

TOWN OF PARKER COUNCIL AGENDA

June 6, 2022

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

Public comment for items that are not on the agenda may be made in person, by Zoom or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person, electronically through the website or via Zoom, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments provided electronically through the website that are provided by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

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 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. TOWN COUNCIL MEETING SCHEDULE

- A. 5:00 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. SPECIAL PRESENTATIONS

- 2022 Spring Police Department Citizens' Academy Participant Recognition**
- Legend Unified Sports Team Winning Against the Parker Police Department**
- Teen Court Scholarship Recipients**

- 3. PUBLIC COMMENTS (No action will be taken on these items.)** *Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.*

4. **REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL**

5. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. *APPROVAL OF MINUTES - May 2, 2022 and May 16, 2022*

B. *RESOLUTION NO. 22-036*

A Resolution to Appoint the Chair, and to Appoint Members and Alternates, and Fill a Vacancy, to the Town of Parker Planning Commission

Department: Community Development, Bryce Matthews

C. *CONTRACTS OVER \$100,000*

1. *Dransfeldt Road Extension - Final Drainage Design*

Amount: \$295,303

Contractor: Muller Engineering Company

Department: Engineering and Public Works, Chris Hudson

2. *2022 Townwide Concrete Replacement Program (CIP22-010)*

Amount: \$511,717.50

Contractor: Stone & Concrete, Inc.

Department: Engineering and Public Works, Danny Smith

3. *Setina Fender Wraps - Pit Guards*

Amount: \$8,123.75 additional which brings contract total to \$146,465.95

Contractor: LAWS

Department: Police Department, Ron Combs

6. **PUBLIC HEARINGS**

A. **NEWLIN CROSSING – Sketch Plan, Preliminary Plan, and Annexation Amendment**

Applicant: PCS Group

Location: Northeast corner of Mainstreet and Chambers Road

Department: Community Development, BrieAnna Simon

TRAKiT No.: SUB20-041 and SUB20-042

1. **Sketch Plan**

2. **Preliminary Plan**

3. **First Amendment to Newlin Crossing Annexation Agreement**

B. PARKER AUTO PLAZA F2 AMD 3 L1B B2 - AUTO BODY SHOP - Use By Special Review

Applicant: AutoMart USA

Location: The west side of Ponderosa Drive north of Lincoln Avenue

Department: Community Development, Julia Duncan

TRAKiT No.: Z22-005

C. DOGTOPIA - Use By Special Review

Applicant: Larry Greene

Location: Northeast corner of Dransfeldt Road and Parkglenn Way

Department: Community Development, Carson Byerhof

TRAKiT No.: Z22-002

7. ORDINANCES

A. ORDINANCE NO. 1.561 – Second Reading

A Bill for an Ordinance Conveying Certain Real Property by easement to Parker Water and Sanitation District for a portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development

Department: Engineering and Public Works, Alex Mestdagh

B. ORDINANCE NO. 5.06.45 – Second Reading

A Bill for an Ordinance to Amend Section 8.07.070 of the Parker Municipal Code Concerning Harassment

Department: Town Attorney, Kelsey Hall

8. PUBLIC COMMENTS CONTINUED IF NECESSARY

9. ADJOURNMENT

Parker Town Council

Executive Session Agenda

June 6, 2022

“To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).”

1. Proposed First Amendment to Newlin Crossing Annexation Agreement

2. My Mainstreet plan and downtown development/Confluence Companies

3. C.R.S. § 31-12-104 concerning the eligibility for annexation of the real property commonly known as the Pope II Property, generally located to the west of the Kohl’s shopping center and south of Twenty Mile Road

“To consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a).”

4. Acquisition of potential sites within the Town of Parker for open space preservation

**TOWN OF PARKER COUNCIL
MINUTES
MAY 2, 2022**

Mayor Jeff Toborg called the meeting to order 5:01 p.m. All Councilmembers were present except Todd Hendreks.

Town Attorney Kristen Hoffmann announced the topics for discussion in the Executive Session were five (5) items. Under C.R.S. § 24-6-402(4)(b) there were three (3) items; the first item was concerning C.R.S. Section 31-12-108 related to the annexation of Chambers Road right-of-way; the second item was concerning Section 15.10 of the Parker Home Rule Charter (potential Charter amendments); and the third item was regarding Section 8.07.070 of the Parker Municipal Code, *People v. Moreno*, 506 P.3d 849 (Colo. 2022). Under C.R.S. § 24-6-402(4)(e) there were two (2) items; the first was concerning the My Mainstreet Plan and Downtown Development; and the second item was concerning the proposed amendment to Intergovernmental Agreement with Cottonwood Highlands Metropolitan District Nos. 1 and 2.

EXECUTIVE SESSION

Mayor Toborg announced that there was one item on the Executive Session agenda related to the Cottonwood Highlands Metropolitan District, which involves a residential metropolitan district. On June 15, 2020, the Town Council found that a conflict of interest existed for Councilmember Poage that precludes her from participating in any executive session that involves matters related to a residential metropolitan district service plan. Councilmember Poage will leave the Pikes Peak Conference Room before item five on the Executive Session agenda is opened for discussion by Town Council.

Joshua Rivero moved and Anne Barrington seconded to go into Executive Session at 5:04 p.m., to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

Cheryl Poage left the meeting at 6:25 p.m. due to a conflict of interest regarding the Cottonwood Highlands Metropolitan District.

John Diak moved and Anne Barrington seconded to come out of the Executive Session at 6:42 p.m.

The motion was approved unanimously.

John Diak moved and Anne Barrington seconded to recess the regular Town Council meeting until 7 p.m.

The motion was approved unanimously.

REGULAR MEETING

Mayor Toborg reconvened the regular Town Council meeting at 7 p.m.

The Mayor led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Mayor Toborg recognized several employees from the Tailgate Tavern for a life-saving measure. Chief Tsurapas handed out challenge coins to each of the employees who helped with this life-saving measure.

PUBLIC COMMENTS

Kory Nelson, 21398 E. Wanderlust Place, stated he is running for County Clerk and Recorder, supports the Police Department drone program and offered a helicopter for Parker Days. Kory also commented on the fence along Parker Road.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings they had attended since the last Town Council meeting.

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - April 18, 2022*

- B. *ORDINANCE NO. 1.558 - First Reading*
A Bill for an Ordinance Vacating a Portion of Right-of-Way Adjacent to Jordan Road Between Mainstreet and East Auburn Hills Place
Department: Engineering and Public Works, Alex Mestdagh
Second May 16, 2022
Reading:

- C. *ORDINANCE NO. 1.560 - First Reading*
A Bill for an Ordinance to Amend Title 2 of the Parker Municipal Code by the Addition Thereto of a New Chapter 2.07 Concerning the Creation of the Parker Youth Commission
Department: Town Administrator, Michelle Kivela
Second May 16, 2022
Reading:

- D. *RESOLUTION NO. 22-026*
A Resolution to Allow a Partial Waiver of Sections 13.09.040(b)(1), 13.09.070(1), 13.09.080(d) and Schedule 13.09.080B of the Parker Municipal Code for Certain Businesses for Parker Days
Department: Community Development, Bryce Matthews

E. *RESOLUTION NO. 22-027*

A Resolution Accepting the Conveyance of a Drainage Easement from RM GVA Douglas County CO LLC, for a Portion of Lot 1B, Block 3, Parker Auto Plaza 2, 4th Amendment

Department: Engineering and Public Works, Alex Mestdagh

F. *RESOLUTION NO. 22-028*

A Resolution Accepting the Conveyance of a Drainage Easement from Stanley Real Estate Parker, LLC for a Portion of Lot 1A, Block 3, Parker Auto Plaza 2, 4th Amendment

Department: Engineering and Public Works, Alex Mestdagh

G. *PROCLAMATION - Professional Municipal Clerks Week - May 1-7, 2022*

H. *CONTRACTS OVER \$100,000*

1. *Final Design Services for the Newlin Gulch Regional Trail Through the Property Known as Tract Q*

Amount: \$107,412.00

Contractor: Stanley Consultants, Inc.

Department: Parks, Recreation and Open Space, Brett Collins

2. *2022 Townwide Pavement Markings - Long Line Project (CIP22-034)*

Amount: \$177,660

Contractor: RoadSafe Traffic Systems, Inc.

Department: Engineering and Public Works, Spencer Raish

Joshua Rivero moved to approve Consent Agenda items 5A through 5H.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero – yes

Cheryl Poage – yes

John Diak – yes

Anne Barrington – yes

Laura Hefta – yes

The motion was approved unanimously.

PUBLIC HEARINGS**ORDINANCE NO. 3.213.7 - Second Reading****A Bill for an Ordinance to Amend the Cottonwood Highlands Development Plan and Guide, and the Zoning Ordinance and Map to Conform Therewith****Department: Community Development, Stacey Nerger**

The Public Hearing was opened at 7:24 p.m.

The applicant, Parkerhouse Road, L.L.C., submitted an application to amend the Cottonwood Highlands PD that would rezone a portion of Planning Area East to permit assembly uses, including churches, on a portion of the site. The applicant proposes to rezone approximately 14.5 acres located at the southeast corner of the intersection of Jordan Road and Parkerhouse Road from Highway Commercial, creating two (2) new Planning Areas. The first Planning Area will consist of approximately 9.1 acres (62.7% of the property) and will be named Retail to permit appropriate commercial uses including retail, services and restaurants. The second Planning Area will consist of approximately 5.4 acres (37.3% of the property) and will be named Assembly to permit assembly uses, including but not limited to churches.

The proposed amendment to the Cottonwood Highlands PD is consistent with the Parker 2035 Master Plan recommendations for the E-470 Mixed-Use Character Area. This includes the recommendation that "Land uses appropriate within this Character Area include a variety of higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants (Parker 2035 Master Plan p. 6.6)." In addition, the proposed PD amendment will improve the zoning by tailoring the types of permitted commercial uses to focus on those that are compatible with the surrounding area while meeting the retail and service needs of local residents.

The proposed amendment to the Cottonwood Highlands PD also addresses and is consistent with the Town's approval criteria for rezoning applications contained in the Land Development Ordinance.

The Planning Commission heard this application at its meeting on April 14, 2022, and voted unanimously to recommend that Town Council approve this item.

Applicant:

Brett Harrington, Real Estate Development for Life Church, 4600 E 2nd Street, Edmond, Oklahoma, described the vision for this development. There will be retail and dining opportunities as well as a place to attend church. Regarding any traffic issues, the Life Church is willing to work with the neighbors during the review process. Brett noted that they have begun the prairie dog relocation process on the site.

Public Comment:

Anna Lefferty, 9047 Apache Plume Drive, Parker, is concerned about the volume of people coming to the area and safety issues such as speeding in the area.

Kenneth Ramsey, 3862 Elm Avenue, Parker, was not in favor of the project due to the impact on the wildlife.

The Public Hearing was closed at 7:44 p.m.

John Diak moved to approve Ordinance No. 3.213.7 on second reading.

Cheryl Poage seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

ORDINANCES

A. ORDINANCE NO. 9.328.1 - Second Reading

A Bill for an Ordinance to Approve the First Amendment to the Intergovernmental Agreement By and Between the Town of Parker and the Board of County Commissioners of the County of Douglas Regarding Cost Sharing for the Lincoln Avenue (Jordan to Parker Road) Project

Department: Engineering and Public Works, Bob Exstrom

Ordinance No. 9.328.1 approves the First Amendment to the Intergovernmental Agreement (IGA) with Douglas County for the advancement of the proposed Lincoln Avenue widening project design effort. This IGA amendment is needed to formalize negotiations and jointly fund the continuing design effort.

Public Comment: None.

Laura Hefta moved to approve Ordinance No. 9.328.1 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

B. ORDINANCE NO. 9.334.1 - Second Reading (*continue to a date certain of August 1, 2022*)

A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Cherry Creek at Dransfeldt Road (Agreement No. 21-05.04A Project No. 108515) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District, the Town of Parker, and Cherry Creek Basin Water Quality Authority

Department: Engineering and Public Works, Michael Grabczyk

Joshua Rivero moved to continue Ordinance No. 9.334.1 to a date certain of August 1, 2022.

Cheryl Poage seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

RESOLUTIONS

RESOLUTION NO. 22-018

A Resolution to Determine, Upon Recommendation of the Town Administrator, that the Public Interest Will Be Served By Competitive Proposal Concerning the Town Hall Expansion Project

Department: Engineering and Public Works, Bob Exstrom

In accordance with the Parker Municipal Code Chapter 11.13, the Engineering/Public Works Department is required to obtain approval from the Town Council to utilize alternative contracting methods. Due to the size and complexity of the Town Hall expansion project, Engineering/Public Works recommends utilizing alternative contracting methods.

On April 5, 2005, the voters of the Town approved an amendment to Section 15.8 of the Parker Home Rule Charter. This amendment allows the Town Council to award contracts for the construction of public works projects in the manner established by ordinance.

On April 18, 2005, the Town Council approved an ordinance that resulted in a change to Section 11.13.030(a) of the Parker Municipal Code as follows: “(a) Every contract for a public works project in an amount that exceeds (\$100,000.00) shall be by bid, unless the Town Council determines, upon recommendation of the Town Administrator, that the public interest will be best served by competitive proposal or by negotiating a contract with a single contractor.”

It is the staff's belief that the public interest will be best served by using the Competitive

Proposal, Construction Manager/General Contractor (CM/GC) and Cost-Plus-Fee up to a Guaranteed Maximum Price (GMP) methods for the Town Hall expansion project. The combination of these three methods will increase the quality of design and construction while optimizing and economizing the budget providing an opportunity to share in any cost savings at the project's completion. Staff successfully utilized these three methods on the Fieldhouse, Police Station, PACE Center, PWOC, the expansion of the Recreation Center and Discovery Park projects.

Public Comment: None.

Joshua Rivero moved to approve Resolution No. 22-018 on the regular agenda.

John Dial seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

CONTRACTS OVER \$500,000

Dransfeldt Road Extension (CIP23-001) - Final Design

Amount: \$941,013

Contractor: RS&H

Department: Engineering and Public Works, Chris Hudson

The Town has been contemplating the extension of Dransfeldt Road south of Twenty Mile Road, over Cherry Creek, connecting to Motsenbocker Road for over two (2) decades. This proposed roadway is an important component to the Parker area's long-term roadway transportation plan. Due to a portion of the proposed roadway extension being located in unincorporated Douglas County, the project is being coordinated with Douglas County. This coordination resulted in a design cost sharing intergovernmental agreement (IGA) that was executed in 2019. The IGA initiated a competitive design consultant selection process that involved both Town and Douglas County staff, that resulted with RS&H being selected as the most qualified consultant for the project. This selection resulted in the execution of a conceptual design contract that was approved by the Town Council on April 20, 2020, and a separate contract for preliminary design that was approved by the Town Council on January 19, 2021. Those previous design contracts resulted in finalizing the preliminary design earlier this year and allowed for the submittal of the Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency (FEMA) required due to impacts to the Cherry Creek floodplain that will be caused by the proposed project. The final design effort should be undertaken to allow for construction to potentially commence in 2023 (subject to 2023 funding).

The final design phase for this project includes advancing the design of the roadway, bridge, drainage design, utility coordination, landowner coordination, erosion control and phasing. The total for this preliminary work is estimated at \$941,013.

Public Comment:

Mike Smith, owner of the Dransfeldt property-11321 Dransfeldt Road, Parker, stated he is in favor of the project and is working to have the property annexed to the Town by the end of the year.

Kenneth Ramsey, 3862 Elm Avenue, Parker, was not in favor of the project as it would be a disruption to the wildlife in the area.

John Diak moved to approve the contract for the Dransfeldt Road Extension - Final Design.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC COMMENTS CONTINUED IF NECESSARY

ADJOURNMENT

Cheryl Poage moved to adjourn the meeting at 8:31 p.m.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

Chris Vanderpool, Town Clerk

Jeff Toborg, Mayor

**TOWN OF PARKER COUNCIL
MINUTES
MAY 16, 2022**

Mayor Jeff Toborg called the meeting to order at 6 p.m. All Councilmembers were present.

Town Attorney Kristin Hoffmann announced the topics for discussion in Executive Session were two (2) items under C.R.S. § 24-6-402(4)(e). The first item was regarding C.R.S. Section 31-12-106 concerning the annexation of enclaves adjacent to Parker Road, and the second item was concerning a Unified Metropolitan Forensic Crime Lab Memorandum of Understanding.

EXECUTIVE SESSION

Joshua Rivero moved and Todd Hendreks seconded to go into Executive Session at 6:02 p.m., to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

Anne Barrington moved and Todd Hendreks seconded to come out of Executive Session at 6:55 p.m.

The motion was approved unanimously.

Joshua Rivero moved and Cheryl Poage seconded to recess the regular Town Council meeting until 7 p.m.

The motion was approved unanimously.

REGULAR SESSION

Mayor Toborg reconvened the regular Town Council meeting at 7 p.m.

The Mayor led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Mayor Toborg congratulated Mr. Zimmerman on being recognized as the 2022 Douglas County Administrator of the Year.

PARKER CHAMBER OF COMMERCE UPDATE

TJ Sullivan provided an update of activities that took place since he last spoke to Council. He also announced upcoming events taking place in the Town of Parker. He provided an update on the return of Parker Days.

PUBLIC COMMENTS

George Cotton, 21144 Woodside Lane, stated that the Hidden River 2 Homeowners Association (HOA) has concerns regarding the Tallman Gulch open space corridor that extends from the Sulphur Gulch confluence at Rally Downs upstream to Tallman Meadows Park. The group also has concerns regarding wildlife in the area. He hopes that the HOA can partner with the Town to protect the area. He also provided written comments, which will be attached to the approved minutes.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings they had attended since the last Town Council meeting.

CONSENT AGENDA

- A. *ORDINANCE NO. 1.561 – First Reading*
A Bill for an Ordinance Conveying Certain Real Property by easement to Parker Water and Sanitation District for a portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development
Department: *Engineering and Public Works, Alex Mestdagh*
Second *June 6, 2022*
Reading:
- B. *ORDINANCE NO. 5.06.45 – First Reading*
A Bill for an Ordinance to Amend Section 8.07.070 of the Parker Municipal Code Concerning Harassment
Department: *Town Attorney, Kelsey Hall*
Second *June 6, 2022*
Reading:
- C. *RESOLUTION NO. 22-031*
A Resolution Accepting the Conveyance of Real Property from the Board of County Commissioners of the County of Douglas for a Portion of Chambers Road as shown in Stonegate Filing No. 16
Department: *Engineering and Public Works, Chris Hudson*
- D. *RESOLUTION NO. 22-032*
A Resolution to Accepting the Conveyance of a Public Sidewalk Easement from Valley Hope Association for a Portion of Lot 1, Block 1, Valley Hope of Parker
Department: *Engineering and Public Works, Alex Mestdagh*

E. *RESOLUTION NO. 22-033*

A Resolution Accepting the Conveyance of a Drainage Easement from Valley Hope Association for a Portion of Lot 1, Block 1, Valley Hope of Parker

Department: Engineering and Public Works, Alex Mestdagh

F. *RESOLUTION NO. 22-034*

A Resolution Accepting the Conveyance of a Multi-Use Easement from Northstar Custom Homes Inc. for Lot 5, Mark 6 Business Subdivision, 2nd Amendment

Department: Engineering and Public Works, Alex Mestdagh

G. *RESOLUTION NO. 22-035*

A Resolution Accepting the Conveyance of a Drainage Easement from Northstar Custom Homes Inc. for Lot 5, Mark 6 Business Subdivision, 2nd Amendment

Department: Engineering and Public Works, Alex Mestdagh

H. *PROCLAMATION - Public Works Week - May 15-21, 2022*

I. *CONTRACTS OVER \$100,000*

1. *Cottonwood Drive Widening - Landscape - Jordan Road to Parker Road (CIP20-004-L)*

Amount: \$269,200

Contractor: Land Ethics of Colorado, LLC

Department: Engineering and Public Works, Tom Gill

2. *O'Brien Park Playground Equipment Revised Contract Amount with Landscape Structures, Inc.*

Amount: \$376,232

Contractor: Landscape Structures, Inc.

Department: Parks, Recreation and Open Space, Brett Collins

3. *Cimarron Middle School Detention Pond Improvements*

Amount: \$316,669

Contractor: 53 Corporation

Department: Engineering and Public Works, Michael Walton

Joshua Rivero moved to approve Consent Agenda items 6A through 6I.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC HEARINGS

A. AUBURN HILLS Centre MDP

Applicant: Debbie Klisis

Location: Southwest corner of Mainstreet and Jordan Road

Department: Community Development, Julia Duncan

TRAKiT No.: SUB21-049

The Public Hearing was opened at 7:35 p.m.

The subject property was annexed into the Town in June 1987 with Planned Development (PD) zoning. The property has a total area of approximately 5.05 acres and is undeveloped. It is located on the southwest corner of the intersection of Mainstreet and Jordan Road with Mainstreet to the north, Jordan Road to the east, East Auburn Hills Drive to the west and Cedar Gulch Parkway to the south.

The proposed Master Development Plan (MDP) will subdivide the existing parcel into five (5) commercial lots with internal private streets and utilities to serve each lot.

The proposed access to the property will be on the west side from Auburn Hills Drive. There will also be a second access to the property on the south side at Cedar Gulch Parkway with a full movement driveway. The proposal also includes the vacation of approximately 40 feet of surplus right-of-way along Jordan Road that has no use because the Town has built the road to its full extent. The developer has requested that the Town sell and vacate this excess right-of-way. This will enable the applicant to expand the size of the commercial development parcel and return the surplus land to beneficial use.

This segment of the Jordan Road right-of-way was dedicated to the Town in 2001 by the original developer of Bradbury Ranch. At the time of the original development, both the developer and the Town assumed that the alignment of Jordan Road would be located further west than was ultimately constructed. As a result, the original dedication of the Jordan Road right-of-way to the Town included excess width on the west side of Jordan Road. The roadway is now constructed to the ultimate arterial roadway width, including all necessary auxiliary lanes, and the Town's long-term roadway system projections do not forecast a need for additional widening along this stretch. As a part of this proposed sale and vacation, the Town

will retain the right-of-way necessary to accommodate a new eight-foot sidewalk on Jordan Road, in accordance with the Town's standard roadway template. The remaining right-of-way totals approximately 0.48 acres.

With no roadway or pedestrian use forecasted to require this right-of-way, staff is supportive of selling this land and allowing it to be incorporated into the adjacent commercial development. In order to determine the value of the land, the developer performed an appraisal that was then reviewed by a third-party professional on behalf of the Town. Based on the market value of the land and the added value that the additional land would bring to the overall development, a purchase price of \$165,000 was negotiated with the developer.

The proposed MDP will establish the framework for future commercial use. However, all proposals for development will require a site plan application and approval. These will be processed administratively under the Land Development Ordinance.

The Bradbury Ranch PD zoning designates the property as Neighborhood Commercial with the intention of providing a broad range of retail goods and services and business and professional services that support residential use and surrounding residential neighborhoods. The Parker 2035 Master Plan designates the property as Neighborhood Commercial. The proposed MDP is consistent with the adopted PD zoning and the Master Plan.

The applicant is required to enter into a Subdivision Improvement Agreement to secure the public improvements associated with the proposed MDP.

The Planning Commission held a public hearing for the proposed MDP on April 28, 2022, and voted unanimously to recommend that Town Council approve the application.

Applicant:

Corie Fraker, 4201 East Yale Ave., Suite 140, Denver, further described the development to Town Council and stated that there would be one tenant per lot. There will be a gas station and several smaller restaurants in the development.

Public Comment:

Kenneth Ramsey, 3862 Elm Avenue, Parker, spoke about the disruption to the wildlife and the impact on the prairie dogs.

The Public Hearing was closed at 7:50 p.m.

1. ORDINANCE NO. 1.558 - Second Reading
A Bill for an Ordinance Vacating a Portion of Right-of-Way Adjacent to Jordan Road Between Mainstreet and East Auburn Hills Place

Anne Barrington moved to approve Ordinance No. 1.558 on second reading.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

2. Minor Development Plat

Joshua Rivero moved to approve Auburn Hills Centre Filing No. 1 Minor Development Plat, based on staff findings.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

3. Subdivision Agreement

Todd Hendreks moved to approve the Auburn Hills Centre Filing No. 1 Subdivision Improvement Agreement, based on staff findings.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

B. RESOLUTION NO. 22-029**A Resolution to Decline Participation in the Paid Family and Medical Leave Insurance Program****Department: Town Attorney, Kelsey Hall**

The Public Hearing was opened at 8 p.m.

