Planning Areas. The Amendment proposes to separate the use restrictions and development standards for the Planning Areas as described below.

Mixed-Use Employment/Professional Office Planning Area – Land uses have been modified to reflect the existing development as well as updating terminology and uses to align with language in the proposed Land Development Ordinance modernization. No changes are proposed to the development standards within this Planning Area.

Neighborhood Commercial Planning Area - Land uses have been modified to reflect the existing development and other compatible neighborhood serving uses as well as updating terminology and uses to align with language in the proposed Land Development Ordinance modernization.

The applicant is proposing an increase in height from 35 feet to 45 feet within the Neighborhood Commercial Planning Area, subject to specific setback and step back requirements adjacent to Pine Drive. Additional setback requirements are as follows:

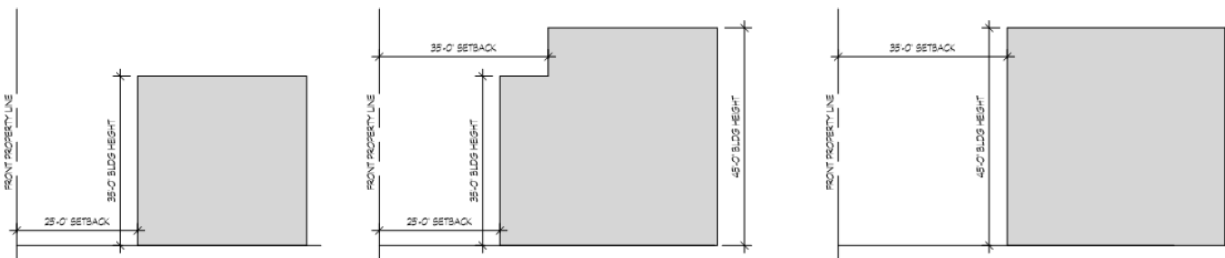


Figure 1

¹Setback and Stepback Calculations for Buildings in excess of 35 feet

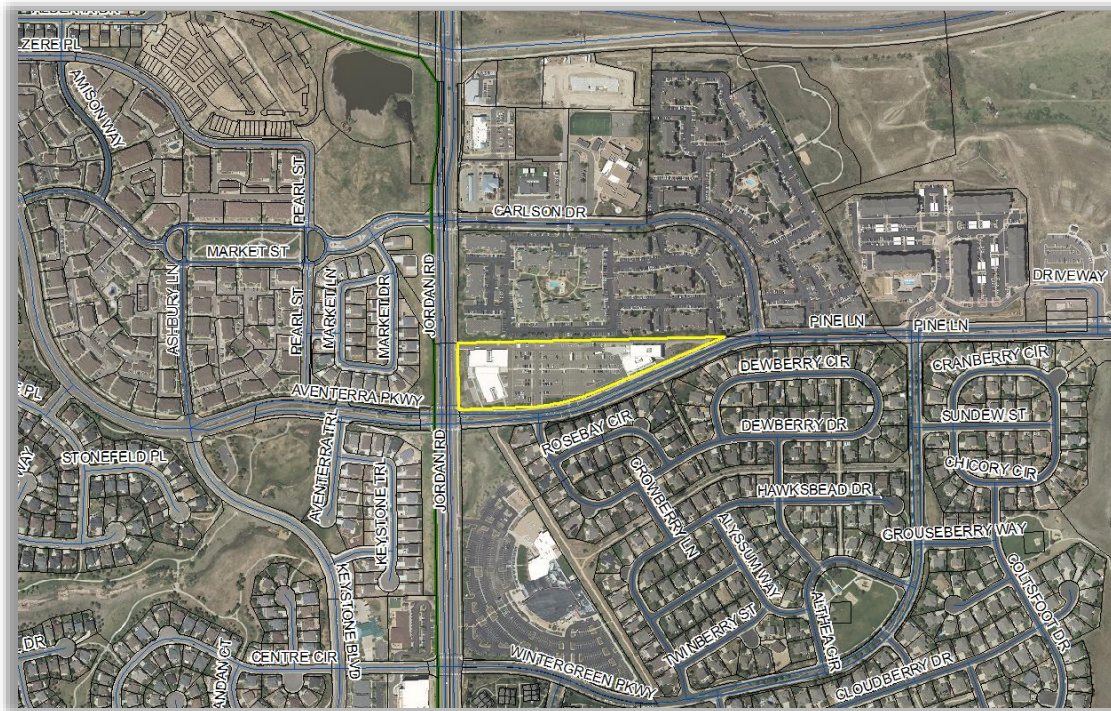
$$\text{New Height} - 35' = X + 25' = \text{Required Setback}$$

This requested zoning amendment is in association with a Site Plan Approval for Phase 3 of the Solomon Foundation development. The property currently contains two buildings totaling

approximately 60,000 square feet, landscaping, and a parking lot. The proposed construction will add a new 28,686 square foot office building with parking improvements and landscaping. The entire site, existing and proposed buildings, will still be required to meet parking and landscaping requirements.

The proposed request is consistent in height with the zoning allowed in the zoning to the north and requires a transition using setbacks and stepbacks to the adjacent arterial road (Pine Lane) and the single-family homes on the far side of Pine Lane.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
December 30, 1996	Town Council approved the Annexation of Challenger Park Estates.
December 30, 1996	Town Council approved the Challenger Park Estates Planned Development Guide.
February 1, 1999	Town Council approved the final plat for Filing 1 and Filing 2 for Challenger Park Estates.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
------------------------	--------------------------

Overlay District	N/A		
PD & Plan Area	Challenger Park Estates Planned Development		
Master Plan Area	Highway Commercial Center		
Site Acreage	6.822 Acres		
Subdivision	Challenger Park		
Existing Use	Solomon Foundation and SECORCares; two buildings totaling approximately 60,000 square feet, landscaping, and a parking lot.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Highway Commercial Center	PD – Planned Development	Multi-Family
South	Medium Density Residential	PD - Planned Development	Southeast Christian Church and Single-Family residential
East	Highway Commercial Center	PD - Planned Development	Multi-Family
West	Highway Commercial Center	Douglas County Zoning	Single-Family residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Mixed Use – Residential Emphasis.</u> This Character Area is located adjacent to regional and locally significant commercial areas. These multifamily residential areas will be interconnected and provide easy and direct pedestrian and bicycle access to nearby commercial and employment areas. Uses appropriate in this Character Area include higher density residential housing, senior housing, assisted living facilities and mixed-use developments that include a commercial component. Commercial uses are encouraged when they are part of a mixed-use development, are of a scale that serve the needs of the area residents or provide support to adjoining uses. Single family detached residential uses and residential developments at less than 10 dwelling units per acre are not appropriate in this area. <u>E-470 Corridor.</u> E-470 is a toll highway that acts as an eastern beltway for the Denver Metropolitan Region. This beltway, which bisects Parker near its northern boundary, connects the Town to the regional transportation network and provides easy access to the

	Denver International Airport. The location of this highway through Town allows for higher intensity uses without significantly impacting our transportation system or the character of our community.
Consistent Goals/Strategies	Land Strategy 1 Use 1. A Land Use 1.C Land Use 1. E Land Use 1. J Jobs and Economic Vitality I.2 Jobs and Economic Vitality I.2.A Jobs and Economic Vitality I.2.B Jobs and Economic Vitality I.2.D Jobs and Economic Vitality I.2. E
Staff Analysis	The site is located on the northeast corner of Jordan Road and Pine Lane within the Mixed-Use Residential Emphasis and E-470 Corridor Character Areas as designated by the Parker 2035 Master Plan. This area is intended to provide commercial and higher intensity uses without significantly impacting the transportation system or the character of the community. The Challenger Park Planned Development emphasizes a mix of uses including Neighborhood Commercial. Neighborhood Commercial allows for administrative, professional, government office, office, business, and professional services by-right. The proposed construction will take place within the property and will consist of a new 28,686 square foot building with parking improvements and landscaping. The proposed height is compatible with allowed heights in the zoning to the north of the site and requires a setback and stepback to the south. The proposed amendment will restrict building height greater than 35 feet to be stepbacked and setback from the minimum required setback of 25 feet by an amount commensurate with the proposed height increase. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

V. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

The current PD states that the site shall adhere to Commercial Standards that require a maximum building height of 35 feet. To allow for a third story to the proposed commercial building, the height of the building must be greater than 35 feet. The proposed change adheres to the Mixed-Use Community (MC) which allows for a 45-foot maximum height. Two (2) neighborhood meetings have been conducted and there were no objections from the residential neighbors for the proposed building or proposed building height. The design of the building steps back away from the street as you go from floor to floor which minimizes the effect of the 3 stories and height to the street and residents to the south.

Staff analysis and findings:

The project location is in an area which will eventually be designated as a Mixed-Use Community through the Land Development Ordinance Modernization. The Mixed-Use Community will allow for a height of 45 feet. Additionally, the current height limit of 35 feet limits development to a two-story building. There are two existing structures on site which total approximately 60,000 square feet. Due to Town code requirements for parking, landscaping, and setbacks, the applicant is seeking an increase in height to reduce the building's footprint so the new office space will meet code requirements for parking and landscaping.

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

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

Applicant analysis and findings:

As part of the E-470 Corridor neighborhood, the desire is to construct a third commercial building located on the existing Solomon Foundation property. It has been discussed with Town staff that it would be appropriate to consider the property a part of the MC district. Therefore, a PD Amendment is proposed to allow for commercial buildings within the Challenger Park Estates PD to be developed under the MC zoning district.

Staff analysis and findings:

The Challenger Park Estates Planned Development allows for the proposed use. The Neighborhood Commercial Planning Area within the PD is consistent with both the Mixed Use-Residential Emphasis and E-470 Corridor as designated by the Town's Master Plan. The proposal is co-located with the other Solomon Foundation

developments and creates a commercial and office campus consistent with the Planned Development, Land Development Ordinance, and the Master Plan.

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

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

Applicant analysis and findings:

N/A

Staff analysis and findings:

N/A

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

Applicant analysis and findings:

N/A

Staff analysis and findings:

Several previously vacant lots have been developed over the past few years in the Neighborhood Commercial Area and include a gas station, Starbucks, and dentist. New single-family residences to the east of Jordan Road have also been developed since 2017. These developments indicate a building out of the environment in the area reflecting limited availability for additional commercial growth in the area under the existing zoning.

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

Applicant analysis and findings:

Traffic would not be impeded as the building height should not affect vehicles on the adjacent roadways

Staff analysis and findings:

Roadway infrastructure exists around the property. No additional transportation improvements are anticipated with the property's rezoning.

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

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

Applicant analysis and findings:

No additional costs to the Town should result from changing the zoning district's height to correspond with the MC.

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

No environmental changes will result from changing the zoning district to MC.

Staff analysis and findings:

The Town does not anticipate significant environmental impacts from increasing the height allowed in the current zoning.

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

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

Applicant analysis and findings:

Yes, this proposal is consistent with the Town Master Plan, maps, goals, and policies. As part of the E-470 Corridor neighborhood, the new building will be commercial and the zoning for the current site will not be changing with this proposed development. It has been discussed with Town staff that it would be appropriate to consider the property a part of the MC district. Therefore, a PD Amendment is proposed to allow for commercial buildings within the Challenger Park Estates PD to be developed under the MC zoning district

Staff analysis and findings:

As detailed in Section IV. of this staff report, the proposed rezoning to allow for the additional height in the Neighborhood Commercial Planning Area is consistent with the Parker 2035 Master Plan including the PD.

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

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

Applicant analysis and findings:

The revised allowable building height will not negatively affect water, sewer, schools, parks, etc.

Staff analysis and findings:

The property is located within Parker Water and Sanitation District and infrastructure exists serving the property and adjoining properties.

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

VI. CONCLUSION

This zoning request is being processed to allow for additional height in the Neighborhood Commercial Planning Area of the Challenger Park Estates Planned Development. The proposed amendment will require building heights greater than 35 feet to be stepbacked and setback from the minimum required setback of 25 feet. The application has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning request.

VII. RECOMMENDED CONDITIONS

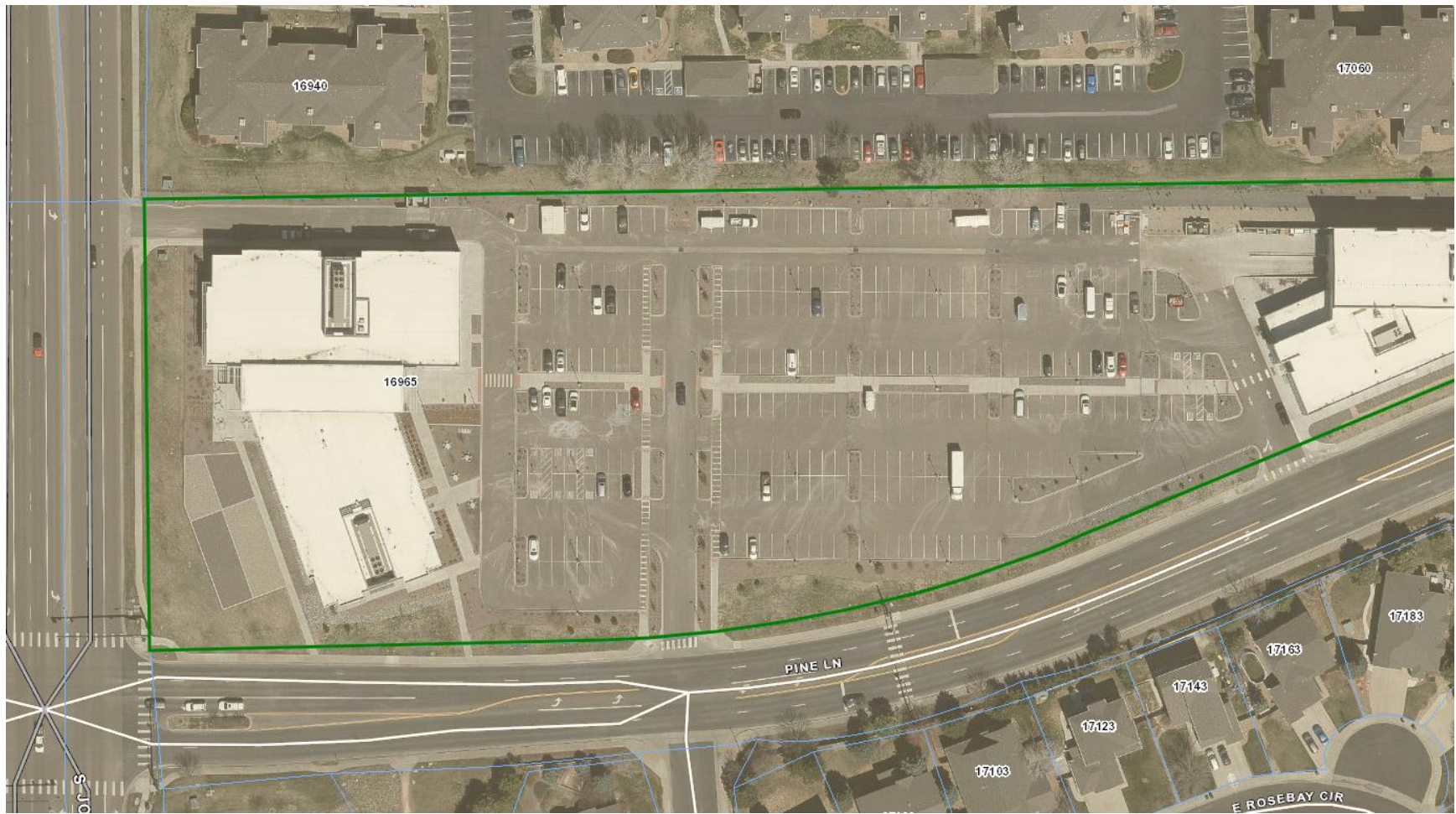
Staff recommends that the Planning Commission recommend that the Town Council approve the Challenger Park Estates Planned Development, 1st Amendment with no conditions.

VIII. ATTACHMENTS

1. Vicinity Map
2. Amended Challenger Park Estates Planned Development, 1st Amendment
3. Proposed Site Plan

Report Approved By: Bryce Matthews, Planning Manager

Vicinity Map



CHALLENGER PARK ESTATES PLANNED DEVELOPMENT
1st Amendment

DEVELOPMENT GUIDE

LEGISLATIVE INTENT

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

1. Provide for necessary commercial, recreational, and educational facilities conveniently located to residential areas;
2. Ensure that the provisions of the zoning laws which direct the uniform treatment of dwelling type, bulk, density, and open space within each zoning district will not be applied to the improvement of land by other than lot-by-lot development in a manner which would distort the objectives of the zoning laws;
3. Encourage innovations in residential and commercial development so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings,
4. Encourage a more efficient use of land and public services, or private services in lieu thereof, and to reflect changes in the technology of land development so the resulting economies may enure to the benefit to those who need homes;
5. Lessen the burden of traffic on streets and highways;
6. Conserve and enhance the value of the land;
7. Provide a procedure which can relate the type, design, and layout of residential and commercial development to the particular site, thereby encouraging preservation of the site's natural characteristics; and
8. Encourage integrated planning in order to achieve the above purposes.

APPLICATION

These standards shall apply to all property contained within Challenger Park Estates Planned Development. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the site.

Provisions of this guide shall prevail and govern the development of Challenger Park Estates, superseding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulations for the Town of Parker shall apply where the provisions of the guide do not address a specific subject, or where the Planning Commission or Town Council may approve changes.