In 2020, voters passed Proposition 118, which created a paid family and medical leave insurance program. Beginning on January 1, 2023, employers and employees will pay a payroll premium to finance benefits under the program. Beginning January 1, 2024, covered employees will be eligible for up to 12 weeks (and in some instances 16 weeks) of paid family and medical leave insurance benefits. Benefits vary based on employee wages but are currently capped at \$1,100 per week.

Local government employers are permitted to decline to participate in the FMLI Program. If the local government declines participation, individual employees can still elect to participate in the Program and will be responsible for 50% of the premium. To decline participation, the Town must vote on a resolution to decline participation in the Program and then provide notice of that vote to its employees and the state. Town employees were provided notice of this hearing, including information about the FMLI Program and the effects of the Town opting out of the Program, by an email from the Town Administrator on April 20, 2022. Employees were provided two options to send written comments about the proposed opt-out resolution prior to this hearing, and were informed of the date, time, and location of the hearing should they desire to provide in-person testimony.

Declining to participate in the FMLI Program, the Town must renew its declination at least every eight years. The Town may also choose to opt back into the Program at the beginning of its annual budget cycle. However, if the Town opts in, it is required to participate for at least three years.

The Town currently offers paid leave to its employees including sick leave, vacation leave, short-term disability coverage, long-term disability coverage, and employees may be eligible for federal Family and Medical and Leave Act ("FMLA") coverage based on their individual circumstances. Therefore, employees do have leave options available to them when they need to take time off for family or medical reasons.

Public Comment:

There were nine written public comments that will be attached to the approved minutes.

The Public Hearing was closed at 8:16 p.m.

Cheryl Poage moved to approve Resolution No. 22-029 to decline participation in the Paid Family and Medical Leave Insurance Program.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

ORDINANCES

A. YOUTH COMMISSION

Department: Town Administrator, Michelle Kivela

At the January 10, 2022 Study Session, staff presented draft bylaws for the creation of a Parker Youth Commission. Following the Study Session presentation and discussion, staff was directed to proceed with developing an ordinance to establish a Youth Commission for the Town of Parker.

Section 6.1 of the Town of Parker Home Rule Charter provides that the Town Council may establish commissions to have such powers and perform such duties as provided by ordinance. Ordinance No. 1.560 establishes the Town of Parker Youth Commission ("Youth Commission"). The purpose of the Youth Commission is to provide an opportunity for youth in the Town of Parker to learn about government, participate in the process and to represent and articulate the needs of Parker's youth.

The overall objective of the Youth Commission is to provide an opportunity for the youth of Parker to:

1. Acquire a greater knowledge and appreciation for the political system through active participation in local government.
2. Learn how municipal government works and how municipal services are provided.
3. Provide a means by which the Town's youth can be heard and share their perspective on issues affecting the lives of young people in areas of social, educational, recreational, cultural and public safety.
4. Assist the Mayor, Town Council and Town Administrator in policy and decision-making, problem solving, and accomplishing community goals as related to youth by working directly with the representatives of the youth.
5. Provide leadership development and experience that will enable young people to become productive citizens and leaders in the community.

Public Comment: None.

1. ORDINANCE NO. 1.560 - Second Reading**A Bill for an Ordinance to Amend Title 2 of the Parker Municipal Code by the Addition Thereto of a New Chapter 2.07 Concerning the Creation of the Parker Youth Commission**

Joshua Rivero moved to approve Ordinance No. 1.560 on second reading.

Cheryl Poage seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

2. RESOLUTION NO. 22-030**A Resolution Adopting the Bylaws for the Parker Youth Commission Dated May 16, 2022**

Todd Hendreks moved to approve Resolution No. 22-030.

John Diak seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

B. ORDINANCE NO. 1.559 - Second Reading**A Bill for an Ordinance to Release a Portion of the Slope Easement for Hess Road Associated with Pine Bluffs Filing 4, Amendment 1, Lot 3, Pursuant to Section 13.07.120(c)(5) of the Parker Municipal Code**

Department: Engineering and Public Works, Alex Mestdagh

In 2004, the Town acquired a slope easement over portions of the Pine Bluffs development in order to accommodate the construction of Hess Road east of Parker Road. This easement was necessary to allow the backslope of the roadway grading to be tied-in on the adjacent properties.

This slope easement included a portion of Lot 3, Pine Bluffs Filing No. 4, Amendment 1, which is now proposed to be developed as a commercial property within the Pine Bluffs development. With the roadway slope now constructed and established, the portion of the slope easement located on this property is no longer necessary, provided the property is developed in accordance with the proposed site plan. The property owner requested that the portion of the easement on this lot be vacated to remove the encumbrance.

Public Comment: None.

Joshua Riveo moved to approve Ordinance No. 1.559 on second reading.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - no

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion passed 5-1. (Poage voted no)

CONTRACTS OVER \$500,000

O'Brien Park Playground Improvements - Construction

Amount: \$1,823,800

Contractor: Richdell Construction, Inc.

Department: Parks, Recreation and Open Space, Brett Collins

In 2019, a community process was initiated to gain input from Parker residents on what improvements were needed at the O'Brien Park Playground. A plan was designed, and the project includes a complete renovation of the existing playground that will expand play opportunities, provide universally accessible play equipment, add musical instruments, add shade structures and increase the amount of picnic table seating.

On February 22, 2022, the Town Council approved ordering the playground equipment in advance of the construction contract to ensure that the equipment was available due to ongoing supply chain issues and rising material costs. There was a 5% price increase for landscape structures, but the increase was not charged for the project since the Town had already ordered the equipment.

The O'Brien Park Playground Improvements Project was put out to bid with a base bid and one "add alternate" bid for the addition of the hillside play equipment. The Town opened competitive sealed bids on April 20, 2022. One bid was received from Richdell Construction, Inc., in the amount of \$1,338,000 for the base bid and \$320,000 for the "add alternate" bid for a

total bid of \$1,658,000. Richdell Construction, Inc., has not completed projects for the Town recently but does have recent experience with similar projects completed for Lakewood, Foothills Park and Recreation District and the Town of Erie.

Staff recommended moving forward with the base bid and the "add alternate" bid to complete the intent of the site plan for the playground improvements and to avoid a phase 2 project and future disturbance to the park.

Staff recommended a 10% construction contingency in the amount of \$165,800 to cover any unforeseen costs.

The project construction is anticipated to start in June and be completed by November.

Public Comment: None.

Joshua Rivero moved to approve the staff recommendation, as part of the regular agenda.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Joshua Rivero moved to adjourn the meeting at 8:44 p.m.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

Chris Vanderpool, Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: June 6, 2022

Submitted By: Bryce Matthews, Planning Manager
Jeff Miller, Community Development Coordinator
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-036**
A Resolution to Appoint the Chair, and to Appoint Members and Alternates, and Fill a Vacancy, to the Town of Parker Planning Commission
Department: Community Development, Bryce Matthews

EXECUTIVE SUMMARY

The Planning Commission has a total of 10 members, seven (7) regular and three (3) alternates, with terms of varying length. The Commission currently has openings for three (3) regular and three (3) alternate members because of term expirations and resignations. The purpose of this Resolution is to appoint the recommended applicants to fill the openings prior to June 30, 2022, so the Planning Commission may continue to operate without interruption.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The proposed Resolution is for a Town Council action taken in accordance with the Land Development Ordinance, which provides that the Town Council appoint candidates to the Planning Commission including the Chair, regular members and alternate members.

The duties of the Planning Commission, as defined by the Town Charter and the Land Development Ordinance, are to prepare the Master Plan, review applications for certain development proposals and make recommendations on land use matters to the Town Council. The Charter also requires the appointment of Planning Commission members satisfying the following requirements:

1. Each person appointed to the Planning Commission shall reside within the Town limits for at least one (1) year immediately preceding the date of appointment.
2. Each person appointed to the Planning Commission shall be registered to vote.

The Town Council is charged with appointing Regular Planning Commission members to three (3) year overlapping terms. Alternates are appointed to one (1) year terms. The Council will need to appoint three (3) Regular and three (3) Alternate Planning Commission members to fill positions with expiring terms.

Commissioners Gary Poole and Ruth Ann Nelson have requested reappointment as Regular Planning Commission members. Alternates Roxy Colette and Nick Metz have requested reappointment as a Regular or Alternate Planning Commission member. It is the general practice of the Town to reappoint incumbent Commissioners who have met the requirements for service, attended meetings regularly and performed competently in their duties.

Five (5) candidates meeting the requirements for service applied for appointment to the Planning Commission and they were interviewed on May 4, 2022 and May 9, 2022. The review committee consisted of Town Councilmembers Josh Rivero and Cheryl Poage, Community Development Director John Fussa, Planning Manager Bryce Matthews and Planning Coordinator Jeff Miller.

The review committee recommends the Town Council approve Resolution No. 22-036 that would accomplish the following:

1. Appoint the following three (3) regular members to the Planning Commission:

- Gary Poole – June 30, 2025
- Ruth Ann Nelson – June 30, 2025
- Roxy Colette – June 30, 2023

2. Appoint the following three (3) alternate members for a 1-year term to the Planning Commission:

- Nick Metz
- Jane Lane
- Ira Shapiro

3. Reappoint Gary Poole as Chair of the Planning Commission.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

1. Resolution No. 22-036

RECOMMENDED MOTION

I move to approve Resolution No.22-036, as part of the consent agenda.

RESOLUTION NO. 22-036, Series of 2022

TITLE: A RESOLUTION TO APPOINT THE CHAIR AND TO APPOINT MEMBERS AND ALTERNATES, AND FILL A VACANCY, TO THE TOWN OF PARKER PLANNING COMMISSION

WHEREAS, the terms for two (2) regular members of the Planning Commission expire June 30, 2022;

WHEREAS, the terms for three (3) alternate members of the Planning Commission expire June 30, 2022;

WHEREAS, Anthony Matthews resigned as a regular member of the Planning Commission;

WHEREAS, the Town Council of the Town of Parker desires to appoint new regular and alternate members, as described herein;

WHEREAS, the Town Council of the Town of Parker desires to fill the vacancy created by the resignation by appointing one alternate member to be a regular member, as provided herein; and

WHEREAS, the Town Council of the Town of Parker desires to appoint the Chair of Planning Commission, as described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints the following regular members to the Planning Commission for the term ending June 30, 2025, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council of the Town of Parker hereby appoints the following alternate members to the Planning Commission for the term ending June 30, 2023, as described in Exhibit A.

Section 3. The Town Council of the Town of Parker hereby appoints Roxy Collette as a regular member to the Commission to fill the vacancy created by the resignation of Anthony Matthews for the term ending June 30, 2023, as described in Exhibit A.

Section 4. The Town Council of the Town of Parker hereby appoints Gary Poole as Chairperson of the Planning Commission.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

1. Appointment of three (3) regular members to the Parker Planning Commission, for a term up to and including June 30, 2023.

- a. Roxy Colette
- b. Richard Foerster
- c. Kimberly Rodell

2. Appointment of two (2) regular member to the Parker Planning Commission, for a term up to and including June 30, 2024.

- a. Eliana Burke
- b. Erik Frandsen

3. Appointment of two (2) regular members to the Parker Planning Commission, for a term up to and including June 30, 2025.

- a. Ruth Ann Nelson
- b. Gary Poole

4. Appointment of three (3) alternates to the Parker Planning Commission, for a term up to and including June 30, 2023.

- a. Jane Lane
- b. Nick Metz
- c. Ira Shapiro



Request for Town Council Action

Date: June 6, 2022

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Administrator

Title: **Dransfeldt Road Extension - Final Drainage Design**

Amount: **\$295,303**

Contractor: **Muller Engineering Company**

Department: **Engineering and Public Works, Chris Hudson**

EXECUTIVE SUMMARY

This agenda item is for the approval of a professional services agreement with Muller Engineering Company for the final drainage design of the Dransfeldt Road extension project (Twenty Mile Road to Motsenbocker Road).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The proposed extension of Dransfeldt Road south of Twenty Mile Road over Cherry Creek and connecting to Motsenbocker Road is an important component to the Parker area's long-term roadway transportation plan. Due to a portion of the proposed roadway extension being located in unincorporated Douglas County, the project is being coordinated with Douglas County. After several years of discussions with Douglas County staff, the Town and County began moving forward with the conceptual/preliminary design of this roadway extension in 2020 and most recently, an IGA amendment regarding cost sharing for design was approved at the March 21, 2022 Town Council.

In the executed Intergovernmental Agreement (IGA) and subsequent amendments, the Town and County agreed that consultants that were already engaged could continue through final design. Muller Engineering Company is currently under contract for a joint Town of Parker/Mile High Flood District stabilization design for Cherry Creek in the area where the proposed Dransfeldt extension will cross Cherry Creek. This prior design experience on this stretch of Cherry Creek is valuable in order to coordinate the projects. The Town and Douglas County staff retained MEC for drainage services associated with the Dransfeldt Road extension project and a professional services agreement for preliminary design work which was approved by Town Council on June 1, 2020 for \$104,832. A subsequent design contract was executed in 2021 to continue this drainage design and that design effort resulted in the floodplain Conditional Letter of Map Revision (CLOMR) being submitted to FEMA in late-March of

2022. Following several weeks of coordination, the Town was able to finalize a scope and fee for final drainage design of the Dransfeldt Road extension project in the amount of \$295,303. Engaging the MEC team to complete the final drainage design in conjunction with the final roadway is critical in advancing the project forward for potential construction in 2023. Town staff recommends awarding this final design contract to Muller Engineering Company.

FINANCIAL IMPACT

Funding has been appropriated for this preliminary design effort in the Streets Capital Projects fund (301-4310).

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: June 6, 2022

Submitted By: Danny Smith, Operations Manager, Streets & Stormwater Maintenance

Reviewed By: Michelle Kivela, Town Administrator

Title: **2022 Townwide Concrete Replacement Program (CIP22-010)**

Amount: \$511,717.50

Contractor: Stone & Concrete, Inc.

Department: Engineering and Public Works, Danny Smith

EXECUTIVE SUMMARY

Award of a trade contractor agreement to Stone & Concrete, Inc for the 2022 Townwide Concrete Repair Program (CIP22-010).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker publicly opened competitive bids on April 26, 2022 for the 2022 Townwide Concrete Repair Program (CIP22-010). This project will include the removal and replacement of damaged and/or deteriorated concrete assets on portions of Canterbury Parkway, Chambers Road, and various local streets throughout town. Additionally, ADA pedestrian ramps will be updated to the current standard in these locations.

The Town received two (2) bids for the project., with Stone & Concrete, Inc providing the lowest responsive bid.

1. Stone & Concrete, Inc: \$511,717.50
2. Concrete Express, Inc: \$579,790.00

Staff recommends moving forward with this contract award for the amount of \$511,717.50 to Stone & Concrete, Inc.

FINANCIAL IMPACT

Funding for this project has been appropriated in the 2022 Engineering & Public Works Streets Division repair and maintenance (R&M) general fund account.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation as part of the consent agenda.



Request for Town Council Action

Date: June 6, 2022

Submitted By: Ron Combs, Deputy Chief of Police

Reviewed By: Michelle Kivela, Town Administrator

Title: Setina Fender Wraps - Pit Guards

Amount: \$8,123.75 additional which brings contract total to \$146,465.95

Contractor: LAWS

Department: Police Department, Ron Combs

EXECUTIVE SUMMARY

The Police Department is looking to add SETINA PB-9 fender wrap/PIT guard assemblies to the push bumpers installed on five (5) existing 2021 Ford patrol cars and add an additional five (5) assemblies to its new 2022 Ford patrol cars. The new vehicles will be upfitted upon delivery from the factory. The reason for this additional equipment is twofold. First, our officers were recently trained in Pursuit Intervention Techniques (PIT), also referred to as Tactical Vehicle Intervention (TVI). The PIT maneuver or TVI is a pursuit tactic by which a pursuing car can force a fleeing car to turn sideways abruptly, causing the driver to lose control and stop. It was developed by the Fairfax County Police Department of Virginia and has become a widely accepted tactic nationwide. These PIT guards are needed to properly perform the PIT maneuver. Second, Law Enforcement agencies in this area are experiencing a new tactic employed by criminals to aid in their escape. The tactic involves a suspect in a vehicle, usually stolen, being contacted by police, who then continually rams the involved police cars to get enough space to escape. This tactic normally occurs in parking lots where the suspect vehicle is surrounded by parked cars and a patrol car is immediately behind. The suspect will then ram the police car and the other surrounding cars to push them out of the way to create space to escape.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Parker Police Department has experienced this exact situation on two recent occasions, which resulted in damage to police cars, private vehicles, and injury to officers. Installation of these devices will provide further protection to the police vehicle, the officer, and equips the cruiser for proper deployment of PIT/TVI techniques.

FINANCIAL IMPACT

This purchase is in addition to the previous upfitting contract with LAWS in the amount of \$138,342.20. The actual cost of the fender wraps is \$8,123.75.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as part of the consent agenda.



Request for Town Council Action

Date: June 6, 2022

Submitted By: John Fussa, Community Development Director
BrieAnna Simon, Associate Planner

Reviewed By: Michelle Kivela, Town Administrator

Title: **NEWLIN CROSSING – Sketch Plan, Preliminary Plan, and Annexation Amendment**
Applicant: PCS Group
Location: Northeast corner of Mainstreet and Chambers Road
Department: Community Development, BrieAnna Simon
TRAKiT SUB20-041 and SUB20-042
No.:

EXECUTIVE SUMMARY

The property owner, Lennar Colorado, L.L.C., has submitted a Sketch Plan and Preliminary Plan application for the first phase of the Newlin Crossing Planned Development (PD). The application, if approved, would permit future residential development on the subject property.

Criteria for Consideration

The Town Council, in reviewing this application, shall consider the following factors:

1. Consistency with Master Plan.
2. Consistency with the Land Development Ordinance and other minimum standards established by the Town.
3. Consistency with Zone District Standards or Planned Development Guide, if applicable.
4. Previous plans.
5. Public Notice Requirements.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Newlin Crossing PD was annexed and zoned by the Town in June, 2016. The subject property is located in a major gateway into Parker at the northeastern corner of the intersection of Mainstreet and Chambers Road. It has a total area of approximately 101.1 acres and is largely

undeveloped with limited uses consisting of one (1) single-family home and stables for equestrian activity.

The Newlin Crossing PD is located in a largely residential area of the Town and adjacent to Douglas County. The PD is bordered to the north by the Stonegate residential neighborhood, to the south by the undeveloped Hunter's View PD, to the east by the Carousel Farms residential neighborhood and to the west by a Public Storage facility and the Sierra Ridge residential neighborhood. The subject property is bisected by Newlin Gulch which traverses it in a north-northeasterly direction.

The Newlin Crossing PD is a mixed-use zone district with Planning Areas to accommodate future residential, commercial, parks and open space uses. The proposed Sketch Plan and Preliminary Plan applications incorporate 194 detached single-family lots/homes, 26.85 acres of open space with drainage, 6.03 acres of parks and related infrastructure such as roads. The additional future phases will include a residential townhome segment (Tract P) fronting Mainstreet and a commercial segment (Tracts D, G, U, V) at the intersection of Mainstreet and Chambers Road.

Town Council approval of the Sketch and Preliminary Plans is required but does not officially create the lots, tracts and associated improvements for development yet. A Sketch Plan and Preliminary Plan approval will enable the applicant to design and submit a Final Plat(s) application to the Town. The Final Plat(s) is administratively reviewed for consistency with the approved Sketch and Preliminary Plans and approved if they are determined to be consistent. The Final Plat(s) approval and subsequent filing/recording with Douglas County is the action that officially creates the lots, tracts and obligations for associated improvements that are required for future development.

Staff has reviewed the proposed Sketch and Preliminary Plans and has determined that they align with the Parker 2035 Master Plan and comply with the Land Development Ordinance, Newlin Crossing PD zoning and all relevant Town regulations and standards.

The Planning Commission held a public hearing for this application on May 12, 2022 and voted unanimously to recommend approval by Town Council.

Criteria for Consideration - Staff Analysis

Staff offers the following comments on the criteria for consideration that the Town Council must utilize in reviewing the application:

1. **Consistency with Master Plan.** The proposed subdivision is consistent with the goals and policies of the Parker 2035 Master Plan and the General Land Use Plan in the Master Plan.
2. **Consistency with the Land Development Ordinance and other Minimum Standards established by the Town.** The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual, the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town.

3. **Consistency with Zone District Standards or Planned Development Guide, if applicable.** The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide.
4. **Previous Plans.** All conditions of the previous plan have been met. The Preliminary and Sketch Plans are consistent with one another and other applicable plans.
5. **Public Notice requirements.** The applicant has demonstrated that all public notice requirements have been met.

Annexation Amendment

The Town and 98 W. Parker, LLLP, entered into the Newlin Crossing Annexation Agreement in 2016. The Annexation Agreement does not permit a metropolitan district to be an "accepting party" for open space if the development contains fewer than 400 residential dwelling units.

The proposed First Amendment to Newlin Crossing Annexation Agreement removes this restriction to allow the Newlin Crossing Metropolitan District to be an accepting party for open space, regardless of how many residential dwelling units are in the development. The purpose of the Amendment is to align the Annexation Agreement with current Town standards for metropolitan districts.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Planning Commission Staff Report
3. Narrative
4. Sketch Plan
5. Preliminary Plan
6. Parks and Facilities Master Plan
7. First Amendment to Newlin Crossing Annexation Agreement

RECOMMENDED MOTION

I move to approve the Sketch Plan, based on staff findings, contained in the staff report.

I move to approve the Preliminary Plan, based on staff findings, contained in the staff report.

I move to approve the First Amendment to Newlin Crossing Annexation Agreement.

Vicinity Map





Planning Commission Staff Report

Planning Commission Date: 5/12/2022

Town Council Date: 6/6/2022

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

Location: Northeast Corner of Mainstreet and Chambers Road

Project Planner: BrieAnna Simon, Associate Planner

Applicant: PCS Group

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

Staff Recommendation: Approval

RECOMMENDED MOTION

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

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

ALTERNATIVE MOTIONS

Sketch Plan

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

-List conditions (either by staff or Planning Commission)

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

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

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

Preliminary Plan

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

-List conditions (either by staff or Planning Commission)

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

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

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

I. BACKGROUND/DISCUSSION

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

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

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

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

Vicinity Map



I. PRIOR ACTIONS

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

II. CURRENT SITE DATA

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

III. PARKER 2035 MASTER PLAN

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

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

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

IV. LAND DEVELOPMENT ORDINANCE

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

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

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

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

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

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

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

VII. CONCLUSION

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

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

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

VIII. RECOMMENDED CONDITIONS

N/A

IX. ATTACHMENTS

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

Report Approved By: Bryce Matthews, Planning Manager



NEWLIN CROSSING

Sketch & Preliminary Plan Narrative
12-15-2020



pcs group inc. www.pcsgroupco.com

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

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

Re: NEWLIN CROSSING— Sketch & Preliminary Plan

Dear BrieAnna,



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

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

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

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

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

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

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



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

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

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

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

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

Sincerely,

Alan Cunningham

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



Town Home Architectural Diversity Examples



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

VICINTY MAP



NEWLIN CROSSING SKETCH PLAN

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

SHEET 2 OF 6

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

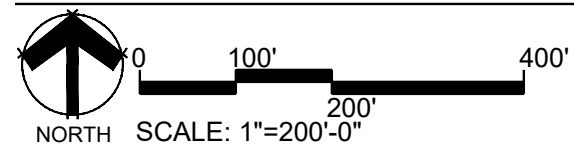


TRACT SUMMARY TABLE					
TRACT	SQ. FT.	ACREAGE	USE	OWNERSHIP	MAINTENANCE
A	258,796	5.941	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
B	79,645	1.828	PARK	METRO DISTRICT	METRO DISTRICT
C	12,346	0.283	OPEN SPACE / DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	58,246	1.337	UNBUILDABLE (FUTURE COMMERCIAL)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

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

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

OVERALL SKETCH PLAN



Revisions

No.

Date

Init.

Appr.

Date

people creating spaces

pcsgroupinc.com

denver, co 80218

1303.531.4905

NEWLIN CROSSING PARKER, COLORADO OVERALL SKETCH PLAN

SCALE: AS SHOWN

DRAWN BY: AS SHOWN

CHECKED BY: AS SHOWN

DATE: MARCH 4, 2022

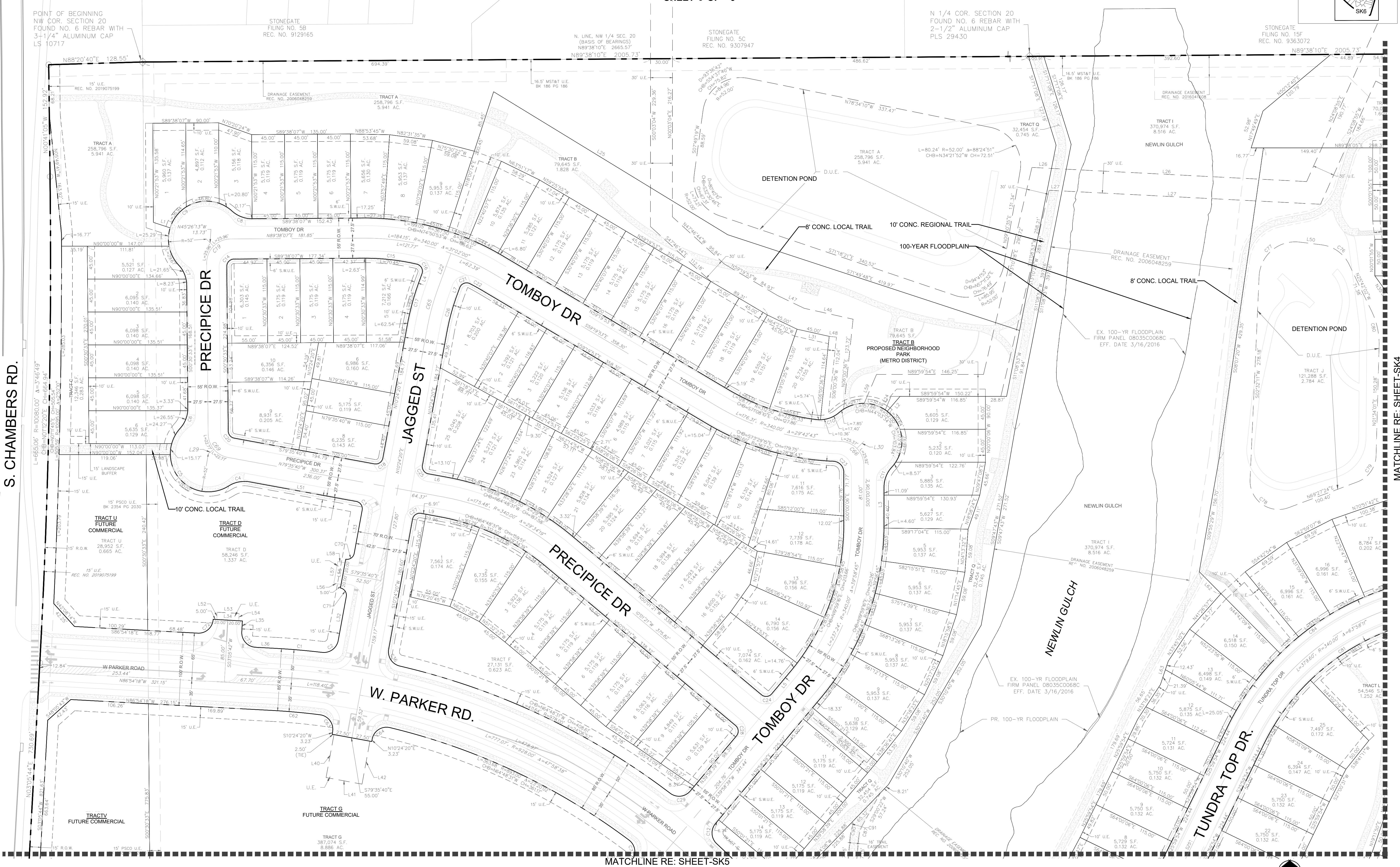
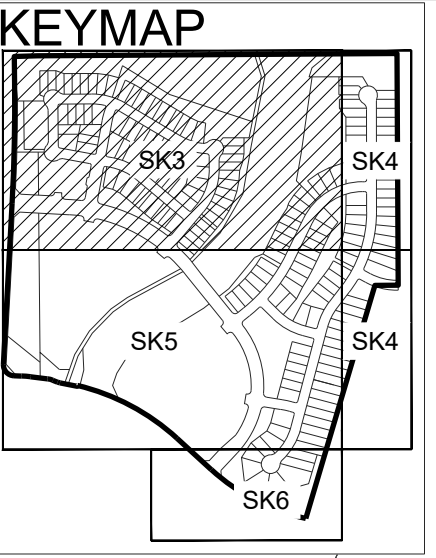
SHEET NUMBER

SK2

NEWLIN CROSSING SKETCH PLAN

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

SHEET 3 OF 6



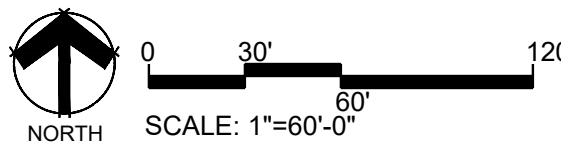
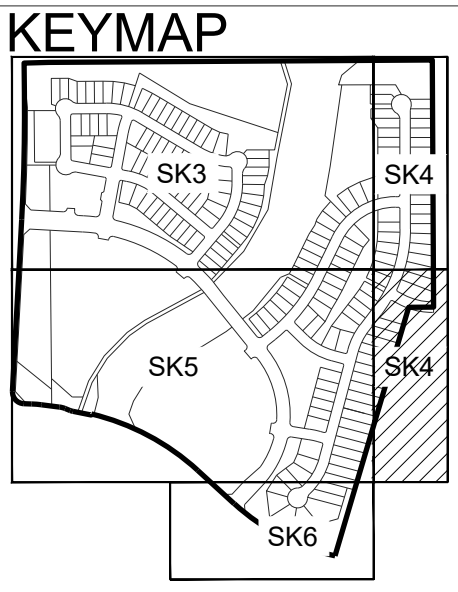
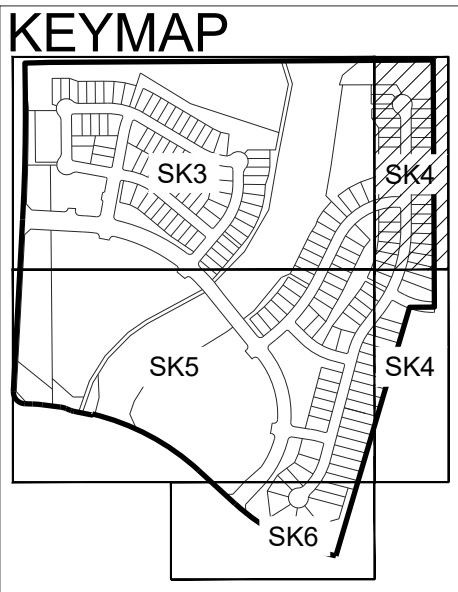
MATCHLINE RE. SHEET-SK4

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:		FILE NO.	NEWLIN CROSSING PARKER, COLORADO SKETCH PLAN			Revisions	No.	Date	Appr.	Date
				AS SHOWN	1"=60'-0"									
SK3														
SK4														
SK5														
SK6														
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SK3

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

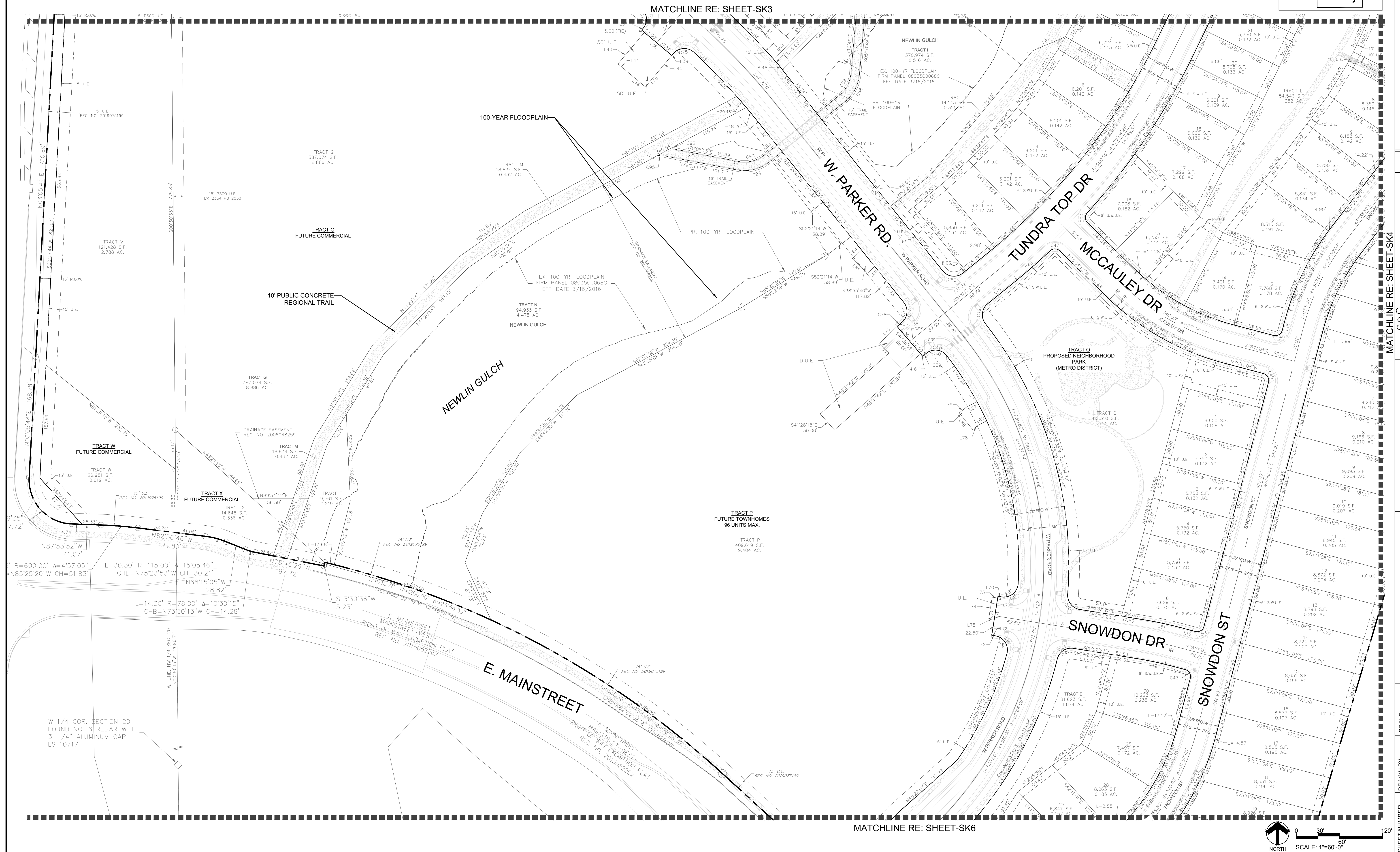
N 1/4 COR. SECTION 20
FOUND NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP
PLS 29430



SHEET NUMBER SK4	DRAWN BY:	SCALE: AS SHOWN	NEWLIN CROSSING PARKER, COLORADO SKETCH PLAN	people creating spaces  pct group inc. www.pctgroupco.com P.O. Box 18200 Denver, CO 80218 1 303.531.4905 1 303.531.4908																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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**A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST
QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO**

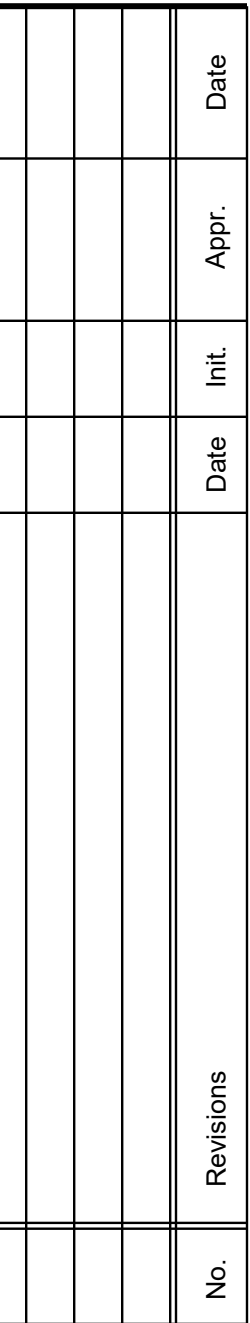
A key map showing the project area (SK6) in relation to surrounding school districts. The map is divided into several regions labeled SK3, SK4, SK5, and SK6. SK6 is located in the bottom right corner, adjacent to SK5 and SK4. The project area is highlighted with a thick black outline.



SKETCH PLAN	NEWLIN CROSSING PARKER, COLORADO	SCALE: AS SHOWN	FILE NO:	DRAWN BY:	CHECKED BY:	DATE: MARCH 4, 2022	SK5	SHEET NUMBER	people creating spaces  psj group inc. www.psjgroupco.com p.o. box 18287 durham, nc 27018 t 303.531.4905 / f 303.531.4908	No.	Revisions	Date	Init.	Appr.	Date	

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

A keymap showing the layout of the site. The map is divided into several areas labeled SK3, SK4, SK5, and SK6. SK3 is located in the upper left, SK4 in the upper right, SK5 in the lower left, and SK6 in the lower right. The map shows a network of roads and a large area of land. A north arrow is located in the top right corner of the map.



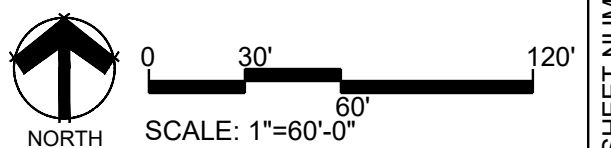
people/creating spaces
pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 f 303.531.4908

NEWLIN CROSSING
PARKER, COLORADO
SKETCH PLAN

SCALE:	AS SHOWN
FILE NO:	

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

SK6



NEWLIN CROSSING PRELIMINARY PLAN

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

DEDICATION STATEMENT:

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

ACKNOWLEDGEMENT

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

OWNER

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNATURE _____

BY:

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

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

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

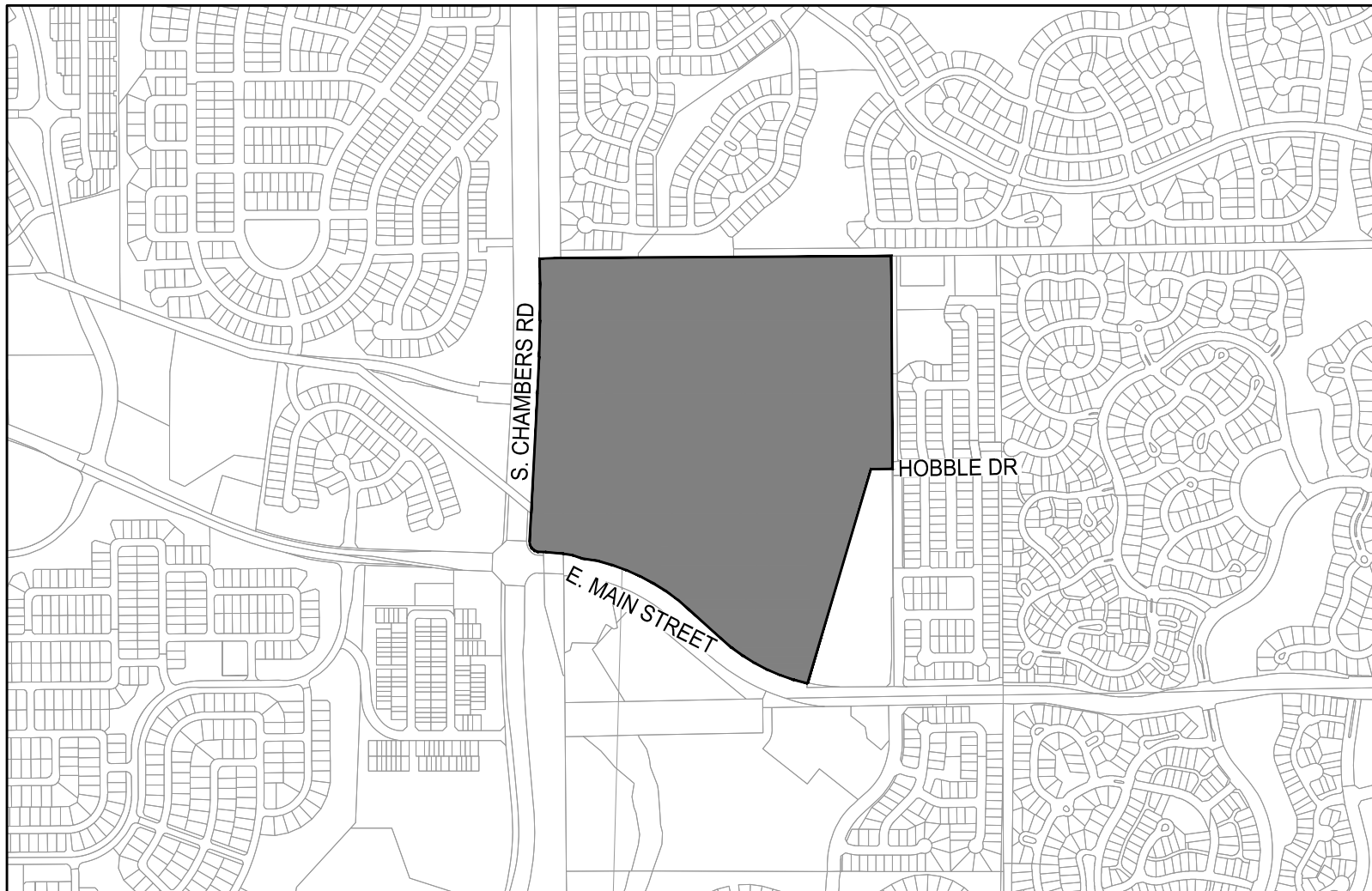
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

LEGAL DESCRIPTION:

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

TOTAL ACREAGE = 101.113 ACRES, 194 LOTS, 24 TRACTS



VICINITY MAP
SCALE: 1" = 1000'

PROPOSED TRACT SUMMARY TABLE

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

UNIT COUNT & DEDICATED PARK SUMMARY

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

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

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

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

NOTES:

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

OPEN SPACE TRACKING SUMMARY

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

LAND USE SUMMARY CHART

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

REQUIRED OPEN SPACE PER DP (AC.) = 18.87

PROVIDED OPEN SPACE (AC.) = 19.434

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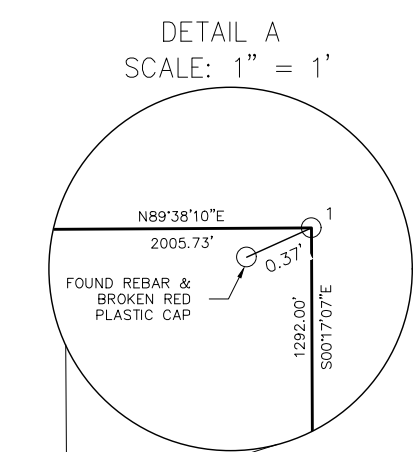
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NEWLIN CROSSING PRELIMINARY PLAN J.N. 8130326901 PREPARED: 12/10/2020 REVISED: 03/04/2022 SHEET 1 OF 9

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

DETAIL A
SCALE: 1" = 1'