AUTHORITY

A. Authority

The authority of this Development Guide is Section 13.04.150 (PD-Planned Developments) for the Town of Parker Land Development Ordinance, dated April 1994.

B. Adoption

The adoption of this Development Guide shall evidence the finding and decision of the Town of Parker Town Council that this Development Guide for the Challenger Park Estates is authorized by the provisions of Chapter 13.04.150 of the Town of Parker Land Development Ordinance: that such Chapter 13.04.150 and this Development Guide is consistent with the Planned Unit Development Act of 1972; and that this Development Guide is consistent with the amended Challenger Park Estates Planned Development, approved by the Town of Parker. Adoption of this Development Guide is per Chapter 13.04 of the Town of Parker Land Development Ordinance, dated, July 10, 1995.

C. Relationship to Town Regulations

The provisions of this Development Guide shall prevail and govern development of Challenger Park Estates except where the provisions of the Development Guide do not clearly address a specific subject. In such case the provisions of the Town of Parker Land Development Ordinance, or any other ordinances or regulations of the Town of Parker shall prevail, when applicable.

D. Enforcement

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

E. Minor Changes, Modifications and/or Adjustments

1. Allowed Minor Changes, Modifications and/or Adjustments

Minor changes, modifications, or adjustments to this Development Guide shall be considered as including but not limited to, minor amendments to provisions, deletion of provisions or additions of provisions which do not substantially change the intent of this Development Guide and

- a) Do not impact more than fifteen (15) percent of any element or portion, including numbers of units in each planning area within a proposed use area and/or does not require the significant movement or shifting of any structure, building, or roadway.
- b) Allow minor change needed in the wording of this Development Guide, or alignment of streets.

2. Justification

Minor changes, modifications and/or adjustments shall be granted upon showing that such changes, modifications and/or adjustments are in keeping with the objectives, purpose and intent of this Development Guide and the Land Development Ordinance of the Town of Parker.

3. Process

- a. A developer may submit to the Planning Commission a request for a minor change, together with adequate evidence and information to support such request.
- b. The Planning Commission shall approve, approve with modification, or deny the requested minor change in the Development Guide and document such action for the project file and Town records.
- c. Should the request be denied or the proposed modification be unacceptable, the developer shall have the option to either:
 1. Withdraw the request fully;
 2. Modify the request and resubmit for review;
 3. Appeal the decision of the Planning Commission by written request to the Town Council within ten (10) working days after receiving the notice of such decision.

F. Major Changes, Modifications, or Adjustments

The Town may authorize a major change, modification or adjustment to this Development Guide. If such request by the developer is not deemed to be a minor change as defined in EI above, the following process shall be followed:

1. The developer should first address the requested change in an informal conference with the Planning Director;
2. Submittal to the Planning Director of 3 copies of the amended Development Guide (when appropriate) which depicts the change or adjustment discussed and requested, or written information or copies of the information may be requested.
3. Public notification per Chapter 13.08 of the Town of Parker Development Ordinance.
4. Public review and recommendation by the Planning Commission.
5. Hearing and action by the Town Council.
6. Filing and/or recordation of any documents with the appropriate Town Offices and/or the County Clerk and Recorder's Office.

CONTROL PROVISIONS

A. Control Over Use

After the adoption of this Development Guide by the Town Council:

1. Any new building or other structure, and any parcel of land, may be used as permitted by this guide of the Town of Parker Land Development Code; and
2. The use of any existing building, other structure or parcel of land may be changed or extended as permitted by this guide or the Town of Parker Land Development Code; and
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated, for any purpose permitted or required by the provisions of this Development Guide applicable to the area in which such building. Other structure or parcel of land is located, and for no other purpose. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other standards and requirements set forth or referred to in the standards and requirements for that area, and to any other applicable standards and requirements of this Development Guide.

B. Control Over Location and Bulk

After the adoption of this development Guide by the Town Council, the location and bulk of all buildings and other structures built after the effective date of this Guide, shall be in conformity with:

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

C. Incorporation of Development Guide

The plan of development for Challenger Park Estates including the type, location and boundaries of land use areas and proposed major street alignments is shown upon the "Challenger Park Estates Development Plan," which is hereby incorporated by reference into this Development Guide.

SINGLE FAMILY RESIDENTIAL AREAS

The standards of the SR (suburban Residential) District are hereby adopted for all single family detached areas not designated as lifestyle, which required lot width measured at the front of the structure's footprint to allow design consistent with the "county elegance" theme. When parcel or roadway configuration dictate flexibility, lot width may be 75'; at no time, however, will lot size fall below a minimum of 8000 square feet.

These standards shall specifically apply to neighborhoods 1, 2, 3, 4, & 5.

LIFESTYLE RESIDENTIAL AREAS

The standards of the MF (Multi Family Residential) District are hereby adopted for any portions of the Development Plan that develops with a "Lifestyle" residential product, except that:

* Maximum allowable density is reduced from 20 DU/AC to 8 DU/AC, in order to insure compatibility with adjacent large-lot single family residential uses.

The maximum number of lifestyle units shall be 160. All other units shall be located on a lot of 8,000 square feet minimum area.

CHURCH USES

Churches and their related uses, including day care, schools and ancillary uses, will be allowed as uses permitted by right in the 14-acre Mixed Use parcel shown on the Development Plan. If a church or related use is proposed, its development will be preceded by an approved Site Plan, in conformance with the Town of Parker's Site Plan process.

MIXED USE/EMPLOYMENT/PROFESSIONAL OFFICE

A. Uses Permitted by Right

- a. Administrative, Professional, and Government Office
- b. Bar and Lounge
- c. Daycare, Commercial
- d. Community Facility
- e. Continuing Care Facility
- f. Drive-Through Facility
- g. Financial Institution
- h. General Retail
- i. Hospital
- j. Hotel/Motel
- k. Indoor Recreation Facility up to 3,500 square feet
- l. Laundry Facility, Self-Service
- m. Office, Business, and Professional Services
- n. Open Space
- o. Personal Instruction or Studio up to 3,500 square feet
- p. Personal Services, General
- q. Religious Assembly
- r. Restaurants

B. Uses Permitted by Special Review

- a. Caretaker residences
- b. Funeral facility

C. Minimum Area and Yard Requirements

- a. Lot width: seventy-five (75) feet
- b. Front Yard: forty (40) feet
- c. Side Yards: no setback, except when adjoining a residential zone district or when use is on a corner lot, twenty-five (25) feet
- d. Rear Yard: twenty-five – (25) feet
- e. Maximum building heights: thirty-five (35) feet – all roof mounted equipment shall be properly screened; solar collectors excepted

NEIGHBORHOOD COMMERCIAL

A. Uses Permitted by Right

- a. Bar and Lounge
- b. Community Facility
- c. General Retail
- d. Healthcare Facility
- e. Hotel/Motel
- f. Office, Business, and Professional Services
- g. Personal Services, General
- h. Religious Assembly
- i. Restaurants

B. Uses Permitted by Special Review

- a. None

C. Minimum Area and Yard Requirements

- a. Lot width: seventy-five (75) feet
- b. Front and Rear Yard: twenty-five (25) feet
- c. Side Yards: no setback, except when adjoining a residential zone district or when use is on a corner lot, twenty-five (25) feet
- d. Maximum building heights: forty-five (45) feet, as measured from the elevation of the average finished grade to the highest point of the roof
 - i. Any portions of buildings fronting Pine Lane in excess of 35 feet in height shall comply with the additional building setback and step back requirements as depicted in Figure 1 below¹
 - ii. Roof mounted screening, parapets, and mechanical equipment may exceed the maximum height of 45 feet by no more than 10 feet and are not calculated in the additional required setback

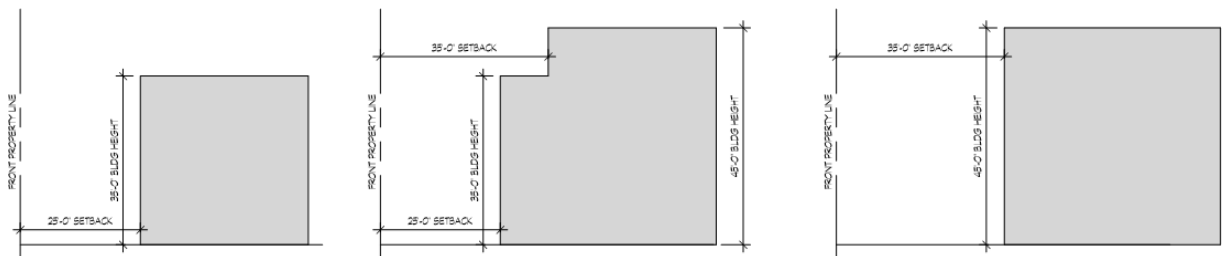


Figure 1

¹ Setback and Stepback Calculations for Buildings in excess of 35 feet

$$\text{New Height} - 35' = X + 25' = \text{Required Setback}$$

PATH: P:\MB21059-SOLOMON FOUNDATION-PH III\ENGINEERING & DRAWINGS\PLANS\MB21059-CVG.DWG, PLOT DATE: 5/24/2022 7:48:56 AM, BY: LIZ JONES

PARCEL 1 CHALLENGER PARK #1 6.822 AM/L
SITE PLAN AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 1 OF 13

SITE DATA TABLE - TOTAL FOR PROPERTY			
AREA	SQUARE FEET	ACRES	% OF TOTAL
PROPOSED BUILDING FOOTPRINT	28,686	0.66	10%
EXISTING BUILDING FOOTPRINT	35,610	0.82	12%
HARDSCAPE	139,310	3.20	47%
LANDSCAPE	93,544	2.15	31%
TOTAL SITE	297,150	6.82	100%
SETBACKS		PROVIDED	REQUIRED
PINE LANE: SIDE		26.3	25
JORDAN ROAD: FRONT		425.9	40
PINE LANE: REAR		80.6	25
PARKING COUNTS		REQUIRED	
EXISTING PHASE 1 AND 2 BUILDINGS (50,850+10,667)/300 - 1 SPACE PER 300 SF NET LEASABLE AREA		206	
PROPOSED PHASE 3 BUILDING (22,206)/300 - 1 SPACE PER 300 SF NET LEASABLE AREA		75	
5% TRAIL REDUCTION FOR 1/4 MILE TO E470 TRAIL		14 SPACE REDUCTION	
TOTAL REQUIRED PARKING (MIN. 7 ADA SPACES, 2 OF WHICH MUST BE VAN ACCESSIBLE)		267	
PARKING COUNTS	PROVIDED	REQUIRED	
STANDARD ADA 90° (9x18')	6	5	
VAN ACCESSIBLE ADA 90° (9x18')	4	2	
TOTAL ADA PARKING	10	7	
TOTAL PARKING COUNT (INCLUDING ADA)	267	267	
BICYCLE PARKING	22	22	

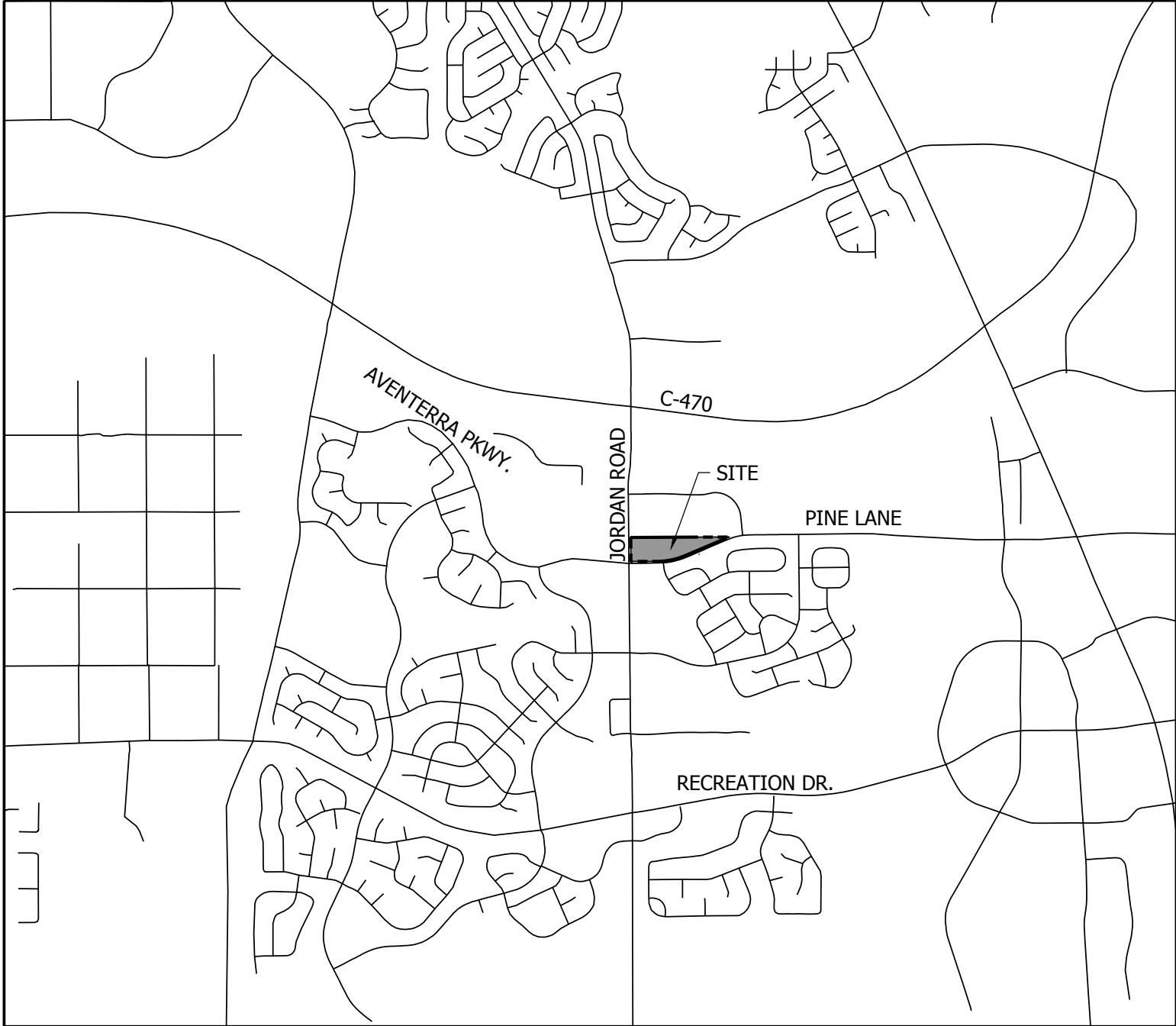
BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST/WEST CENTERLINE OF SECTION 9, MONUMENTED AT THE WEST ONE-QUARTER CORNER BY A 2 INCH ALUMINUM CAP IN RANGE BOX STAMPED "EMK 59", AND MONUMENTED AT THE EAST END AT THE EAST ONE-QUARTER CORNER BY A 3.25 INCH ALUMINUM CAP STAMPED "2006 PLS 22561" WITH THE LINE ASSUMED TO BEAR N89°03'31"E.

BENCHMARK:
ELEVATIONS ARE BASED ON DOUGLAS COUNTY MONUMENT #DC1091015. ELEVATION = 5896.72 (NAVD 88 DATUM). SITE BENCHMARK: TOP OF REBAR AND PLASTIC CAP AT NORTHEAST CORNER OF PROPERTY. ELEVATION = 5776.27

LEGAL DESCRIPTION:

PARCEL A:

PARCEL 1, CHALLENGER PARK FILING NO. 1, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP
SCALE 1" = 2,000'

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	OVERALL SITE PLAN
C4.0	DETAILED SITE PLAN
C5.0	FIRE TURN EXHIBIT
A01	ELEVATIONS
A02	ELEVATIONS
A03	PERSPECTIVES
A04	MATERIALS
L1.0	LANDSCAPE CHARTS
L1.1	LANDSCAPE PLAN 1
L1.2	LANDSCAPE PLAN 2
L1.3	LANDSCAPE PLAN 3
L1.4	LANDSCAPE DETAILS
SE100	ELECTRICAL INDEX, DIAGRAMS AND CUT SHEETS
SE101	SITE PHOTOMETRIC

CONTACT LIST			
OWNER	CIVIL ENGINEER	SURVEYOR	ARCHITECT
SOLOMON FOUNDATION	R&R ENGINEERS & SURVEYORS, LLC	R&R ENGINEERS & SURVEYORS, LLC	INFUSION ARCHITECTS
16965 PINE LANE, SUITE 200 PARKER, CO 80134 (855) 873-5873 CONTACT: DOUG CROZIER	1635 WEST 13TH AVENUE, STE 310 DENVER, CO 80204 (303) 753-6730 CONTACT: ROBERT DEVENNEY, P.E.	1635 WEST 13TH AVENUE, STE 310 DENVER, CO 80204 (303) 753-6730 CONTACT: STACY LYNN JACOBS, P.L.S.	206 EAST 4TH STREET, STE 250 LOVELAND, CO 80537 (970) 775-2925 CONTACT: RANDELL JOHNSON, AIA
LANDSCAPE ARCHITECT	MEP	WATER AND SANITATION	FIRE
STACKLOT	G2 CONSULTING ENGINEERS	PARKER WATER AND SANITATION DISTRICT	SOUTH METRO FIRE RESCUE
5639 SOUTH CURTICE STREET LITTLETON, CO 80120 (303) 808-4523 CONTACT: STEVE WIENS	5000 GOODMAN ST, UNIT 100 TIMNATH, CO 80547 (970) 460-7400 CONTACT: DAVE SMITH, PE	18100 E. WOODMAN DRIVE PARKER, CO 80134 (303) 841-4627	9195 MINERAL AVENUE CENTENNIAL, CO 80112 (720) 989-2000

MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	SPILL GUTTER	
	TRANSITION GUTTER	
	CONCRETE SIDEWALK	
	HANDICAP PARKING	
	SIGHT TRIANGLE	
	SIGN(S)	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	GRADE BREAK	
	SPOT ELEVATION	
	RIP RAP	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	
	TREE	
	TREE LINE	

REVISION

BY

DATE

2ND SUBMISSION

2/11/22

3RD SUBMISSION

4/7/22

4TH SUBMISSION

4/29/22

5TH SUBMISSION

5/24/22

NO.