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

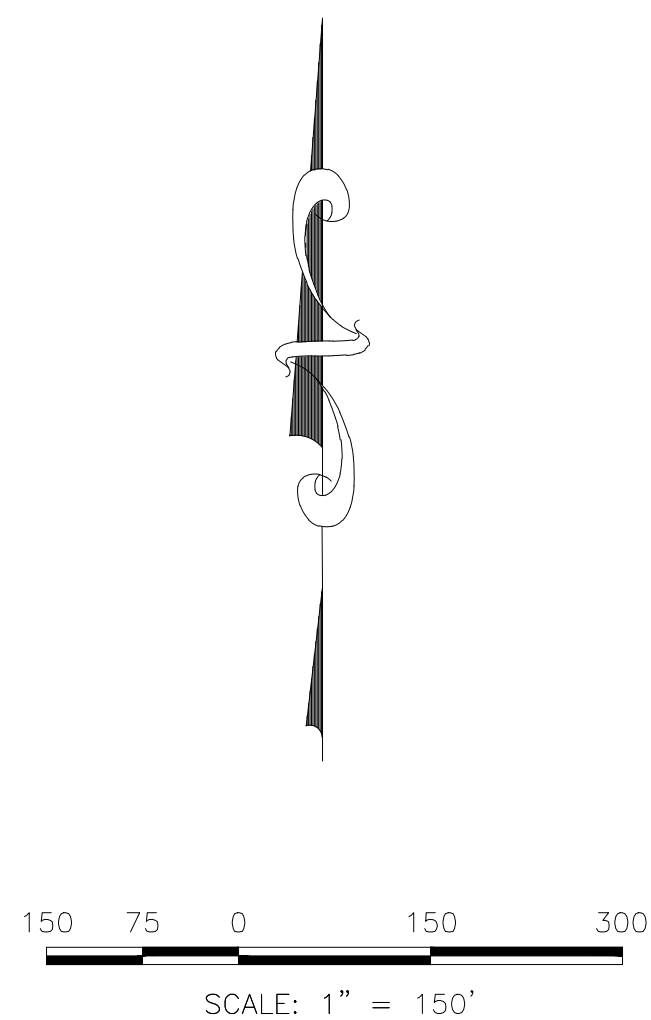
LEGEND

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



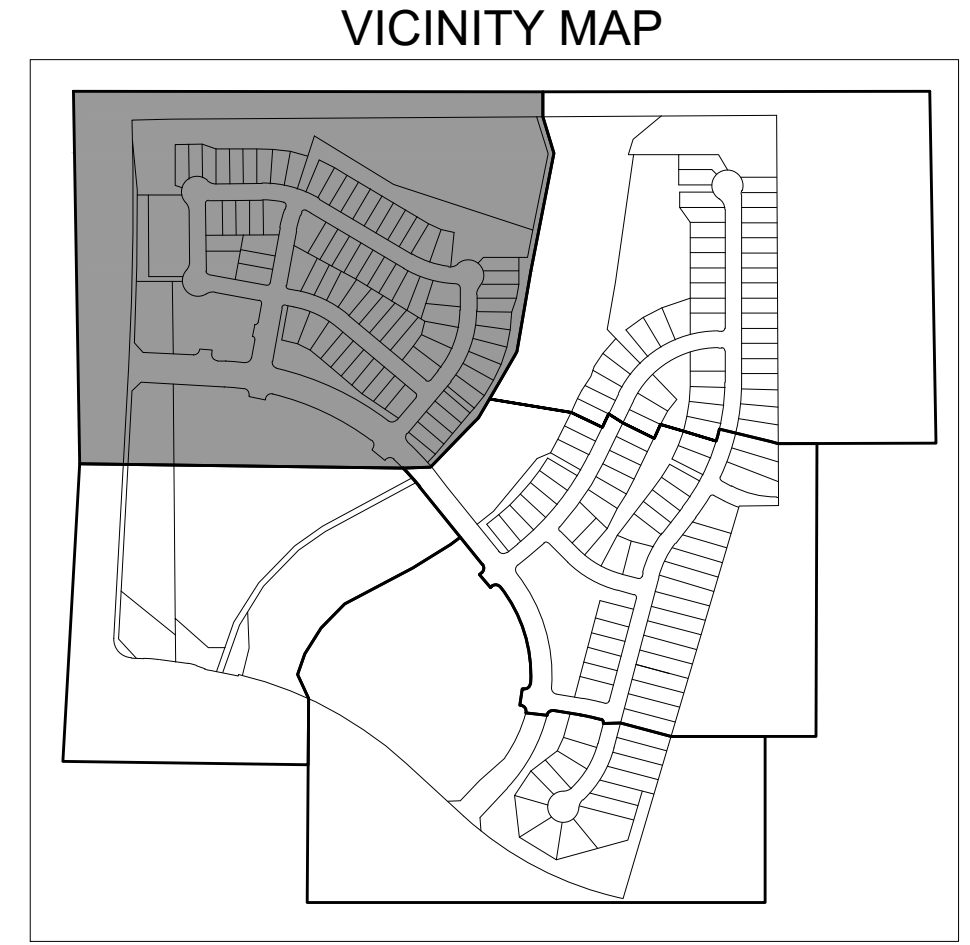
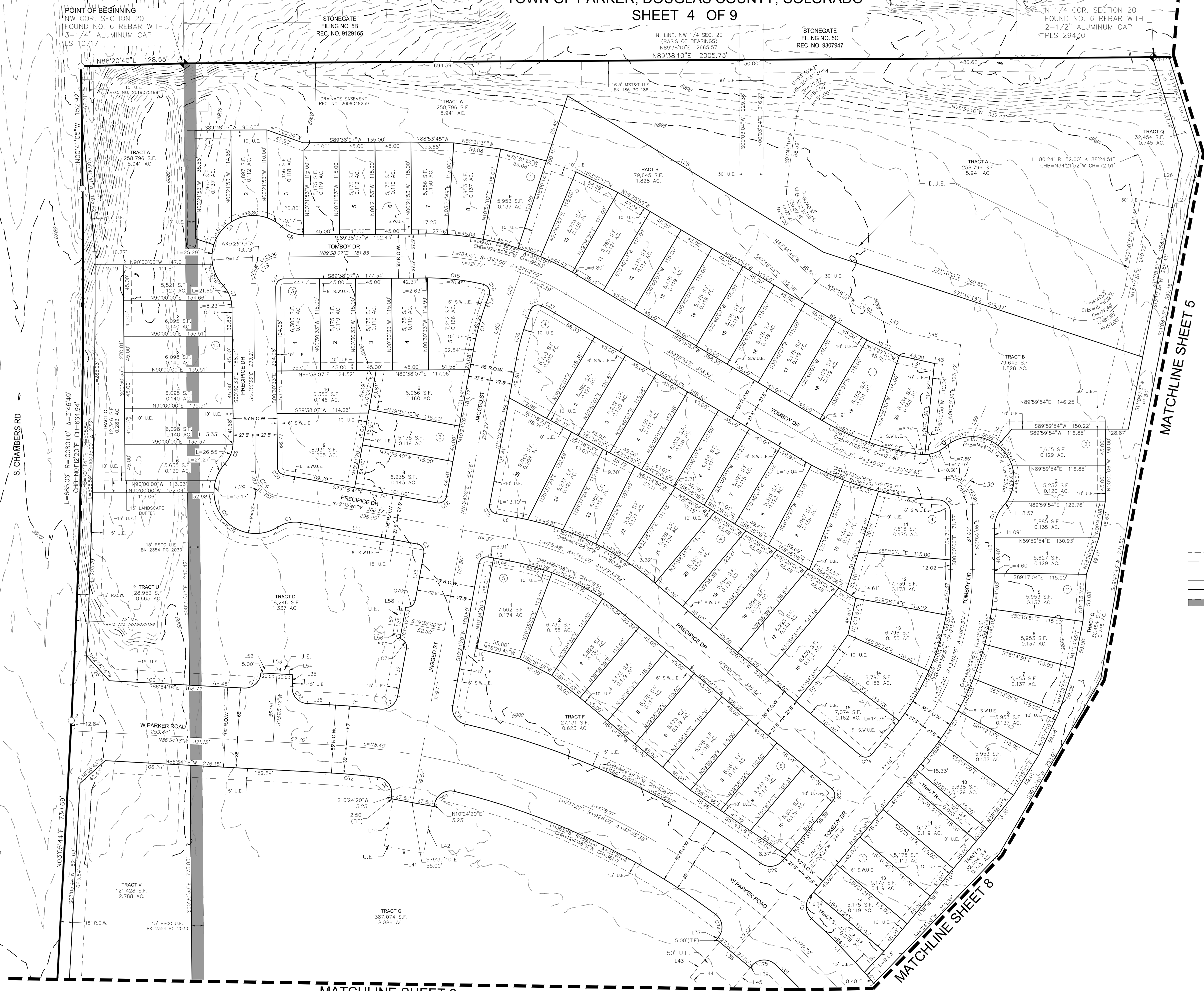
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
SHEET 3 OF 9

DETAIL A
SCALE: 1" = 1'

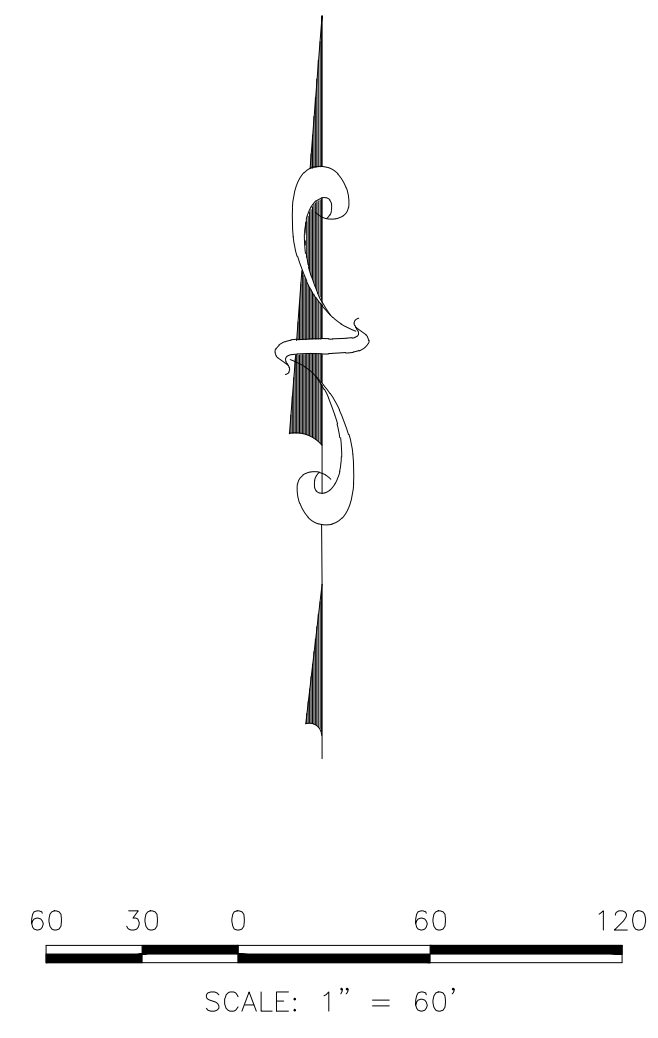


NEWLIN CROSSING PRELIMINARY PLAN

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



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



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



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

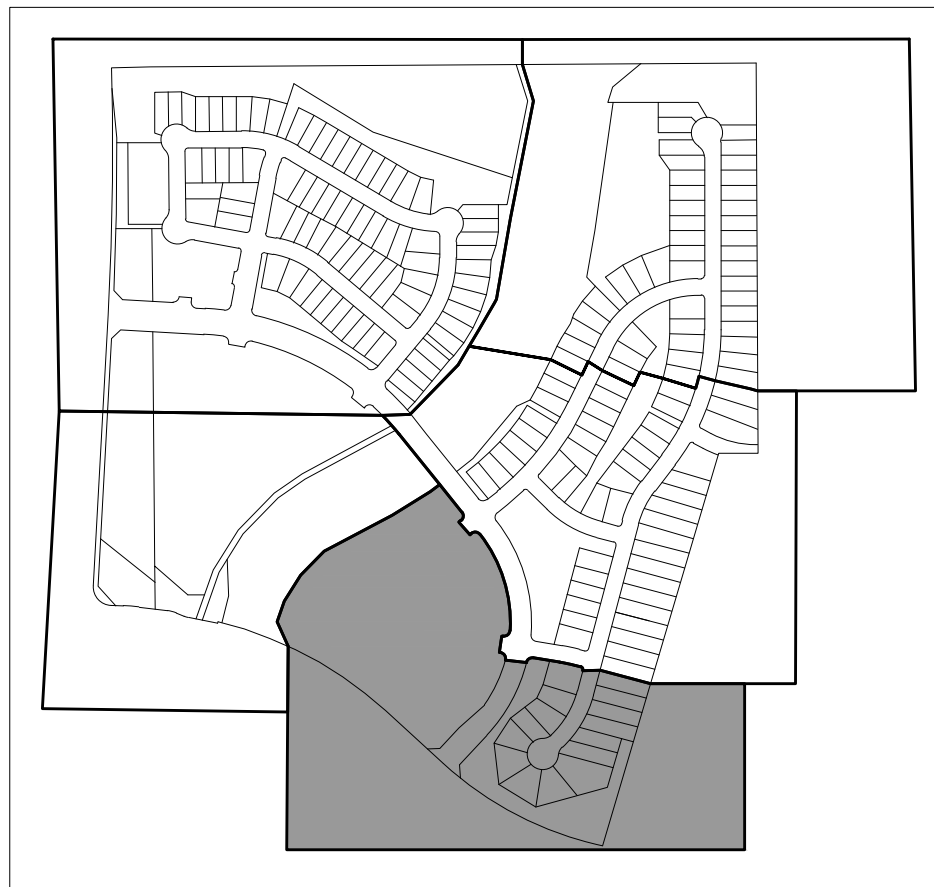


NEWLIN CROSSING PRELIMINARY PLAN

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

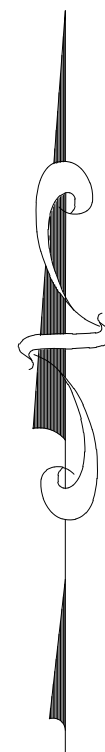


VICINITY MAP



LEGEND

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



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

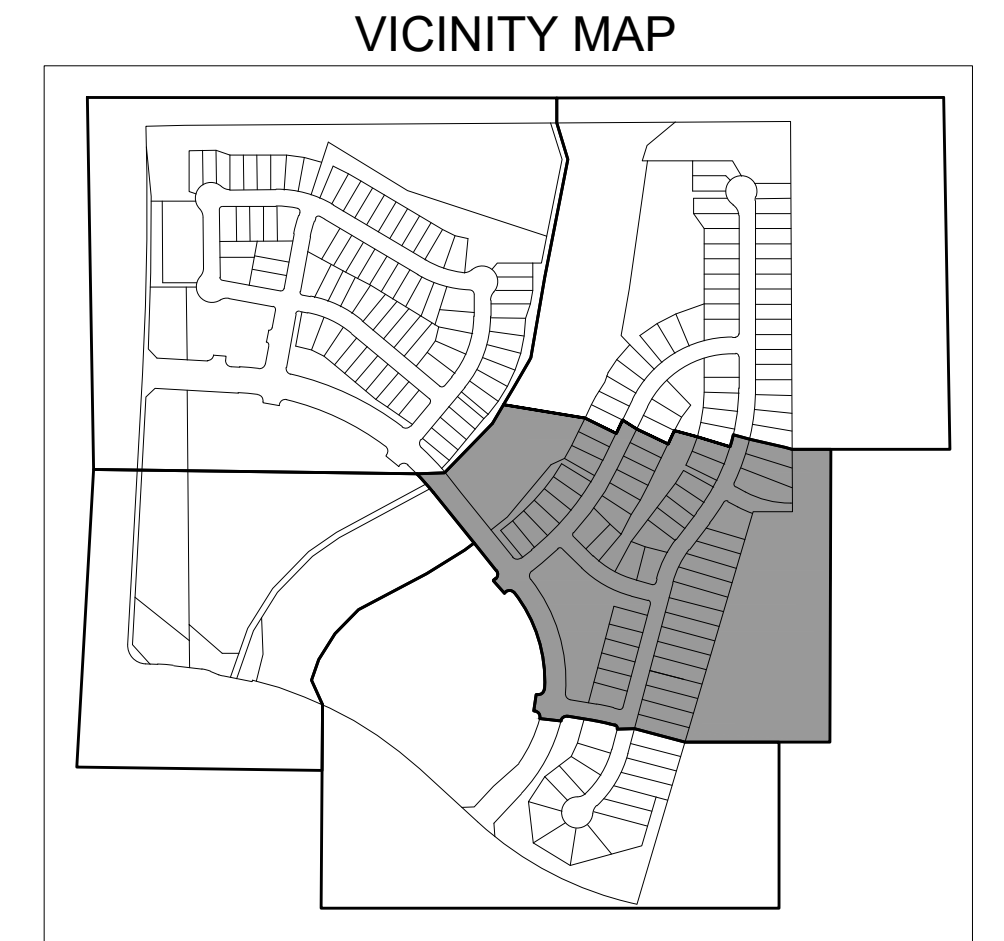
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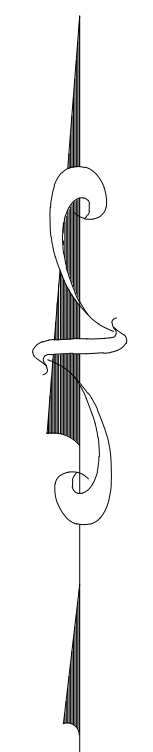
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NEWLIN CROSSING PRELIMINARY PLAN J.N. 8130326901 PREPARED: 12/10/2020 REVISED: 03/04/2022 SHEET 7 OF 9

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



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



NEWLIN CROSSING PRELIMINARY PLAN J.N. 8130326901 PREPARED: 12/10/2020 REVISED: 03/04/2022 SHEET 8 OF 9

NEWLIN CROSSING PRELIMINARY PLAN

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

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

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

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

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

Westwood

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

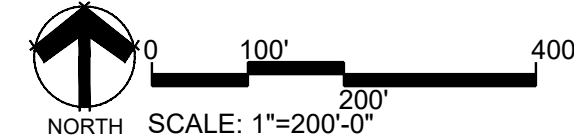
Westwoodps.com
Westwood Professional Services, Inc.

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

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NEWLIN CROSSING PARKS & FACILITIES MASTER PLAN

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



OVERALL PARK & OPEN SPACE PLAN

PROJECT TEAM

OWNER / DEVELOPER

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

CIVIL ENGINEER

CIVIL

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

LANDSCAPE ARCHITECT / PLANNER

people creating spaces

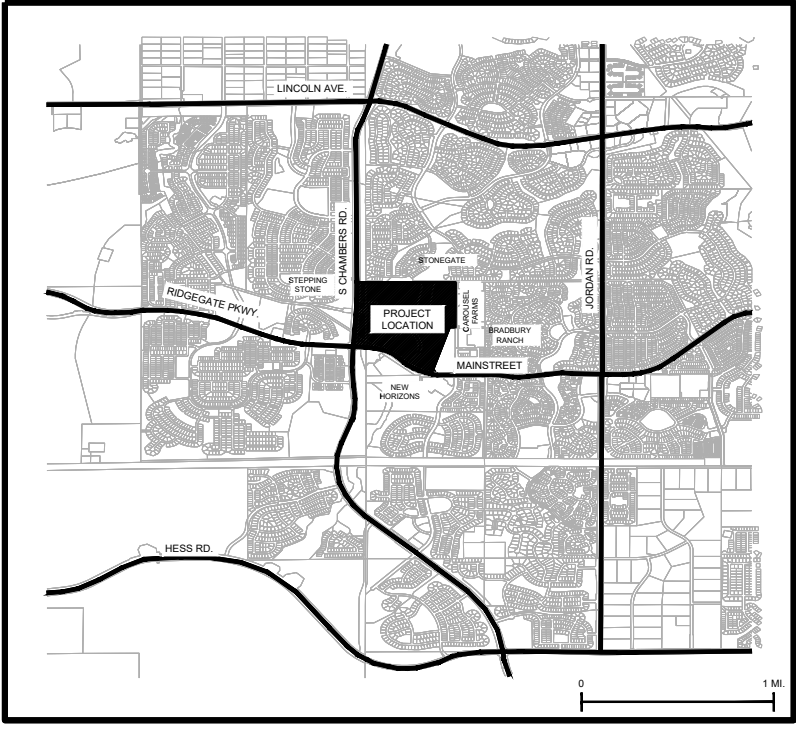
pcs group inc. www.pcsgroupco.com
p.o. box 16287
denver, co 80218
1303.531.4905 - 1303.531.4908
CONTACT: ALAN CUNNINGHAM,
720.259.8247

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

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

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

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



Revisions

No.	Init.	Appr.	Date

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denver, co 80218
1303.531.4905 - 1303.531.4908

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

SCALE: AS SHOWN

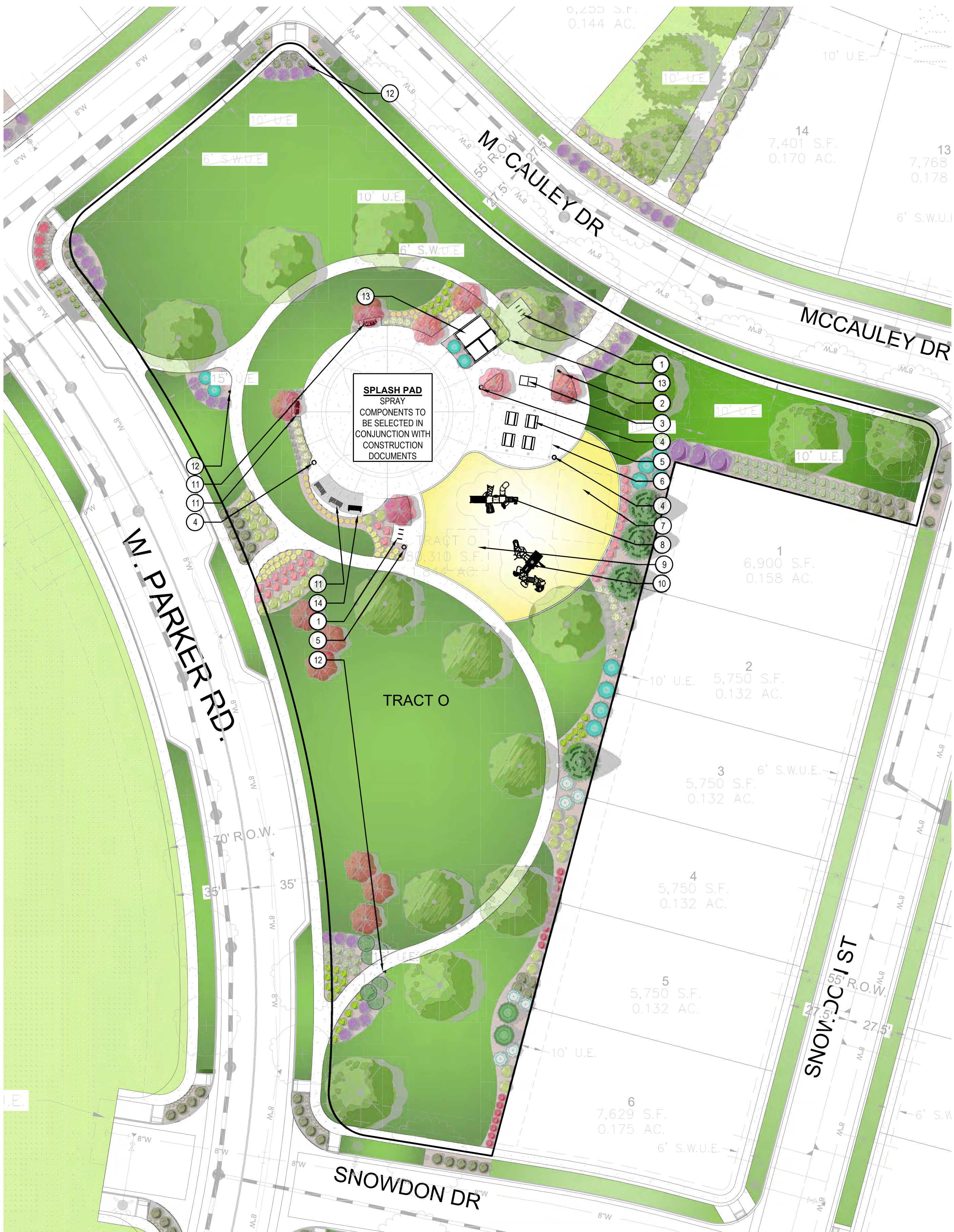
FILE NO:

DRAWN BY: DATE: MARCH 14, 2022

CHECKED BY:

SHEET NUMBER: PFM-1

CENTRAL PARK PRELIMINARY SITE PLAN & AMENITIES



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

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

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

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

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

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

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

SHEET NUMBER
PFM-2

Revisions
No.
Init.
Appr.
Date

SHEET NUMBER	DRAWN BY:	SCALE:						
	CHECKED BY:	AS SHOWN						
	DATE:	FILE NO:						
	MARCH 4, 2022							
NEWLIN CROSSING PARKER, COLORADO PARKS & FACILITIES MASTER PLAN. NORTHWEST PARK AMENITIES								
people creating spaces pct group inc. www.pctgroupco.com 540.500.7182 / 800.345.8707 x8 1303.531.4905 / 1303.531.4908								
No.	Revisions	Date	Init.	Appr.	Date			

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

AMENITY LOCATION TABLE

Location	Amenity	Category	Notes
1	Full Bar	L3.2-DTL 9	1
2	Reclining Bike	L3.2-DTL 7	1
3	Butterfly Press	L3.2-DTL 6	1
4	Cornhole	L3.2-DTL 12	1
5	Artificial turf field	MC	
6	Seating and tables	See 13.07.140(c)(10)a	*
7	Shelter, small (5-10 users)	See 13.07.140(c)(10)a.8	*
8	Shelter, medium (11-30 users)	C	
9	Shelter, large (31-100 users)	C	
10	Shelter, pavilion (more than 100 users)	C	
11	Interpretive and Placemaking		
12	Interactive, functional, or visual art	C	
13	Interpretive signage or elements	C	
14	Site design theme	C	
15	Outdoor Specialized		
16	Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	C	✓
17	Bike rack and repair station	MC	
18	Climbing spine or wall	MC	
19	Disc golf course	MC	
20	Dog off-leash area (fenced)	C	
21	Horseshoe pit	C	
22	Skate park		

Support Amenities Legend:

- * INDICATES REQUIRED PARK AMENITY
- ✓ INDICATES SELECTED NEIGHBORHOOD-SERVING PARK
- + INDICATES THIS IS AN ADDITIONAL PARK

Notes:

- 3-TRASH RECEPTACLES AND PET STATION
- THE PLAYGROUND CONTAINS A LARGE STRUCTURE AND 4-SEAT ROCKER TUNNEL INCLUSIVE PLAY ELEMENT. REQUIRE A MULTI-AGE SWING SET AND CLIMB TO SATISFY THE PLAY EQUIPMENT REQUIREMENTS. TRACT Q CANNOT ACCOMMODATE LIMITED AREA.
- THE PARK CONTAINS 1.11 AC. OF OPEN TURF. THIS IS 89% OF THE TOTAL OPEN TURF OF THE TRACT. 31% OF THE PARK IS MADE UP OF OPEN TURF. THE AREA OF OPEN TURF AMENITY REQUIREMENT ALSO ACCOUNTS FOR TRACT Q.

*** NOTES:**

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

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

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

(3) THE PARK CONTAINS 1.11 AC. OF IRRIGATED OPEN TURF LAWN FOR ACTIVE USE. THIS IS 69% OF THE TOTAL PARK AREA. THE REMAINING 31% OF THE PARK IS MADE UP OF A PLAYGROUND AREA, SHEDS, PATHS AND SHRUB BEDS. THE AREA OF OPEN TURF SATISFIES THE REQUIRED 'OPEN TURF' AMENITY REQUIREMENT FOR THIS PARK. THE SIZE OF THIS TURF ALSO ACCOUNTS FOR TRACT Q OPEN TURF DEFICIENCY.

NORTHEAST PARK AMENTITIES

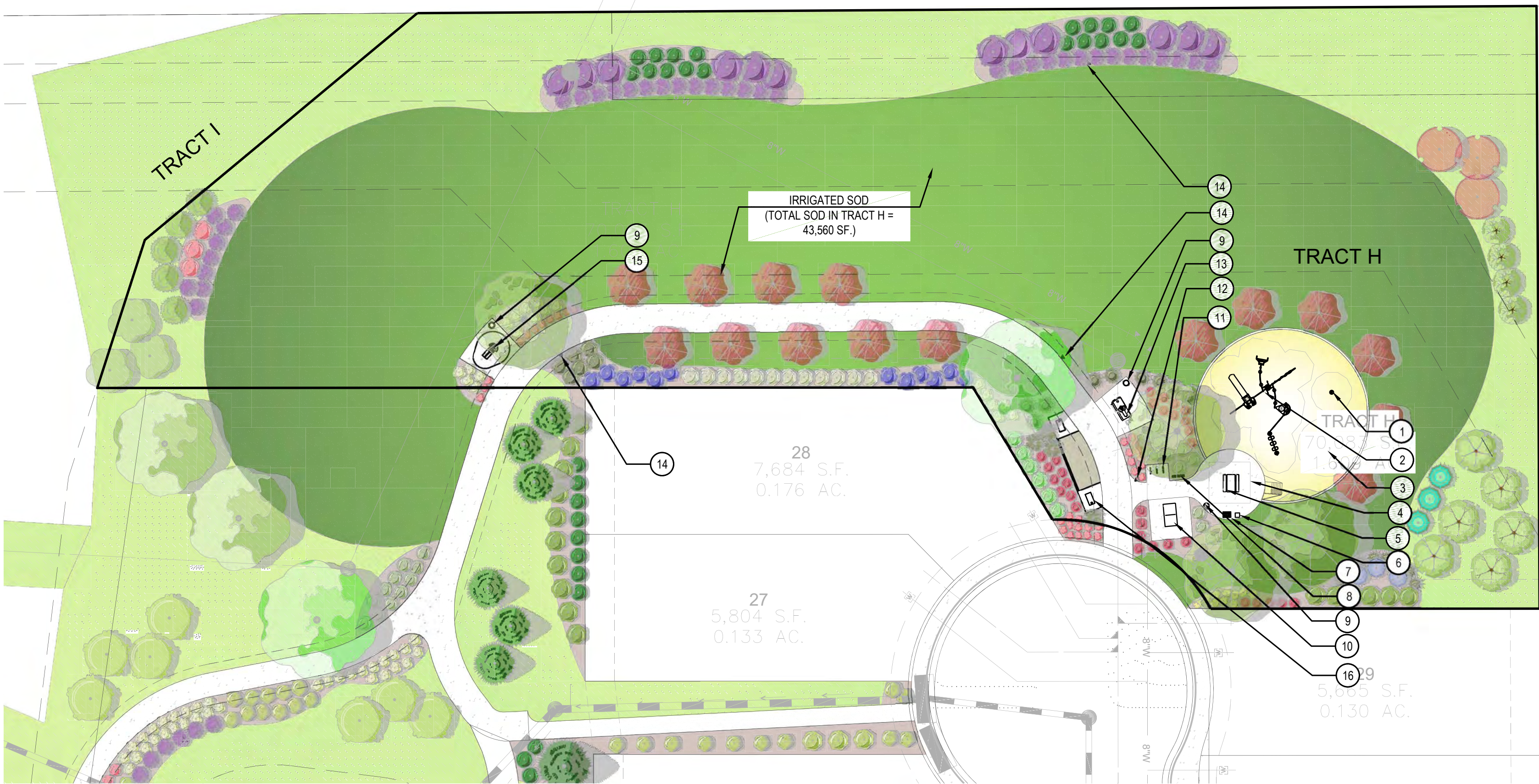


Table of Options for Additional Amenities				
Schedule 13.07.140A below includes the optional amenities for neighborhood parks, community-serving parks, and open space. The table is divided into categories, with various options and requirements from each category depending on the type of park or open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

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

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

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

NEWLIN GULCH TRAIL AMENITIES

NEWLIN GULCH TRAIL (TRACT Q, 0.745 AC.) AMENITY & EQUIPMENT SCHEDULE			
CALLOUT	ITEM	SHEET NO./DETAIL NO.	TRACT Q QTY
1	TRAIL SIGN	L3.0-DTL 15	2
2	BENCH	L3.0-DTL 9	2
3	TRASH RECEPTACLE	L3.0-DTL 8	3
4	STEP BLOCK	L3.4-DTL 4	1
5	PICNIC TABLE	L3.4-DTL 2	1
6	10' X 10' SHADE STRUCTURE	L3.4-DTL 1	1
7	U-BIKE RACK	L3.0-DTL 10	2, 4 SPACES
8	BIKE RACK & REPAIR STATION	L3.0-DTL 16	1
9	SIT UP BENCH	L3.4-DTL 3	1
10	PET STATION	L3.0-DTL 12	3

NEWLIN GULCH TRAIL (TRACT M, 0.432 AC.) AMENITY & EQUIPMENT SCHEDULE			
CALLOUT	ITEM	SHEET NO./DETAIL NO.	TRACT M QTY
1	TRAIL SIGN	L3.0-DTL 15	2
10	PET STATION	L3.0-DTL 12	2

NEWLIN GULCH REGIONAL TRAIL GENERAL NOTES

1. PER SECTION 6 (B) OF THE NEWLIN CROSSING ANNEXATION AGREEMENT, THE ACREAGE OF NEWLIN GULCH TRAIL TRACTS M & Q SHALL BE DEDICATED TO THE TOWN WITH THE RECORDING OF THE NEWLIN CROSSING DEVELOPMENT PLAN. THE ACREAGE OF TRACT Q (PARK/TRAIL) SHALL BE CREDITED TOWARD THE SINGLE-FAMILY AND MULTI-FAMILY PARK DEDICATION REQUIREMENTS ASSOCIATED WITH THE NEWLIN CROSSING PRELIMINARY PLAN.

2. TRACT Q (PARK/TRAIL) CONFORMS TO REQUIREMENTS FOR PARK LAND DEDICATION OUTLINED IN SECTION 13.07.140 (D) OF THE MUNICIPAL CODE BY PROVIDING 'MISSING TRAIL CONNECTIONS' AS IDENTIFIED IN THE OPEN SPACE AND GREENWAYS MASTER PLAN.

Table of Options for Additional Amenities		
community-serving parks, and open space. The table is divided into categories, with various options and requirements from each category depending on the type of park or open space, and in some cases, the size of the park.		
1. Cells marked "C" indicates that the amenity is compatible with that type of park or open space.		
2. Cells marked "MC" indicates that the amenity may be compatible with that type of park or open space but requires case-by-case review by the Planning Director and Parks and Recreation.		
3. Cells remaining blank indicate that the amenity is not appropriate for that type of park or open space and is not allowed.		
4. Cells with a cross-reference to another Subsection indicate that the amenity is required pursuant to that referenced section and is not an option that may be chosen to fulfill amenity requirements.		
Schedule 13.07.140A: Options for Parks and Open Space Amenities		
Category 1 – Gathering Spaces & Self-directed Group Activities		
Neighborhood-Serving Park		
Pick 1		REGIONAL TRAIL TRACTS (TRACT Q) 0.745 AC.
Gardens		
Arboreal/decorative garden, irrigated	MC	
Community garden/raised garden, irrigated	MC	
Gathering and Social Space		
Amphitheater		
Festival/event space		
Outdoor nature classroom		
Outdoor performance space/stage	MC	
Programmable space (indoor or outdoor)	C	
Seating and tables	See 13.07.140(c)(10)a	*
Shelter, small (5-10 users)	See 13.07.140(c)(10)a.8	*
Shelter, medium (11-30 users)	C	
Shelter, large (31-100 users)		
Shelter, pavilion (more than 100 users)		
Interpretive and Placemaking		
Interactive, functional, or visual art	C	
Interpretive signage or elements	C	
Site design theme	C	
Outdoor Specialized		
Activity hubs (ping pong, foosball, chess table, cornhole, etc.)	C	✓ (3)
Bike park, skills area, or pump track	MC	
Climbing spire or wall		
Disc golf course	MC	
Dog off-leash area (fenced)	C	
Horseshoe pit	C	
Skate park		
Category 2 – Active Uses		
Neighborhood-Serving Park		
Pick 2, but only 1 may be from Paths, Trails		REGIONAL TRAIL TRACTS (TRACT Q) 0.745 AC.
Paths, Trails, and Trailheads		
Greenway connection or trailhead	C	
Hard-surfaced multi-use trail	C	✓
Internal access pathway	See 13.07.140(c)(10)a	*
Loop path (with mileage markers)	C	
Soft-surface jogging/hiking trail	MC	
Soft-surface equestrian or bike trail		
Play Space and Equipment		
Climbing structure or boulders	C	
Nature play features	C	
Open turf play area	See 13.07.140(c)(10)a	(1)
Playground, small-scale	C	
Play area, large destination-scale	--	
Thematic play features	C	
Universal and inclusive play elements	See 13.07.140(c)(10)a	(2)
Zip line	--	
Sports and Fitness		
Artificial turf field, multi-purpose	--	
Ball field (baseball, softball, or multi-use)	C	
Field with lighting	--	
Outdoor fitness equipment	C	✓
Specialty sport field or stadium	--	
Sport court (e.g., badminton, basketball, bocce, futsal, pickleball, shuffleboard, tennis, volleyball)	C	
Tournament sports court or multi-court complex	--	

Category 3 – Support Amenities		
Neighborhood-Serving Park		
Pick 1 per acre		REGIONAL TRAIL TRACTS (TRACT Q) 0.745 AC.
Support Amenities		
Barbecues, single or dual with ash disposal	C	
Bike rack and repair station	C	✓
Dog waste station	See 13.07.140(c)(10)a	*
Drinking fountain	C	
Parking, off-street	MC	
Parking, on street	C	
Restroom, portable (screened)	MC	
Restroom, permanent (full or vault)	C	
Signage (identification)	See 13.07.140(c)(10)a	*
Trash receptacles	See 13.07.140(c)(10)a	*
Category 4 – Specialized Facilities		
Neighborhood-Serving Park		
Optional		REGIONAL TRAIL TRACTS (TRACT Q) 0.745 AC.
Aquatics and Water Access		
Splash pad or water play feature	C	
Swimming pool	C	
Indoor Facilities		
Activity building/dubhouse	C	
Environmental education center	--	
Recreation center or fieldhouse	--	

Neighborhood-Serving Park			
Required Amenities for All Parks			
	(TRACT Q) 0.745 AC.		
1. Landscaping shall be provided for all impervious areas not used for other amenities.	*		
2. Tables and seating shall be provided, such as benches, chairs, picnic tables and ADA seating.	*		
3. Internal access pathways shall be provided to and between park amenities, parking areas, and the perimeter.	*		
4. Open turf play areas shall be provided.	(1)		
5. Universal and inclusive play elements shall be provided to accommodate all ages and abilities.	(2)		
6. Dog waste stations shall be provided at all pedestrian access points into the park, with a minimum of (3) per park.	*	(4)	
7. Trash receptacles shall be provided at all seating areas with a minimum of (3) per park.	*	(4)	
8. All neighborhood parks shall provide a small shelter serving a capacity of between five (5) and ten (10) users.	*		

- NOTES:**
- * INDICATES REQUIRED PARK AMENITY IS PROVIDED
 - ✓ INDICATES SELECTED NEIGHBORHOOD PARK AMENITY PER CATEGORY
- (1) TRAIL CORRIDOR RESTRICTS INSTALLATION OF OPEN TURF AND PLAYGROUND EQUIPMENT. NORTHWEST AND NORTHEAST PARKS BOTH HAVE OVER 60% OPEN TURF AREAS TO ACCOUNT FOR THE TURF DEFICIENCY IN TRACT Q (TRAIL TRACT).
- (2) OUTDOOR FITNESS EQUIPMENT IS SUBSTITUTED FOR PLAY ELEMENTS DUE TO AREA CONSTRAINTS OF TRAIL CORRIDOR. NORTHWEST PARK HAS MULTI-AGE SWING SET AND CLIMBING TO SATISFY MISSING PLAY ELEMENTS FOR TRACT Q. NORTHEAST PARK ALSO HAS A TRI-RIDER AND SWIFT TWIST PLAY EQUIPMENT TO ACCOUNT FOR TRACT Q PLAY ELEMENT DEFICIENCIES.
- (3) DUE TO LIMITED AREA WITHIN TRACT Q TRAIL CORRIDOR, A SPECIALIZED OUTDOOR ACTIVITY REQUIREMENT CANNOT BE ACCOMMODATED. THIS REQUIREMENT HAS BEEN SATISFIED WITH THE ADDITION OF CORNHOLE TO THE NORTHEAST PARK.
- (4) 3-TRASH RECEPTACLES AND PET STATIONS ARE PROVIDED IN TRACT Q.



people creating spaces

pcg group inc. www.pcggroupco.com
driver: cc 8/2/18
135331.4905.135331.4908

NEWLIN CROSSING PARKER, COLORADO PARKS & FACILITIES MASTER PLAN
NEWLIN GULCH TRAIL AMENITIES

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

SHEET NUMBER PFM-5

Date

Appr.

Init.

Date

Revisions

No.

FIRST AMENDMENT TO NEWLIN CROSSING ANNEXATION AGREEMENT

THIS FIRST AMENDMENT TO NEWLIN CROSSING ANNEXATION AGREEMENT (this “First Amendment”) is voluntarily made and entered into this _____ day of _____, 2022, by and between the Town of Parker, a Colorado home rule municipality (hereinafter referred to as the “Town”), and 98 W. Parker, LLLP, a Colorado limited liability limited partnership, its successors and assigns (hereinafter referred to as “Property Owner”).

RECITALS:

A. The Town and the Property Owner entered into the Newlin Crossing Annexation Agreement on June 20, 2016 (the “Agreement”), which Agreement was recorded in the Douglas County Clerk and Recorder’s Office on June 22, 2016, at Reception No. 2016039997.

B. The Town and the Property Owner desire to enter into this First Amendment to modify certain obligations, to the extent provided herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Town and the Property Owner hereby agree to this First Amendment as follows:

Section 1. Paragraph 5, Open Space, of the Agreement is deleted in its entirety and in its place inserted the following:

5. Open Space. The Property Owner shall provide a minimum of 18.87 acres of open space on the Annexation Property as described in the Development Plan (the “**Open Space Property**”), which, subject to the terms of this Paragraph 5, shall be conveyed free and clear of all liens and monetary encumbrances to a property owners’ association approved by the Town (“**Owners’ Association**”), Title 32, C.R.S., metropolitan or special district (to the extent authorized by the service plan approved by the Town) (“**Metropolitan District**”); provided, however, the Town may accept all or any portion of the Open Space Property for ownership and maintenance, as determined in the sole discretion of the Town. The Owners’ Association, Metropolitan District and Town are referred to herein each as an “**Accepting Party**.” The Property Owner shall convey the Open Space Property to the Accepting Party as follows: (i) OS-1 shall be conveyed at the time of recording in the Records of the first “**Development Plat**” (defined below) for any portion of the Annexation Property; and (ii) OS-2 (as depicted on the Development Plan) shall be conveyed at the time of recording in the Records of the first Development Plat for PA-2, PA-3 or PA-4 (as such planning areas are depicted on the Development Plan). The Property Owner shall implement and complete a plan using best management practices as approved by the Town to eradicate the noxious weeds on the Open Space Property prior to conveyance to the Accepting Party. As used in this Agreement, “**Development Plat**” means a final plat approved by the Town containing separately subdivided, developable lot or lots and shall not include any final plat approved by the Town that contains

only “superblock” tracts or lots (and no developable lots) subdivided for the purpose of legally conveying such parcels to one or more third parties. The Town and the Property Owner acknowledge the Property Owner intends to process a “superblock” plat in order that the Annexation Property may be legally conveyed to third parties pursuant to such subdivided parcels and that such parcels will require further subdivision for development purposes.

Section 2. The Town and the Property Owner acknowledge and agree that the Agreement has not been amended, except as provided in this First Amendment.

IN WITNESS WHEREOF, this First Amendment is executed by the parties hereto as of the date first written above.

TOWN OF PARKER, COLORADO

By: _____
Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

Kristin Hoffmann, Town Attorney

[Remainder of page intentionally left blank. Signatures continue on following page.]

PROPERTY OWNER:

98 W. PARKER, LLLP, a Colorado limited liability limited partnership

By: LSP Investments, LLP, a Colorado limited liability partnership, its General Partner

By: _____
John W. Segelke
Managing General Partner

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by John W. Segelke as Managing General Partner of LSP Investments, LLP, a Colorado limited liability partnership, as General Partner of 98 W. PARKER, LLLP, a Colorado limited liability limited partnership.

My commission expires: _____.

SEAL

Notary Public



Request for Town Council Action

Date: June 6, 2022

Submitted By: Julia Duncan, Associate Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **PARKER AUTO PLAZA F2 AMD 3 L1B B2 - AUTO BODY SHOP - Use By Special Review**

Applicant: AutoMart USA

Location: The west side of Ponderosa Drive north of Lincoln Avenue

Department: Community Development, Julia Duncan

TRAKiT No.: Z22-005

EXECUTIVE SUMMARY

The applicant, Auto Mart USA, has submitted a Use by Special Review (UbSR) application to permit an auto body repair shop with a paint booth in an existing building on Ponderosa Drive north of Lincoln Avenue. The subject property is located in the Parker Auto Plaza Planned Development (PD) and auto body repair falls under the definition of major auto repair in the zoning.

Criteria for Consideration

The Land Development Ordinance requires the Town Council to consider the following nine (9) criteria for approval in making its decision on the application:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
2. Will be consistent with the Town Master Plan;
3. Will not result in an over-intensive use of land;
4. Will not have a material adverse effect on community capital improvement programs;
5. Will not require a level of community facilities and services greater than that which is available;
6. Will not result in undue traffic congestion or traffic hazards;
7. Will not cause significant air, water or noise pollution;
8. Will be adequately landscaped, buffered and screened; and
9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

The Parker Auto Plaza PD was established in 2002 as a receiving zone for auto-oriented uses in the Town including display, sales and repair. The Parker Auto Plaza PD zoning establishes land use, bulk and design standards for the development of all property within the PD. Specifically, the purpose of the Commercial Use Areas of the Parker Auto Plaza PD is to provide planned, orderly development meeting the automotive retail and service needs of the community as it develops.

On December 13, 2021, Town Council approved an amendment to the Parker Auto Plaza PD zoning by revising the Development Guide to expand the permitted uses within the Commercial Use Areas. The approved PD zoning amendment modified the list of permitted service establishments to include “*Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.*” More specifically, the approach that Town Council approved is to allow *Automotive Repair, Major* as a UbSR to permit auto body repair subject to Town Council approval. As a result, the Parker Auto Plaza PD zoning permits *Automotive Repair, Major* including auto body repair to meet community demand for this service but requires an enhanced level of review by staff and the Council at a public hearing using the nine (9) criteria prescribed by the Land Development Ordinance.

The Parker Auto Plaza PD zoning incorporates development standards for uses to mitigate potential impacts. These standards include a requirement that the storage of damaged vehicles be limited to designated, fenced and screened areas and that all roof-mounted equipment be screened from public view. The PD zoning, at Section III.D, also contains standards for commercial uses such as criteria for lot size, setbacks, building height, floor area ratio, building orientation and materials. The PD zoning also requires adherence to all state and federal regulations for air quality since automotive uses may have air quality impacts.

The submitted UbSR application is for a proposed collision repair center. The applicant indicates that the center will be used primarily to recondition vehicles for sale by a local auto dealer(s). The focus will be on lightly damaged vehicles that can be quickly repaired, painted, detailed and sent to the dealer(s) for sale. The center will employ four (4) body technicians, two (2) painters, two (2) body/paint helpers, a detailer, a manager, an estimator and an office manager. The stated goal is to move cars out of the center within one (1) week of arrival. The applicant indicates that no long-term storage of vehicles is intended. The shop, when completed, will have six (6) workstations for disassembly, repair and reassembly. One (1) area will be reserved for estimation and quality control while one (1) bay will be used for detailing. The painting portion of the facility will consist of two (2) paint booths and a mixing room. The paint booths will be located on the north end of the building. The applicant states that vehicles will enter through the south end of the building via roll-up doors and progress through the various workstations. The last workstation will be the paint booths. Once done, the vehicles will exit through the north end of the building via roll-up doors when paint work is complete. All

painting will be contained within the paint booths in the building. No painting will be performed in other areas of the building or the exterior of the property. The applicant indicates that the paint booth is a new, state-of-the-art unit compliant with all applicable regulations. It will be vented to provide a safe environment for employees with filtering to prevent escape of by-products.

The applicant indicates that the fenced, screened area on the property where damaged cars are parked can accommodate 27 vehicles. The existing covered parking area just north of the fenced, screened area is the location where repaired vehicles awaiting delivery to clients will be parked. Customer and employee parking will be located between the covered parking area and the building (16 spaces) and to the north of the building (5 spaces).

All new construction will be inside the building or on the roof of the existing building except for the fenced, screened parking area for damaged vehicles. The screening of the roof vents is detailed in the pending Site Plan Amendment application that has been submitted and is under review. The Site Plan Amendment application will be approved administratively if the UbSR application is approved and the applicant addresses all Site Plan review comments.

The Planning Commission will hold a public hearing and make a recommendation on the UbSR application at their May 26, 2022 meeting. Staff will present the Planning Commission recommendation at the June 6, 2022 Town Council meeting.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Applicant's Project Narrative
3. Applicant's 9 Zoning Criteria
4. Site Plan Submittals
5. Z22-005 Planning Commission Staff Report

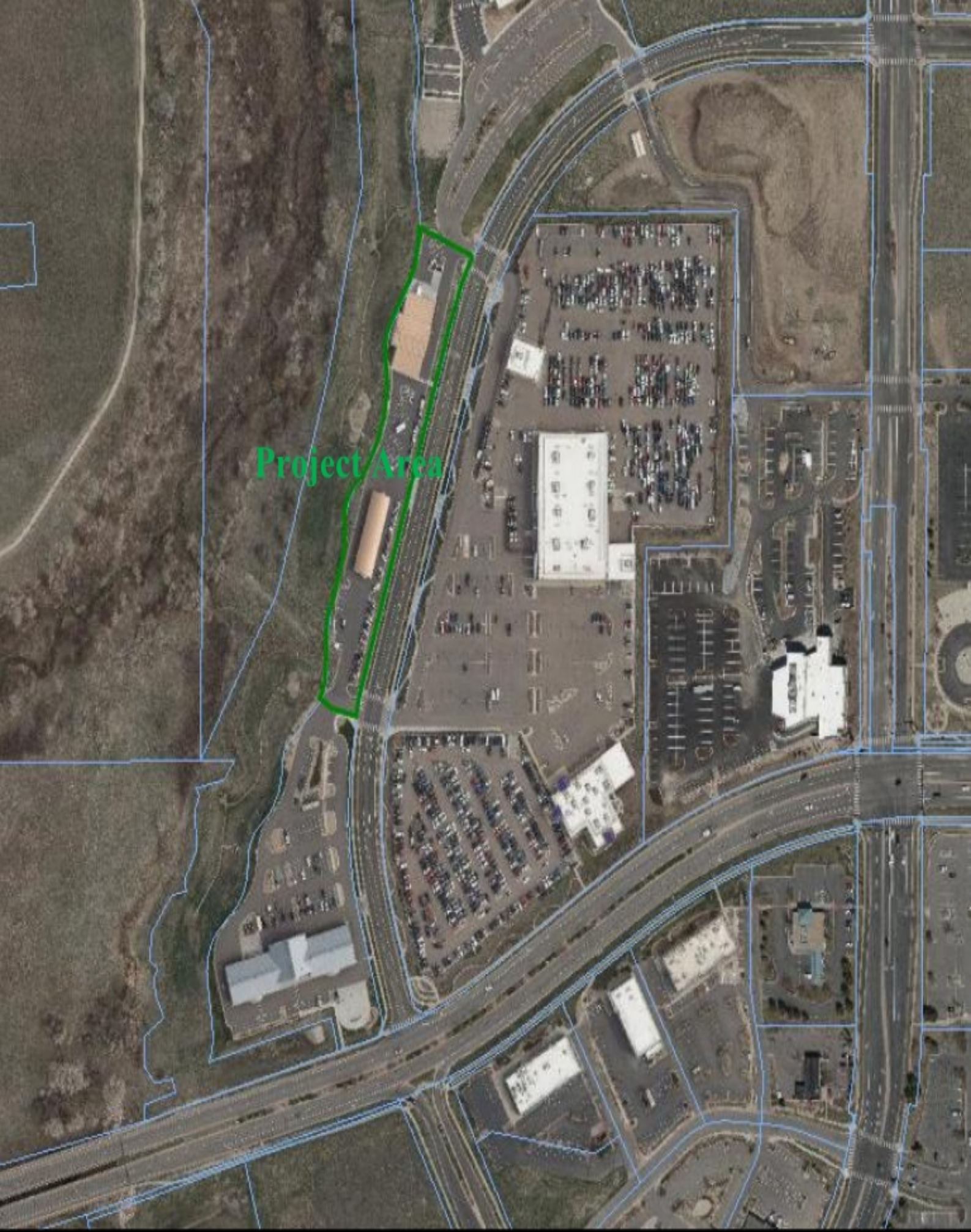
RECOMMENDED MOTION

I move to approve, based upon staff findings, including the following conditions contained in the staff 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. All damaged vehicles shall be stored/parked within a designated, Site Plan approved area

that is screened from public view by a solid fence.