1

2

3

4

ENGINEERS-SURVEYORS

INC.

1635 WEST 13TH AVENUE, SUITE 310

DENVER, COLORADO 80204

PHONE: 303-753-6730

WWW.RRENGINEERS.COM

THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS:

16965 PINE LANE
PARKER, CO 80134

PREPARED FOR:

MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT

JOB NO.

MB21059

ORG. SUBM. DATE

7/19/2021

DWN:

ESJ

CHKD:

RSO

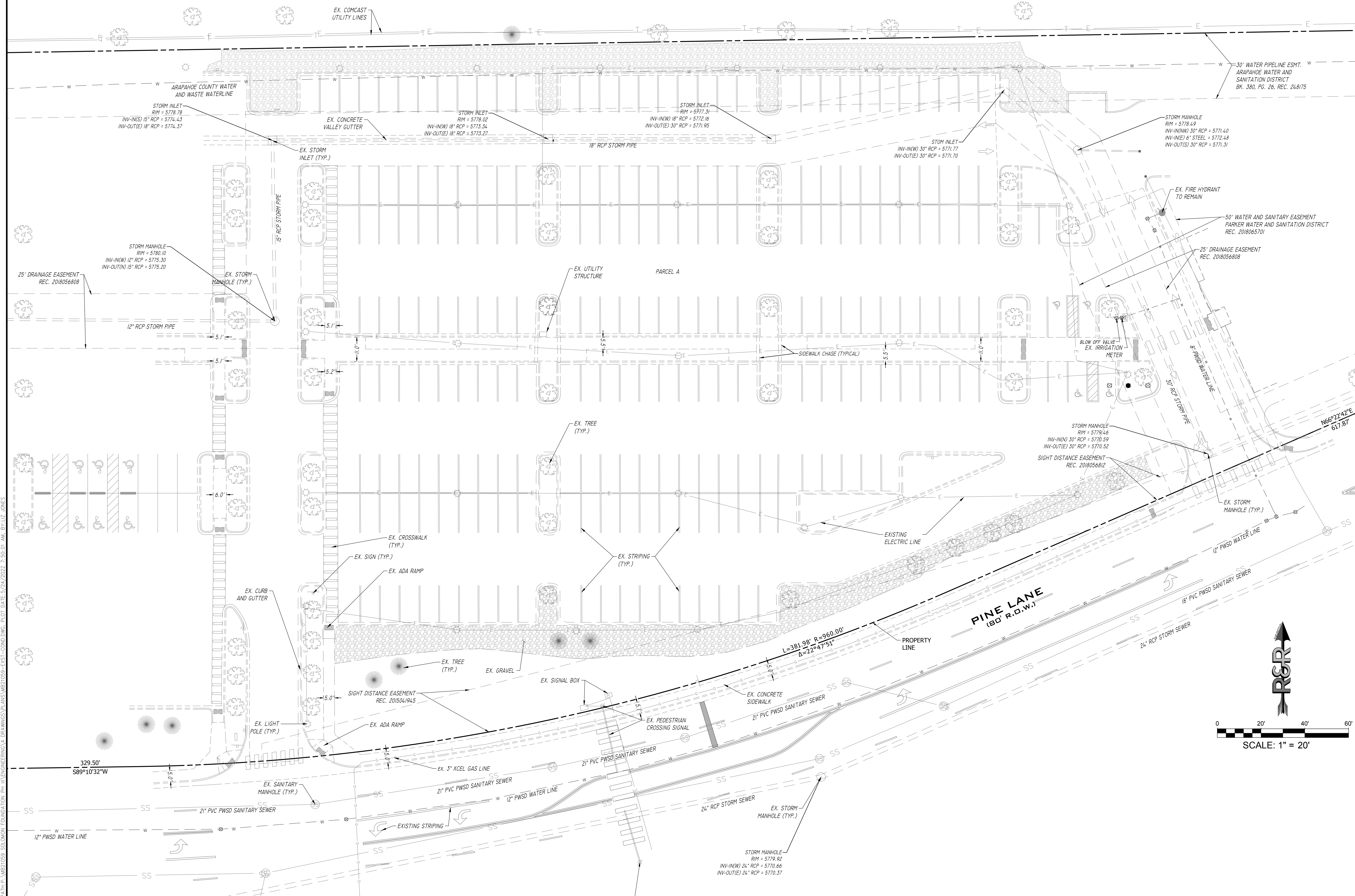
NAME

COVER SHEET

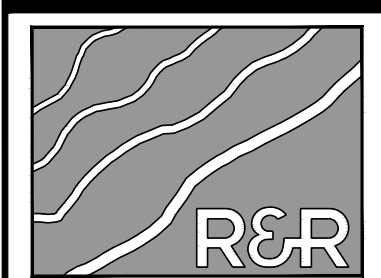
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C1.0

PARCEL 1 CHALLENGER PARK #1 6.822 AM/L
SITE PLAN AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 2 OF 13



NO.	REVISION	BY	DATE
1	2ND SUBMISSION	ESJ	2/11/22
2	3RD SUBMISSION	ESJ	4/7/22
3	4TH SUBMISSION	ESJ	4/29/22
4	5TH SUBMISSION	ESJ	5/24/22



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THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS: 16365 PINE LANE
PARKER, CO 80134
PREPARED FOR: MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

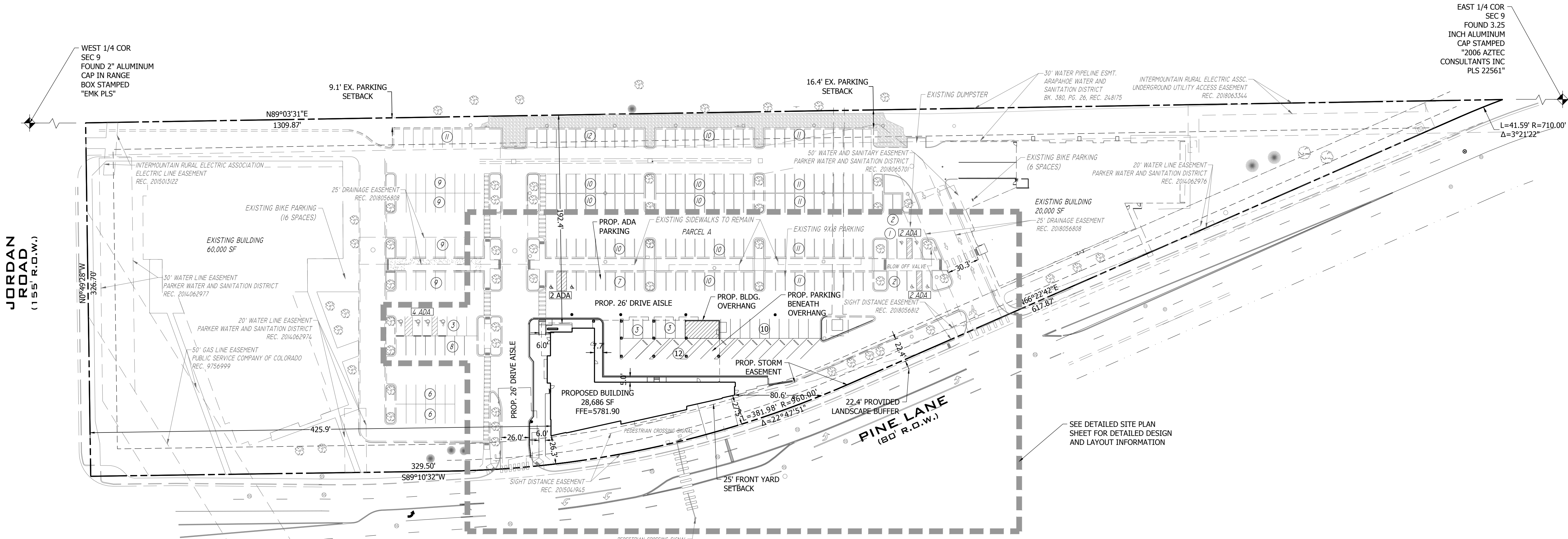
SITE PLAN AMENDMENT
JOB NO. MB21059
ORG. SUBM. DATE 7/19/2021
DWN: ESJ CHD: RSD
NAME

EXISTING
CONDITIONS

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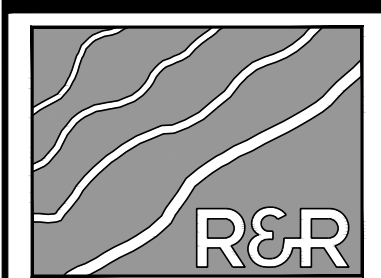
PARCEL 1 CHALLENGER PARK #1 6.822 AM/L
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WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 3 OF 13



EAST 1/4 COR
SEC 9
FOUND 3.25
INCH ALUMINUM
CAP STAMPED
"2006 AZTEC
CONSULTANTS INC
PLS 22561"

NO.	REVISION	BY	DATE
1	2ND SUBMISSION	ESJ	2/11/22
2	3RD SUBMISSION	ESJ	4/7/22
3	4TH SUBMISSION	ESJ	4/29/22
4	5TH SUBMISSION	ESJ	5/24/22



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3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT
JOB NO. MB21059
ORG. SUBM. DATE 7/19/2021
DWN: ESJ CHKD: RSD
NAME

OVERALL SITE PLAN

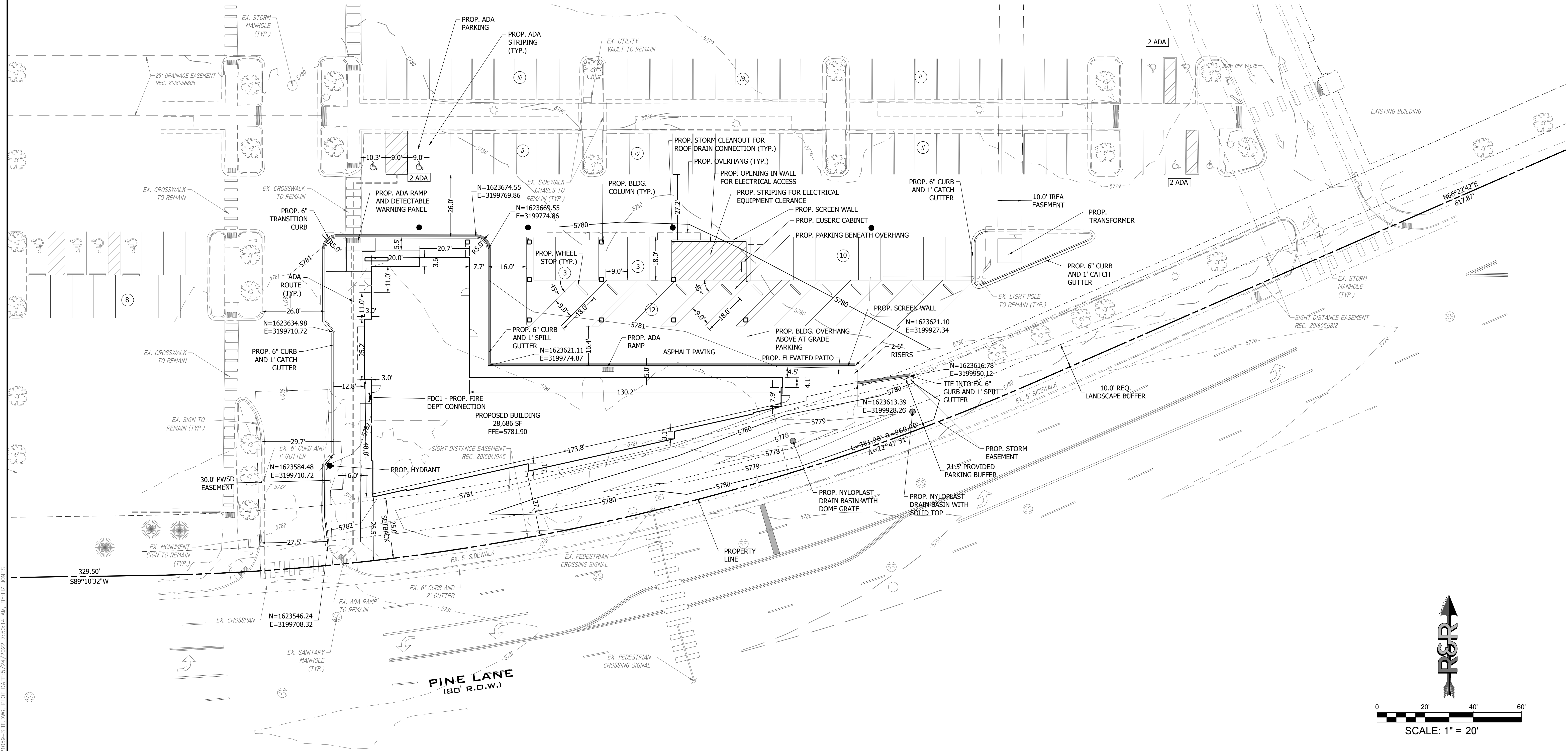
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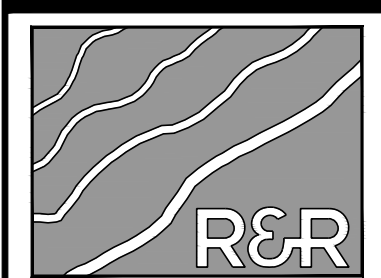
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WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO

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REVISION	BY	DATE
NO.		
1	ESJ	2/11/22
2	ESJ	4/7/22
3	ESJ	4/29/22
4	ESJ	5/24/22