6. All auto body repair work shall be limited to the inside of the building and shall not occur outside.
7. Decorative lighting on the building and canopy shall be shielded or removed.
8. The applicant shall obtain all required State and Federal permits/approvals for the use and operations will comply with all applicable State and Federal hazardous material, air and water quality standards.
9. Landscaping shall be verified 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 (or Site Plan Amendment) for site improvements has been approved. The Community Development Director, upon written request, may grant a 90-day extension.

An aerial photograph of a suburban area with a green outline highlighting a specific region. The green outline follows a road and includes a building with an orange roof and a parking lot. The text "Project Area" is written in green in the center of the outlined region. The surrounding area includes a large parking lot, a multi-story building, and a road intersection.

Project Area

2. Please provide a thorough description of the kind of work that will be done on site and the number of paint booths...etc. in a word document at time of next submittal.

The proposed use will be as a collision repair center. The facility will be used principally to recondition cars for sale by local car dealers. The focus will be on lightly damaged vehicles that can be quickly repaired, painted, detailed and sent to the dealer for sale. When the shop is in full swing, it will employ 4 body techs, 2 painters, 2 body/paint helpers, a detailer, a manager, an estimator and 1 office manager. The goal is to move cars out of the shop within one week of arrival. No long term storage of vehicles is intended.

The shop, when completed, will have 6 workstations for disassembly, repair and reassembly. One area will be reserved for estimation and quality control and one bay will be used for detail. The painting portion of the facility will consist of a double paint booth and a mixing room. The paint booths will be located on the North end of the building. It is intended that vehicles will enter through the South roll up doors and progress through the various workstations. The last stop will be the paint booths. They will exit through the North doors when paint work is complete. All painting will be contained within the paint booths. No painting will be performed in other areas of the building or property. The paint booth is a new, state of the art unit compliant with all applicable regulations. It will be properly vented to provide a safe environment for employees and to prevent escape of by-products.

The screened area can accommodate approximately 26 vehicles. There is a covered parking area just north of the screened area to temporarily park vehicles that have been completed and are awaiting delivery to clients. Between the covered parking area and the building is an open lot with 14 spaces to accommodate customer and employee parking. An additional 5 spaces are available to the north of the building.

With the exception of the screening wall, all construction will be inside or on top of the building. Installation of the paint booths will require some electrical, concrete and HVAC work inside the building. Detail will be provided by the installation contractors in connection to the building permit application. The screening of the roof vents is detailed on the site plan submitted with this site plan amendment application.

(b) Criteria for approval. The Town Council may approve a use by special review subject to reasonable conditions which include, but are not limited to, the requirements that the proposed use:

(1) Will be in harmony and compatible with the character of the surrounding areas and neighborhood; **The Proposed use is a collision center. The property is located in the Parker Auto Plaza. It was designed and built as a vehicle repair facility. The neighbor to the South is a vehicle repair facility. Directly to the West is CarMax. CarMax operates a retail car sales facility that also has a collision center. Further west is Auto Mart USA which operates a retail car sales facility with an automotive repair facility. There is a Charter school to the North of the property but the building has been designed to be compatible with that use.**

(2) Will be consistent with the Town Master Plan; **The area was developed as an Automotive Plaza. The Master Plan allows for automotive uses in the area.**

(3) Will not result in an over-intensive use of land; **The land was developed for use as an Automotive Repair Facility. There is sufficient area for parking and traffic circulation and plenty of space between the development and its neighbors.**

(4) Will not have a material adverse effect on community capital improvement programs; **There should be no effect on community capital improvement programs. All existing infrastructure is sufficient for the use and there will be 5-10 employees and 5-10 customer visits per day. Minimal traffic impact.**

(5) Will not require a level of community facilities and services greater than that which is available; **None.**

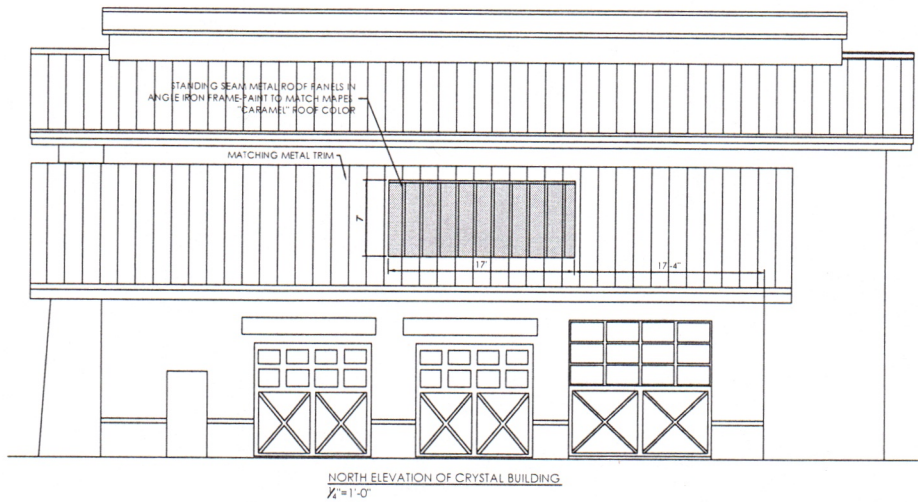
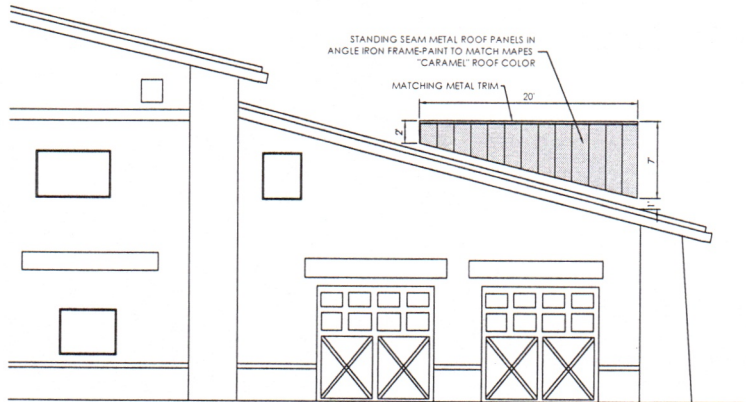
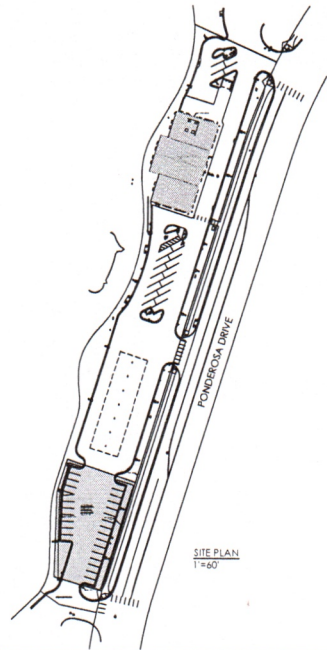
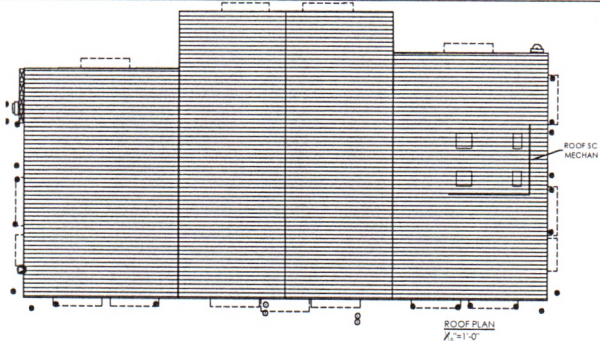
(6) Will not result in undue traffic congestion or traffic hazards; **. Minimal traffic impact. There will be 5-10 employees and 5-10 customer visits per day.**

(7) Will not cause significant air, water or noise pollution; **No, we are using state of the art equipment which meets or exceeds all local, state and federal standards and regulations**

(8) Will be adequately landscaped, buffered and screened; **Landscaping was approved by the Town and installed in 2018 when the building was constructed. We have designed the Site plan to include a masonry wall to screen vehicles awaiting repair. The ventilation system will be mounted on the roof and will be screen per code.**

(9) Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town. **We plan to be a good neighbor and add value to the community. The owners live in Parker and have other businesses here. We raise our families here too.**

The uses described in [Section 13.04.205](#) below shall be subject to the criteria contained in that Section.





COLOR OF SMOOTH
AND SPLIT-FACE
CMU



COLOR OF
TRIM

WALL COLOR SAMPLE
(PICTURE OF EXISTING BLDG)



← COLOR OF
EQUIP
SCREEN

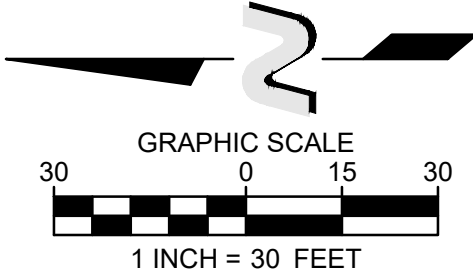
ROOF COLOR SAMPLE
(PICTURE OF (E) BLDG ROOF)

SITE PLAN - PARKER AUTOMOTIVE PH. II

LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3 RD AMENDMENT
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND	
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	LANDSCAPE EDGE
	ROCK MULCH
	BLUE GRAMA
	BLUE GRAMA OFFSITE
	NATIVE SEED MIX



SITE DESIGN CRITERIA

TOTAL SITE AREA: 84,625.35 S.F. (1.94 ACRES)

LANDSCAPE AREA:

- REQUIRED: MINIMUM 15% OF DEVELOPED AREA SHALL BE ALLOCATED FOR LANDSCAPING
84,625 X 15% = 12,694 S.F.
- PROVIDED: 20,208 S.F. (24%)
- REQUIRED: PROVIDE (1) TREE AND (5) SHRUBS PER 1,500 S.F. OF LOT AREA NOT COVERED BY A BUILDING OR REQUIRED PARKING (25% - 50% EVERGREEN TREES REQ.)
20,315 S.F. / 1,500 = 13.5 TREES
13.5 X 5 = 68 SHRUBS
- PROVIDED: (46) TREES (36% EVERGREEN)
(341) SHRUBS

STREETSCAPE:

- REQUIRED: (1) TREE PER 40 L.F. OF STREET FRONTAGE
PONDEROSA DR: 755 L.F. / 40 = 18.88 TREES

- PROVIDED: PONDEROSA DR: (19) TREES

PARKING LOT PERIMETER:

- REQUIRED: 10' WIDE BUFFER ADJACENT TO A PUBLIC ROADWAY
8' WIDE BUFFER ADJACENT TO SITE WITH SIMILAR USE
- PROVIDED: 10' WIDE BUFFER ADJACENT TO A PUBLIC ROADWAY
8' WIDE BUFFER ADJACENT TO COMMERCIAL DEVELOPMENT

PARKING LOT INTERIOR:

- REQUIRED: MINIMUM 10% OF AREA COVERED BY THE PARKING LOT SHALL BE ALLOCATED TO LANDSCAPE ISLANDS
38,962 S.F. X 10% = 3,896 S.F.
- PROVIDED: N/A, PER SECTION 13.06.070(o)(2)a.1
- REQUIRED: (1) TREE AND (5) SHRUBS PER EACH INCREMENTAL 165 S.F. PARKING LOT ISLAND FOR EACH INCREMENTAL 15 S.F., AN ADDITIONAL (1) SHRUB SHALL BE PLANTED
- PROVIDED: (1) TREE AND (5) SHRUBS PER EACH INCREMENTAL 165 S.F. PARKING LOT ISLAND FOR EACH INCREMENTAL 15 S.F., AN ADDITIONAL (1) SHRUB IS PLANTED

SITE PERIMETER:

- REQUIRED: (1) TREE AND (5) SHRUBS PER 40 L.F. OF EDGE
(40% - 60% EVERGREEN TREES REQUIRED)
- WEST EDGE: 812 L.F. / 40 = 20 TREES AND 100 SHRUBS
EAST EDGE: 755 L.F. / 40 = 19 TREES AND 94 SHRUBS
- PROVIDED: WEST EDGE: (20) TREES AND (135) SHRUBS (60% EVERGREEN TREES)
EAST EDGE: (19) TREES AND (178) SHRUBS (47% EVERGREEN TREES)

TREE MITIGATION

- REQUIRED: PROVIDE MITIGATION FOR TWO PLAINS COTTONWOOD (*Populus sargentii*)
TREE 1 = 30' @ \$5,264; TREE 2 = 26' @ \$3,348; TOTAL = \$8,612
TREE 3 WILL BE SAVED

- PROVIDED: OWNER WILL PAY CASH-IN-LIEU
TOTAL = \$8,612

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
SHADE TREES					
BO	Quercus macrocarpa	Bur Oak	3	2.5" Cal. min.	B&B, single stem, full head
EO	Quercus robur	English Oak	3	2.5" Cal. min.	B&B, single stem, full head
IL	Gleditsia triacanthos inermis 'Inocole'	Imperial Locust	12	2.5" Cal. min.	B&B, single stem, full head
KC	Gymnocladus dioicus	Kentucky Coffeetree	4	2.5" Cal. min.	B&B, single stem, full head
TOTAL SHADE TREES:			22		
ORNAMENTAL TREES					
PK	Prunus nigra 'Princess Kay'	Princess Kay Plum	4	1.5" Cal. min.	B&B, single stem, full head
TOTAL ORNAMENTAL TREES:			4		
EVERGREEN TREES					
AP	Pinus nigra	Austrian Pine	4	6-8' ht. min.	B&B, full & bushy
CB	Pinus flexilis 'Cesarini Blue'	Cesarini Blue Limber Pine	13	6-8' ht. min.	B&B, full & bushy
PP	Pinus edulis	Pinyon Pine	4	6-8' ht. min.	B&B, full & bushy
TOTAL EVERGREEN TREES:			21		
DECIDUOUS SHRUBS					
MV	Viburnum lantana 'Mohican'	Mohican Viburnum	7	5 gal.	Container
BM	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	39	5 gal.	Container
PB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	81	5 gal.	Container
TOTAL DECIDUOUS SHRUBS:			127	X 2 SF = 254 SF LIVING MATERIAL	
EVERGREEN SHRUBS					
MP	Pinus mugo hughonis	Mugo Pine	69	5 gal.	Container
BH	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	56	5 gal.	Container
HJ	Juniperus chinensis 'Holbert'	Holbert Juniper	0	5 gal.	Container
TOTAL EVERGREEN SHRUBS:			125	X 2 SF = 250 SF LIVING MATERIAL	
GRASSES AND PERENNIALS					
FG	Pennisetum alopecuroides 'Hameln'	Hardy Fountain Grass	90	5 gal.	Container
LB	Schizachyrium scoparium	Little Bluestem	26	5 gal.	Container
SS	Bouteloua gracilis	Blue Grama	1,557 SF	(8%) LIVING MATERIAL	
NSM	NATIVE SEED MIX		13,855 SF	(67%) LIVING MATERIAL	
RM	ROCK MULCH		4,806 SF	(23%) NON-LIVING MATERIAL	
			20,722 SF LIVING MATERIAL 75% LANDSCAPE AREA		

PLAN NOTES

IRRIGATION

- ALL SHRUBS, TREES AND TURF SHALL BE IRRIGATED WITH AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. THE CONTROLLER SHALL BE MULTI-STATION, FULLY PROGRAMMABLE CLOCK WITH AN AUTOMATIC RAIN SENSOR SHUT OFF AND VARIABLE START TIMES. TURF TO BE WATERED WITH SPRAY HEADS AND PLANTS IN BEDS TO BE WATERED WITH LOW-GALLONAGE EMITTERS.
- TURF SHALL BE WATERED WITH ROTOR & SPRAY HEADS; SHRUBS & ORNAMENTAL GRASSES WILL BE WATERED WITH LOW-GALLONAGE EMITTERS.
- AN IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION.

TOPSOIL AND SOIL PREPARATION

- PRIOR TO SITE GRADING, THE TOP 4 OF 6" OF EXISTING GRADE WILL BE STOCKPILED FOR REFUSE AS TOPSOIL. AMENDMENTS TO THIS MATERIAL SHALL BE BASED ON THE RESULTS OF THE PENDING SOILS ANALYSIS.
- AT MINIMUM, LANDSCAPE AREAS SHALL RECEIVE 4 C.Y. OF COMPOSTED ORGANIC AMENDMENT PER 1,000SF OF TOPSOIL. THE AMENDMENT SHALL BE THOROUGHLY MIXED WITH THE STOCKPILED EXISTING SOIL AND PLACED FOR THE TOP 6" OF SUBGRADE IN ALL LANDSCAPED AREAS AND TILLED A MIN. OF 6" INTO THE EXISTING SUBSOIL.
- SITE GRADING DESIGN HAS BEEN COMPLETED BY THE CIVIL. REFER TO GRADING / ENGINEERING DRAWINGS FOR PERTINENT INFORMATION. LANDSCAPE CONTRACTOR SHALL FINE GRADE LANDSCAPE AREAS +/- 1" AND ENSURE POSITIVE DRAINAGE (2% MIN.) AWAY FROM ALL BUILDINGS, FOUNDATIONS AND STRUCTURES.

MULCH & COBBLE

- PLANTING BEDS AS INDICATED ON THE DRAWINGS SHALL BE MULCHED WITH 1-1/2" DIAMETER, 4" DEPTH CRUSHED GRANITE. ~~REPLACEMENT FOR DENVER GRANITE~~ ORNAMENTAL GRASSES & PERENNIALS SHALL BE MULCHED WITH 4" DEPTH "CASCADE" MULCH.
- COBBLE SHALL BE 4 - 6" NATURAL TAN-BROWN-GRAY COLOR RIVER COBBLE OVER GEO-TEXTILE FABRIC. SEE ENG. DETAIL. SUBMIT FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.

MISCELLANEOUS

- UTILITY EASEMENTS SHALL REMAIN UNOBSERVED & FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
- SOD TO BE RTF FESCUE.

MAINTENANCE

- SITE MAINTENANCE FOR THE INTERNAL SITE AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER'S MAINTENANCE RESPONSIBILITIES SHALL INCLUDE:
 - LANDSCAPE MAINTENANCE
 - TRASH REMOVAL
 - SNOW REMOVAL IN THE PRIVATE DRIVES, PARKING LOT AND SIDEWALKS
 - MAINTENANCE OF ASPHALT AND CONCRETE PAVEMENTS

*** "NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITH OUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING." PARKER MUNICIPAL CODE SECTION 13.06.030(c)(5)g

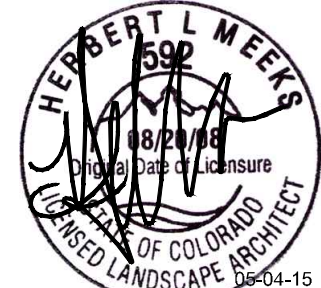
Douglas County Permanent Drill Seed Mix

SPECIES	VARIETY	% OF MIX	PLS/ACRE
Big Blue	Kaw	10%	1.1
Yellow Indiangrass	Cheyenne	10%	1.0
Switchgrass	Blackwell	10%	0.4
Sideoats Grama	Vaughn	10%	0.9
Western wheatgrass	Arriba	10%	1.6
Blue Grama	Hachita	10%	0.3
Thickspike Wheatgrass	Critana	10%	1.0
Prairie Sandreed	Goshen	10%	0.7
Green Needlegrass	Lodorm	10%	1.0
Slender Wheatgrass	Pryor	5%	0.6
Streambank Wheatgrass	Sodar	5%	0.6

APPLY AT A RATE OF 9.2 LBS. PER ACRE DRILLED



Meads Design Group
1100 Cordell Blvd. #270
Richardson, TX 75081
ph 972.655.7474
fx 972.655.7678



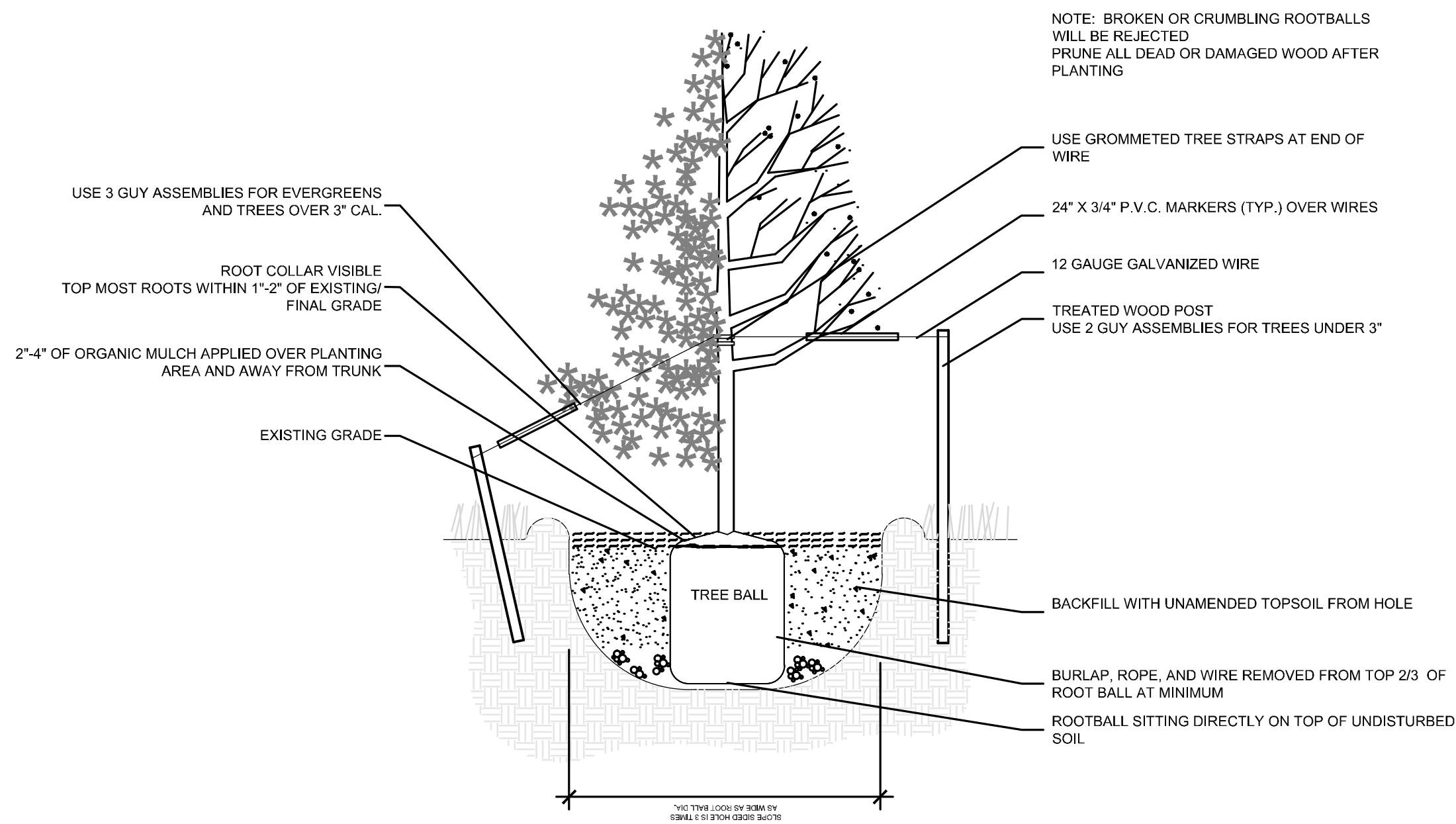
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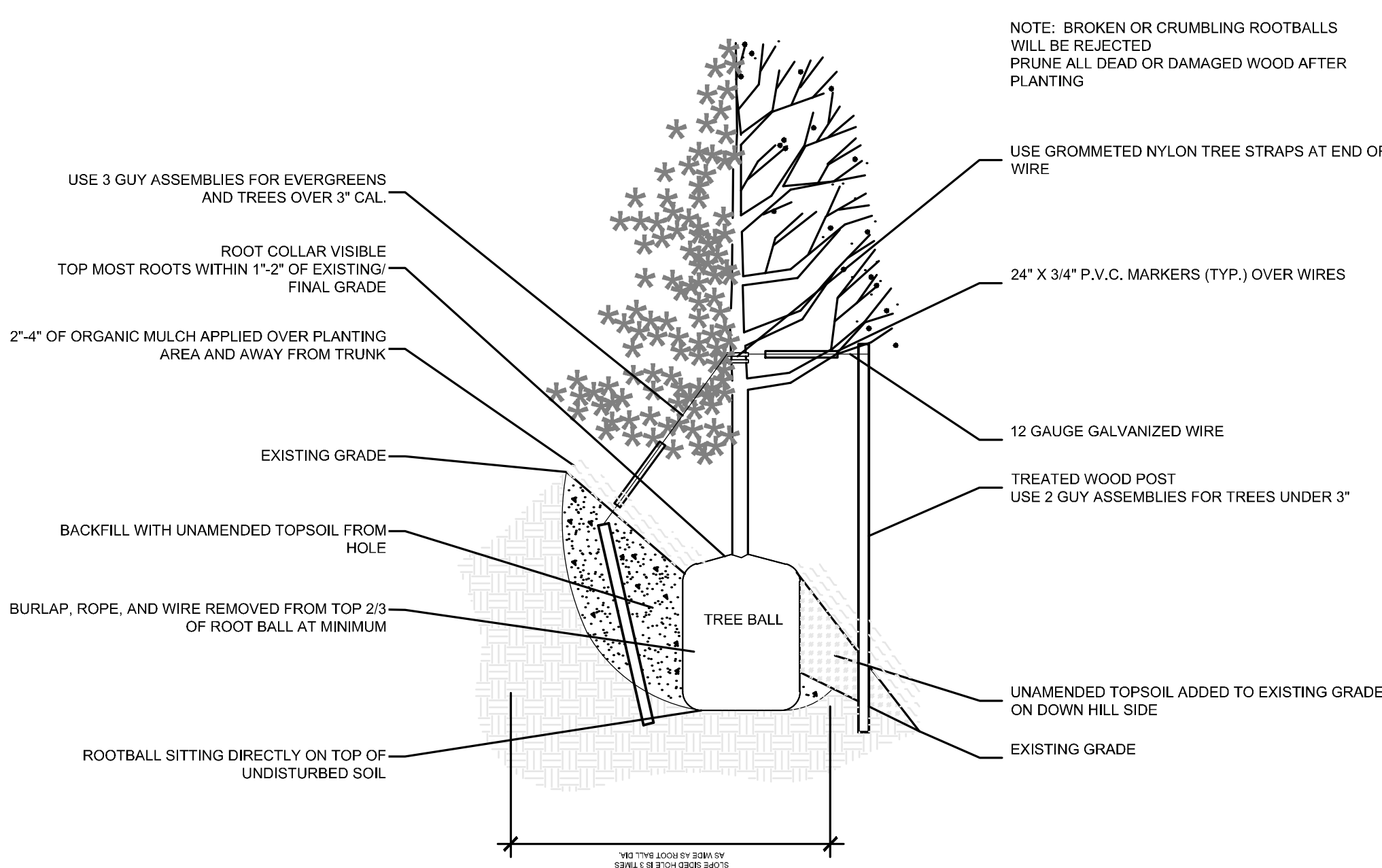
LANDSCAPE PLAN
PARKER AUTOMOTIVE PH. II
LOT 1B, BLOCK 2, PARKER AUTO PLAZA
FILING NO. 2, 3RD AMENDMENT
JULY 24, 2017
SHEET 5 OF 8

SITE PLAN - PARKER AUTOMOTIVE PH. II

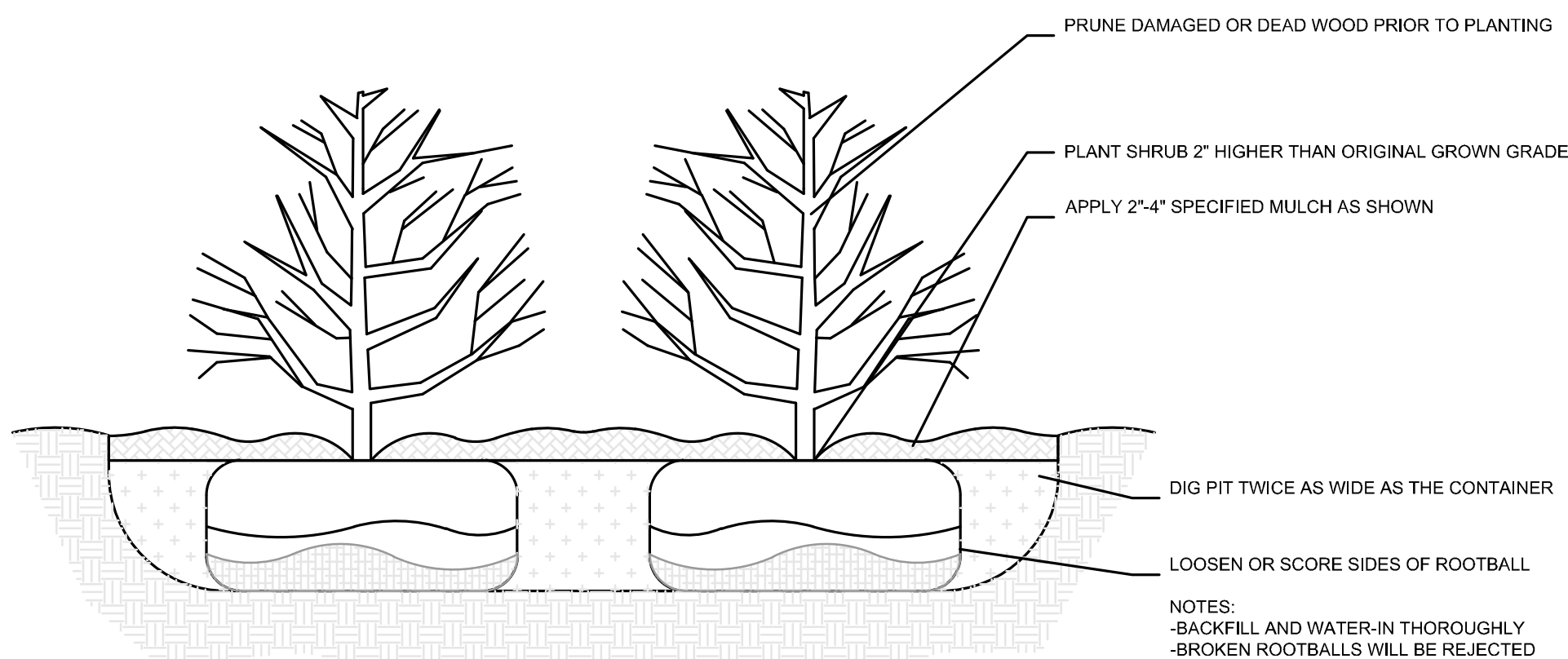
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TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



TOWN OF PARKER TREE PLANTING DETAIL
N.T.S.

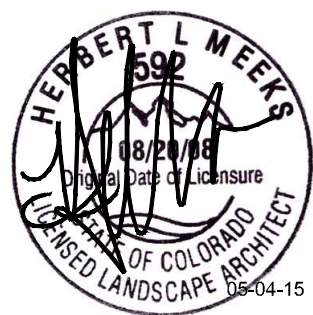


TOWN OF PARKER TREE PLANTING DETAIL - SLOPES
N.T.S.



TOWN OF PARKER PLANTING DETAIL - SHRUBS
N.T.S.

- NOTES:
- 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 LOOSENEED 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.
 - RESETING 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.



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LANDSCAPE DETAILS
PARKER AUTOMOTIVE PH. II
LOT 1B, BLOCK 2, PARKER AUTO PLAZA
FILING NO. 2, 3RD AMENDMENT
JULY 24, 2017
SHEET 6 OF 8



Planning Commission Staff Report

Planning Commission Date: 5/26/2022

Town Council Date: 6/6/2022

Hearing Type: Public Hearing
Parker Auto Plaza F2 AMD 3 L1B B2 - Auto Body Shop UBSR
TRAKiT No: Z20-005

Location: The site is located on the west side of Ponderosa Drive north of Lincoln Avenue.

Project Planner: Julia Duncan, Associate Planner

Applicant: Auto Mart, USA

Executive Summary: The applicant, Auto Mart USA, is proposing a Use by Special Review to allow for a paint booth in an existing auto body shop.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move 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 a paint booth in an existing auto body shop 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.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the 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 zoning to a future date."

I. BACKGROUND/DISCUSSION

The Parker Auto Plaza PD was established in 2002 as a receiving zone for auto sales and repair in the Town. The Parker Auto Plaza Planned Development 3rd Amendment establishes standards for the development of property within the guide with common themes throughout. Specifically, the purpose of the Commercial Use Areas of the PD is to provide planned, orderly development, meeting the automotive and retail needs of the community as it develops.

On December 13, 2021, Town Council adopted revisions to The Parker Auto Plaza Planned Development Guide to expand the permitted uses within the Commercial Use Areas. Service Establishments was expanded to include, “Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting,” as a Use by Special Review. Automotive Repair, Major as a UbSR permits additional automotive services to meet community demand, but requires an enhanced level of review evaluation under the nine (9) special review criteria by the Town Council at a public hearing.

The Parker Auto Plaza PD zoning incorporates development standards for uses to mitigate potential impacts, such as the required screening of all roof-mounted equipment. Section III.D of the PD zoning also contains design standards for commercial uses including criteria for lot size, setbacks, building height, floor area ratio, building orientation and materials. The PD zoning requires adherence to all state regulations for air quality since automotive uses may have air quality impacts.

The requested Use by Special Review is for a proposed collision repair center. The facility will be used principally to recondition cars for sale by local car dealers. The focus will be on lightly damaged vehicles that can be quickly repaired, painted, detailed, and sent to the dealer for sale. The shop will employ four body technicians, two painters, two body/paint helpers, a detailer, a manager, an estimator and one office manager. The goal is to move cars out of the shop within one week of arrival. No long-term storage of vehicles is intended. The shop, when completed, will have six workstations for disassembly, repair, and reassembly. One area will be reserved for estimation and quality control and one bay will be used for detail. The painting portion of the facility will consist of a double paint booth and a mixing room. The paint booths will be located on the north end of the building. It is intended that vehicles will enter through the South roll up doors and progress through the various workstations. The last stop will be the paint booths. They will exit through the north doors when paint work is complete. All painting will be contained within the paint booths. No painting will be performed in other areas of the building or property. The paint booth is a new, state of the art unit compliant with all applicable regulations. It will be properly vented to provide a safe environment for employees and to prevent escape of by-products.

The screened area of the parking lot can accommodate 27 vehicles. There is a covered parking area just north of the screened area to temporarily park vehicles that have been completed and are awaiting delivery to clients. Customer and employee parking will be located between the covered parking area and the building (16 spaces) and to the north of the building (5 spaces).

Except for the screening wall, all new construction will be inside or on top of the existing building. The screening of the roof vents is detailed on the site plan submitted with this site plan amendment application.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
April 1, 2002	Town Council approved the Parker Automotive Plaza PD Guide and Plan.
April 15, 2004	Town Council approved the Parker Automotive Plaza PD, 1 st Amendment
June 19, 2004	Town Council approved the final plat for the Parker Automotive Property.
July 19, 2021	Town Council approved the Parker Auto Plaza PD, 2 nd Amendment
December 13, 2021	Town Council approved the Parker Auto Plaza PD, 3 rd Amendment

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Parker Auto Plaza PD		
Master Plan Area	Central Commercial		
Site Acreage	1.943 acres		
Subdivision	Parker Auto Plaza		
Existing Use	Automotive Repair Facility		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	PD – Planned Development	Global Village Academy Douglas County
South	Central Commercial	PD - Planned Development	Parker Four Wheel Drive & Auto Repair
East	Central Commercial	PD - Planned Development	CarMax
West	Central Commercial	PD - Planned Development	Detention Pond and Open Space

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 Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.H 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 Parker Auto Plaza Planned Development is generally located on the east and west side of Twenty Mile Road between Pine Lane and Lincoln Avenue within the Central Commercial Character Area as designated by the Parker 2035 Master Plan. This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants, and entertainment. The proposed Use by Special Review would allow Major Automotive Repair work, which includes repair, body work, mechanical repair of engines and drive trains, and/or painting in an existing automotive repair facility. The automotive repair facility and paint booths will occupy an existing building and developed site and is consistent with the Master Plan's designation of the area as a Central Commercial Character Area. The automotive repair facility and paint booths will provide an additional service for residents within the Parker Auto Plaza PD. The addition of <i>Automotive Repair, Major</i> will enhance the economic viability of the commercial development by providing additional services consistent with the Central Commercial Character Area Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	The proposed zoning is to allow a Use by Special Review for “Automotive Repair, Major” within the prescribed Commercial Use Area and does not affect or impact density.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Service Establishment Uses; Uses by Special Review: 1. Automotive Repair, Major	“Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.”	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ No Change
Lot Size	N/A	The existing lot is 1.943 Acres.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	The proposed use will not alter the existing building lot coverage.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	The proposed use is required to maintain the on-site landscaping and previous landscaping approval which will be approved through the Site Plan process and inspections.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050 : The minimum parking requirements for an Auto Service and repair shop is 1 per	The collision repair shop is providing required parking consistent with code requirements.	☒ Consistent ☐ Inconsistent ☐ N/A

	450 s.f. NLA, plus 3 per bay or stall.		
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and CORE will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets the intent and purpose of the Central Commercial Character Area and will serve the needs of the community by providing additional automotive services to residents.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has vehicular access from Ponderosa Drive. There are no proposed changes to the existing vehicular access or traffic circulation.

VII. APPROVAL CRITERIA REZONING

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

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

Applicant analysis and findings:

The proposed use is a collision center. The property is located in the Parker Auto Plaza. It was designed and built as a vehicle repair facility. The neighbor to the south is a vehicle repair facility. Directly to the west is CarMax. CarMax operates a retail car sales facility that also has a collision center. Further east is Auto Mart USA which operates a retail car sales facility with an automotive repair facility. There is a Charter school to the north of the property, but the building has been designed to be compatible with that use. Immediately to the east of the Charter School, a vehicle repair facility is under construction by McDonald Audi.

Staff analysis and findings:

The auto repair facility will occupy the existing building. Approximately 503 feet to the north of the project site is the Global Village Academy. There are no proposed additions or changes to the north of the existing building other than additional screening for rooftop mechanical equipment. To the south and east of the project site are compatible auto related uses; CarMax and Parker Four Wheel Drive & Auto Repair. To the west the project is buffered by a detention pond and open space by approximately 1,150 feet.

The requested Use by Special Review is for a proposed collision repair center. The facility will be used principally to recondition cars for sale by local car dealers. The focus will be on lightly damaged vehicles that can be quickly repaired, painted, detailed, and sent to the dealer for sale. The shop will employ four body technicians, two painters, two body/paint helpers, a detailer, a manager, an estimator and one office manager. The goal is to move cars out of the shop within one week of arrival. No long-term storage of vehicles is intended. The painting portion of the facility will consist of a double paint

booth and a mixing room. The paint booths will be located on the north end of the building. It is intended that vehicles will enter through the south roll up doors and progress through the various workstations. The last stop will be the paint booths. They will exit through the north doors when paint work is complete. All painting will be contained within the paint booths. No painting will be performed in other areas of the building or property. The paint booth is a new, state of the art unit compliant with all applicable regulations. It will be properly vented to provide a safe environment for employees and to prevent escape of by-products. The southern portion of the parking lot will be screened from view with a newly proposed screening wall which is submitted as part of the Site Plan Application. With the exception of the screening wall, all construction will be inside or on top of the building. The screening of the roof vents is detailed on the site plan submitted with this site plan amendment application.

Staff finds that the use of the subject property can be determined as “in harmony and compatible with the character of the surrounding areas” based upon the use being located within an existing building, proposed screening, and consistency with the intent and purpose of the PD. Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

The area was developed as an Automotive Plaza. The Master Plan allows for automotive uses in the area.

Staff analysis and findings:

The Master Plan identifies the property in the Central Commercial Character Area. This Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.

The proposed auto repair facility is a commercial service and is similar in character and compatibility with the surrounding land uses. See Section IV. above for a complete analysis of compliance with the Parker 2035 Master Plan

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

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

Applicant analysis and findings:

The land was developed for use as an Automotive Repair Facility. There is sufficient area for parking and traffic circulation and plenty of buffering space between the development and its neighbors.

Staff analysis and findings:

The use will occupy an existing structure and improvements associated with the change in use will be processed as a Site Plan. Changes proposed for the exterior include a screening wall in the southerly parking lot and additional screening for the roof HVAC

equipment. The proposed use will not reduce the amount of landscaping or parking on site. Therefore, the proposed use will not result in an over-intensive use of land.

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

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

Applicant analysis and findings:

There should be no effect on community capital improvement programs. All existing infrastructure is sufficient for the use and there will be 5-10 employees and 5-10 customer visits per day. Minimal traffic impact.

Staff analysis and findings:

This use will not adversely affect capital improvement programs as the use will not require additional road, utility, or stormwater improvements

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

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

Applicant analysis and findings:

The project does not propose any expansion and proposed interior changes and the allowance of the use will not have an effect or a greater level of the community facilities and or municipal services beyond that which the Town of Parker currently provides.

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

Minimal traffic impact. There will be 5-10 employees and 5-10 customer visits per day.

Staff analysis and findings:

This property has vehicular access from Ponderosa Drive which has access from Lincoln Avenue, and Twenty Mile Road. The shop will employ four body technicians, two painters, two body/paint helpers, a detailer, a manager, an estimator and one office manager. Forty-eight parking spaces are provided onsite which is consistent with Town Code requirements and the screened area can accommodate approximately 27 vehicles.

The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

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

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

Applicant analysis and findings:

We are using state of the art equipment which meets or exceeds all local, state, and federal standards and regulations.

Staff analysis and findings: The property is located within the Commercial zone of the Parker Auto Plaza PD. The project applicant will be occupying an existing structure and has proposed new equipment for the paint booth. The project will be required to comply with all State and Federal regulations relating to air quality. Anticipated noise levels should not exceed that produced by similar uses in the immediate vicinity and will be required to comply with the Town of Parker noise ordinance. The proposed use will not cause significant air, water, or noise pollution.

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

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

Landscaping was approved by the Town and installed in 2018 when the building was constructed. We have designed the Site plan to include a masonry wall to screen vehicles awaiting repair. The ventilation system will be mounted on the roof and will be screened per code.

Staff analysis and findings:

Existing landscaping surrounding the building was reviewed through previous Site Plan approvals. The proposed use will take place within the existing building and all existing landscaping will be preserved and inspected for Site Plan compliance. The applicant's proposal does not negatively impact the existing landscaping.

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

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

Applicant analysis and findings:

We plan to be a good neighbor and add value to the community. The owners live in Parker and have other businesses here. We raise our families here too.

Staff analysis and findings:

The applicant will work to ensure the proposed use will not be detrimental to the health, safety, or welfare of present or future inhabitants of the Town. The site is served by water and sanitary sewer, the facility will have water and wastewater will be properly treated.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Comprehensive Planning	This UbSR land application follows the 2021 approval of a PD Amendment to add a definition for Automotive Repair - Major to the Parker Auto Plaza PD. The proposed collision/auto body repair and painting is a consistent use within the PD and appears to be in compliance with the Parker 2035 Master Plan's General Land Use Plan 'Central Commercial Character Area'.
Building	Approved
Fire Life Safety	No comment
PSCO	Approved
IREA	Approved
PWSD	Approved
CenturyLink	Advisory Comments
Comcast	No comment

IX. CONCLUSION

The applicant is requesting a Use by Special Review for Major Automotive Repair for a collision repair facility within the Parker Auto Plaza. The proposed collision repair facility is consistent with existing and permitted uses within the Parker Auto Plaza while expanding services to the community and increasing economic viability for the local business owner. 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 Use by Special Review request subject to conditions.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Parker Auto Plaza F2 AMD 3 L1B B2 - Auto Body Shop Use by Special Review request to allow a paint booth in an existing auto body shop 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.

XI. ATTACHMENTS

1. Vicinity Map
2. Applicant's Project Narrative
3. Applicant's 9 Zoning Criteria
4. Site Plan submittals

Report Approved By: Bryce Matthews, Planning Manager



Request for Town Council Action

Date: June 6, 2022

Submitted By: John Fussa, Community Development Director
Carson Byerhof, Associate Planner

Reviewed By: Michelle Kivela, Town Administrator

Title: **DOGTOPIA - Use By Special Review**

Applicant: Larry Greene

Location: Northeast corner of Dransfeldt Road
and Parkglenn Way

Department: Community Development, Carson
Byerhof

TRAKiT No.: Z22-002

EXECUTIVE SUMMARY

The applicant, Larry Greene d/b/a Dogtopia, has submitted a Use by Special Review (UbSR) application to permit a dog daycare facility. The subject property is located at the northeastern corner of the intersection of Dransfeldt Road and Parkglenn Way.

Criteria for Consideration

The Town Council, in reviewing this request, shall consider the following factors in making its decision as required by the Land Development Ordinance:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
2. Will be consistent with the Town Master Plan;
3. Will not result in an over-intensive use of land;
4. Will not have a material adverse effect on community capital improvement programs;
5. Will not require a level of community facilities and services greater than that which is available;
6. Will not result in undue traffic congestion or traffic hazards;
7. Will not cause significant air, water or noise pollution;
8. Will be adequately landscaped, buffered and screened; and
9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

The applicant, Larry Greene d/b/a Dogtopia, has submitted a UbSR application to permit a dog daycare facility. The subject property, Lot 1, Block 1 of the Parkglenn West subdivision, is zoned Modified Light Industrial. The zoning allows pet daycare facilities subject to a Town Council public hearing and approval of the UbSR application.

The Town approved a Site Plan application to construct a multi-tenant flex development on the subject property in 2015. Related, the Town Council approved a Rezoning application to create Modified Light Industrial zoning for the property in late 2015. The Modified Light Industrial zoning permits a broad range of retail, service, office and distribution/warehouse uses that have leased space in the two (2) buildings on the property during the past few years.

As part of the proposal, the applicant has submitted a Site Plan Amendment application that is being reviewed administratively and will be approved subject to the Town Council decision on the UbSR application. The Site Plan Amendment application incorporates the following elements:

- An existing 7,570 s.f. indoor space for office, patron services and dog play areas.
- A 1,900 s.f. outdoor play area for pets. The play area has an artificial turf surface and is enclosed by an eight (8) foot high vinyl fence.
- Proposed exterior landscaping improvements.
- An exterior pet waste station.

The Planning Commission held a public hearing on the UbSR application on May 12, 2022 and voted unanimously to recommend that Town Council approve the application subject to the seven (7) conditions outlined in the staff report.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Planning Commission Staff Report
3. Site Plan
4. Odor Control Plan
5. Noise Control Plan

RECOMMENDED MOTION

I move to approve, based on staff findings, with the following conditions contained in the staff report:

1. That the Use by Special Review materials submitted to the Community Development

Department on March 31, 2022, shall be the approved Use by Special Review materials.

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



Baldwin Gulch

Pine Ln

E Pine Ln

S Wintergreen Pkwy

S Parker Rd

Pine Dr

Franktown
Parker FPB-
Reservoir

Ponderosa Dr

Ponderosa Dr

Ponderosa Dr

Newlin Gulch

Lincoln Ave

Lincoln Ave

S Twenty Mile Rd

Dransfeldt Rd

Dransfeldt Rd

Parker Way

One-Half Mile Radius

Fine Dr

S Twenty Mile Rd

S Parker Rd

Pine Dr

PARKER NORTH

Clark Farms Dr

S Twenty Mile Rd

Plaza Dr

Longs Way

Longs Way

Longs Way

Franktown
Parker FPP



Planning Commission Staff Report

Planning Commission Date: 5/12/2022

Town Council Date: 6/6/2022

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

Location: 10140 Parkglenn Way

Project Planner: Carson Byerhof, Planner

Applicant: Larry Greene, Dogtopia

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

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

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

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

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

ALTERNATIVE MOTIONS

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

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

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

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

I. BACKGROUND/DISCUSSION

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

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

Vicinity Map



II. PRIOR ACTIONS

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

III. CURRENT SITE DATA

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

IV. PARKER 2035 MASTER PLAN

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

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

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

V. LAND DEVELOPMENT ORDINANCE

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

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

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

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

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

VII. APPROVAL CRITERIA

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

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

Applicant analysis and findings:

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

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

The closest neighbors are:

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

Staff analysis and findings:

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

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

Subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

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

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

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

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

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

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

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

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

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

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

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

Staff analysis and findings:

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

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

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

Subject to conditions, this criterion can be satisfied.