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LONGMONT, CO 80504

SITE PLAN AMENDMENT
JOB NO. MB21059
ORG. SUBM. DATE 7/19/2021
DWN: ESJ CHKD: RSD
NAME

DETAILED SITE PLAN

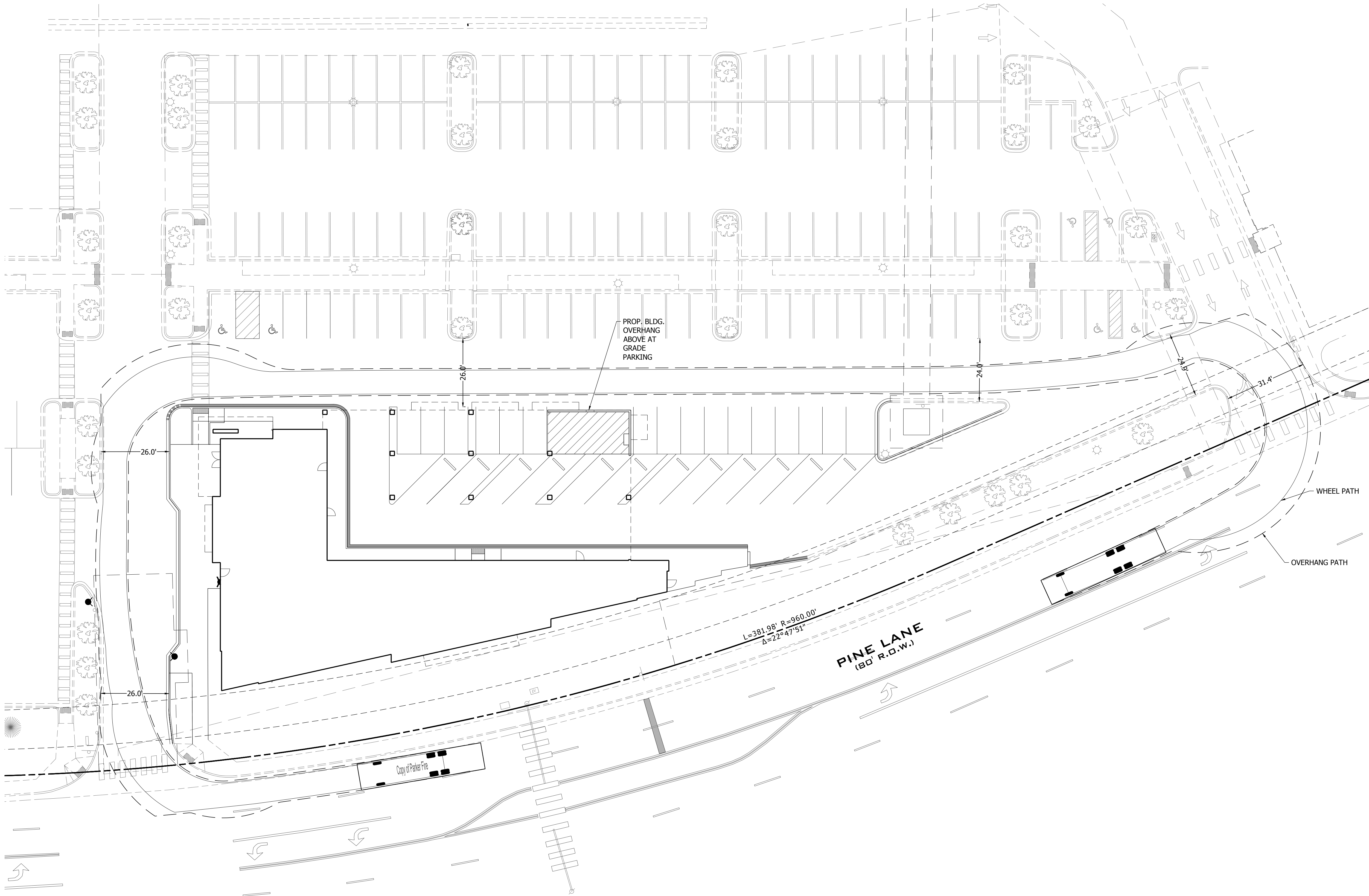
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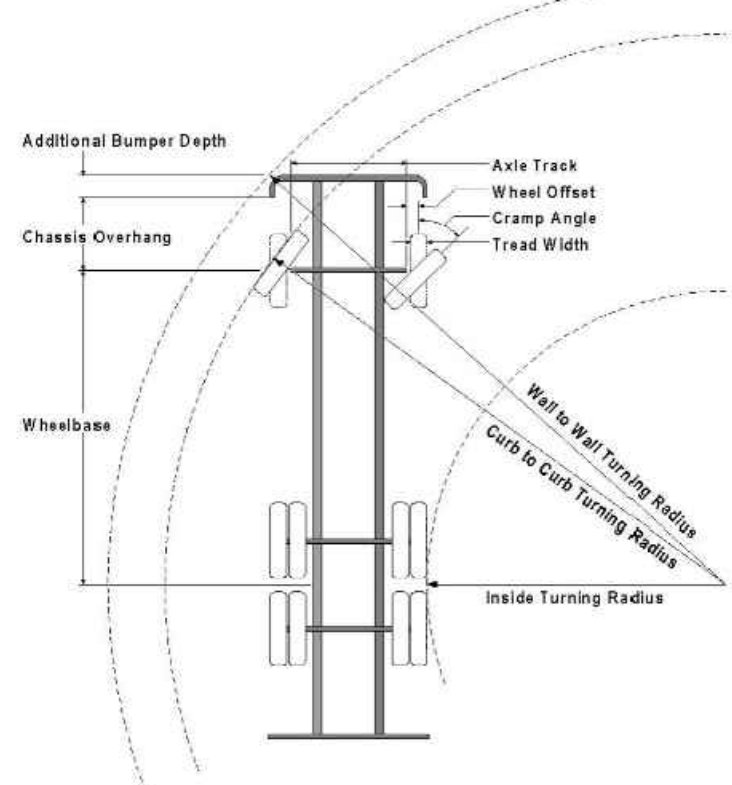
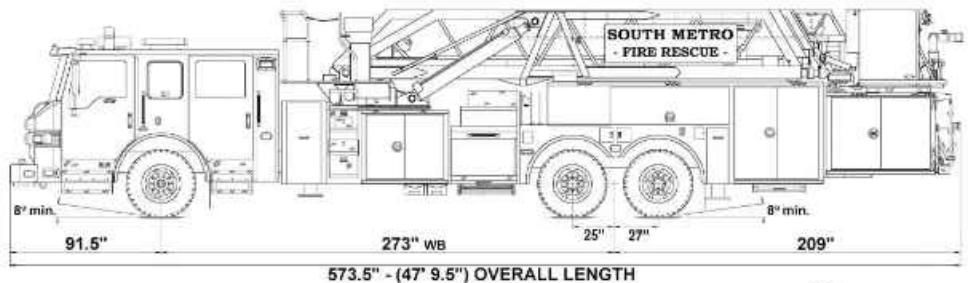
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WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO

PAGE 5 OF 13

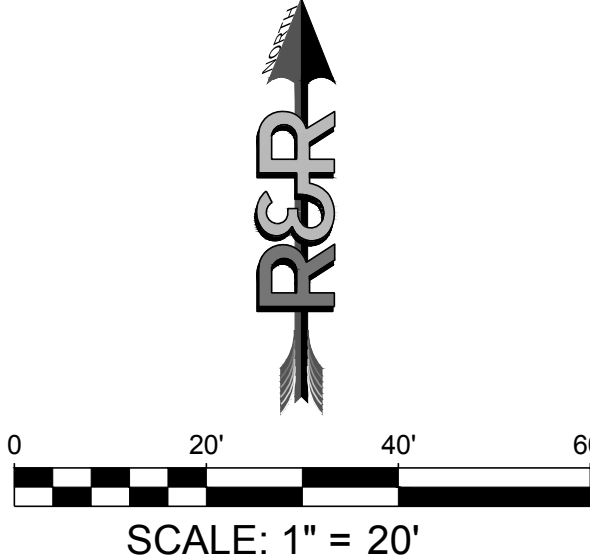


Vehicle Specifications
Length: 47' 9.5"
Width: 8' 5" - (10' 1" mirror to mirror)
Height: 10' 9"
Wheelbase: 273 in.
Design load: 80,000 pounds
Inside Cramp Angle: 40°
Axle Track: 83"
Wheel Offset: 5.3"
Tread Width: 13.5"
Turning Radii:
Inside Turn: 26 ft. 1 in.
Curb to curb: 41 ft. 11 in.
Wall to wall: 46 ft. 8 in.



SOUTH METRO FIRE APPARATUS (NTS)

WHEEL PATH
OVERHANG PATH



REVISION	BY	DATE
1	ESJ	2/11/22
2	ESJ	4/7/22
3	ESJ	4/29/22
4	ESJ	5/24/22

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PHONE: 303-753-6730

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THE SOLOMON FOUNDATION - PHASE III
SITE ADDRESS: 16365 PINE LANE
PARKER, CO 80134
PREPARED FOR: MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

JOB NO.	MB21059
ORG. SUBM. DATE	7/19/2021
DWN:	ESJ
CHKD:	RSD

FIRE TURN EXHIBIT

NO. C5.0

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EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
CW-1	CURTAIN WALL		CURTAIN WALL WINDOW SYSTEM	ANODIZED ALUMINUM	GRAY GLAZING
HR-1	GLASS PANEL HANDRAIL				STAINLESS STEEL W/ GLASS INFILL PANELS
LT-1	EXTERIOR LIGHT SCONCE				RE ELEC
MS-1	MECHANICAL SCREEN			DARK GRAY	COLOR TO COMPLEMENT EXISTING
MT-1	PAINTED METAL TRELLIS SYSTEM			DARK GRAY	MATCH EXISTING SUNSHADES
SF-1	ALUMINUM STOREFRONT WINDOW SYSTEM		ALUMINUM STOREFRONT WINDOW SYSTEM	ANODIZED ALUMINUM	GRAY GLAZING
SS-1	PREFINISHED ALUMINUM SUNSHADE			ALUMINUM GRAY	MATCH EXISTING SUNSHADES
W-1	LIGHTWEIGHT CONCRETE PANEL			LIGHT GRAY	COLOR TO COMPLEMENT EXISTING
W-2	LIGHTWEIGHT CONCRETE PANEL			MEDIUM GRAY	COLOR TO COMPLEMENT EXISTING
W-3	LIGHTWEIGHT CONCRETE PANEL w/ PATTERN			DARK GRAY w/ PATTERN	PATTERN AND COLOR TO COMPLEMENT EXISTING
W-4	ACM METAL PANEL			LIGHT GRAY	COLOR TO COMPLEMENT EXISTING
W-5	ACM METAL PANEL			DARK GRAY	COLOR TO COMPLEMENT EXISTING

THE SOLOMON FOUNDATION PHASE 3
SITE PLAN AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 7 OF 13

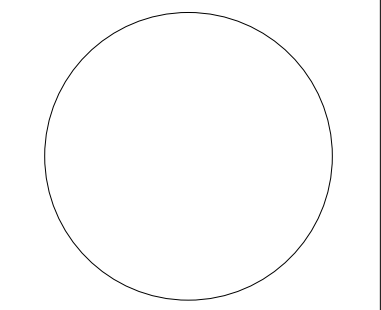
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ARCHITECTS
206 East 4th Street, Loveland, Colorado 80537

NO.	REVISION	BY	DATE



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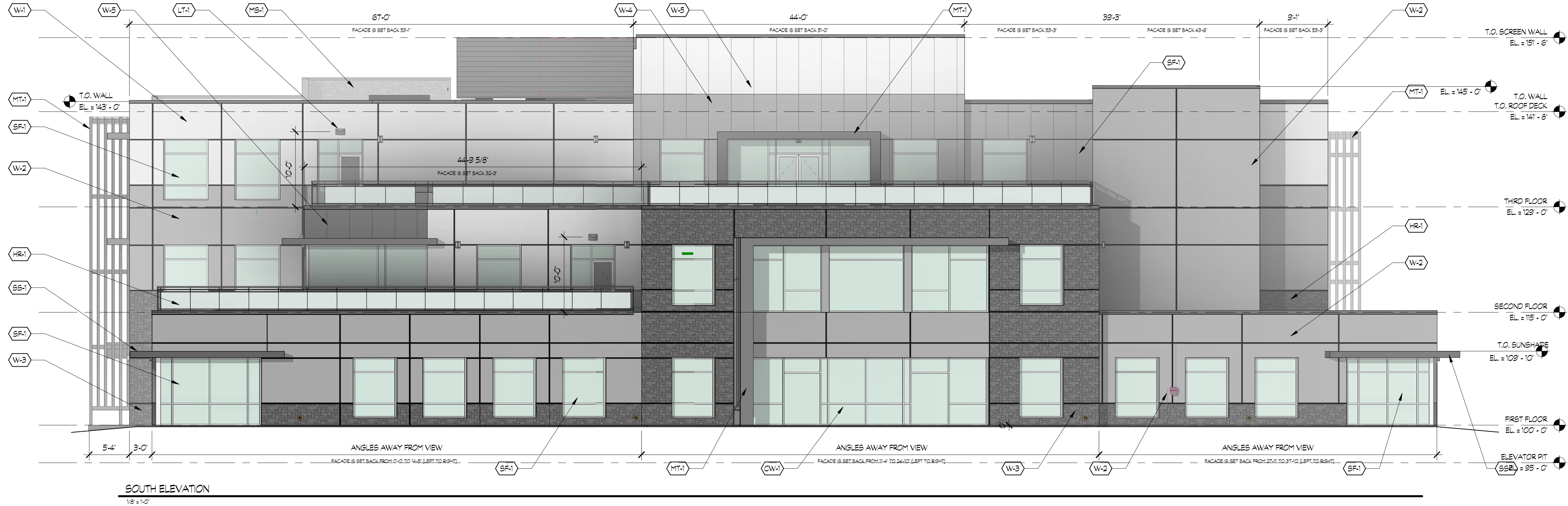


THE SOLOMON FOUNDATION - PHASE III
SITE ADDRESS: 16965 PINE LANE PARKER, CO 80134
PREPARED FOR: MISHLER 3601 STAGECOACH ROAD LONGMONT, CO 80504

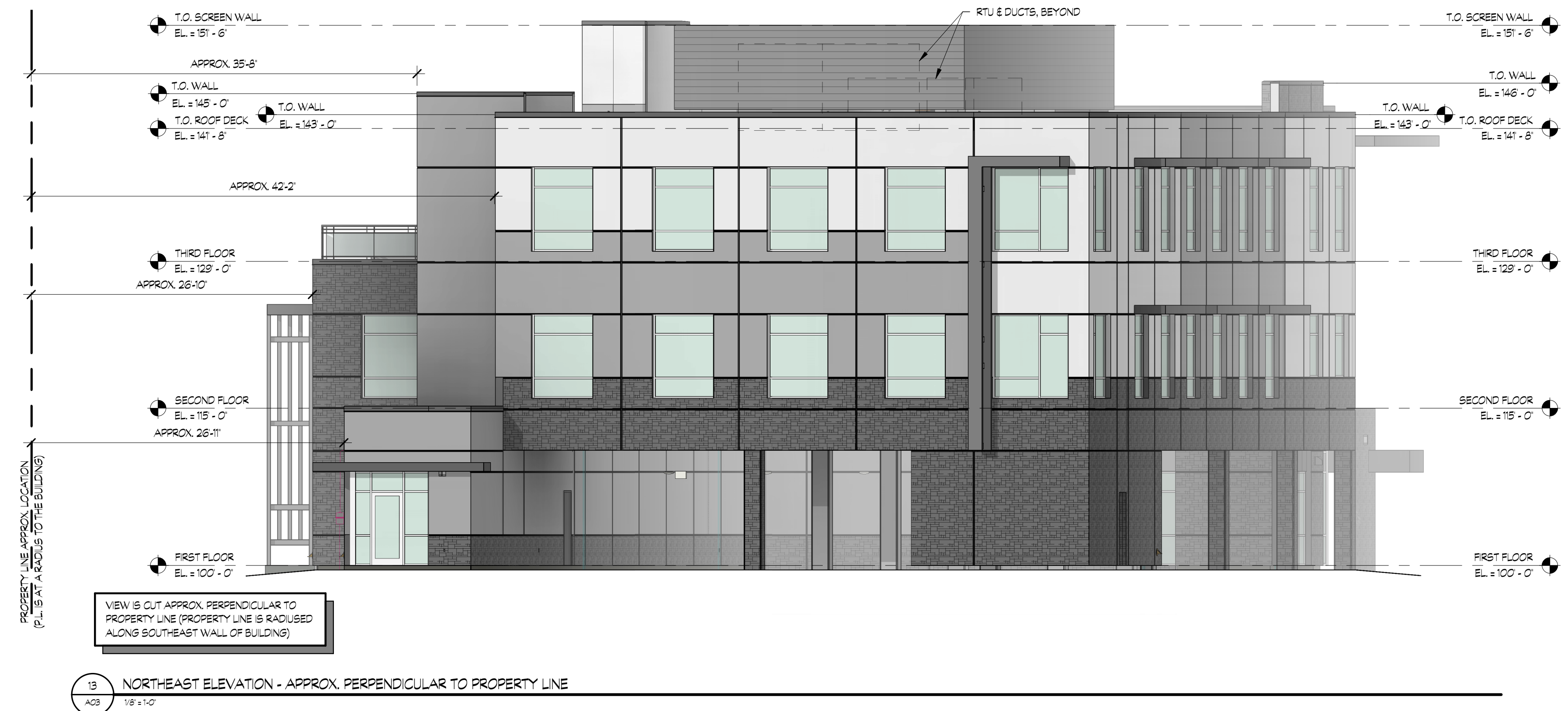
PERMIT SET
JOB NO.
ORG. SUBM. DATE 1-24-2022
DWN: CHKD:
NAME:

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NO. A02



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WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
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NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

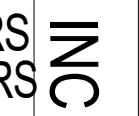


SOUTHEAST PERSPECTIVE

NO.	REVISION	BY	DATE



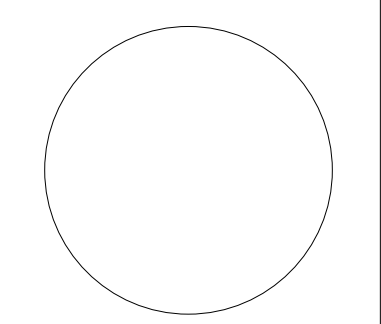
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SITE ADDRESS: 16965 PINE LANE
PARKER, CO 80134

PREPARED FOR: MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

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JOB NO.	
ORG. SUBM. DATE	1-24-2022
DWN:	CHKD:
NAME	

PERSPECTIVES

NO. **A04**

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
CW-1	CURTAIN WALL		CURTAIN WALL WINDOW SYSTEM	ANODIZED ALUMINUM	GRAY GLAZING
HR-1	GLASS PANEL HANDRAIL				STAINLESS STEEL W/ GLASS INFILL PANELS
LT-1	EXTERIOR LIGHT SCONCE				RE. ELEC
MS-1	MECHANICAL SCREEN			DARK GRAY	COLOR TO COMPLEMENT EXISTING
MT-1	PAINTED METAL TRELLIS SYSTEM			DARK GRAY	MATCH EXISTING SUNSHADES
SF-1	ALUMINUM STOREFRONT WINDOW SYSTEM		ALUMINUM STOREFRONT WINDOW SYSTEM	ANODIZED ALUMINUM	GRAY GLAZING
SS-1	PREFINISHED ALUMINUM SUNSHADE			ALUMINUM GRAY	MATCH EXISTING SUNSHADES
W-1	LIGHTWEIGHT CONCRETE PANEL			LIGHT GRAY	COLOR TO COMPLEMENT EXISTING
W-2	LIGHTWEIGHT CONCRETE PANEL			MEDIUM GRAY	COLOR TO COMPLEMENT EXISTING
W-3	LIGHTWEIGHT CONCRETE PANEL w/ PATTERN			DARK GRAY w/ PATTERN	PATTERN AND COLOR TO COMPLEMENT EXISTING
W-4	ACM METAL PANEL			LIGHT GRAY	COLOR TO COMPLEMENT EXISTING
W-5	ACM METAL PANEL			DARK GRAY	COLOR TO COMPLEMENT EXISTING

THE SOLOMON FOUNDATION PHASE 3

SITE PLAN AMENDMENT

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WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO

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NO.	REVISION	BY	DATE



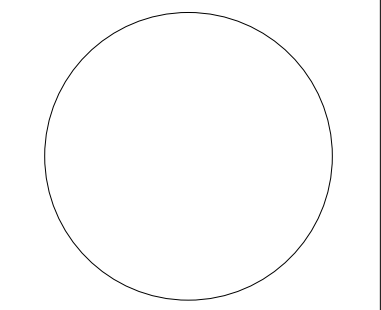
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PARKER, CO 80134

PREPARED FOR: MISHLER
3601 STAGECOACH ROAD
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JOB NO.	
ORG. SUBM. DATE	1-24-2022
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MATERIALS

NO.

A05



THE SOLOMON FOUNDATION PHASE 3
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LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
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PAGE 10 OF 13

LANDSCAPE REQUIREMENTS

A. INTERNAL LANDSCAPING									
NET SITE AREA		LANDSCAPE AREA			% LIVE COVER				
		REQUIRED (15%)	PROVIDED	SURPLUS / DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS / DEFICIT		
297,153 sf.		44,573 sf.	82,086 sf.	37,513 sf.	61,564 sf.	74,560 sf.	+12,996 sf.		

INTERNAL LANDSCAPE AREA		TREE REQUIREMENT 1 / 1,500 sf.			SHRUB REQUIREMENT 5/1500 sf.			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	SHRUBS AVAILABLE FOR TREE EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
44,573 sf.		30	32	+2	148	546	+398	n/a	n/a	n/a

B. STREETSCAPE LANDSCAPE									
LOCATION	LENGTH	TREE REQUIREMENT 1/40 lf.			SHRUBS AVAILABLE FOR TREE EQUIVALENTS			TOTAL TREE & TREE EQUIVALENTS PROVIDED	
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	TOTAL EQUIVALENT TREES				
PINE LANE	988 lf.	25	32	+7	n/a			n/a	

B. STREETSCAPE LANDSCAPE									
LOCATION	LENGTH	TREE REQUIREMENT 1/40 lf.			SHRUBS AVAILABLE FOR TREE EQUIVALENTS			TOTAL TREE & TREE EQUIVALENTS PROVIDED	
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	TOTAL EQUIVALENT TREES				
JORDAN ROAD	281lf.	8	9	+1	n/a			n/a	

C. LANDSCAPE PERIMETER									
LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1/25 lf.			SHRUB REQUIREMENT 5/25 lf.			* TEN (10) SHRUBS MAY BE SUBSTITUTED FOR ONE (1) TREE 224 / 10 = 22 TREE REPLACEMENTS * 31 TREES HAVE BEEN PLANTED ON THE SOUTH AND WEST PERIMETER TO SATISFY THIS CODE REQUIREMENT.	
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	DEFICIT		
NORTH PROPERTY LINE	1310 lf.	53	0	-53	262	*486	+224		

D. OPEN SPACE LANDSCAPE - (NOT INCLUDING ISLANDS)									
	AREA	TREE REQUIREMENT 1/1,500 sf.			SHRUB REQUIREMENT 5/1,500 sf.				
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT		
	82,086 sf.	55	108	+55	273	835	+562		

EVERGREEN TREE REQUIREMENT - OVERALL SITE									
MINIMUM EVERGREEN REQ.	NUMBER OF TREES	25%							
		REQUIRED	PROVIDED						
	108	27	46						

SITE CALCULATIONS

SITE AREA DESCRIPTIONS	SIZE / SF.
TOTAL PROPERTY AREA	297,153
PARKING LOT AREA	106,080
PARKING ISLANDS LANDSCAPE AREA	9,223
SITE LANDSCAPE AREA (EXCLUDES PARKING ISLANDS)	82,086
MAX. ALLOWABLE AREA OF TRADITIONAL TURF GRASS (15% x SITE LANDSCAPE AREA)	13,021
PROVIDED TURF GRASS	11,665 (14.21%)

TREES AND SHRUBS REMOVED

DECIDUOUS TREES REMOVED	10
EVERGREEN TREES REMOVED	14
SHRUBS / GRASS REMOVED	95

TREES AND SHRUBS ADDED

DECIDUOUS TREES ADDED	23
EVERGREEN TREES ADDED	34
SHRUBS / GRASS ADDED	105

PARKING LOT LANDSCAPE ISLAND CHART

ISLAND	SF / EACH	# TREES REQ'D.	# SHRUBS REQ'D.	# TREES PROVIDED	# SHRUBS PROVIDED	# GRASSES PROVIDED	TREE SURPLUS / DEFICIT	SHRUB / GRASS SURPLUS / DEFICIT
1	274	1	12	2	7	6	+1	+1
2	138	1	5	1	4	2	-	+1
3	138	1	5	1	5	-	-	-
4	268	1	12	2	7	6	+1	+1
5	274	1	12	2	8	4	+1	-
6	358	-	18	-	-	32	-(previously approved w/o tree)	+14
7	376	1	19	-	-	19	-1 (easement prohibits tree)	-
8	346	1	17	2	22	-	+1	+5
9	334	1	16	2	34	-	+1	+18
10	182	1	6	1	4	2	-	-
11	198	1	7	1	11	-	-	+4
12	186	1	7	1	7	-	-	-
13	198	1	7	1	4	3	-	-
14	190	1	7	1	8	-	-	+1
15	313	1	15	2	23	-	+1	+8
16	418	1	22	3	14	-	+2	-8
17	377	1	15	-	-	17	-(previously approved w/o tree)	+2
18	140	1	5	1	-	9	-	+4
19	272	1	12	2	6	7	+1	+1
20	140	1	5	1	3	4	-	+2
21	140	1	5	1	4	4	-	+3
22	353	-	18	-	-	19	-(previously approved w/o tree)	+1
23	144	1	5	1	-	6	-	+1
24	277	1	13	2	9	5	+1	+1
25	138	1	5	1	2	4	-	+1
26	139	1	5	1	2	4	-	+1
27	418	1	22	-	-	25	-(previously approved w/o tree)	+3
28	580	1	13	3	6	5	+2	-2
29	268	1	12	2	8	6	+1	+2
30	542	1	30	1	34	-	-	+4
31	203	1	8	1	4	4	-	-
32	240	1	8	1	10	-	-	+2
33	200	1	8	1	4	4	-	-
34	461	1	25	2	12	-	-	-13
	9,223 SF.							

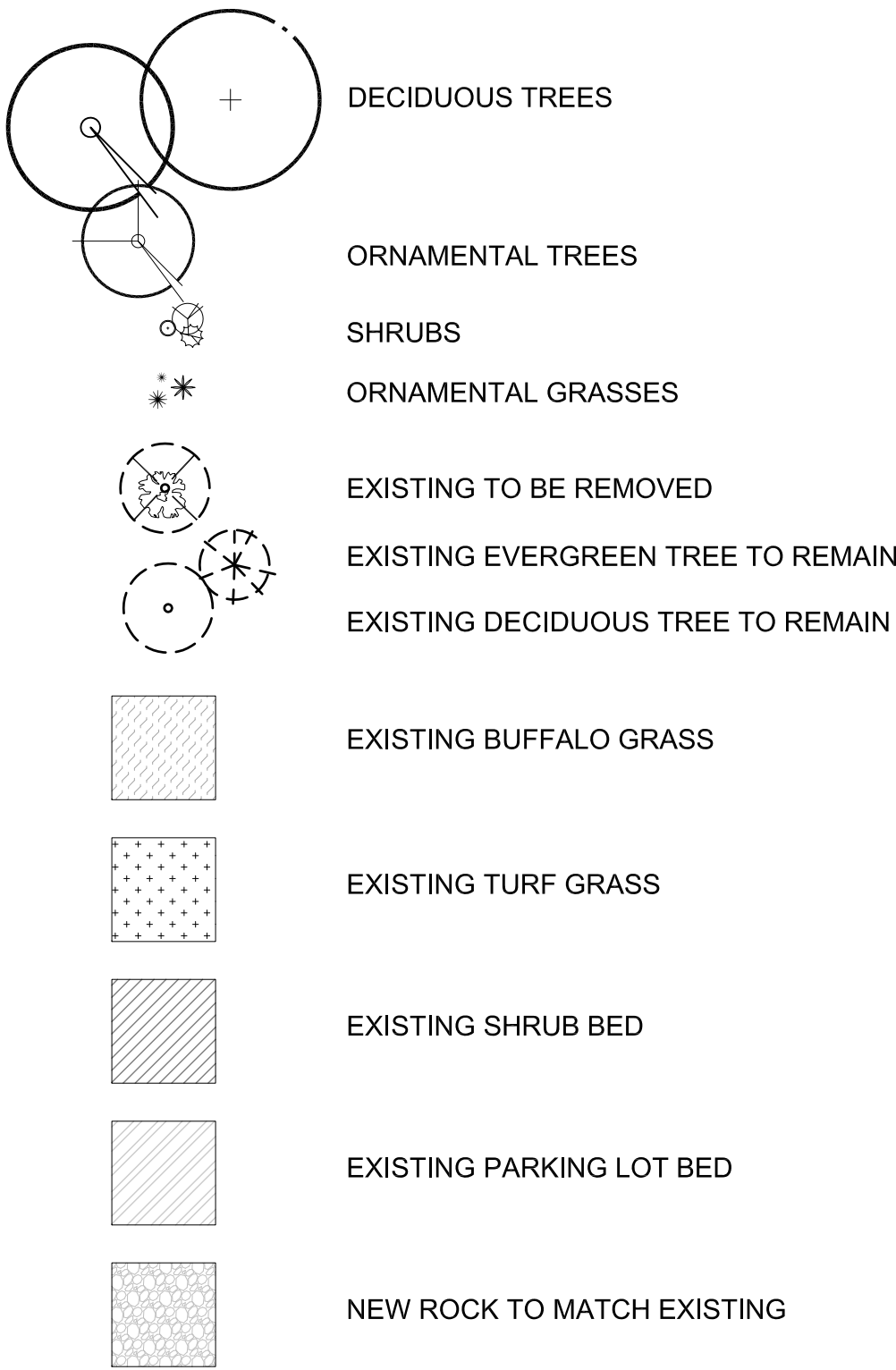
PLANT MATERIAL SCHEDULE:

QTY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	NOTES
SHADE TREES					
1	af	ACER X FREMANII	AUTUMN BLAZE MAPLE	2" CAL.	B & B
1	co	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	B & B
5	ta	TILIA AMERICANA	AMERICAN LINDEN	2" CAL.	B & B
4	qb	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B & B
2	ob	AESCULUS GLABRA	OHIO BUCKEY	2" CAL.	B & B
2	cs	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL.	B & B
5	gd	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	2" CAL.	B & B
EVERGREEN TREES					
15	pn	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B & B
10	bp	PINUS LEUCODERMIS	BOSNIAN PINE	6' HT.	B & B
9	pe	PINUS EDULIS	PINON PINE	6' HT.	B & B
ORNAMENTAL TREES					
1	sm	MALUS SP. 'SPRINGSNOW'	SPRINGSNOW CRABAPPLE	1 1/2"	B & B
4	qs	QUERCUS CRIMSCHMIDT	CRIMSON SPIRE OAK	1 1/2"	B & B
SHRUBS					
7	sb	SPIRAEA X BUMALDA	BUMALDA SPIREA	5 GAL.	CONT.
11	ac	RIBES ALPINUM 'GREEN MOUND'	ALPINE CURRANT 'GREEN MOUND'	5 GAL.	CONT.
11	ea	EUONYMUS ALTATUS 'COMPACTA'	DWARF BURNING BUSH	5 GAL.	CONT.
40	pm	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL.	CONT.
41	pw	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL.	CONT.
33	mc	MAGIC CARPET SPIREA	SPIREA JAPONICA 'WALBUMA'	5 GAL.	CONT.
ORNAMENTAL GRASS					
40	kf	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	1 GAL.	CONT.

IRRIGATION STANDARDS:

1. ALL SHRUB BEDS AND NEW PLANTINGS TO BE IRRIGATED PER TOWN OF PARKER STANDARDS.
2. IRRIGATION TO BE DESIGN BUILD BY CONTRACTOR. CONTRACTOR (OR HIS DESIGN CONSULTANT) IS REQUIRED TO MEET BRIEFLY WITH PARKS STAFF TO ESTABLISH IRRIGATION PROGRAM REQUIREMENTS.
3. NATIVE GRASS:TEMPORARY IRRIGATION MUST BE PROVIDED FOR ESTABLISHMENT. NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.

LANDSCAPE LEGEND:



NO.	REVISION	BY	DATE
2	SECOND SUBMISSION		1.21.22
3	THIRD SUBMISSION		3.31.22
4	FORTH SUBMISSION		4.22.22
5	FIFTH SUBMISSION		5.20.22



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THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS:
16965 PINE LANE
PARKER, CO 80134

PREPARED FOR:
MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT			
JOB NO.	MB21059		
ORG. SUBM. DATE	9/9/2021		
DWN:	ESJ	CHKD:	RSD
NAME			

LANDSCAPE CHARTS

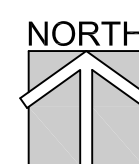
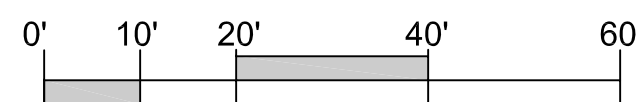
NO.

L1.0

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 10 OF 13



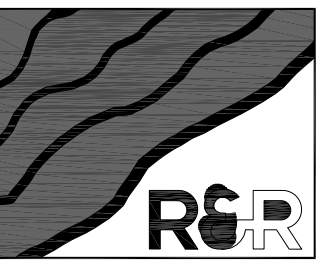
SCALE 1" = 20' - 0"



A legend for landscape symbols. It includes:

- Deciduous Trees: Three overlapping circles, one with a cross, one with a dot, and one with a small tree icon.
- Ornamental Trees: A single circle with a cross.
- Shrubs: A small cluster of three circles with a central dot.
- Ornamental Grasses: A single circle with a cross.
- Existing to be Removed: A circle with a cross and a dashed outline.
- Existing Evergreen Tree to Remain: A circle with a cross and a solid outline.
- Existing Deciduous Tree to Remain: A circle with a dot and a solid outline.
- Existing Buffalo Grass: A square with diagonal lines.
- Existing Turf Grass: A square with a grid of dots.
- Existing Shrub Bed: A square with diagonal lines.
- Existing Parking Lot Bed: A square with diagonal lines.
- New Rock to Match Existing: A square with a pattern of small circles.

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PARKER, CO 80134

MISHLER
33601 STAGECOACH ROAD
LONGMONT, CO 80504

THE PLAN AMENDMEN

NO. MR21059

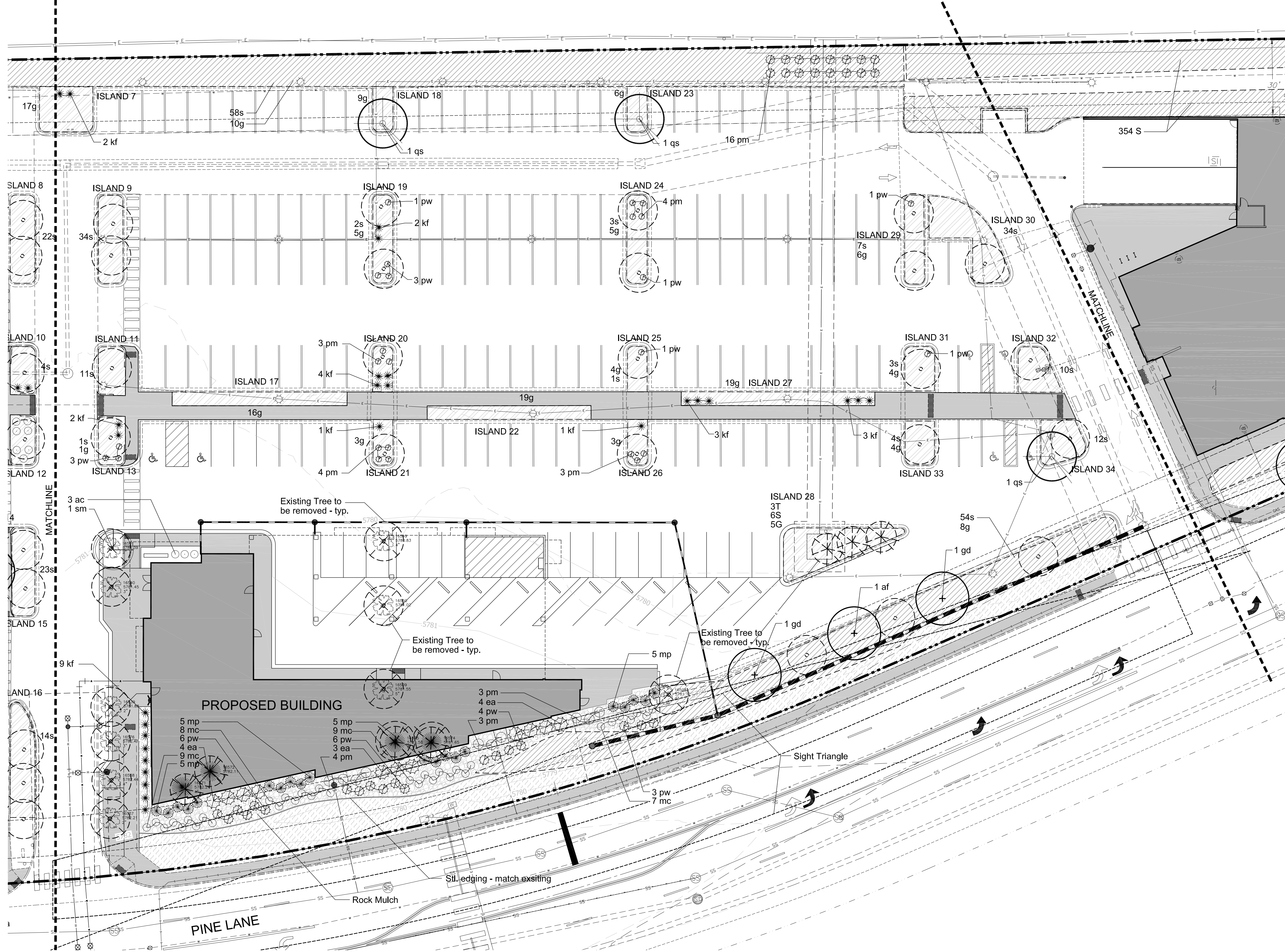
G. SUBM. DATE 9/9/2021

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LANDSCAPE
PLAN '1'

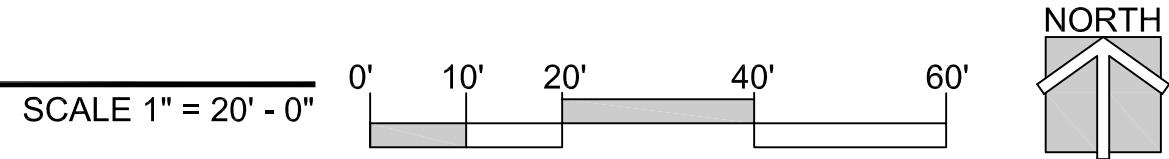
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THE SOLOMON FOUNDATION PHASE 3
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LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
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PAGE 10 OF 13



- LANDSCAPE LEGEND:
- DECIDUOUS TREES
 - ORNAMENTAL TREES
 - SHRUBS
 - ORNAMENTAL GRASSES
 - EXISTING TO BE REMOVED
 - EXISTING EVERGREEN TREE TO REMAIN
 - EXISTING DECIDUOUS TREE TO REMAIN
 - EXISTING BUFFALO GRASS
 - EXISTING TURF GRASS
 - EXISTING SHRUB BED
 - EXISTING PARKING LOT BED
 - NEW ROCK TO MATCH EXISTING

LANDSCAPE PLAN '2'



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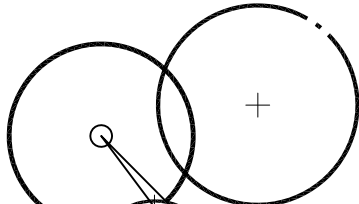
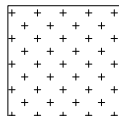
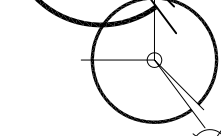
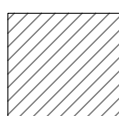
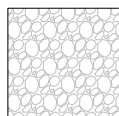
NAME

LANDSCAPE PLAN '2'

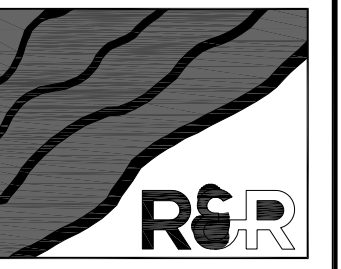
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WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
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PAGE 10 OF 13



- | | | | |
|---|-----------------------------------|---|----------------------------|
|  | DECIDUOUS TREES |  | EXISTING TURF GRASS |
|  | ORNAMENTAL TREES |  | EXISTING SHRUB BED |
|  | SHRUBS |  | EXISTING PARKING LOT BED |
|  | ORNAMENTAL GRASSES |  | NEW ROCK TO MATCH EXISTING |
|  | EXISTING TO BE REMOVED | | |
|  | EXISTING EVERGREEN TREE TO REMAIN | | |
|  | EXISTING DECIDUOUS TREE TO REMAIN | | |
|  | EXISTING BUFFALO GRASS | | |

NO.	REVISION	DATE
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THE SOLOMON FOUNDATION - PHASE III

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PARKER, CO 80134

33601 STAGECOACH ROAD
LONGMONT, CO 80504

TE PLAN AMENDMENT

NO. MB21059

G. SUBM. DATE 9/9/2021

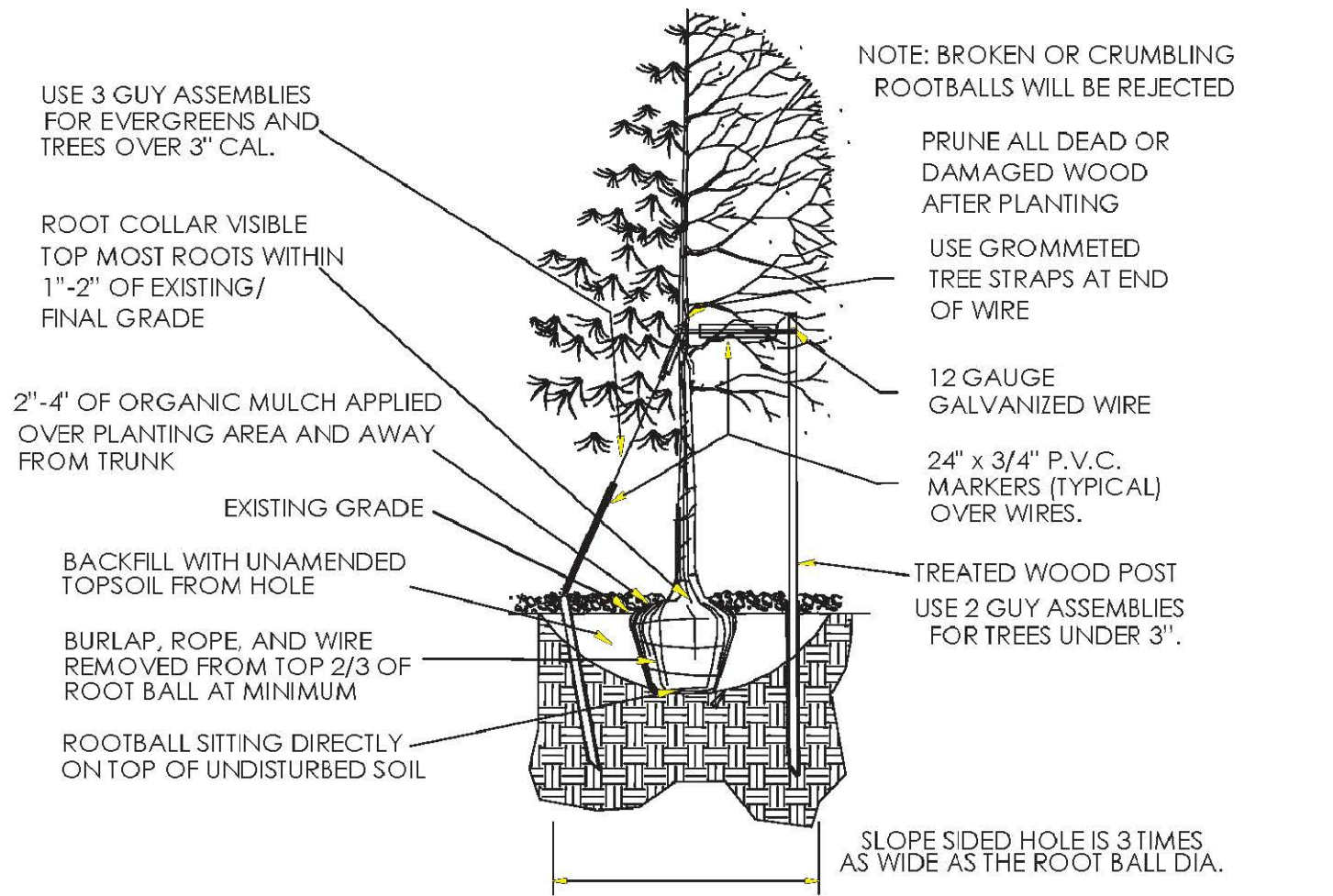
N:	ESJ	CHKD:	RSD
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LANDSCAPE
PLAN '3'

L1.3

THE SOLOMON FOUNDATION PHASE 3
SITE PLAN AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 10 OF 13

TOWN OF PARKER PLANTING STANDARDS

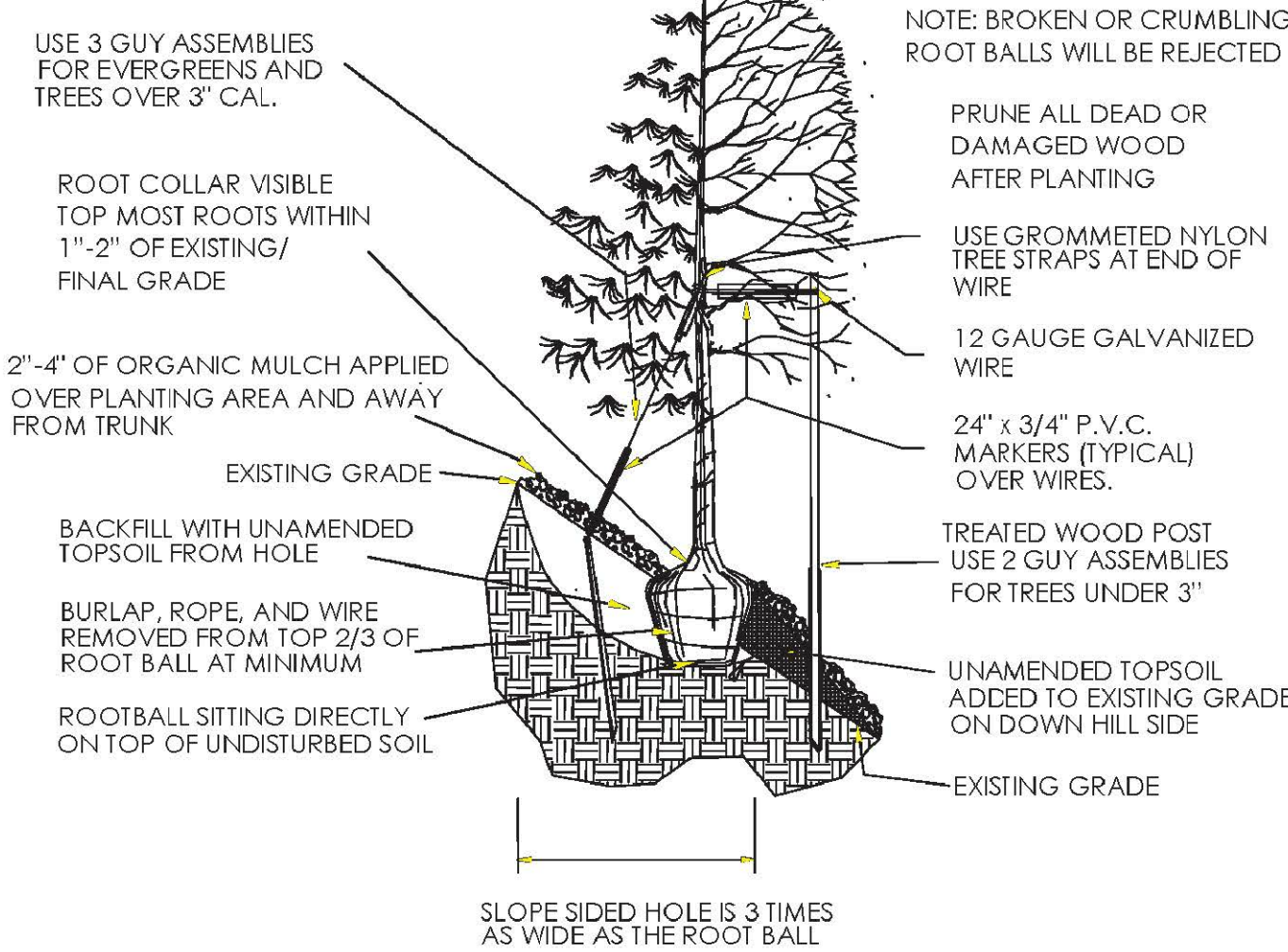


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do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

11

TOWN OF PARKER PLANTING STANDARDS

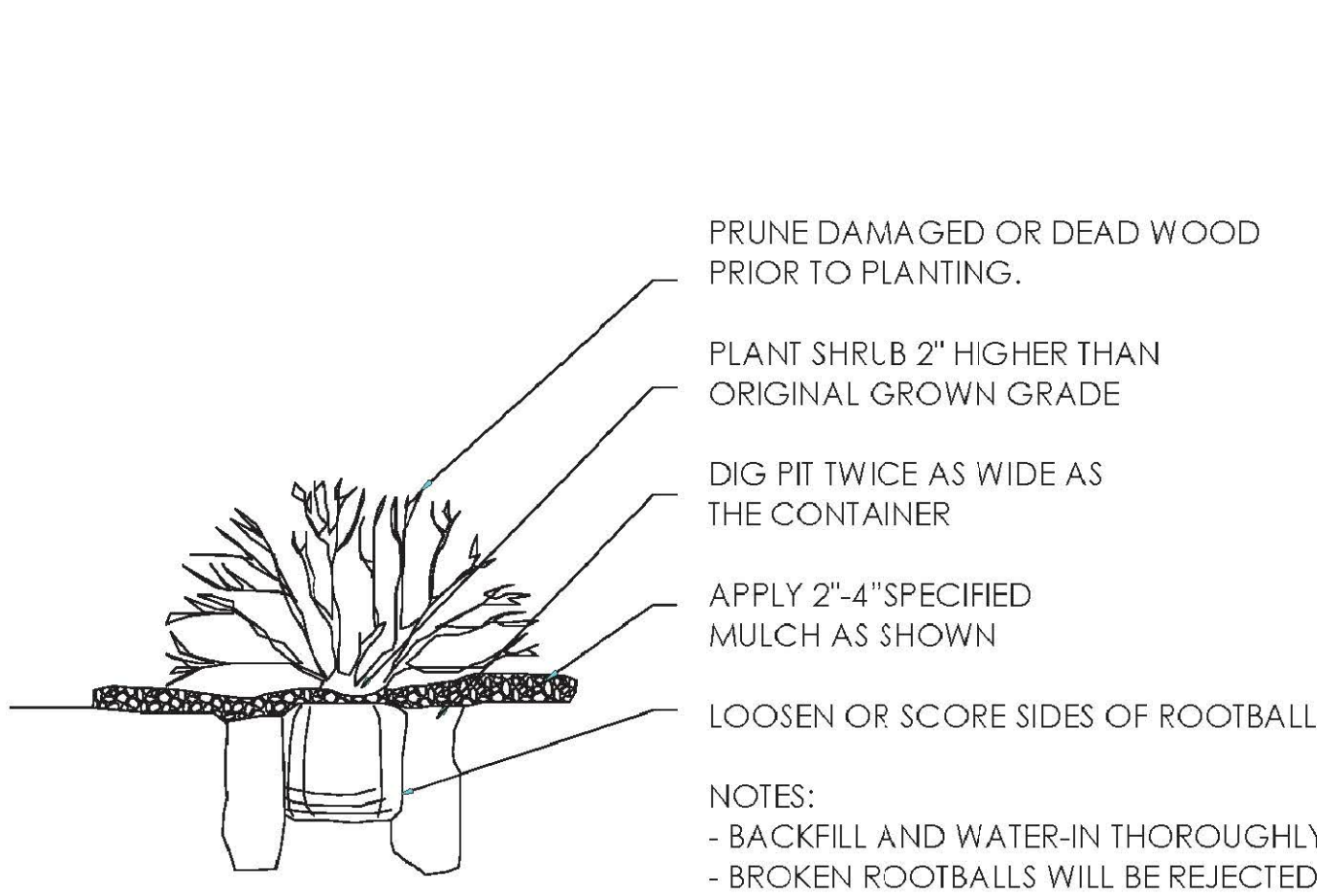
TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



12

TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL – SHRUBS



13

GENERAL PLANTING NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
- COMMERCIAL GRADE $\frac{3}{8}$ INCH BY 4" POWDER COATED STEEL EDGING WITH ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR AND ROCK MULCH IN ALL PLANTING BEDS AS INDICATED ON PLAYS. USE SHREDDED CEDAR IN ALL TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- A MINIMUM OF 50% OF PLANT MATERIALS AS PART OF THE SIP REVIEW PROCESS ON EACH LOT WILL INCLUDE PLANTS AS DEPICTED ON THE HIGHFIELD BUSINESS PARK PLANNED DEVELOPMENT GUIDE.
- ALL SHRUBS LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE PRUNED TO A MAXIMUM HEIGHT OF 36". TREES LOCATED WITHIN A SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A MINIMUM OF 8' FEET.

NO.	REVISION	BY	DATE
2	SECOND SUBMISSION		1.21.22
3	THIRD SUBMISSION		3.31.22
4	FORTH SUBMISSION		4.22.22
5	FIFTH SUBMISSION		5.20.22

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DENVER, COLORADO 80204
PHONE: 303-753-6730

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THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS:
16965 PINE LANE
PARKER, CO 80134

PREPARED FOR:
MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT

JOB NO. MB21059
ORG. SUBM. DATE 9/9/2021
DWN: ESJ CHKD: RSD
NAME

LANDSCAPE
DETAILS

NO.
L1.4

PATH \Z\STAGECOACH\2021\21-0032 SOLOMON FOUNDATION\DESIGN\03 DRAWINGS\5.18.22 SOLOMON LANDSCAPE PLANTING_PLOT DATE:5/20/2022 8:51:48 AM BY:STEVE

**THE SOLOMON FOUNDATION PHASE 3
SITE PLAN AMENDMENT**

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO

PAGE 13 OF 13

WST LED Architectural Wall Sconce






Find the full key to acuityluminaire.com pages to get all relevant key answers.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTU[®] controls marked by a **shaded background**. D-DLL equipped luminaires meet the A+ specification for luminaire to photococontrol interoperability!
- This luminaire is A+ Certified solution for ROAM[®] or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#) / [Link to DTL DDL](#)

Specifications Luminaire

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.8 cm)

Weight: 20 lbs (9.1 kg)

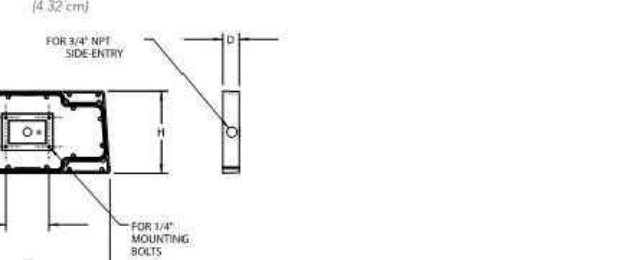


Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)

Width: 17.01" (43.21 cm)

Depth: 1.70" (4.32 cm)

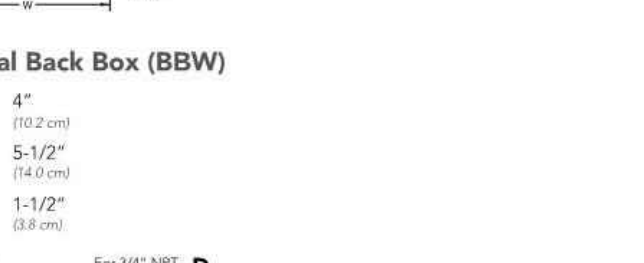


Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.01 cm)

Depth: 1-1/2" (3.8 cm)





AS1 LED

LED Area Luminaire







Catalog Number	 FIXTURE 'BB'
Name	
Type	

ACRIS

Specifications

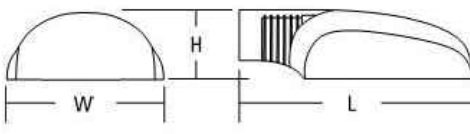
EPA: 0.7 ft²
(0.07 m²)

Length: 22.1/4"
(56.1 cm)

Width: 13"
(33.0 cm)

Height: 6.3/8"
(16.1 cm)

Weight (max): 33 lbs
(15.8 kg)



ACRIS Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a **shaded background**. DTL equipped luminaires meet the A+ specification for luminaire to photoreceptor interoperability!
- This luminaire is part of an A+ Certified solution for ROAM² or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM menu for luminaire. Sold Separately: [Link to Roam](#); [Link to DTL](#), [Link to DTL](#)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: AS1 LED 42C 700 40K SRS MVO1T SPA DBXBC

AS1 LED				AS1 LED				AS1 LED			
Series	LEDs	Drive Current	Color Temperature	Distribution		Voltage		Mounting			
AS1 LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	30K 3000 K 40K 4000 K 50K 5000 K	S82 Type II	S84 Type IV	S83 Type I	S85 Type V	MV01 ¹ 240 ¹ 208 ¹	240 ¹ 227 ¹ 347	480 RFA WFA Wall bracket Wall track	SPA RFA WFA Square post mounting Round post mounting Wall track

Control Options		Other Options		Finish/enclosure		
Shipped installed PER NEMA two-pole switch receptacle only (one control) RES Five wire receptacle only (two controls) PERF Seven-wire receptacle only (two controls) DWG 6-10 dimming wires pulled separate fixture (up to eight at internal controls, wiring separately) BL30 Bi-level dimmed dimming 30% ² BL50 Bi-level dimmed dimming 50% ²		Shipped separately* V6 Isolated guard		Shipped separately* SF Surface (130, 277, 347V) ¹ DF Double (130, 240, 480V) ¹ SP Striking line		DBXBC Dark bronze DBLX0 Black DBXW0 Natural aluminum DWHRD White DWDRD Textured dark bronze ³ DWGLD Textured dark DWTRD Textured natural aluminum DWJGD Textured white

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COMMERCIAL OUTDOOR

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www.lithonia.com

WST LED

Rev. 03/17/17

A = Capable option included
in this data/brochure

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DBXD

WST LED												
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting							
WST LED	P1	27K 2700K	WW	120V	277	Shipped included						
	P1	3000K 3000K	VW	120V	347	Shipped						
	P1	4000K 4000K	WW	240V	480	Shipped separately						
	P1	500K 5000K		240V	88W	Shipped separately						
						Premium surface-mount back box ¹						
Options												
WSTDB PIR	xL647 A/B Wireless enabled motion/ambient sensor for 0-15° mounting heights ^{14,15}			ETWC	Emergency battery backup, CA Title 18 Noncompliant (UL924)							
WSTDB PWB	xL647 A/B Wireless enabled motion/ambient sensor for 15-30° mounting heights ^{14,15}			ETWBR	Remote emergency battery backup, CA Title 20 Noncompliant (UL924)							
PE	Photocell, cut, button type ¹⁶			ETWBR	Remote emergency battery backup, CA Title 20 Noncompliant (UL924)							
PER	REMA 16mm threaded arm (ambush/ambient occupied) ¹⁷			ETWBR	Emergency battery pack, 10W ambient power, Certified in CA Title 20 (MAJ0615)							
PERS	Fan-wire receptacle only (control ordered separately) ¹⁸			ETWBR	Emergency battery pack, 30W ambient power, Certified in CA Title 20 (MAJ0615)							
PEST	Seven wire receptacle only (ambush/ambient occupied) ¹⁸			ETWBR	Emergency battery pack, 30W ambient power, Certified in CA Title 20 (MAJ0615)							
PIR	Motion/ambient Light Sensor, 0-15° mounting height ¹⁴			LEE	Left side control entry ¹⁹							
PIRETCV	Motion/ambient sensor, 0-15° mounting height, ambient sensor enabled at 15-30° mounting height ¹⁴			RCE	Right side control entry ¹⁹							
PIRETCV	180° motion/ambient sensor, 0-15° mounting height ¹⁴			Shipped separately								
PIRETCV	Motion/ambient sensor, 0-30° mounting height, ambient sensor enabled at 15-30° mounting height ¹⁴			RPBW	Reset back plate ²⁰							
DF	Single face (120, 217, 347V)			WG	Wind guard ²¹							
DF	Double face (208, 240, 480V)											
DF	Dual window ²²											
DMG	0-30° dimming extend out back of housing for external control (control ordered separately) ²³											
ETWBR	Emergency battery backup, ten (10) year life expectancy (7W) ²⁴											

Finish (optional)

DBXD Black bronze

DBXD Black

DBXD Natural aluminum

DBXD White

DBXD Sandstone

DBXD Textured black bronze

DBXD Textured natural aluminum

DBXD Textured white

DBXD Textured antique

Accessories

Commercial/Industrial/Outdoor

WST/DBR DBXD S Premium Surface-mount back box

WST/DBR DBXD S Surface-mount back box

WST/DBR DBXD S Mounting plate

DL129 12.9 S Photocell-SS back box (120-217V)

DL129 12.9 S Photocell-SS back box (240V)

DL129 12.9 S Photocell-SS back box (480V)

NOTES

- MVOLT driver operates on any line voltage from 120-277V
- 120V/144V
- Single face (SF) requires 120V, 277V or 347V Double face (DF) requires 208V or 480V
- Not available as a separate accessory; see accessories information.
- Only ambient entry standard
- Not available with WST or WG. See Per Table.
- Reference Motion

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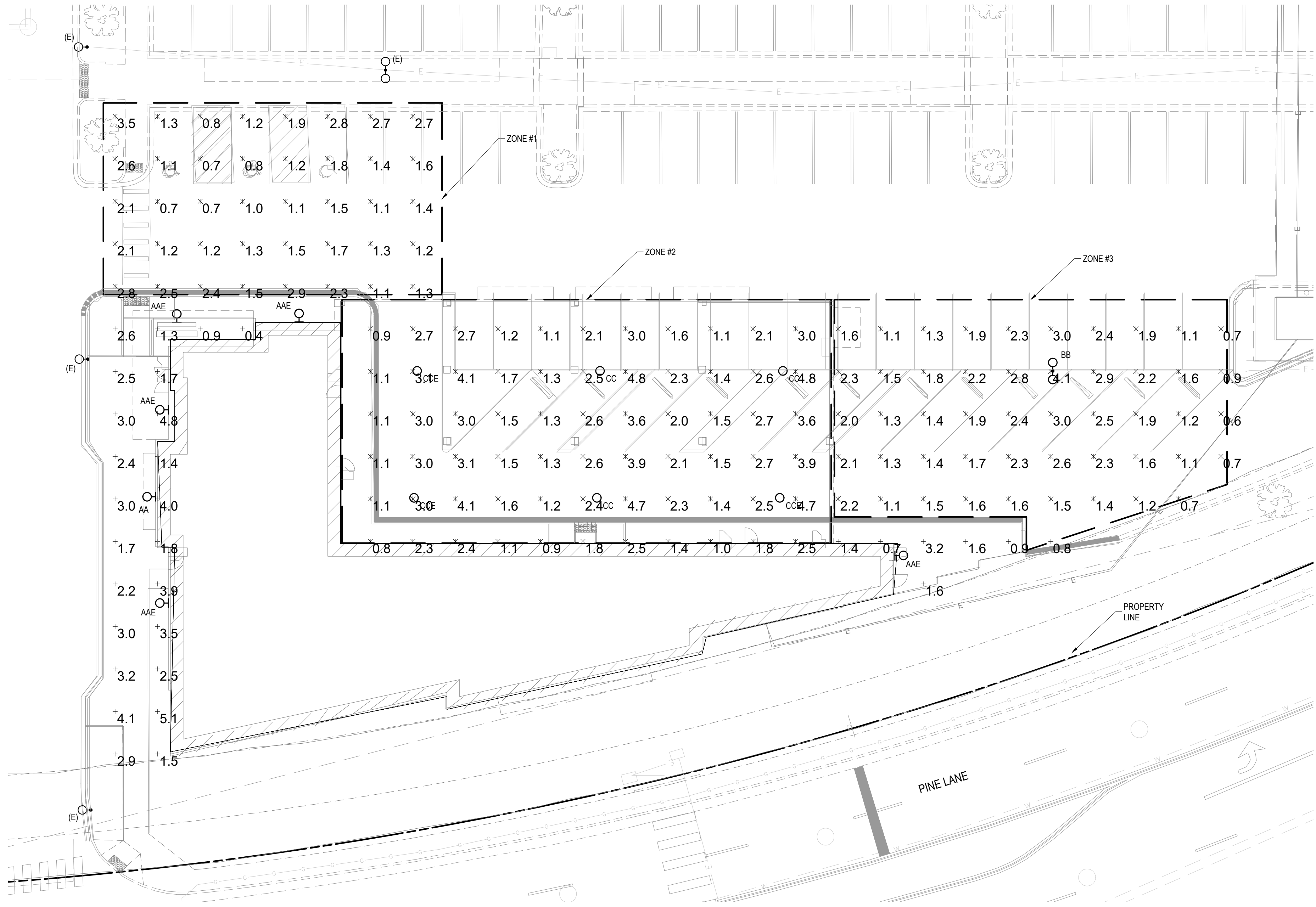
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THE SOLOMON FOUNDATION - PHASE III	
SITE ADDRESS:	16365 PINE LANE PARKER, CO 80134
PREPARED FOR:	MISHLER 3601 STAGECOACH ROAD LONGMONT, CO 80504
SITE PLAN AMENDMENT	
JOB NO.	MB21059
ORG. SUBM. DATE	7/9/2021
DRAWN: ESJ	CHKD: RSL
ELECTRICAL INDEX, DIAGRAMS AND CUT SHEETS	
NO.	

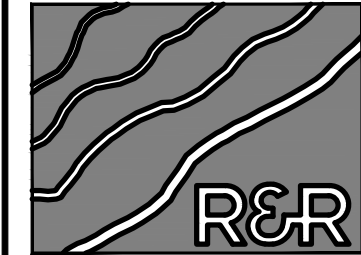
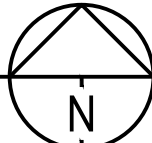
THE SOLOMON FOUNDATION PHASE 3
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WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 13 OF 13

EXTERIOR LIGHT FIXTURE SCHEDULE									
FIXTURE DESIGNATION	DESCRIPTION	MANUFACTURER INFORMATION		MOUNTING	LUMENS	LAMP	WATTAGE	VOLTAGE	NOTES
		NAME	CATALOG NUMBER						
AA	EXTERIOR LED WALL SCONCE, BLACK FINISH, PHOTOELECTRIC CELL, BUTTON TYPE. 4000K, 3000 LUMENS, VISUAL COMFORT FORWARD THROW.	LITHONIA	WST-LED-P1-40-VF-MVOLT-PE-DBLXD	WALL MOUNT	3000	LED	25	120/277	
AAE	EXTERIOR LED WALL SCONCE, BLACK FINISH, PHOTOELECTRIC CELL, BUTTON TYPE. 4000K, 3000 LUMENS, VISUAL COMFORT FORWARD THROW. EMERGENCY BATTERY (-20 DEG C) 18 WATT BACKUP.	LITHONIA	WST-LED-P1-40-VF-MVOLT-PE-E20WC-DBLXD	WALL MOUNT	3000	LED	25	120/277	
BB	EXTERIOR POLE MOUNT DUAL HEAD LED FIXTURE. 530mA, 42 LEDS, ONE LIGHT ENGINE, TYPE 3 DISTRIBUTION. 4000K TEMP, ROUND POLE MOUNTING. VERIFY FINISH WITH ARCHITECT.	LITHONIA	AS1-LED-42C-530-40K-SR3-MVOLT-RPA-FINISH	POLE MOUNT 20'0"	14,042	LED	150	120/277	
CC	EXTERIOR SURFACE MOUNT LED FIXTURE. 3,736 LUMENS, 27 WATTS, 4000K TEMP, V4 LIGHT ENGINES.	LITHONIA	VCPG-LED-V4-P1-40K-80CCRI-LANE-MVOLT-SRM	SURFACE	3736	LED	27	120/277	
CCE	EXTERIOR SURFACE MOUNT LED FIXTURE. 3,736 LUMENS, 27 WATTS, 4000K TEMP, V4 LIGHT ENGINES. BATTERY PACK INCLUDED.	LITHONIA	VCPG-LED-V4-P1-40K-80CCRI-LANE-MVOLT-SRM-E8WC	SURFACE	3736	LED	27	120/277	



CALCULATION SUMMARY (NONRESIDENTIAL)							
ZONE	AREA DESCRIPTION	SPACING	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
#1	NW PARKING LOT	10X10	1.6	3.5	0.7	5.0:1	2.3:1
#2	GARAGE PARKING	10X10	2.3	4.8	0.8	6.0:1	2.9:1
#3	SE PARKING LOT	10X10	1.8	4.1	0.6	6.8:1	3.0:1

A SITE PHOTOMETRIC
SE101 SCALE: 1/16" = 10'



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THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS: 16365 PINE LANE
PARKER, CO 80134

PREPARED FOR: MISHLER

3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT

JOB NO. MB21059

ORG. SUBM. DATE 7/9/2021

DWN: ESJ CHKD: RSD

NAME

SITE
PHOTOMETRIC

NO.
SE101



Planning Commission Staff Report

Planning Commission Date: 6/9/2022

Town Council Date: 6/27/2022

Hearing Type: **Public Hearing**
TWENTY MILE VILLAGE FILING No. 2 1st
AMENDMENT LOT 9 BLOCK 1 – Use by Special
Review for Convenience Store with Gasoline Pumps
TRAKiT No(s): Z22-003

Location: 18442 Pony Express Dr.

Project Planner: Carson Byerhof, Planner

Applicant: Jennifer Carpenter, LAI Design Group

Executive Summary: The applicant, LAI Design Group, is proposing a Use by Special Review to allow for a convenience store with gasoline pumps use as part of a mixed-use site. The site is located at the southeast corner of Twenty Mile Road and Pony Express Drive.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Lot 9 Block 1 Twenty Mile Village Filing No.2 1st Amendment Use by Special Review request to allow for the convenience store with gasoline pumps use, subject to the following conditions:”

- 1. That the Use by Special Review materials submitted to the Community Development Department on April 26, 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 has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.*
- 4. Gas tank vent pipes shall not be free standing and shall vent through the canopy structure.*
- 5. The applicant shall provide a decorative two-and-a-half (2½) to three (3) foot knee wall designed to match the architecture of the principal building along the north end of the*

parking lot and canopy area. In addition to meeting minimum landscaping standards set within the Town of Parker Land Development Ordinance, the applicant shall be required to plant a minimum of one (1) tree and five (5) shrubs (or shrub and ornamental grass substitutions as allowed in §13.06.070(l)(5) of the Town of Parker Land Development Ordinance) per 25 feet of lineal edge along the north and west property lines. At maturity, landscaping shall be dense enough to fully screen parking and driving areas on site. Required decorative knee wall and enhanced landscaping shall be reviewed and approved through the Site Plan process.

- 6. The building shall be constructed as a multi-tenant building allowing for the convenience store and additional tenant spaces to preserve the intent of the mixed-use commercial and light industrial planning area designation in the Planned Development Guide.*
- 7. The orientation and locations of the canopy, building, and architectural knee wall shall be consistent with the provided conceptual site plan.*
- 8. All open zoning violations shall be resolved and closed prior to the Town accepting an application for a Site Plan.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Lot 9 Block 1 Twenty Mile Village Filing No.2 1st Amendment Use by Special Review request to allow for the convenience store with gasoline pumps use.”

“I move the Planning Commission recommend Town Council deny the Lot 9 Block 1 Twenty Mile Village Filing No.2 1st Amendment Use by Special Review request to allow for the convenience store with gasoline pumps use.”

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

“I move the Planning Commission vote to continue the Lot 9 Block 1 Twenty Mile Village Filing No.2 1st Amendment Use by Special Review request to allow for the convenience store with gasoline pumps use.”

I. BACKGROUND/DISCUSSION

The applicant, LAI Design Group, is requesting a Use by Special Review to allow for a convenience store with gasoline pumps as part of a mixed-use site. The site, Lot 9 Block 1 of the Twenty Mile Village subdivision, is located within a Mixed-Use Commercial and Light Industrial Planning Area designation as part of the Planned Development. Convenience stores with gasoline pumps are listed as a Use by Special Review within the PD zoning.

The Site Plan to construct a miniature golf site was approved in 2002. Since the original business has left, the site has been not used for miniature golf for a number of years. There is an open zoning violation on the site for the storage of boats and recreational vehicles which is not a permitted use.

The applicant is proposing a new mixed-use Site Plan to include gas pumps as one of the uses on site. Convenience Stores with Gas Pumps are permitted as a Use by Special Review in the zoning district. Uses by Special Review are established in zone districts when a proposed use may present external impacts that require additional review beyond those uses that considered by right within a zone district.

This proposal for the gas pump Use by Special Review is a discretionary request made by the private property owner and the applicant. The Use by Special Review is to determine whether or not the requested *use* meets or can meet, subject to conditions, the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

A Use by Special Review does not include the review of specific development standards or construction standards. The review of those items occurs during the site plan and building permit processes.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
12/10/1984	Town Council approved the Clark Farms Annexation and Rezoning, which zoned the property Planned Development
03/18/1996	Town Council adopted the 20 Mile Property Planned Development Guide
09/02/1997	Town Council approved the Final Plat for Twenty Mile Village Filing No.2
09/12/2002	Staff approved the Site Plan for the business Golf Zone

III. CURRENT SITE DATA

Existing Zoning	Planned Development		
Overlay District	Light Industrial Conservation Industrial District		
PD & Plan Area	Clarke Property – Mixed Use Commercial and Light Industrial		
Master Plan Area	Light Industrial		
Site Acreage	1.856 Acres		
Subdivision	Twenty Mile Village		
Existing Use	This property consists of one existing building and one existing outdoor shelter totaling 1,448 square feet. The current site was built for a miniature golf course which closed in 2009. The majority of the site is unused except for the open zoning violation for outdoor storage.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	PD - Planned Development	Mixed Commercial/Office/Light Industrial
South	Mainsteet Master Plan Character Area	GD - Greater Downtown District	Commercial
East	Light Industrial	PD - Planned Development	Light Industrial
West	Mixed Use - Residential Emphasis	PD - Planned Development	Multi-Family Residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The 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.H Land Use 1.K
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within the Light Industrial Character Area of the Town's Master Plan. The Master Plan identifies the Light Industrial Character Area as being intended to provide a location for a variety of work processes including manufacturing, machine shops, production facilities, distribution facilities, flex office, and commercial services. Convenience stores with gas pumps are classified as commercial services, which is consistent with General Land Use Plan recommendations in Chapter 6 of the Parker 2035 Master Plan. The requested Use by Special Review is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons" • Land Use 1.A: The multi-tenant structure would provide for a variety of uses in an area

	that supports commercial and light industrial land use types. • Land Use 1.C: The request will expand economic opportunities for commercial and light industrial land use types. • Land Use 1.E: The site is situated in a mixed-use Planning Area which bridges commercial and industrial uses. • Land Use 1.H: The proposed site will provide local and convenient services to nearby residential homes. • Land Use 1.K: The proposed uses will not be standalone storage.
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V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 67.2’ / None Side – 99.2’ / None Rear – 94.15’ / None Corner – 127.5’ / None	Setbacks will be reviewed in the Site Plan process. The Clarke Property Development Guide specifies no setbacks for front, side or rear yards will be required.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A	The request is for commercial development.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	17.5’ / N/A	Building height will be reviewed at the time of a site plan application.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	80,836 SQ FT (1.8557 AC)	The proposed use will maintain the existing lot size. The Clarke Property Development Guide does not specify minimum lot sizes for the Planning Area.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	Compliance for lot coverage is reviewed at the time of site plan application.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Compliance for landscape requirements is reviewed at the time of site plan application.	☐ Consistent ☐ Inconsistent ☒ N/A

Off-Street Parking	Title 13.06.050	Compliance for parking is reviewed at the time of site plan application.	☐ 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	The specific details related to the development of the property are not a part of the Use by Special Review but will be reviewed during the site plan application if the Use by Special Review is approved. The proposed site is large enough and regular shaped as to allow for a gas and convenience store to be constructed that meets the zoning and Development Design Standards requirements.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The proposed site will maintain the existing access off of Pony Express Drive and details will be determined during the Site Plan application. At the time of development, the applicant will be required to ensure all required roadway improvements are constructed as identified in compliance with an approved traffic study.

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:

Yes, the UBSR for gas pumps is in harmony and compatible with the character of the surrounding areas and neighborhood. As shown in the image to the right, the uses proposed for this site are able to exist and occur together without conflict. Also, the surrounding area and neighborhood has matured sufficiently to support gas pumps, which is part of the proposal with commercial/retail and office. Per the Master Plan, the character of the area is intended to provide a location for a variety of work processes that have a synergistic relationship. This use supports those synergies as well as is supported by them in a symbiotic relationship.

This use is low impact in nature and will not create or cause fumes, odor, noise, vibration, or other impacts which are detrimental to abutting properties or land uses. As shown in the image below, the directly adjacent uses are compatible to support and be supported by commercial/retail with gas pumps, which is part of the proposal along with office. Regarding the multi-family residential located west of the site across Twenty Mile, it is in the mixed-use district of the Master Plan and PD. The proposed gas pumps would be shielded from the multi-family units by its own structure.



Staff analysis and findings:

The subject site is located in the Light Industrial Character Area as identified with the Parker 2035 Master Plan. Uses identified in this character area shall have a synergetic relationship. Providing gas pumps as part of a mixed-use site supports said synergetic goal by combining different uses on one site and providing the gas pump use in an appropriate area in relation to surrounding uses.

As part of the conditions for this use, the applicant will be required to submit a Site Plan application which shows the gas pump service area and asphalt lots to be screened by the building and site screening elements to mitigate the potential visual impacts of the gas pump area and canopy.

Surrounding uses include one (1) multi-tenant commercial/office site and one (1) self-storage facility to the north; industrial/construction equipment seller to the east; Greater Downtown Commercial uses to the south; and residential to the west. The convenience store and gas pumps are compatible with existing surrounding uses. In addition, to mitigate impacts on the residential uses across Twenty Mile Road, the canopy area is located on the east side of the site, shielded from the residential units to the west by the primary building and additional landscaping will be required.

Subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

Yes, the UBSR for gas pumps is consistent with the Town Master Plan.

The gas pump site is located just over 1-mile from a “Neighborhood Commercial Center” which “...should be planned to serve the basic needs of the surrounding residents. Typical uses... include convenience retail...”. Gasoline is most definitely a convenience purchase and meets the stated objectives of the Master Plan. The property is specifically located in the light industrial district: centrally located serving smaller local light industrial businesses that supply local, regional and sometimes national markets. This site will have a very strong presence and consistency when the Town of Parker implements 1 of 2 recommendations for the Parker Corridor which is outlined in the Master Plan. In Chapter 10 of the Master Plan - Twenty Mile will be an alternative to Parker Road in both recommendations.

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.

The proposed gas station element of this site is supported as a commercial use, which is supported in this Character Area.

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

As part of the conditions for the proposed use, the applicant shall submit a site plan which shows the primary building supporting two or more units to provide for a mixture of uses, which will provide further opportunities to support the synergetic intent of the Light Industrial Character Area.

Subject to conditions, this criterion can be satisfied.

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

Applicant analysis and findings:

Correct, the UBSR for gas pumps will not result in an over-intensive use of land. First, the site is already developed, therefore this would be a redevelopment site. The use will be located per the Town’s Design Standards (outlined in the narrative) for example, on the interior of the site when located on a corner. The location on the gas pumps on the interior of the site will minimize glare from the site; as well as all lights will be directional with appropriate cut offs while meeting the Town’s requirements and providing safety and welfare. Traffic flows regarding gas pump

access will remain as is off of Pony Express and use the existing shared access easement per the existing plat. A traffic impact study will support the use at the time of the Site Plan process. The Site Plan also has sufficient onsite parking to meet the Town's requirements, meet and if possible, exceed the landscape requirements for the use per the Town's requirements.

Staff analysis and findings:

The proposed site is large enough and regular shaped as to allow for a gas and convenience store to be constructed that meets the zoning and Development Design Standards requirements.

The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards. Access will be compliant with a required approved traffic study and reviewed during the Site Plan process.

All requirements of the Parker Land Development Ordinance as it relates to setbacks, landscaping, parking, drainage, and architecture will be reviewed and required to be satisfied prior to construction through the Site Plan process.

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:

Correct, the UBSR for gas pumps will not impact capital improvement programs. The accompanying building and gas pumps are located in an established neighborhood.

The streets and streetscaping, parking lots and sidewalks are in acceptable conditions and adequacy serve the neighborhood, therefore the project should require no capital improvements from the community. Because the project is occurring entirely on-site the project should have no effect on any community involvement 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. Capital improvement infrastructure was designed to accommodate commercial and light industrial development. There will be minimal traffic impact to the area. An approved traffic impact study will be required and reviewed during the Site Plan process, if additional improvements are required as a result, the developer will be required to construct them at their expense. 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:

Correct, the UBSR for gas pumps will not require a level of community facilities or services greater than that which is available.

The UBSR for gas pumps will not require unusual use of community facilities and services as the project is replacing the existing / vacant mini-golf establishment on a previously developed site. Development of the site increases potential liabilities into assets. Vacant and abandoned properties could be linked to increased crime and declining property values; therefore, this will revitalize the site and the prominent corner with activity and security (standard lighting). It is probable that the potential for emergency services is greater for other services in the area. One could argue that the UBSR for gas pumps adds to community service capacity rather than straining the existing infrastructure.

Staff analysis and findings:

The proposed use will be going into an already established site which is adequately served with existing community facilities and services, where the overall area was planned to serve commercial and light industrial needs.

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:

Correct, the USBR for gas pumps will not result in undue traffic congestions or traffic hazards. In review of Chapter 10 Transportation of the Master Plan CDOT has conducted a corridor optimization study for Parker Road (SH 83) to assess how to meet future travel demands along the corridor while considering modal mix, capacity, access, land use, cost and funding options. Two recommendations have been supported by the Town and are shown below. The site of the UBSR is located within the area of the study and during the future Site Plan and Traffic Impact Analysis will follow all requirements.

Staff analysis and findings:

The property has existing vehicular access off Pony Express Drive. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards. An approved traffic impact study will be required and reviewed during the Site Plan process.

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

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

Applicant analysis and findings:

Correct, the UBSR for gas pumps will not cause significant air, water or noise pollution. The gas pumps will follow all state and federal requirements for installation and use (which includes but is not limited to double wall underground fuel tanks, break-away fuel hoses and vapor capture systems).

Staff analysis and findings:

Per state and federal regulations, the applicant will be required to meet specific standards concerning the installation and upkeep of the gas pump infrastructure and annual monitoring of the ground water and soil. Use-specific noise shall meet regulations set forth in the Parker Health and Safety Title in the Municipal Code. Drainage and civil compliance will be reviewed for code compliance in the Site Plan application.

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

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

Correct, the UBSR for gas pumps will be adequately landscaped, buffered and screened as required by the Town of Parker and designed by a professional landscape architect.

As commented by Staff in the initial submittal #1 additional screening of the parking lot and canopy areas will be proposed with the Site Plan process. Screening will take place as low architectural knee walls and additional landscape enhancements in the quantity of material or size of material. These enhancements will be developed with further review of existing site and proposed engineering.

Staff analysis and findings:

A detailed site plan has not been submitted for the application in order to evaluate the development requirements for the subject property. However, as a condition of the use, the Site Plan will add architectural and landscaping screening elements to mitigate the aesthetic impact of the parking lot and canopy areas. Orientation of the primary building will be used to screen the canopy area from neighboring residential areas and shall be compliant with the Town adopted Development Design Standards.

Subject to conditions, 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:

Correct, the UBSR for gas pumps will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the Town. The gas pumps proposal has no out of the ordinary health or safety risks to the Town of Parker or its citizens. As discussed in “Criterion 7” above the gas pumps are specifically designed and annually inspected per the mandates of the State of Colorado to provide for the health, safety, and welfare of the public.

Staff analysis and findings:

The proposed use will not be detrimental to the health, safety, or welfare of current or future inhabitants of the Town. The proposed gas pump use will be required to meet all Town, State, and Federal regulations and guidelines. All requirements for site layout, landscaping, parking, lighting, drainage, and circulation shall be held to the standards set forth in the Parker Land Development Ordinance.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Water and Sanitation District	Approved for Zoning, Please note a Plat will be required for further construction documents.
Town of Parker Comprehensive Planning	The proposed use is within the Light Industrial Character Area as identified in the <i>Parker 2035 Master Plan</i>. This character area is visioned to support a variety of uses, balanced throughout the area. The site is immediately adjacent to the downtown core and Mainstreet Master Plan Character area. This goal of this area is to create a desirable downtown neighborhood that is accessible to pedestrian, bicyclist as well as automotive. The proposed use may support the variety of businesses and also serve the needs of the surrounding residential areas. In conclusion the nature of this proposed commercial service use and proposed location appears to be in compliance with the <i>Parker 2035 Master Plan</i>.

Xcel	Advisory Comments: No conflict with proposed Use by Special Review request. Please be aware that PSCo has an existing high-pressure natural gas transition pipeline and associated land rights along Twenty Mile Road. Any construction or landscaping activity will require the company's approval. Encroachments into this easement will need to be reviewed and acknowledged with a license agreement to be executed with property owner. It is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team. An engineer will then be in contact to request specific plan sheets. There are existing natural gas distribution facilities along Pony Express Drive. The property owner/developer/contractor shall be required to complete the application process for any new gas service or modification of existing facilities and to coordinate with the Designer of the project for approval. If additional easements need to be acquired, a ROW Agent will need to be contacted.
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IX. CONCLUSION

The proposed convenience store with gasoline pumps use in a mixed-use facility can be compatible with the neighboring uses in the area. The use aligns with the Light Industrial Character Area reflected in the Master Plan.

The proposed gas pump use will bring an added service to this area of Parker. The added use in this area will help to alleviate congestion and increase Parker Road corridor efficiency through bringing uses off of Parker Road and onto the Twenty Mile Road corridor, gas pump use demands will be better distributed across the greater area.

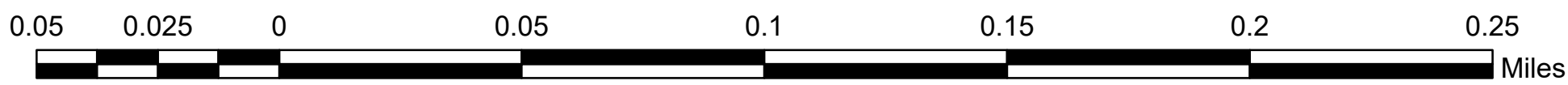
After evaluating the information provided by the applicant for a Use by Special Review, staff has determined that the requested use meets, or can meet subject to conditions, the nine (9) approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

X. RECOMMENDED CONDITIONS

XI. ATTACHMENTS

1. Vicinity Map
2. Conceptual Site Plan

Report Approved By: Bryce Matthews, Planning Manager



DEVELOPMENT SUMMARY

APPROX. SITE ACREAGE = 1.85 Acres

COMMERCIAL
6,500 SF x 2 FLOORS = 13,000 SF

PARKING (1 / 250 SF REQUIRED)
13,000/250 = 52
PARKING REQUIRED = 52 STALLS
PARKING PROVIDED = 56 STALLS

OPEN SPACE = .82 AC (44%)



SAMPLE KNEE WALLS



Pony Express - UBSR Site Plan

Parker, Colorado
APRIL 20, 2022 • Project #211091

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