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

Applicant analysis and findings:

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

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

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

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

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

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

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

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

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

Key design features and operating procedures include:

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

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

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

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

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

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

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

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

Staff analysis and findings:

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

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

Subject to conditions, this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

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

Staff analysis and findings:

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

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

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

IX. CONCLUSION

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

X. RECOMMENDED CONDITIONS

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

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

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

XI. ATTACHMENTS

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

Report Approved By: Bryce Matthews, Planning Manager



1 EXISTING CONDITIONS / DEMO ARCHITECTURAL SITE PLAN
SCALE: 1:10

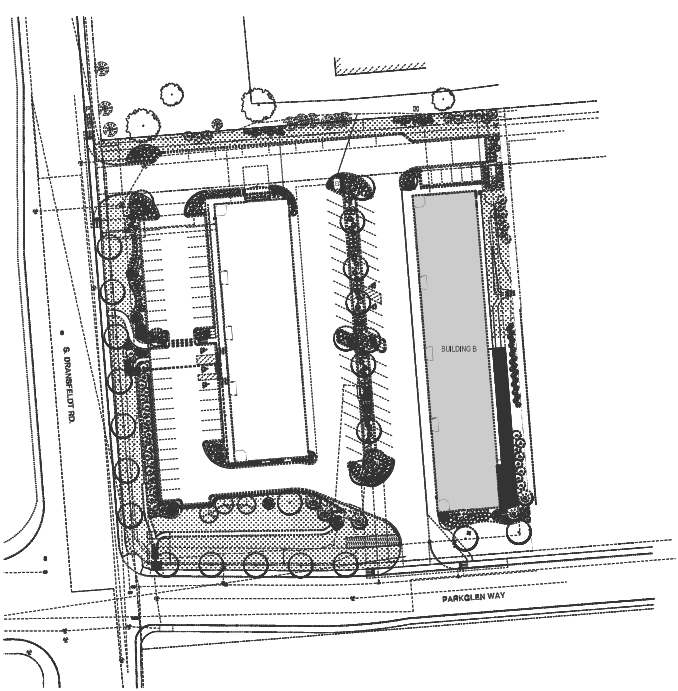


2 PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1:10

LEGEND

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

KEY PLAN:



GENERAL DEMOLITION NOTES:

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

DEMOLITION KEY NOTES:

- REMOVE AND RELOCATE EXISTING PLANT. CONTRACTOR TO REPLACE ANY PLANTS AS NECESSARY. SEE 2/AS1.0 FOR PROPOSED LOCATION.
- AREA TO BE RE-GRADED TO MAX 2% SLOPE IN ALL DIRECTION.
- EXISTING LANDSCAPING. CONTRACTOR TO VERIFY EXISTING LANDSCAPING MATCHES APPROVED LANDSCAPE PLAN.
- DEMO EXISTING CONCRETE SIDEWALK. LEAVE EXISTING 5'x5' PAD AT EACH DOOR.

GENERAL SITE NOTES:

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

KEY NOTES:

- RELOCATED EXISTING PLANTS. REFER TO PLANTING SCHEDULE BELOW.
- CONTRACTOR TO EXTEND IRRIGATION DRIP LINE.
- NEW MASONRY RETAINING WALL.
- NEW ARTIFICIAL TURF. SEE MATERIAL LEGEND.
- NEW WEATHERABLES 8' VINYL FENCE AND GATE. SEE MATERIAL LEGEND.

PLANT LIST:

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

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
DECIDUOUS ORNAMENTAL TREES					
EVERGREEN TREES					
1	P.N.I.	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B.B.B.
DECIDUOUS SHRUBS					
9	P.R.V.	PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY	#5 CONT.	4'-5' HT.
18	R.T.Y.	RHUS TYPHINA	STAGHORN SUMAC	#5 CONT.	3'-4' HT.
EVERGREEN SHRUBS					
ORNAMENTAL GRASS & PERENNIALS					
LANDSCAPE MATERIALS					
	R.M.	ROCK MULCH AREA - 3" LAYER OF 1.5" DIA. GRAY COLORED CRUSHED GRANITE ROCK			
	ST.E.	STEEL EDGING - 6"X18"X20" SIZED STEEL STRAP PIECES, BOLTED AT THE JOINTS			
	W.M.	WOOD MULCH AREA - 3" THICK LAYER OF SHREDDED CEDAR WOOD MULCH			



CESO
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Date	01.20.22
Revisions/Submissions	
ISSUED FOR REVIEW	
No.	



10140 PARKGLENN WAY,
PARKER, CO 80134

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Project No.	XXXX-XX
Scale	
Drawn	AW
Checked	PB
Date	01.20.22
Issue	PERMIT/BID
Drawing Title	

**ARCHITECTURAL
SITE PLAN**

Drawing No.
AS1.0

OUTDOOR PLAY AREA





Odor Control

Requirements for Odor Reduction

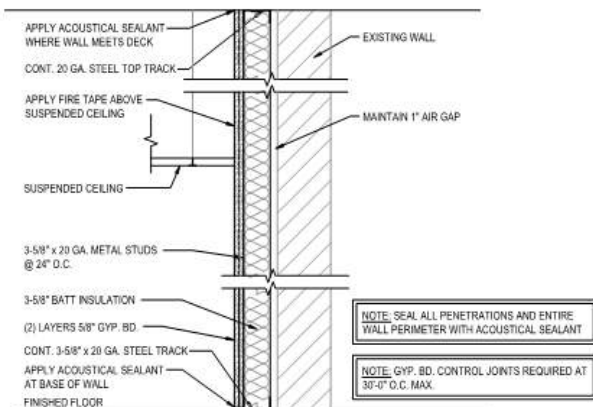
- Playrooms on Separate HVAC Systems. Each System has an Outside Air Exhaust Requirement
- Steril-Aire UV Emitters Installed on each HVAC System
- HVAC System Installed with Economizers and Dehumidification
- Temp design / relative humidity requirement:
 - Playroom / Spa
 - 75-78 Degrees in Summer
 -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



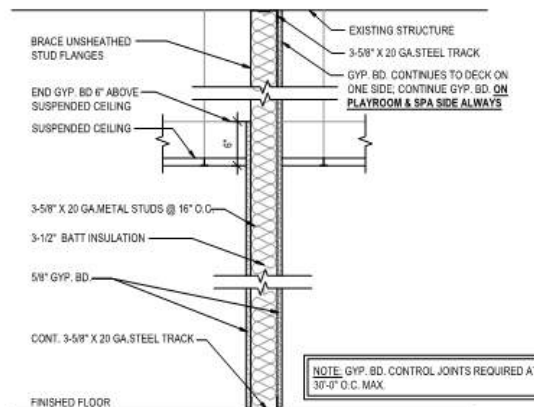
Sound Control

Requirements for Sound Reduction

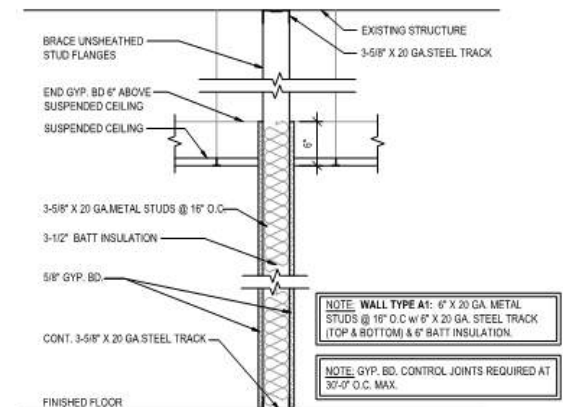
- Special Wall Type at Demising Walls(s) that Extend to Roof Deck
- Special Wall Type Around all Playrooms Spaces
- Air Gap at the Demising Wall
- Studs May Increase in Size if Roof Deck is Over 17'-6" Above Finished Floor (A.F.F.)
- Type A: Typical Wall (See Exceptions Below)
- Type A1: Plumbing Walls.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



C



B



A, A1



Noise Control Plan

Prepared By:

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

April 2018

-NOTICE-

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

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Table of Contents

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

1 Introduction

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

2 Wall Categories

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

2.1 Dog Space

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

2.2 People Space

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

2.3 Exterior Walls

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

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

3. Ceiling Construction

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



Request for Town Council Action

Date: June 6, 2022

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.561 – Second Reading**
A Bill for an Ordinance Conveying Certain Real Property by easement to Parker Water and Sanitation District for a portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development
Department: Engineering and Public Works, Alex Mestdagh

EXECUTIVE SUMMARY

This ordinance proposes to dedicate an easement to Parker Water and Sanitation District (PWSD) over a Town-owned property, Tract B, Mountain View Senior Center Filing No. 1.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In 1997, a Minor Development Plat for the Mountain View Senior Center Filing No. 1 subdivision was recorded. This plat created the lot for the American Academy Charter School located on Motsenbocker Road. As part of the Minor Development Plat, a small tract (Tract B) was dedicated to the Town of Parker as public right-of-way. This right-of-way was planned to accommodate a north-south roadway connection between Clarke Farms and future development to the south. As the land to the south was eventually developed as the Olde Town subdivision, the roadway network in this area was ultimately modified to no longer include a roadway connection over Tract B. The Town does not have any plans to construct a roadway within this tract.

The vacant land to the west of Mountain View Senior Center is now proposed to be developed as townhomes as part of the Senderos Creek subdivision. As part of the construction drawings for that development, waterline infrastructure is proposed to be located within Tract B. Parker Water and Sanitation District has requested that the Town dedicate a waterline easement to the District to cover the proposed infrastructure.

FINANCIAL IMPACT

This easement is proposed to be dedicated to the District free of payment, as part of an ongoing cooperative easement exchange between the Town and the District.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 1.561

RECOMMENDED MOTION

I move to approve Ordinance No. 1.561 on second reading.



Mountain View Senior Center
PWSD Easement Dedication
Vicinity Map



ORDINANCE NO. 1.561, Series of 2022

TITLE: A BILL FOR AN ORDINANCE CONVEYING CERTAIN REAL PROPERTY BY EASEMENT TO PARKER WATER AND SANITATION DISTRICT FOR A PORTION OF TRACT B, MOUNTAIN VIEW SENIOR CENTER FILING NO. 1, MINOR DEVELOPMENT

WHEREAS, the Town Council of the Town of Parker desires to convey certain real property to Parker Water and Sanitation District for a portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development; and

WHEREAS, the Town Council of the Town of Parker desires to authorize the Mayor to execute the subject Easement Agreement.

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

Section 1. The Town Council of the Town of Parker hereby approves the Easement Agreement by the Town of Parker conveying certain property to Parker Water and Sanitation District for a portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to execute the Easement Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

EASEMENT AGREEMENT

(A Portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development)

THIS EASEMENT AGREEMENT is dated this ____ day of _____, 2022, by THE TOWN OF PARKER, COLORADO (hereafter referred to as "Grantor"), having an address at 20120 E. Mainstreet, Parker, Colorado 80138, and THE PARKER WATER AND SANITATION DISTRICT (hereafter referred to as "Grantee"), a Colorado special district and political subdivision, having an address at 18100 E. Woodman Drive, Parker, Colorado 80134.

WHEREAS, Grantee desires to install water pipeline in certain real property owned by Grantor and situate in Douglas County, Colorado, which real property is more particularly described and depicted in **Exhibit A** attached hereto and incorporated herein (the "Easement Property"); and

WHEREAS, Grantor is willing to grant an easement to Grantee in the Easement Property for the aforesaid purposes, subject to the terms and provisions hereof.

NOW, THEREFORE, for good and valuable consideration to Grantor by Grantee, and for the additional consideration of the performance by the parties of the terms and conditions hereof, the receipt and adequacy of which are hereby acknowledged, Grantor does hereby grant to Grantee, and Grantee accepts from Grantor, the following Easement as hereinbelow set forth:

1. Grant of Easement. Grantor does hereby grant and convey to Grantee, its successors, assigns, lessees, licensees and agents, a nonexclusive perpetual easement upon, over, under, across and through the Easement Property for the purpose of Grantee's construction, reconstruction, operation, maintenance and removal of the water pipeline required by Grantee from time to time. Grantee shall have the right of ingress and egress over and across the adjacent lands of Grantor to and from the Easement Property as may be necessary in connection with Grantee's construction, reconstruction, operation, maintenance and removal of the water pipeline.
2. Covenants of Grantee. Grantee hereby represents, covenants and warrants in favor of Grantor and its successors and assigns as follows:

(A) Grantee shall protect the Easement Property and the adjacent lands of Grantor over which Grantee has rights of ingress and egress from damage caused in whole or in part by acts or omissions of Grantee, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents. Grantee shall clean, cure and correct any such damage to any elements of the Easement Property or the above-referenced adjacent lands, including, but not limited to, all pavement, curbs, gutters, walks, streets, other utilities, structures and other improvements situate therein or thereon, and shall keep all of such property reasonably clean and clear of equipment, building materials, dirt, debris and similar materials. If Grantee fails to clean, cure or correct such damage within fourteen (14) days after notice thereof from Grantor, then Grantor may do so, at Grantee's expense;

(B) In all activities undertaken on property belonging to Grantor, Grantee and/or its employees, agents, contractors, subcontractors, successors, assigns, lessees and/or licensees shall conduct and construct all work in a good and workmanlike manner; and

(C) Grantee shall not cause or permit to be caused by any of its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees, any hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA"), pollutants or contaminants, as defined by CERCLA, or hazardous waste, as defined by the Resource Conservation and Recovery Act ("RCRA"), including, but not limited to, asbestos and/or urea formaldehyde, or any pollutants or toxic pollutants, as defined by the Clean Water Act and any amendments thereto, to be dumped, spilled, released, permanently stored, or deposited on, over or beneath the Easement Property. Any hazardous, toxic or flammable substances used by Grantee, its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees in the construction, reconstruction, operation, maintenance or removal of the water pipeline shall be utilized in a lawful manner and in compliance with all federal, state and local requirements relating to protection of health or the environment.

3. Grantor's Right of Relocation. In the event that the construction of any other utilities, roadways, or other improvements upon, over, under or across the Easement Property necessitates the relocation and/or encasement of the water pipeline, then Grantor shall, at its sole cost and expense, timely perform or cause the performance of such relocation and/or encasement of the water pipeline.

4. Indemnification of Grantor by Grantee. Grantee agrees, and hereby does, to the extent permitted by law, indemnify and hold harmless Grantor, any directors, officers employees and agents of Grantor, and any successors or assigns of Grantor, from any costs, expenses, damages, claims or demands incurred or asserted against Grantor as a result of or arising out of the activities of Grantee, its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees in the construction, reconstruction, operation, maintenance or removal of the water pipeline or otherwise relating to the Grantee's use of the Easement Property.

5. Miscellaneous.

(A) Except as otherwise expressly provided for herein, all provisions herein contained, including the benefits, burdens and covenants, are intended to run with the land and shall be binding upon and inure to the benefit of the respective parties, their heirs, successors and assigns.

(B) This Easement constitutes the entire agreement between the parties.

(C) This Easement shall be of no force and effect until the same is duly and validly executed by each of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Easement by their respective duly authorized officers as of the date and year first above set forth.

GRANTOR:

Town of Parker, Colorado

By: _____
Jeff Toborg, Mayor

ATTEST:

By: _____
Chris Vanderpool, Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Jeff Toborg, Mayor of the Town of Parker, Colorado.

WITNESS my hand and official seal.

My commission expires: _____

GRANTEE:

Parker Water & Sanitation District,
a Colorado special district and political
subdivision.

By: _____
Ron R. Redd, P.E., District Manager

ATTEST:

By: _____
Maleia Good, Engineering Secretary

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Ron R. Redd, P.E., District Manager of the Parker Water and Sanitation District.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT A

SENDEROS CREEK NORTH
EXCLUSIVE EASEMENT 'B'
SHEET 1 OF 1

A VARYING WIDTH EXCLUSIVE PARKER WATER & SANITATION DISTRICT EASEMENT BEING A PORTION TRACT B, MOUNTAIN VIEW SENIOR CENTER FILING NO. 1, MINOR DEVELOPMENT, AS RECORDED AT RECEPTION NUMBER 9808829, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, THENCE S73°03'09"E A DISTANCE OF 1797.64 FEET TO THE NORTHWEST CORNER OF SAID TRACT B, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT B, N89°35'04"E A DISTANCE OF 18.00 FEET;

THENCE S00°02'02"E A DISTANCE OF 119.67 FEET;

THENCE N89°34'55"E A DISTANCE OF 17.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT B;

THENCE ALONG SAID EASTERLY LINE, S00°01'49"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT B;

THENCE ALONG SAID SOUTHERLY LINE, S89°34'55"W A DISTANCE OF 35.00 FEET TO A POINT ON SAID WESTERLY LINE OF SAID TRACT B;

THENCE ALONG SAID WESTERLY LINE, N00°02'02"W A DISTANCE OF 149.67 FEET TO SAID POINT OF BEGINNING.

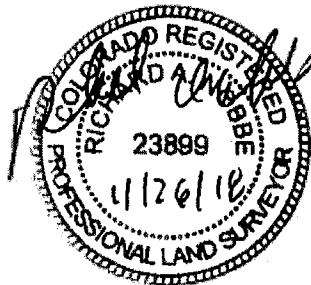
SAID PARCEL CONTAINS 0.074 ACRES (3,204 SQ. FT.), MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°20'54"E AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #13487 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #25645 AT THE SOUTHWEST CORNER.

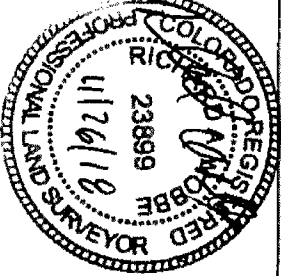
PREPARED BY: AUGUSTUS TERRY
REVIEWED BY: RICHARD A. NOBBE, P.L.S.
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215
NOVEMBER 20, 2018



SCALE: 1"=100'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

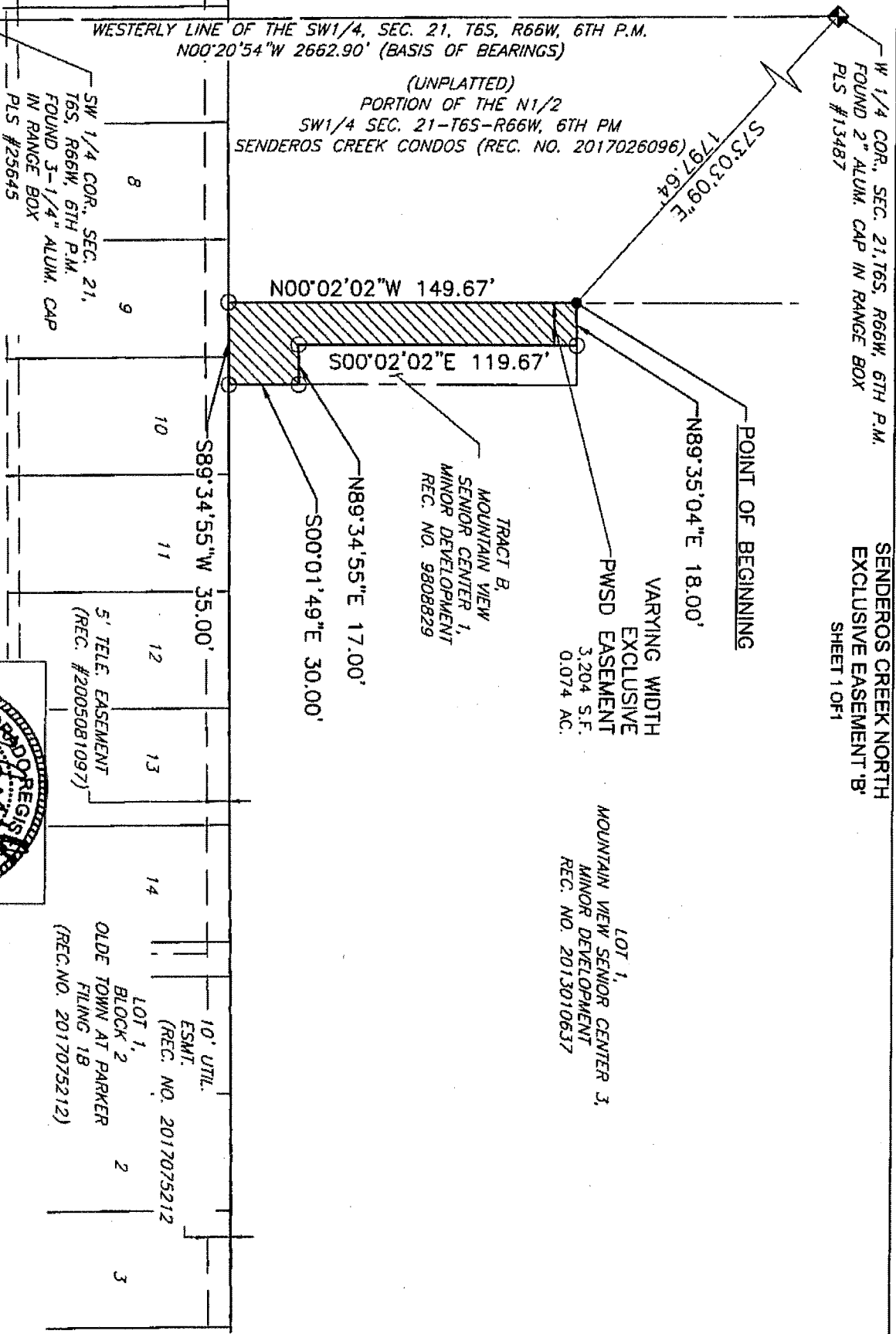


NOTE: THIS EXHIBIT
DOES NOT REPRESENT
A MONUMENTED
SURVEY. IT IS INTENDED
ONLY TO DEPICT THE
ATTACHED DESCRIPTION.



MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

NOVEMBER 20, 2018





Request for Town Council Action

Date: June 6, 2022

Submitted By: Kelsey Hall, Assistant Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 5.06.45 – Second Reading**
A Bill for an Ordinance to Amend Section 8.07.070 of the
Parker Municipal Code Concerning Harassment
Department: Town Attorney, Kelsey Hall

EXECUTIVE SUMMARY

The Colorado Supreme Court recently ruled that the phrase “intended to harass” in the context of the state’s anti-harassment statute is constitutionally overbroad. The Town has a similarly worded provision in its harassment ordinance; therefore, the ordinance should be updated to conform with the Supreme Court’s ruling.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On March 28, 2022, the Colorado Supreme Court released its ruling for *People v. Moreno*, a case involving a First Amendment challenge to Colorado’s criminal harassment statute. In this case, a man was charged with harassment under C.R.S. §18-9-111(1)(e), which in relevant part states that an individual commits harassment if, “with intent to harass, annoy, or alarm another person, he or she . . . initiates communication with a person or directs language toward another person . . . in a manner *intended to harass* or threaten bodily injury or property damage . . .” The court found that the phrase “intended to harass” is overly broad because it could implicate speech that is protected by the First Amendment.

For example, the Court explained that “people often legitimately communicate in a manner intended to harass by persistently annoying or alarming others to emphasize an idea or prompt a desired response.” Communications such as warnings of an active shooter situation, negative reviews of a business, or antagonistic comments left on news sites could all potentially fall under this language. Therefore, although the statute primarily targets unprotected forms of speech such as true threats and obscenity, the Court determined that the words “harass or” must be removed from the statute in order to comply with the protections afforded by the First Amendment.

Parker Municipal Code Section 8.07.070 – Harassment is drafted similarly to the statute, therefore this ordinance should be amended in order to comply with the Court’s ruling.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 5.06.45

RECOMMENDED MOTION

I move to approve Ordinance No. 5.06.45 on second reading.

ORDINANCE NO. 5.06.45, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 8.07.070 OF THE PARKER MUNICIPAL CODE CONCERNING HARASSMENT

WHEREAS, the Parker Municipal Code Section 8.07.070 prohibits harassment of another person;

WHEREAS, the Section is worded similarly to Colorado's criminal harassment statute;

WHEREAS, the Colorado Supreme Court held in *People v. Moreno*, 506 P.3d 849 (Colo. 2022) that the phrase "intended to harass," as used in the criminal statute, is unconstitutionally overbroad; and

WHEREAS, the Town desires to amend Section 8.07.070 to comply with the Court's ruling.

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

Section 1. Section 8.07.070, paragraph (4), of the Parker Municipal Code is amended to read as follows:

8.07.070 Harassment.

It is unlawful for any person, with intent to harass, annoy or alarm another person, to:

* * *

(4) Initiate communication with another, anonymously or otherwise, either in person or by telephone, in a manner intended to ~~harass or~~ threaten bodily injury or property damage, or which includes any comment, request, suggestion or proposal which is obscene;

* * *

Section 2. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney