PLANNING COMMISSION MEETING

7:00 PM

June 23, 2022

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

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

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

5. **APPROVAL OF MINUTES**

   A. **Planning Commission Meeting Minutes - 6.09.22**

6. **PUBLIC HEARINGS**

   A. **2022 Update for the Open Space, Trails and Greenways Master Plan as a Part of the Town of Parker 2035 Master Plan**

   Applicant: **Town of Parker**

   Location: **Townwide**

   Department: **Community Development, Jeremiah Fettig**

B. Parker Mainstreet Studio Subdivision, Filing 1 Minor Development Plat

Applicant: Ralph Neumann
Location: Southeast corner of Mainstreet and Pikes Peak Drive, 19600 E. Mainstreet
Department: Community Development, Mary Munekata
TRAKiT No.: SUB20-022

C. Auburn Hills Centre L4 - Circle K Gas UbSR Applicant: Land Development Consultants

Location: Southwest corner of Mainstreet and Jordan Road
Department: Community Development, Julia Duncan
TRAKiT No.: Z22-009

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

9. ADJOURNMENT

PLANNING COMMISSION MINUTES
June 9, 2022

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

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

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

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

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

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

We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the May 12, 2022, meeting minutes. Commissioner Rich Foerster seconded; a vote was taken and passed unanimously.

Commissioner Ruth Ann Nelson moved to approve the May 26, 2022, meeting minutes. Commissioner Rich Foerster seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:08 P.M. – CHALLENGER PARK ESTATES AMD 1 – SOLOMON FOUNDATION – TRAKIT NUMBER: Z21-013. The applicant, Mishler Construction, is proposing an amendment to the Challenger Park Estates PD to increase the

permitted height in the Neighborhood Commercial planning area. The site is located on the northeast corner of Jordan Road and Pine Lane.

Department: Community Development, Julia Duncan

Potential Conflict of Interest:

- Commissioner Rich Foerster read a statement to disclose a potential conflict of interest between a project he is participating in, the Parker Senior Center and Secor Cares which leases a building from the Solomon Foundation. Bryce Matthews provided guidance to the Planning Commissioners on how to proceed considering Commissioner Rich Foerster's statement.

Planning Commission Discussion:

- Commissioner Ruth Ann Nelson asked Commissioner Rich Foerster if he stands to gain any financial benefit based on this hearing's outcome; (*Commissioner Rich Foerster said no).*
- Commissioner Ruth Ann Nelson asked Commissioner Rich Foerster if he had any influence or input to staff as they prepared for this hearing; (*Commissioner Rich Foerster said no).*

Commissioner Ruth Ann Nelson moved that Commission Rich Foerster does not have a conflict of interest and should not be required to recuse himself from this hearing. Commissioner Roxy Colette seconded the motion and was passed unanimously.

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report to amend the Challenger Park Estates Development Guide to require setbacks and stepbacks for height greater than 35 feet in the Neighborhood Commercial Planning Area. Mrs. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Challenger Park PD Amendment No.1 zoning.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked where else does the Town have 45 foot buildings; *(staff said in the E-470 corridor, the proposed LDO allows for 45 foot buildings in several zoning districts and the commercial zone allows a 35 foot height, but individual PD's can allow higher buildings).*
- Commissioner Rich Foerster asked how many parking spots are currently at that location; *(staff said parking information would be included in the site plan application).*
- Commissioner Rich Foerster stated that the addition of this building would be about 88,000 square feet and asked if Town parking requirements would be met; *(staff said they are currently reviewing parking requirements and that with the addition, parking requirements would be met).*

- Commissioner Kim Rodell asked if the incorrect legal description in the previous PD was an administrative error; *(staff said that it was a 2003 administrative error, that a sentence was missing).*
- Commissioner Kim Rodell asked if there were any 45 foot buildings in the Town; *(staff said yes, the Town has a number of buildings over 35 feet, such as the hospital, and that the commercial zone currently allows for a 35 foot height, but several PD's allow for higher heights).*
- Commissioner Kim Rodell asked if the building height in PD's is called out or is a variance; *(staff said some PD's allow for higher height allowances by right and other PD's allow for higher height allowances by special review.).*
- Commissioner Kim Rodell asked if the applicant is requesting a revision to the PD to allow for additional height allowances; *(staff said that in 2003 the current PD was approved by Town Council adopting the 45 foot height allowance. The applicant is now asking to add step backs and setbacks in respect to the surrounding neighborhoods, they are not asking for a height increase).*
- Commissioner Ruth Ann Nelson asked if the step back formula is currently in use anywhere else in Town and if so, would this set the standard for the Town; *(staff said that the formula of one foot of step back per one additional foot in height makes sense and that this formula is used by other municipalities).*
- Commissioner Kim Rodell asked if there were any comments from the single or multifamily homes; *(staff said that one phone call concerning the increased height in the mixed use area, but staff advised the caller that the building heights were not going to be increased in the mixed use area).*

APPLICANT PRESENTATION

The applicants introduced themselves but did not make a presentation.

- Commissioner Ruth Ann Nelson asked if there will be underground parking to help solve part of the parking issues; *(applicant said yes and that is part of the reason for asking for the additional building height increase).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:22 P.M. – CHALLENGER PARK ESTATES AMD 1 – SOLOMON FOUNDATION – TRAKIT NUMBER: Z21-013

PLANNING COMMISION DISCUSSION

- Commissioner Eliana Burke commented that this building is an add on, is happy with the 45 foot height and step back, that it fits in with the Town's Master plan and she is in favor of the project.
- Commissioner Ruth Ann Nelson commented she has concerns with the 45 foot height creep, but given that Town Council approved the 45 foot height in 2003 it would be

inappropriate to deny it at this time, she appreciates the step back plan and hopes that this will be used in the future for taller buildings in the Town and she is in favor of the project.

- Commissioner Rich Foerster commented that a previous hearing concerning townhomes with a height of 45 feet near single family homes was denied and then revised to 35 feet in height, but with this property there is not any residential within proximity to this building, so he is in support of the project.
- Commissioner Ruth Ann Nelson commented that she checked with staff to make sure there were not any shadow issues and staff said there were none.
- Commissioner Kim Rodell commented that she had concerns with a tall building near residential, but that the step back formula is a great solution, that there were no complaints from the residents.
- Commissioner Roxy Colette commented that he is in favor of this project, that he prefers height creep instead of sprawl, appreciates the step backs due to the building's proximity to residential neighborhoods and if parking and landscaping requirements are satisfied, he is in favor.
- Commissioner Nick Metz commented that he likes the step back plan, understands that part of the reason for the height increase is to accommodate underground parking and he is in favor.
- Commissioner Gary Poole agrees with his fellow commissioners.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Challenger Park PD Amendment No. 2 zoning. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:26 P.M. – TWENTY MILE VILLAGE FILING NO. 2 1ST AMENDMENT LOT 9 BLOCK 1 – USE BY SPECIAL REVIEW FOR CONVENIENCE STORE WITH GASOLINE PUMPS - TRAKIT NO: Z22-003. The applicant, LAI Design Group, is proposing a Use by Special Review to allow for a convenience store with gasoline pumps use as part of a mixed-use site. The site is located at the southeast corner of Twenty Mile Road and Pony Express Drive.

Department: Community Development, Bryce Matthews on behalf of Carson Byerhof

STAFF PRESENTATION

Bryce Matthews, Planning Manager, presented the staff report proposing a Use by Special Review to allow for a convenience store with gasoline pumps use as part of a mixed-use site. Mr. Matthews concluded with the determinations in the staff report that Town Council approve the Lot 9 Block 1 Twenty Mile Village Filing No.2 1st Amendment Use by Special Review request to allow for the convenience store with gasoline pumps use, subject to the following conditions:"

1. That the Use by Special Review materials submitted to the Community Development Department on April 26, 2022, shall be the approved Use by Special Review materials.

2. A building permit shall be required for any interior or exterior work completed on site.

3. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.

4. Gas tank vent pipes shall not be free standing and shall vent through the canopy structure.

5. The applicant shall provide a decorative two-and-a-half (2½) to three (3) foot knee wall designed to match the architecture of the principal building along the north end of the parking lot and canopy area. In addition to meeting minimum landscaping standards set within the Town of Parker Land Development Ordinance, the applicant shall be required to plant a minimum of one (1) tree and five (5) shrubs (or shrub and ornamental grass substitutions as allowed in §13.06.070(l)(5) of the Town of Parker Land Development Ordinance) per 25 feet of lineal edge along the north and west property lines. At maturity, landscaping shall be dense enough to fully screen parking and driving areas on site. Required decorative knee wall and enhanced landscaping shall be reviewed and approved through the Site Plan process.

6. The building shall be constructed as a multi-tenant building allowing for the convenience store and additional tenant spaces to preserve the intent of the mixed-use commercial and light industrial planning area designation in the Planned Development Guide.

7. The orientation and locations of the canopy, building, and architectural knee wall shall be consistent with the provided conceptual site plan.

8. All open zoning violations shall be resolved and closed prior to the Town accepting an application for a Site Plan.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked if this was going to also be a liquor store, would that require a separate use by special review; *(staff said no, but it would require a liquor license through the Town).*
- Commissioner Ruth Ann Nelson asked about air pollution constraints, tank venting through the canopy and the effect on air quality in the area; *(staff said all gas station have tank vents which, by code, need to come up through the canopy and not be freestanding or visible).*
- Commissioner Ruth Ann Nelson asked whether the vents are intended to vent fumes or create air pressure downward to facilitate gas flow; *(staff said that this question is beyond their level of expertise, but perhaps the applicant will be able to address this question).*

- Commissioner Roxy Colette asked staff to elaborate on enhanced landscape; *(staff said this use is adjacent to a roadway, but our Development Design Standards for commercial uses directly adjacent to residential areas will be used, providing additional trees, area and shrubs).*
- Commissioner Eliana Burke asked whether one or more buildings will be constructed and what are the uses; *(staff said the proposal is one building, but the applicant can better answer this question).*
- Commissioner Rich Foerster asked if this building is two story; *(staff said yes).*
- Commissioner Rich Foerster asked if the building will be taller than the parking lot lighting fixtures; *(staff said parking lot light fixtures are not allowed to be higher than the building).*
- Commissioner Rich Foerster asked if is there only one entrance in and out of the site; *(staff said access points will be determined at site plan, at this point there is only one access point).*
- Commissioner Rich Foerster asked if the canopy will be lower than the building; *(staff said that is a question better answered by the applicant).*
- Commissioner Kim Rodell asked how many pumps there will be; *(staff said that is a question better answered by the applicant).*

APPLICANT PRESENTATION

The applicant, Jennifer Carpenter, with LAI design Group provided clarity and additional information to previous questions posed to staff:

- Concerning tank air vents and air pollution questions, the developer is currently looking at different gas providers who have their own standards with local, state, and federal oversight. So, at this time these specific questions can't be answered until a gas vendor is selected.
- Concerning the number of gas pumps, the final number may be eight or six, but for this hearing we are only seeking approval of the gas station use.
- Concerning enhanced landscape, the west easement is large, and since residential is across the street, the residential landscape standards will be used which are enhanced as compared to the arterial landscape buffer standards.
- Concerning site access, there currently is an existing, platted, shared access easement with the property to the east and other points of access may be added during the site plan process.
- The building will be two story which along with proposed parking meets code.
- The uses currently included in the proposed building include a convenience store, a high-end liquor store and additional mom and pop style retail mixed use.
- Pedestrian scale lighting versus arterial lighting would be preferred if allowed.
- In response to neighbor comments, landscaping will be installed near the proposed knee wall and a traffic engineer provided traffic analysis that roughly half or more of the gas station trips are considered bypass or pass by trips that do not increase traffic in the vicinity and this gas station location will help mitigate traffic congestion on Parker Road.

Commissioners discussed with applicant:

- Commissioner Roxy Colette asked if there is any consideration for electric vehicle charging; *(applicant said they have talked about it).*
- Commissioner Roxy Colette asked about underground tank safety, fuel leakage, soils mitigation; *(applicant said state and federal regulatory agencies oversee these types of things).*
- Commissioner Eliana Burke asked what the second floor will be used for; *(applicant said it is anticipated to be a liquor store).*
- Commissioner Ruth Ann Nelson asked if the liquor store would sell only packaged liquor, and no alcohol consumption on site; *(applicant said she doesn't know, but there is no intent to serve alcohol).*
- Commissioner Kim Rodell asked for additional clarity on what the interior of a two story gas station looks like; *(applicant said they will use the typical design guidelines for corner gas stations for the exterior, the convenience store would be located on the main level, possibly including a lobby to go up to the liquor store and other multi tenants in line).*
- Commissioner Rich Foerster asked for additional information on the vapor capture system; *(applicant said she is unable to provide that information).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:47 P.M. – TWENTY MILE VILLAGE FILING NO. 2 1ST AMENDMENT LOT 9 BLOCK 1 – USE BY SPECIAL REVIEW FOR CONVENIENCE STORE WITH GASOLINE PUMPS - TRAKIT NO: Z22-003.

PLANNING COMMISION DISCUSSION

- Commissioner Eliana Burke would have liked to see a more detail plan, but understands this is conceptual right now, what they are trying to accomplish and is in favor of the proposal.
- Commissioner Rich Foerster commented that something needs to be done with that corner rather than leaving it vacant with miniature golf, that it meets the nine criteria, that he likes the knee wall in two places to help dress up that corner and he is in favor of the proposal.
- Commissioner Roxy Colette commented that he likes the knee wall, supports redevelopment of this lot, that it seems to be in harmony with zoning and the uses in the area, is sympathetic with the person who lives across the street and does not like the proposal, but that the layout and design lessens the impacts to the neighboring residents, so he is in favor of the proposal.
- Commissioner Ruth Ann Nelson commented that other than signage that someone approaching from the south would even know that there is a gas station at this location, so she doesn't think this is going to be an issue for the residents, that this gas station's

location may help change traffic patterns on Parker Road and other high traffic areas and she is in support of this application for a zoning use by special review.

- Commissioner Nick Metz appreciates that a two-story building will border the residential community, that it's not a typical gas station, looks forward to seeing the project progress and is in favor of the proposal.
- Commissioner Kim Rodell appreciates the extra easement, understands the neighboring residents' concerns, understands that gas stations are highly regulated by the feds, state and local jurisdictions, likes the traffic analysis that was performed and is excited to see how this looks.
- Commissioner Gary Pole commented that this lot has been an eyesore for a long time, looks forward to something coming in that is more attractive and useful and appreciates the traffic study analysis.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Lot 9 Block 1 Twenty Mile Village Filing No.2 1st Amendment Use by Special Review request to allow for the convenience store with gasoline pumps, subject to the conditions contained in staff's report. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews congratulated the commissioners that were reappointed, staff is glad to have you here and we appreciate all the work the commissioners do for the community. Two new commissioners were recently appointed, Jane Lane and Ira Shapiro. They will be joining the planning commission on July 1st of this year.

ADJOURNMENT

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

_____ _____

Jeff Miller
Recording Secretary

Gary Poole
Chair

Planning Commission Staff Report

Planning Commission Date:	**6/23/2022**
Town Council Date:	**7/11/2022**
Hearing Type:	**Public Meeting** **2022 Update for the Open Space, Trails and Greenways Master Plan as a Part of the Town of Parker 2035 Master Plan**
Location:	**Town of Parker – Townwide**
Project Planner:	**Jeremiah Fettig, Associate Planner**
Applicant:	**Town of Parker**
Executive Summary:	The Town of Parker is making minor map and text updates to the adopted Open Space, Trails and Greenways Master Plan. Included updates are changes to the list of missing trail connections and revisions to three maps; Map 1: Existing and Approved Open Space, Map 2: Existing and Approved Trails and Map 3: Missing Trail Connections. Revisions are necessary to capture new trails, open space and parks and were used to analyze and update the missing trails list.
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council adopt the Town of Parker's 2022 Update of the Open Space, Trails and Greenways Master Plan."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council deny adoption of the Town of Parker's 2022 Update of the Open Space, Trails and Greenways Master Plan."

"I move the Planning Commission recommend Town Council adopt the Town of Parker's 2022 Update of the Open Space, Trails and Greenways Master Plan with the following proposed changes:
-List Changes."

"I move the Planning Commission vote to continue adoption of the Town of Parker's 2022 Update of the Open Space, Trails and Greenways Master Plan to a future date."

I. BACKGROUND/DISCUSSION

The Town of Parker is making minor map and text updates to the adopted Open Space, Trails and Greenways Master Plan ('Plan'), which was first adopted in 2004. In 2010, the Plan was updated to reflect the changes in the community, and maps were updated with open spaces, trails and greenways data. The Town is once again updating the Plan to incorporate new open spaces, trails and greenways. Included updates are changes to the list of missing trail connections and revisions to three maps;

- Map 1: Existing and Approved Open Space
- Map 2: Existing and Approved Trails
- Map 3: Missing Trail Connections.

It is important to continue planning for open space, trails and greenways as new development occurs and to update maps and data to ensure:

- A comprehensive trail system for residents and visitors with linkages and connections to the local and regional trail networks;
- Greenways are extended and interconnected; and
- Important open spaces are preserved.

The Open Space, Trails and Greenways Master Plan includes goals and strategies regarding the future of open space and the trail system. Parker residents and Town leadership value open space, trails and greenways as they are an integral component of the community fabric and the quality of life enjoyed by Parker residents. This Plan is a collaborative look at the future of open space and trails in our community, and was developed by Town Council, the Planning Commission, and the citizens that use and benefit from open space and trails.

The Plan guides Town Council, Planning Commission and staff in prioritizing trail connections and open space land acquisitions. The Plan also provides guidance to developers and Town staff in preserving important open space properties and integrating them with our built environment.

The mission of the Town of Parker Open Space, Trails and Greenways Plan is "to provide an integrated and cohesive open space and trails system that fulfills the recreational, non-motorized movement, ecological and aesthetic needs of the Town."

II. PLAN UPDATES

The following trail connections have been completed between 2010 and today and removed from the missing trail connections lists. This comprehensive list delineates between those connections within the Town's adopted Planning Area boundary and those connections outside the Town's Planning Area.

Completed Connections *Within* the Town's Planning Area:

1. East West Trail including safe crossings at all major roadways (Chambers, Jordan, and Motsenbocker).
2. Salisbury Equestrian Park: hard surface trail from Cherry Creek Trail to the Equestrian Park.
3. Antelope Heights/Bradbury Ranch Trail connection over the hill.

4. Parker Park-n-Ride: improve connection from Sulphur Gulch Trail to Parker Park-n Ride (actual alignment moved to parallel to Parker Road).
5. Preservation Park Connection: connect Cherry Creek Trail to Preservation Park
6. Stroh/Ironstone Trail: Complete trail connection from Cherry Creek Trail to Stroh commercial area.

Completed Connections *Outside* the Town's Planning Area:

1. Cherry Creek Trail: Cherry Creek Trail north to Cherry Creek Reservoir and many gaps were filled to the south towards Castlewood Canyon State Park.
2. East West Trail: multi-use regional trail connecting Parker to Lone Tree and Highlands Ranch.
3. Happy Canyon Trail: continuation north to connect back with Cherry Creek Trail in Arapahoe County.

Through public outreach events during the Bike and Pedestrian Master Plan project, four additional trail connections were identified. These connections will further the goals and strategies adopted by the Town in promoting active transportation, while contributing to Parker's healthy lifestyle.

Missing Connection Additions (added to missing trail connections list and maps):

1. Connect Westcreek open space trail to Parker Road and Crown Crest Boulevard intersection.
2. Extend the East / West Trail at Cherry Creek Trail to the Canterberry PSCo Trail.
3. Extend Canterberry PSCo Trail north across Sulphur Gulch and Mainstreet to connect with future northeastern beltway trail in the County.
4. Connect future Oak Gulch Trail to Cherry Creek Trail.
5. High Plains Regional (E-470) Trail: multi-use trail parallel to E-470 northeast connecting south to Cottonwood Drive.

Map Revisions: Revisions were made to three of the eight maps to reflect changes in open spaces, parks and trails. Changes pertaining to each revised map are described below:

1. **Map 1: Existing and Approved Open Space:** revisions include adding in new approved open space areas and revising mapped approved open space that has been preserved and changing them to existing open space.
2. **Map 2: Existing and Approved Trails:** revisions include changing certain proposed trails to completed trails and showing newly approved trail segments that have occurred since 2010.
3. **Map 3: Missing Trail Connections:** revisions include the addition of four new missing trail connects and the removal of nine missing connections which have been completed.

Text Revisions: Text revisions were generally minimal with this update as the focus was on the missing connections list and maps. Specific revisions included numerical data updates to acreages of open space and miles of trails, correcting minor typographical errors, removing missing trail connections that have been completed and adding new missing trail connections.

A major rewrite to the Plan is slated in the next 3-5 years to update the framework and provide continued guidance for open space, trail and greenway planning in the future.

III. PRIOR ACTIONS

Date	Action
September 7, 2004	Town Council Adopted the Open Space, Trails and Greenways Master Plan
July 12, 2010	Town Council Adopted the Open Space, Trails and Greenways Master Plan 2010 Update

IV. RECOMMENDATION

Staff recommends the Planning Commission recommend Town Council adopt the 2022 update to the Open Space, Trails and Greenways Master Plan.

V. ATTACHMENTS

1. 2022 Updated Open Space, Trails and Greenways Master Plan with text and map updates.

Report Approved By: Bryce Matthews, Planning Manager

Open Space, Trails and Greenways Master Plan

Updated July 11, 2022

PARKER
COLORADO

ACKNOWLEDGEMENTS

The 2010 *Town of Parker Open Space, Trails and Greenways Master Plan Update* reflect the results and outreach of the 2004 Master Plan as well as additional outreach regarding the update. Additional outreach included public open houses, meetings with school-aged kids, study sessions and staff meetings. On behalf of the Town, Staff would like to thank our citizens, referral agencies, other Town departments, and adjoining counties for your participation and effort in providing comments during the process. We look forward to continuing dialogue with you as the Plan is implemented and updated through the years. The 2022 update reflects the completion of trail segments and connections and new open space additions.

2004

Town Council
Gary Lasater, Mayor
David Casiano, Mayor Pro-Tem
Dave Aldridge
Jack Hilbert
Tracy Hutchins
Trace Kaker
Mary Looney

Planning Commission

Bob Morris, Chair
Tom Barker, Vice Chair
Dianne Bailey
Dale Brinker
Linda Eller
Bob Lind
David Ray
Jim Young
David Callahan, Alternate
Bryan King, Alternate
Mary E. Long, Alternate
Patrick Winters, Former Commissioner
Jake Jacobs, Former Alternate
Gil Mundaca, Former Alternate

Town Staff

Aden Hogan, Town Administrator
Jim Maloney, Town Attorney
Kathleen Morse, Finance Director
Garner Stoll, Community Development Director
Susan Pacek, Comprehensive Planning Manager
Bryce Matthews, Planner – Comprehensive Planning Division
Craig Miller, Urban Forester/Horticulturalist/Town Arborist
Dennis Trapp, Project Manager
Jim Looney, GIS Coordinator

2010 Update

Town Council
David Casiano, Mayor
Tracy Hutchins, Mayor Pro-Tem
Lisa Coe
Scott Jackson
Gary Lasater
Tina Long
Mike Waid

Planning Commission

Jim Young, Chair
John Anderson, Vice Chair
Mario Harding
Jim Dvorak
Chanell Reed
Bryan King
Christine Walker
Aaron Green, Alternate
Aaron Pollock, Alternate
Ron Martin, Former Alternate

Town Staff

Jeannene Bragg, Town Administrator
Jim Maloney, Town Attorney
Mike Farina, Finance Director
Fred Starr, Deputy Town Administrator of Development Services
Bryce Matthews, Comprehensive Planning Manager
Mary Munekata, Planner – Comprehensive Planning Division
Erik Stadsvold, Urban Forester/Horticulturalist/Town Arborist
Dennis Trapp, Project Administrator
Tim Tonelli, GIS Coordinator

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CHAPTER 1
Introduction and Background

Open space and trails are an integral component of the quality of life that the residents of Parker enjoy. Open space and trails are also central to our identity as a community. The Town of Parker Open Space, Trails and Greenways Master Plan (the "Plan") reflects the community vision that open space and trails go beyond community amenities and are interwoven into the places we live work and play.

The purpose of this plan is to:

Guide the assessment, conservation and management of open space as well as the assessment, linking and management of the trail system;

Preserve open space and trail corridors for future generations;

Enhance the linkages between open space, trails and the built environment; and

Ensure that open space and trail linkages are appropriate, seamless and safe.

1.1 Mission

Master Plan Mission

The Mission of the Town of Parker Open Space, Trails and Greenways Plan is to provide an integrated and cohesive open space and trails system that fulfills the recreational, non-motorized movement, ecological and aesthetic needs of the Town.

Trails Mission

The Mission of the Town of Parker Trails Program is to provide an interconnected system of trails for a variety of users throughout the Town that provides for recreational uses, improves mobility and enhances the livability of the Town for present and future generations.

Open Space Mission

The Mission of the Town of Parker Open Space Program is to provide a living resource of interconnected open space lands that is integrated into the community and defines and enhances the unique high prairies character and history of the Town for present and future generations.

1.2 Definitions

Open space, trails and greenways can have varying definitions to different people, for the purpose of this document they are defined in this chapter. These definitions are for planning purposes only and do not override regulatory definitions as found in the Municipal Code.

Open Space is:
Land that is permanently preserved and protected from development for one or more of the following purposes:

- Riparian areas that are primarily in a natural state
- Areas that contain significant natural resources, aesthetic or cultural features that warrant protection
- Areas that preserve wildlife and wildlife habitat
- Areas that frame and contrast the built environment
- Areas that establish community buffers
- Passive recreational areas

Trails are:
A transportation or recreational route used by non-motorized alternative transportation to the automobile such as walking, bicycling, horseback riding or roller-blading.

Greenways are:

- Open space areas that have a linear form, typically following a creek, gulch or other natural landform or a recreational greenway following a trail or other transportation corridor
- A cohesive series of open space parcels that are intended to provide a linked, contiguous natural system and create a general sense of cohesiveness within the Town
- Used to preserve wildlife habitat and corridors, guide growth and establish community buffers

1.3 Relationship to Other Plans, Studies and Documents

This Plan is an update to the original Open Space, Trails and Greenways Master Plan approved September 7, 2004 and is an element of the Parker 2025 Master Plan adopted November 5, 2005, as amended.

A number of cross-jurisdictional reports and studies have been completed that recommend policies or actions relevant to open space and trail planning within the greater Parker area. In particular, these reports provided guidance for developing goals and policies that focus on environmental protection as well as opportunities for recreation. These reports and studies have helped to build the foundation for this Plan and should be considered as references to the Plan.

1.4 Plan Update Process

Planning is a not a static process and periodically plans need updating, particularly in a fast growing community such as Parker. The 2004 Plan process was intended to improve a number of aspects of the Parks and Open Space Master Plan (1997) and the Open Space Master Plan (2001).

The results of the 2004 Plan were:

- Consolidate goals and policies for open space and trails into one cohesive plan
- Coordinate open space, trails and greenways with parks, recreational facilities and the built environment
- Revisit the open space criteria matrix to establish a flexible and interpretive scoring process
- Create a trails criteria matrix
- Incorporate the collected information into goals and implementation strategies to guide the preservation of open space and greenways and improve the trail system

Additionally, it was an opportunity to take advantage of technological improvements and new natural resources and planning data including the data developed for the Cherry Creek Basin Open Space Conservation and Stewardship Plan (2002).

The 2010 Plan update revisited the 2004 Plan and gathered feedback from our growing community in order to assure that the Plan, and its contents, are still relevant. Residents of our community provided input regarding what they consider to be important attributes about our open space and trails.

Public Open Houses

The Town of Parker staff kicked off the planning process with two workshops in October and November, 2009, to present the proposed Plan concept and to obtain initial citizen input on the need for open space and trails improvements. The Town held an open house on April 28, 2010 to display the draft document and request input from the community. Town staff maintained contact with the open house participants and citizens through newspaper articles, the Town newsletter, e-mail and the Town's website.

Youth Input

Town staff met with the Student Council of Cimarron Middle School to receive input regarding which trails students use, which trails they believe are needed and how they use the trail systems. All of the input provided by the students has been incorporated into the Plan.

Elected/Appointed Officials

Staff held two study sessions with the Planning Commission and two study sessions with Town Council to share resource data collected, present information obtained through community outreach efforts and receive direction on the preparation of the final draft.

Additional Outreach

Staff also developed a link on the Town's Web site that provided updates and information on the progress of the Plan.

The 2010 Plan updated the background data and maps that we base our decisions on. The community input and updated data are reflected in changes to the goals and strategies of the Plan as well as the open space and trails criteria.

1.5 Formulation of the Plan's Goals and Strategies

The Plan includes the formulation of goals and strategies for the development of trails and the preservation of open space. These goals and strategies, detailed in Chapter 4 of this Plan, were based on those of previous plans and reshaped with the help of community input and Planning Commission and Town Council direction. The goals and strategies also take into consideration strategies of other Denver Metro Area communities and the broader policies established by Douglas

County in the Douglas County Open Space Master Plan. One of the key directions provided in the Plan is the acquisition process criteria set forth in Chapters 5 & 6. This process is a reflection of the Goal and Strategies of the Plan and is one of many tools used to carry out the overall vision.

1.6 Planning Principles

The development of this Plan is not the end of the planning process. When considering the purchase of a parcel, a site acquisition planning process begins that is custom-designed to that purchase or trail construction project. The following are general planning principals to be used in the acquisition process.

Involve the Public. Input from individuals and outside organizations is encouraged; opportunity for public comment will be provided during the acquisition planning process or initial trail design. During open space acquisitions, public involvement will generally not occur until after a parcel has been put under contract to assure the Town can secure the parcel.

Involve other Government Agencies. Ongoing communication with other government agencies will be fostered. The Town of Parker believes in working with adjoining jurisdictions to ensure a cohesive and functioning regional open space and trail system. Adjoining jurisdictions input will be sought out.

Seek Outside Expertise. Land trusts, such as Douglas Land Conservancy, the Trust for Public Lands, and other organizations, can provide additional expertise in developing a proposal for acquiring and funding land acquisitions.

Employ Team Approach. Purchases of properties and trail construction will have an interdisciplinary team of Town personnel. The basic open space or trails team should include members of the following departments: Town Attorney, Finance, Community Development, Recreation and Public Works. The team approach will better ensure consideration of all pertinent issues. Professionals from other agencies, planners and others possessing specialized knowledge of open space resources may serve as advisors to the planning team. A team leader should be designated to coordinate each team effort.

Seek Quality Information. The best information available will be used in decision making and planning, subject to budget and time constraints. Information critical to the planning, acquisition and management of open space lands will be continuously compiled, analyzed and updated for natural and cultural resources, uses and impacts. This data will serve as an information base for formulating proposals, evaluating alternatives and making decisions for acquisition and management planning. Sources of information may include Town staff, research projects, consultants, other agencies, environmental and professional groups, the general public and others.

Evaluate Alternatives. Planning and decision making throughout the process will consider a wide range of alternatives and perspectives. Preferred alternatives shall be ecologically responsible, practical, innovative and cost-effective. A no-action alternative will always be considered. The planning team will weigh the benefits and costs of each alternative before making a recommendation to the Town Council. The Community Development Department will document the decision-making process.

Employ Ecosystem Approach. Acquisition planning and management of open space will occur within the context of an ecosystem approach. An ecosystem approach includes considering all of the interactions and connections between natural areas, and between developed and undeveloped areas.

CHAPTER 2
What Parker Values

2.1 Open Space Qualities

All properties have a series of attributes and characteristics that can be used to describe them. Though we value open space highly as a part of our community, we cannot preserve all vacant parcels within the Town as open space nor can the Town afford to acquire or maintain all vacant parcels. Because of these limitations, we must make decisions as to what qualities or values are important to preserve when acquiring open space and to pursue properties that reflect these core values. This Section sets forth a series of qualities that, through the public input process, have been determined to be important to the community. These qualities help to set the foundation for Chapter 4 Goals and Strategies, Chapter 5 Open Space Acquisition Criteria and Chapter 6 Trail Development Criteria and Missing Trail Connections, of this Plan.

The core values identified below are a compilation of what was adopted in the Town's 2001 Open Space Master Plan and the qualities identified through citizen involvement for the 2004 Plan and the 2010 update. These qualities can be partitioned into the following categories; natural resources, cultural resources, visual resources, community buffers and environmental hazards. Each of these qualities are discussed further below.

Natural Resources

Biodiversity. The Town is a biologically diverse environment. Riparian areas, shrub-covered hillsides, the pine grove and natural grasslands provide habitat for a variety of wildlife and threatened/endangered species throughout the study area.

Cherry Creek. Cherry Creek is the dominant riparian feature of Parker and functions as a local and regional wildlife corridor. The Cherry Creek Basin is also a principal geographical feature of the Denver metropolitan area's southeast quadrant, linking the communities, towns and cities in Denver, Arapahoe and Douglas Counties.

Stream Corridors. Several intermittent stream corridors, gulches and their tributaries form linear patterns throughout the study area. Of those predominate in our landscape are; Baldwin, Newlin, Sulphur, Tallman, Oak, Kinney and Lemon Gulches.

Significant Natural Vegetation Areas. The area just south and west of Hilltop Road and east of Parker Road is the site of an enclave of the Black Forest, a ponderosa pine community that originates in lower elevations of the Rocky Mountain Range. Additionally, stands of large Cottonwoods accentuate and frame the riparian corridors throughout the study area.

Cultural Resources

Historic Buildings. A number of important landmarks provide a look into Parker's past. These sites include, but are not limited to, the 20-Mile House (Pine Grove Post Office), the Tallman Cabin, the Hood House and the Ruth Memorial Chapel.

Arapahoe Canal. Constructed in the late 1880s, this ditch was used to divert water from Cherry Creek for multiple uses including irrigation of exotic fruit trees and agricultural crops.

Railroad Bed. Starting in the late 1890's, the Denver and New Orleans Railroad provided railroad service from Pueblo to Denver through the Town of Parker. The railroad bed can still be seen in some locations throughout the Town.

Visual Resources

Bluffs. The bluffs provide a geographic buffer, distinguished by steep hills of native grass, pine, scrub oak and rock outcroppings. The bluffs southwest of Parker are among the most spectacular scenic views in this area.

Views to the Rocky Mountain Range. Views of Pikes Peak and Mount Evans are key viewsheds that help reinforce the sense of place that is Parker.

Community Buffers

Community Identity and Separation. Open space buffers help guide growth and maintain community identity. They provide a transitional "edge" between the Town and other incorporated and unincorporated communities. The Intergovernmental Agreements between the Town of Parker and Douglas County and the Town of Parker and the City of Lone Tree are regulatory step towards maintaining these buffers.

Environmental Hazards

Floodplains. 100-year floodplains, as delineated by the Federal Emergency Management Agency (FEMA).

Steep Slopes. Areas with slopes that exceed 15 percent.

2.2 Trail Qualities

Since incorporation of the Town in the early 1980s, creating a trail system was determined to be one of our core values. Since then, Parker has been committed to developing and maintaining a trail system for both recreation and non-motorized transportation purposes. The ability to get between two points on a trail, enjoyably, is paramount to a functioning and desirable trail system. The Town must prioritize a number of budget pressures. Because of this, the Town cannot build all of the trails and trail amenities at once, we must prioritize trail improvements. This section sets forth a series of qualities that, through the public input process, have been determined to be important trail system attributes. These qualities help to set the foundation for Chapter 4 Goals and Strategies and Chapter 6 Trail Development Criteria and Missing Trail Connections, of this Plan.

The trail qualities can be partitioned into the following categories; recreation, transportation and amenity. Each of these qualities are discussed further below.

Recreation

Multi-Use Trails. Residents in the Town use the trails for a number of recreational activities. Most trails should be multi-use corridors allowing for various activities such as walking and running, bicycling and skateboarding, rollerblading and other non-motorized recreational activities. The Town may develop trails for single user group with the overall goal of a trails system that reflects the proper diversity of trail users within the Town.

Equestrian Trail Users. It is important to provide necessary equestrian connections along the Cherry Creek Regional Trail and from the Salisbury Equestrian Park east to the Reuter-Hess Reservoir. Equestrian trail needs cannot be provided on all trail corridors due to width, design, or adjacent uses; therefore, such uses should be evaluated on a corridor-by-corridor basis.

Nature Trails. High traffic multi-use trails limit the opportunity of enjoying a quieter setting and possibly catching a glimpse of wildlife. Trails and trail spurs should be set aside for pedestrians only with the intent of providing a smaller gravel trail that is in more of a natural setting.

Transportation

Trail Access. Parker's trail system is one of the premier amenities of our community. Improved access to and links between these trails and bike lanes and sidewalks can significantly enhance the access and connections to these networks.

Destination Access. Creating trail connections to neighborhoods, commercial businesses, governmental offices, transit stops, parks, open space and other important destinations provide needed transportation options.

Regional Connectivity. Providing non-motorized transportation connections to adjoining unincorporated areas and neighboring municipalities allows for additional commuting options for Town residents who work in outlying areas and for non-residents who are employed within the Town limits.

Amenity

Trailhead Access. Though many residential areas within the Town currently have access to the trail system, there are still some residents who have to drive to the trail system due to distance or safety issues. Improved trailheads allows for convenient and equal access to the network.

Restrooms. Because much of the trail network is located within natural areas, access to restroom facilities is often out of the way and entails leaving the trail. Provision for restrooms at trailheads helps to enhance the trail user's experience.

Rest Areas. The Town's trail system is an extensive series of pathways often with long stretches without areas designated for breaks. A series of benches and other amenities at key locations along the trail system would additionally enhance the user's experience.

Natural Beauty. The trail system generally follows creeks, gulches or greenways providing a natural experience for recreational trail users. The natural beauty of these trails needs continued upkeep and maintenance to retain its pristine qualities.

Signage. Warning signs, directional signs, location signs and educational signs all can enhance the trail user's experience when well designed and not over used.

Emergency Phones. Emergency phones can help improve trail user safety.

Arboretums. Trees are an important attribute on the high plains of Colorado providing shade in the heat and shelter from the wind. Arboretums not only provide these functions, but also allow for educational opportunities.

2.3 Connecting Buildings, Roads, Open Space and Trails

The way that buildings, roads and parking lots relate to open space, trails and greenways is key to the value of the amenity as well as the overall urban design of the Town. Qualities attributed to this relationship directly reflect Parker's commitment to integrating the built environment, open space, roads and trails into a seamless community. The use and enjoyment of open space and trails can be limited by how they interact with and are accessible to the users that live and work in the built environment. Open space that is fenced in or not visible to the public has limited value to the community unless it is a wildlife reserve. Open space that is visible, accessible and integrated into the built environment and that offers connections to other open space has much more value to the citizens of the Town and other users. The same is true with trails; a trail that is not easily accessible by the public has less value to the public than a trail that is accessible. A trail that is accessible without a user having to use an automobile to reach it provides an even greater amenity to the community.

Outlined below, is a series of qualities that if implemented, provide for a positive interrelationship between the built environment and trails and open space.

Relationship Between the Built Environment and Open Space

Visibility. Open space parcels, in general, should be visible from public rights-of-way, trails and publicly used areas.

Access. Open space parcels should be available for public passive recreation, where appropriate. Exceptions may include properties that are being used for wildlife protection or some other use that is not compatible with human activity.

Connectivity. Open space should be in the form of greenways, where possible, to ensure interconnectivity of the open space system.

Relationship Between the Built Environment and Trails

Access. Trail designs should provide safe access between the trail system and trip destinations and origins including access to sidewalks and bike lanes.

User friendly. Trail designs should provide direct and pleasant connections between the trail system and trip destinations and origins that are user friendly.

Trailheads. Where trailheads are necessary, adequate parking should be provided. Parking areas should maintain a scale and character appropriate to open space and passive recreational uses.

Open Space and Trails as Viewed from Development

Access

- Provide safe and convenient access from the trail system into and through the development.

- Limit the use of "social paths". Instead, provide formal access points that are easily accessible by the public.
- Integrate visual and physical connections from adjacent development to open space and trails.

Architecture. Provide aesthetically pleasing facades facing open space, trails and greenways.

Site Design

- Promote commercial development to address trails and open space with active outdoor spaces.
- Development should provide openings or pocket parks to invite pedestrians to access trails and open space.
- Retaining walls facing open space and trails detract from the natural beauty and value of the asset. Retaining walls, if necessary, should be designed to blend the natural environment into the built environment.
- Undesirable elements, such as service areas, should be sufficiently screened as viewed from the trail or open space.

Openness. Preserve views from public places and preserving a feeling of openness by not obstructing viewsheds with buildings and above ground utilities.

Downtown and Sulphur Gulch

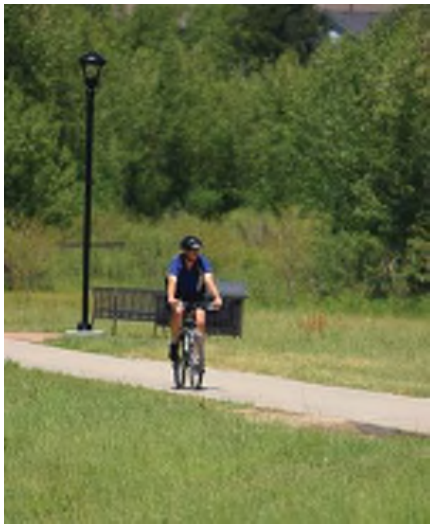
Sulphur Gulch is a special and unique pedestrian amenity that bisects the heart of Town and connects to the regional Cherry Creek trail system. Lighting and benches have been added for the section through the downtown area. Landscaping is in place in some places, but should be added along the trail as development occurs to assure that trail users have shade and an aesthetically pleasing experience.

CHAPTER 3
Our Current Open Space and Trails System

The residents of Parker are fortunate to enjoy varied outdoor recreation and open space amenities. In addition to Town purchased lands, development has contributed to providing open space and recreational opportunities within our neighborhoods. Population growth and continuing urbanization continue to create a need for more diverse and additional recreational opportunities and protection of the Town's distinctive landscapes.

3.1 Existing Open Space and Greenways

Presently, there are approximately 2,252 acres of land preserved as open space within the Town (see Map 1). Open Space in the Town is owned by a number of entities, including, but not limited to: the Town, Douglas County, Metropolitan Districts, Homeowner's Associations and Special Districts. These lands have been preserved through a variety of methods such as annexation agreements, land dedication requirements associated with development rights, cooperative efforts with other jurisdictions and outright purchases by the Town or other entities.



3.2 Existing Trails System

There are approximately 81.2 miles of improved (non-social) trails in-Town. Trails in the Town are owned by a number of entities, including, but not limited to: the Town, Douglas County, Metropolitan Districts, Homeowner's Associations and Special Districts.

3.3 Approved Open Space and Trails

Presently there are approximately 722 acres of approved open space and approximately 24 miles of approved trails. Approved open space are parcels that are zoned for open space through the Planned Development zoning process and that have not yet been dedicated. Approved trails are those trails that developers have committed to constructing either through the annexation, zoning or platting process that have not yet been built. The agreed upon locations and sizes of these parcels and trails provide some relative surety based on their approvals through the Town. However, the physical shape and exact location of these parcels and trails may be subject to change through a public planning process.

CHAPTER 4
Goals and Strategies

The goals and strategies listed below reflect the vision that was developed by the community, Planning Commission and Town Council for open space, trails and greenways. These goals and strategies are intended to set forth the framework for the acquisition, construction, management and maintenance of open space, open space facilities and trails. For the purposes of this Plan, goals and strategies shall be defined as follows:

Goals – Goals broadly describe the desired state of the future land use and trail connections. They lay the foundations for the strategies.

Strategies – Strategies provide guidance in the decision-making process and describe the actions that the Town can take to accomplish the overall vision for open space, trails and greenways.

4.1 Open Space Goals and Strategies

Presently, there are approximately 2,252 acres of land preserved as open space within the Town (see Map 1). Open Space in the Town is owned by a number of entities, including, but not limited to: the Town, Douglas County, Metropolitan Districts, Homeowner's Associations and Special Districts. These lands have been preserved through a variety of methods such as annexation agreements, land dedication requirements associated with development rights, cooperative efforts with other jurisdictions and outright purchases by the Town or other entities.

Goal 1 – Maintain connections between open lands and protect corridors for wildlife movement and trails.

Strategy 1.1 – Acquire open space that is unified, logical and contributes to the overall open space system.

Strategy 1.2 – Require developments to dedicate open space that is unified, logical and that contributes to the overall open space system. Avoid small pieces of open space that do not contribute or reflect the intent and purpose of open space preservation.

Strategy 1.3 – Identify and reserve important wildlife habitat as open space during annexation, zoning, subdivision and the site planning processes.

Goal 2 – Protect and conserve areas representative of Parker and the surrounding area's main natural area types such as; Cherry Creek, gulches, riparian areas, Black Forest, grasslands and bluffs.

Strategy 2.1 – Encourage and work with Douglas County to develop skyline and ridgeline protection standards.

Strategy 2.2 – Preserve critical riparian areas such as the 100-year floodplain and gulches.

Strategy 2.3 – Preserve open space that functions as a buffer between the Town and surrounding developed areas.

Strategy 2.4 – Update open space inventory annually.

Strategy 2.5 – Use acquisition criteria and map inventory to help guide open space dedications in the development review process.

Strategy 2.6 – Use acquisition criteria and map inventory to help guide open space purchases and acquisitions.

Goal 3 – Provide public access and recreational opportunities, particularly trail corridors within open space areas.

Strategy 3.1 – Develop cohesive and consistent open space and trailhead development and designs standards.

Strategy 3.2 – Develop Management Plans for open space that balance preservation and public access.

Goal 4 – Pursue the conservation of areas that reflect community values for open space, such as historical and cultural resources as well as important view sheds.

Strategy 4.1 – Work with the Landmarks Historic Preservation Commission and Cultural and Scientific Commission, where appropriate.

Strategy 4.2 – Complete a visual assessment study of views from arterial roads of Mount Evans and Pikes Peak.

Strategy 4.3 – Consider views of Mount Evans, Pikes Peak and other significant features during the development process and when preserving open space.

Goal 5 – Maximize the use of available funding and consider other sources for open space preservation.

Strategy 5.1 – Encourage donations and exchanges to preserve open space.

Strategy 5.2 – Work cooperatively with individuals, land trusts, developers, special districts and others to preserve open space.

Strategy 5.3 – Consider a variety of financing options when purchasing properties.

Strategy 5.4 – Where appropriate, consider other options for protecting open space, such as conservation easements.

Strategy 5.5 – Consider new funding sources for open space acquisition, such as an Open Space Sales Tax ballot initiative.

Strategy 5.6 – Explore other preservation tools and techniques to encourage additional open space within the Town.

Goal 6 – Work with neighboring counties and municipalities to accomplish mutual open space goals.

Strategy 6.1 – Partner with other local governments in the coordination of master planning, development and annexation review and open space acquisition where significant mutual benefit exists.

Strategy 6.2 – Identify specific mutual goals with adjoining jurisdictions and work towards these mutual goals.

Goal 7 – Educate the community about the value of open space preservation, including its role in maintaining quality of life.

Strategy 7.1 – Develop articles, brochures, multimedia presentations, signage and other media to raise awareness and interest in open space preservation within the community.

Strategy 7.2 – Work with Douglas County Schools, open space preservation groups and others to create an environmental education outreach program for both children and adults.

Strategy 7.3 – Establish a volunteer program that promotes community awareness and appreciation of open space in our community.

Goal 8 –Plan open space and the built environment together to allow both uses to enhance the other.

Strategy 8.1 – Add a section to the Town's Commercial, Industrial and Multifamily Design Standards discussing the relationship between developed properties and open space including how the buildings and the site relate to the open space. Examples may include, but are not limited to the following:

- Service areas shall be screened as viewed from open space.
- Buildings shall be located in a manner that they do not block important views from public places.

Strategy 8.2 – Design and locate open space improvements in a manner that reflects and enhances adjoining uses (e.g., provide trail access to improvements from residential development and from commercial uses).

Strategy 8.3 – Search for shared parking opportunities where development is adjacent to open space (e.g. Town Hall is located adjacent to the Sulphur Gulch Trail. During the week, parking is used by visitors and employees, and serves as trailhead parking during the weekends).

Goal 9 – Use adaptive management techniques (See Chapter 7: Managing our Open Space and Trail System) to balances the environmental preservation values of the property with the public uses of the property.

Strategy 9.1 – Develop an overall Management Plan for the Town of Parker open space system and develop site specific Management Plans, where appropriate.

Strategy 9.2 – Develop a joint Management Plans with Parker Water and Sanitation District, Douglas County and neighboring governments where appropriate.

Strategy 9.3 – Post open space and trail rules at trailheads and prominent open space locations.

Goal 10 – Strive to return open space vegetation to its original natural state where possible and appropriate, including noxious weed control and ecological stewardship.

Strategy 10.1 – Clearly set forth policies for weed control and vegetation management for open space properties through the development of clear and succinct Management Plans.

4.2 Trail Goals and Strategies

Goal 1 – Improve connectivity of the trail system within the Town and to the regional trail system.

Strategy 1.1 – Complete missing trail connections and links (See Map 3: Missing Trail Connections).

Strategy 1.2 – Continue to work with Douglas County, Arapahoe County, special districts and nearby municipalities to assure that their proposed trail systems connect to the trail, sidewalk and/or the bike lane system in the Town.

Strategy 1.3 – Connect local trails to the regional trail system.

Strategy 1.4 – Use the Missing Trail Connections Map (Map 3) and the trail criteria in the Development Review process.

Goal 2 – Integrate trails and trail access into residential and commercial developments.

Strategy 2.1 – Continue to require trail connectivity within new developments and the connections to the overall trail system to assure access for residents, employees and visitors.

Goal 3 – Strive to develop trail and trail facilities that meet multiple trail user needs where possible.

Strategy 3.1 – Integrate bicycle racks, horse hitches, trailer parking and other trail user amenities at trailheads where appropriate.

Strategy 3.2 – Develop a combination of soft and paved trails where possible and appropriate.

Strategy 3.3 – Reserve trail rights-of-way adequate in width to accommodate both a hard surface trail and a mowed surface for equestrian use where possible and appropriate.

Strategy 3.4 – Update the trails and trailhead inventories on an annual basis.

Goal 4 – Work with neighboring governments to accomplish mutual trail goals.

Strategy 4.1 – Partner with other local governments in the coordination of master planning, development and annexation review and trails development where significant mutual benefit exists.

Strategy 4.2 – Identify specific mutual goals with local jurisdictions and work towards these mutual goals.

Strategy 4.3 – Work with neighboring jurisdictions, metropolitan districts, homeowner's associations, and the E-470 Authority to ensure trail safety through utilizing websites, hotlines and other media.

Goal 5 – Integrate the needs of diverse user and modes of transportation within the trail system.

Strategy 5.1 – Connect trails to important cultural, public and commercial destinations (See Map 4: Destinations).

Strategy 5.2 – Interconnect trails, sidewalks, bike lanes and other transportation modes to allow access to services, employment and other citizen needs to create an integrated transportation system.

Strategy 5.3 – Amend the Town's road sections to increase the Bicycle Level of Service (BLOS), where appropriate (See Appendix E: Resource Analysis).

Goal 6 – Provide adequate infrastructure at trailheads, rest areas and along the trail system.

Strategy 6.1 – Consider infrastructure needs and improvements such as, but not limited to, trash containers, dog feces bag dispensers, benches, picnic sites and rest rooms, in the development of all trailheads and rest areas.

Goal 7 – Provide a safe and well maintained trail system.

Strategy 7.1 – Continue to locate safety signage, where appropriate.

Strategy 7.2 – Develop signage program that includes trails identification signs, road name signs and directional signage to services and destinations.

Strategy 7.3 – Continue to improve outreach efforts to informing citizens of trail construction and detour opportunities, where necessary.

Strategy 7.4 – Establish a trail user safety plan and program including an emergency phone system and installation of mile markers.

Strategy 7.5 – Continue to publicize and post trail etiquette.

Strategy 7.6 – Continue to post open space and trail rules at trailheads and prominent locations.

Strategy 7.7 – Continue to sweep trails and maintain trails to allow for safe use of the system by multiple trail user types.

Goal 8 – Develop trail loops throughout the Town using a combination of trails, sidewalk systems and bike lanes, where appropriate.

Strategy 8.1 – Use the Missing Trail Connections Map (Map 3: Trails Connections) and look for trail loop opportunities in determining Town capital projects and in the Development Review process.

Goal 9 – Educate the community about the value of trails.

Strategy 9.1 – Develop articles, brochures, multimedia presentations, signage and other media to raise awareness and interest in trails as recreational and transportation components within the community.

CHAPTER 5
Open Space Acquisition Criteria

The acquisition process for open space is one of the most important aspects of the planning process. Choosing the criteria and method we use to purchase open space lands and guide developers in setting aside critical open space helps to ensure that we spend our money wisely and in a manner that our citizens would want us to. The criteria set forth in this chapter are intended to solidify the direction our citizens have given through this planning process.

5.1 Open Space Acquisition Criteria

Identifying and prioritizing open space criteria is a key step in the open space planning process. Town citizens, the Town Council, the Planning Commission and staff have worked together to develop a logical process that will be used to prioritize which open space parcels to purchase or preserve. From this collaboration, a list of open space qualities that Parker as a community values was developed, these values are discussed in Chapter 3 of this document. Each of the eight qualities listed in this section reflect a stated community value regarding the purchase of open space.

The evaluation processes have been divided into open space and trails; however, it is important to keep in mind that they are integrally linked together. Recreational trails are generally located in open space areas, taking advantage of the natural environment. Acquisition of open space, trailheads and trail rights-of-way are often interconnected; these purchases often serve more than one of these purposes at once.

There is no map of open space priority acquisition sites associated with these criteria. However, there are a series of maps in the Appendix of this Plan that show desirable open space attributes such as: wildlife areas, floodplains, steep slopes and visual resources. The data on these maps is intended to help direct Town Council, Planning Commission and staff to areas that may contain attributes worth preserving; these maps are not designed to show specific properties for preservation. Each potential open space site will need to be evaluated and studied on a site specific level.

The evaluation process shall consist of an index of a high, medium, or low ranking for each of the qualities applicable to the properties. There will be situations on some properties where a particular evaluation quality is not applicable and therefore not ranked.

The evaluation process is an index, not a precise measurement; there is no maximum number of high responses or a specific score necessary to determine whether to acquire or preserve a property. The ranking of each quality is used by Town staff to evaluate a property's overall value to the open space system. Staff then presents the evaluation and staff's recommendation to Town Council. The findings, based on the eight qualities, are used by Town Council to make reasoned acquisition decisions.

I. **Site Context**

1. To what extent is the property located near other protected lands or open space?
2. Does this property contribute to a greenway or larger open space area?
3. Is protecting this property a strategic move to protect a larger area?
4. Should preservation of this property be a priority due an imminent purchase or development?
5. How compatible is the proposed open space and/or recreational uses of this parcel with the adjacent land uses?

II. **Environment/Ecology**

1. Does the property have special value for wildlife preservation or does it act as a wildlife corridor?
2. Does the acquisition preserve lands critical to an animal or plant protected under the Endangered Species Act?
3. Will the acquisition preserve unusual terrain or unique environmental, geological, or ecological features?
4. To what extent does the property provide a buffer to minimize the disruption of ecological processes on already protected land?
5. Will acquisition of this property protect wetlands or other biologically sensitive riparian areas?
6. Are water rights available?
7. What is the potential for habitat restoration?
8. Are there any environmental liabilities or hazards associated with the property?

III. **Scenic/Aesthetic/Sense of Place**

1. Does the property provide vistas or scenic views of Mount Evans, Pikes Peak, the Cherry Creek Basin, surrounding bluffs, or other features that contribute to the sense of place that is Parker?
2. Will the acquisition preserve important views from roads, trails, or other prominent public locations?
3. To what extent will the property enhance the quality of life for Town residents and visitors?
4. Does the property serve as a community buffer or separator?
5. Does the property help maintain a sense of agricultural tradition and rural character?

IV. **Outdoor Recreation/Public Use**

1. What is the potential for public use and outdoor recreation on this property?
2. To what extent does this property provide opportunity to integrate public use into a larger recreation network?
3. What opportunities for outdoor recreation does this property provide?
4. Are the activities considered appropriate with the ecological, physical and social environment?

V. **Historical/Archaeological**

1. Does the property contain significant archaeological, historical, or cultural resources?

VI. **Education**

1. Are there educational opportunities associated with this property?

VII. **Public Support Factors**

1. Is this a high profile acquisition from the public perspective?
2. Will acquisition of this property serve as a catalyst for other acquisitions?
3. Will acquisition of this property in the manner proposed serve as a positive example for other landowners?
4. Is there a willing seller?
5. Does the project contribute to a balanced open space system based on:
   a. Geographic distribution?
   b. Project type?
   c. Urgent/immediate demands and long term goals?
   d. Population distribution?

VII. **Price**

1. Is the price reasonable given current supply and demand and net present value?
2. Is the landowner willing to reduce the cost to the Town for charitable or tax purposes?
3. Are there opportunities for cost sharing?
4. Can the goals of the Town's Open Space Program be achieved with less than fee simple acquisition?
5. Will the property become more expensive or developed if not acquired now?
6. Are the projected annual management and maintenance costs acceptable and reasonable?

CHAPTER 6
Trail Construction Criteria and Missing Trail Links

The acquisition process for trail rights-of-way is one of the most important aspects of the planning process. Choosing the criteria and method we use to prioritize trail construction and guide developers in where to construct trails helps to ensure that we spend our money wisely and in a manner that our citizens would want us to. The following criteria are intended to solidify the direction our citizens have given through this planning process.

6.1 Trail Development Criteria

The missing trail connections noted in *Section 6.2 Missing Trail Connections*, of this Plan are not all inclusive, additional trail connection needs will arise. Identifying and prioritizing trail connections is key to the trails planning process. This process allows the Town to evaluate and prioritize trail connections that are not specifically noted in this Plan and allows this Plan flexibility to meet future needs.

The Town of Parker Community Development Department, guided by the Town citizens, Town Council and the Planning Commission, developed a list of trail qualities based on the community values developed in the outreach process and reflected in *Section 2.2 Trail Qualities* of this Plan. Each of the six qualities listed below reflect a stated community value regarding our trail system.

The evaluation process shall consist of an index of a high, medium, or low ranking for each of the qualities applicable to the trail section in question. There may be situations on some trail sections where a particular evaluation quality is not applicable and therefore not ranked.

As is the case with the open space evaluation process, this system is an index, there is no maximum number of high responses or a specific score necessary to undertake a project or require a developer to undertake a project. The ranking of each quality is used by Town staff to evaluate a trail project's overall value to the trail system. Staff then presents the evaluation and staff's recommendations to Town Council. The findings, based on the six (6) qualities are used by Town Council to make reasoned budgeting decision. The findings, based are also used by Town Council and the Planning Commission to assure needed trail connections are provided in new developments.

I. **Connectivity**

1. Does the project connect existing trails, significant sidewalk systems or bike lanes?
2. Does the project connect to the regional trail system?
3. Does the project extend an existing trail into undeveloped or newly developed land?
4. Does the trail create or contribute to a trail loop?

II. **Access**

1. Does the trail provide access to:
   a. a school or other public facility

b. a commercial property
c. a neighborhood
d. a trailhead, park, or open space parcel
e. RTD Park-n-ride facilities
f. Other important destination

2. Does the project promote alternative modes of transportation?
   a. Does the project encourage or shorten bicycle or walking distances between destinations?
   b. Does the project connect with RTD facilities and stops?
   c. Does the project provide for bicycle storage at destinations?
3. 3. Does the trail meet the Americans with Disabilities Act standards?

III. **Safety**

1. Does the project enhance trail user safety?
2. Does the project provide an option for grade-separated crossings of roads?

IV. **Trail User Needs**

1. Does the trail or project allow and encourage multiple trail users?
2. Does the project design consider special needs of the different trail users? (e.g., gravel lots for horses, hitching posts, bike racks, visual character for pedestrians, handicap access, etc.)

V. **Public Support Factors**

1. Is this a high profile trail project from the public perspective?
2. Will this project serve as a catalyst for other trail projects or increase overall trail use?
3. Will this project and acquisition of easements or rights-of-way occur in a manner that is a positive example for other landowners?

VI. **Price**

1. Is the price reasonable given the anticipated use of the trail?
2. Is there any opportunity to share costs?
3. Is the proposal the most cost effective option without diminishing the quality or safety of the project?
4. Will the project cost significantly more or be impossible in the future?
5. Are the projected annual management and maintenance costs acceptable and reasonable?

6.2 Missing Trail Connections

The following list was updated through a series of open houses and meetings with the public, Town Council and the Planning Commission during 2010. This list is not intended to be all inclusive, but is a list of known needs for connections. Some of these connections are traditional trail connections, and some are significant sidewalk improvements adjacent to roads. These connections were determined concurrently with the goals and strategies and the trail evaluation process. The numbers and letters assigned in the lists refer to numbers and letters shown on *Map 3: Missing Trails Connections*. These letters and numbers do not represent a prioritization. The 2022 minor update was a coordinated effort between internal Town departments: Parks and Recreation, Engineering/Public Works and Community

Development/Planning. In addition to the internal coordination, public input was received on the missing trail connections map. **Missing Trail Connections within the Parker Planning Area**

1. Westcreek open space trail to Parker Road and Crown Crest Boulevard intersection
2. Extend the East / West Trail at Cherry Creek Trail to the Canteberry PSCo Trail
3. Parker Road: trail (wide sidewalk) parallel to Parker Road.
4. Kinney Creek: connection from Cherry Creek Trail through the proposed Reata West park and open space site and under Parker Road.
5. Hilltop Road: trail parallel to road and old railroad line.
6. Cherry Creek Highlands
   a. Connection from Cherry Creek Trail to Jordan Road.
   b. Connection south through Cherry Creek Highlands to Oak Gulch Trail.
   c. Complete connections from Cherry Creek Highlands to Salisbury Equestrian Park.
7. Pine Drive: connection from the intersection with Hilltop Drive to McCabe Meadows Trailhead across Parker Road.
8. Connect future Oak Gulch Trail to Cherry Creek Trail
9. Challenger Park Townhomes: Connection from Newlin Gulch Trail to Challenger Park Townhomes
10. Pine Drive: Connect Baldwin Gulch Trail to Sulphur Gulch Trail along Pine Drive
11. Reata North Trail: Connect Tallman Drive to proposed northerly Reata North Trail in unnamed gulch
12. Walmart Connection: Extend trail behind Home Depot to connect to Dransfeldt Road.
13. Newlin Gulch Trail: Connection south of Stonegate to Reuter-Hess Reservoir.
14. East Lincoln Connection: Improve connection from Cherry Creek Trail to development east of Cherry Creek on Lincoln Avenue
15. Cottonwood Commercial Connection: Improve connection between Cherry Creek Trail and Cottonwood commercial area
16. Cottonwood Highlands Connection: Connect Cherry Creek Trail west along Cottonwood Drive and under Jordan Road
17. Bradbury Ranch: Connect trail on north of Bradbury Ranch to Newlin Gulch Trail in existing gas easement
18. Robinson Ranch: Connection between Robinson Ranch and Robinson Ranch Commercial
19. Rowley Downs: Connection from Willow Creek Trail to Siebert Circle sidewalk
20. Crowfoot Valley: Connection from Stroh Road to Town boundary south along Crowfoot Valley Road
21. Extend Canterberry PSCo Trail north across Sulphur Gulch and Mainstreet to connect with future northeastern beltway trail in the County
22. High Plains Regional (E-470) Trail: multi-use trail parallel to E-470 northeast connecting south to Cottonwood Drive.

Missing Trail Connections Located Outside the Parker Planning Area

A. High Plains Regional (E-470) Trail: multi-use trail parallel to E-470 northeast.
B. Chambers Road: multi-use trail parallel to Chambers Road.
C. Cherry Creek Trail: Cherry Creek Trail south to Castlewood Canyon State Park.
D. East West Trail: multi-use regional trail connecting Parker to Lone Tree and Highlands Ranch.
E. Lincoln Avenue: Bike Route Lincoln Avenue to the west connecting with bike lane proposed in Douglas County Open Space Plan.
F. Crowfoot Valley Road: Bike route adjacent to Crowfoot Valley Road to the southwest connecting with bike lane proposed in Douglas County Open Space Plan.
G. Parker Road: bike route Parker Road to the south connecting with bike lane proposed in Douglas County Open Space Plan.
H. Rueter-Hess Reservoir trail system and Connections:
   a. Connection to East West Trail and Newlin Gulch Trail
   b. Connections from Tanterra (Anthology North) and Looking Glass (Hess Ranch)
   c. Connection to development and open space to the west

I. Hilltop Road: continue proposed Hilltop Road Trail south into County
K. Sulphur Gulch Trail: continue Sulphur Gulch Trail southeast into County
L. Connection south from Looking Glass (Hess Ranch) to reconnect to Cherry Creek Trail.
M. Reata South: connection from Hilltop Road southwest through the Parker Road and Stroh Road intersection to the Cherry Creek Trail.
N. Pine Drive North: connection from Baldwin Gulch to Gartrell Road and Piney Creek Trail.
O. Northeastern Beltway Trail: Connecting Sulphur Gulch Trail to E-470 trail or Inspiration Drive Connection.

CHAPTER 7
Managing Our Open Space and Trail System

7.1 Open Space Management Planning

A management plan guides the on-going management of an open space property, including assessment, implementation and monitoring. The purpose of a management plan is to establish goals and management philosophies for the future of an open space property. A management plan weighs potential benefits and impacts of proposed management actions which include consideration of the long-term viability and health of natural ecosystems. The management plan is the foundation of a flexible and dynamic process of adaptive resource planning and management.

A management plan guides the Town in:

- Identifying goals for the property and its resources (visioning process)
- Understanding existing resources on the property (by conducting a baseline inventory)
- Maintaining significant, high-quality resources (by designing resource management plans to preserve these resources)
- Restoring or replace low-value resources (e.g., developing and implementing a weed management and restoration plan)
- Adjusting for inadequacies in the original management plan and changes on the property (adaptive management)
- Understanding and evaluating uses of the property and the level of public use and access

Property Management Mission

Town of Parker open space will be managed in a way that provides for aesthetic enjoyment, minimizes cumulative impacts to the natural ecosystems, minimizes conflicts between users, considers user safety, preserves responsible agricultural use where appropriate, provides for a quality passive recreation experience and protects natural areas.

Historically, the Town has not developed formal management plans primarily because open space parcels have been acquired on a piece meal basis. The Public Works Department, in coordination with the Community Development Department and Recreation Department, should formalize management plans and continue to take actions to ensure that uses within open space lands are consistent with the open space purposes and long-range management policies of the Town.

Adaptive Management

Adaptive management is an incremental approach to managing a property that emphasizes monitoring, evaluation and feedback. Knowledge of a resource, gained by monitoring management actions, is evaluated and incorporated into future management actions and decisions. This feedback loop facilitates effective management that remains connected to the changing resources and uses on the property.

Baseline Data Collection

The adaptive management process begins with a clear set of goals (visioning) and a preliminary understanding of resources on the property (baseline). The baseline information is used to identify resource issues. The baseline inventory and resources issues, along with preliminary goals and visions for the property, will help the Town to develop specific management objectives. Management plans will be developed to include these specific management objectives.

Monitoring

As the Town designs and implements resource management plans, it is important to identify, design and implement a way to measure their success through monitoring. Monitoring allows for periodic feedback to the management process and is the cornerstone of adaptive management. Resource management plans and monitoring programs should be developed to measure success concurrently. The scope and nature of individual monitoring programs depend largely on the individual resource or issue being addressed and can range from simple qualitative studies, such as photo monitoring, to complex quantitative data such as transects or water sampling. In general, a monitoring program will:

- Have clear goals and objectives
- Have a clear and detailed plan identifying the resource action and indicators being monitored
- Ensure that monitoring is being conducted at the appropriate frequency and scale for the resource(s) being managed
- Detect management problems before resource damage occurs
- Delineate management goals (ends) from management actions (means)

Evaluation

Information gained by monitoring management actions should be used to evaluate those actions and plan future management decisions. This process provides a better understanding of the resource and is useful in refining and revising management plans and objectives. When evaluating management plans, the following should be considered:

- What has been learned about the resource?
- Are the management plan goals and objectives still valid?
- Are the goals and objectives realistically attainable?
- Have the management strategies been effective?
- What needs to change to improve the management strategies based on the knowledge gained?
- Are the Town's actions bringing about the desired results?

Feedback

A resource management plan and monitoring program includes a timetable for evaluating its effectiveness, and benchmarks to measure the progress toward fulfilling the management goals. Such benchmarks could include:

- Direct Biological Benchmarks - Biological benchmarks are the most direct measure of a projects success or failure; however, they are often the most difficult and time consuming to monitor and evaluate. Example – Are populations of endangered species increasing or decreasing?

- Community Benchmarks - Community benchmarks can provide relatively direct measures of a projects success; however, community direction may vary over time. Example – Has the threat to an open space parcel been reduced?
- Organizational Benchmarks - Organizational benchmarks are generally the least direct measures of project success, but are the easiest and quickest to measure. Example – Is weed control technically feasible?

Measuring success should include both short- and long-term benchmarks. Long-term benchmarks are to fulfill Parker's visions for the managed open space. Short-term, interim benchmarks are to help determine whether we are making progress toward our long-term goals. For example, a Diffuse Knapweed infestation may need to be reduced by 90 percent in the long-term, so a short-term measure might be a 20 percent reduction.

7.2 Implementing the Open Space Management Plan

The Town staff, through direction of Town Council, has the responsibility to preserve both the land itself and its ecological viability. In developing management plans and regulations, the Town staff will use its professional judgment and consider the open space property and its current conditions, including all valuable natural resources and their specific locations, the intensity of uses and the best scientific information available. These aspects will be balanced within the context of the entire open space system. The same use regulations may not apply to all open space land or trail sections.

When appropriate, the Town staff may recommend use restrictions to the Town Council. Any use or access restrictions on open space lands will be based on a determination that such measures are consistent with open space purposes or are needed to minimize human use conflicts or impacts or to promote safety. Public notification will occur in the local news publication, or as otherwise required by Town policy, and an opportunity for public input will be provided before Town Council takes action. Such recommendations may be specific to the occurrence, type of activity, or the location of the activity. An analysis of actual and potential damage may be conducted if necessary to document damage. If a reasonable basis exists to believe that an actual or anticipated use may cause immediate or irreparable harm to a resource, the Town Staff may place immediate limitations on public use and/or access. This action will be subject to review by the Town Council at its next available meeting.

The onus for protecting our open space is not the sole responsibility of the Town; open space visitors also have a responsibility as stewards of open space resources to ensure that their actions cause the least possible disturbance to the natural processes.

7.3 Trail Maintenance

The safety and ongoing maintenance of our trail system is paramount to the success and usability for our residents. There are a number of inherent trail conditions, including, but not limited to:

Edge of concrete – In some locations the soil grade may not be even with the concrete. Regrading should occur where possible. Regrading may not be possible in some areas due to slope or habitat constraints.

Cracks and buckling in the concrete – Cracks in the concrete occur from use and weather and general age. Repairs should occur as damage is reported or found, subject to budget, timing and weather constraints.

Damage from flooding – Most trails are located in the 100-year floodplain, repairs are necessary as flooding occurs and creates damage to trails.

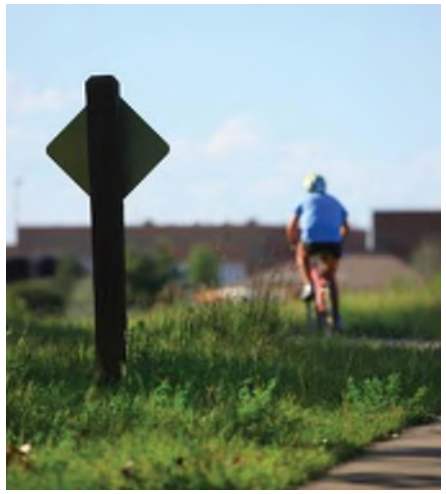
Sand and gravel – Sand and gravel get on the surface of trails from runoff or other means. The Town Public Works sweeps the trails as often as possible, from this natural occurrence, however trail users should use caution if there is any debris on the trails.

Sharp turns – On occasion, due to topography or other barriers, the trail is forced to make a sharp turn that requires that the trail user slow down.

Low Water Crossings and Pedestrian Bridges – Many stream crossings are designed to pass only during regular flows. Crossing can be subject to inundation. Trail users should never cross or enter an area that is under water.

Warning Signage

Balancing safety with the natural experience of a trail is often a difficult mix. Signage is the primary form of warning trail users of upcoming conditions and may be used to alert users to areas such as blind corners (usually located where the trail intersects or at un- derpasses), sharp curves and at trail termination points. There are a number of natural conditions that may impact the use of trail systems, and the Town cannot develop signage to alert users to all of them..



Trail Construction Signage

The Town recognizes that providing adequate signage and warnings to trail users regarding construction work allows trail users the ability to better determine where they may need to stop or find alternate routes As there Such as the signage that is used for roadways construction warning signage assists with trail safety as well. Such signs may warn trail users of the end of pavement, upcoming detours, trail closures and flag people.

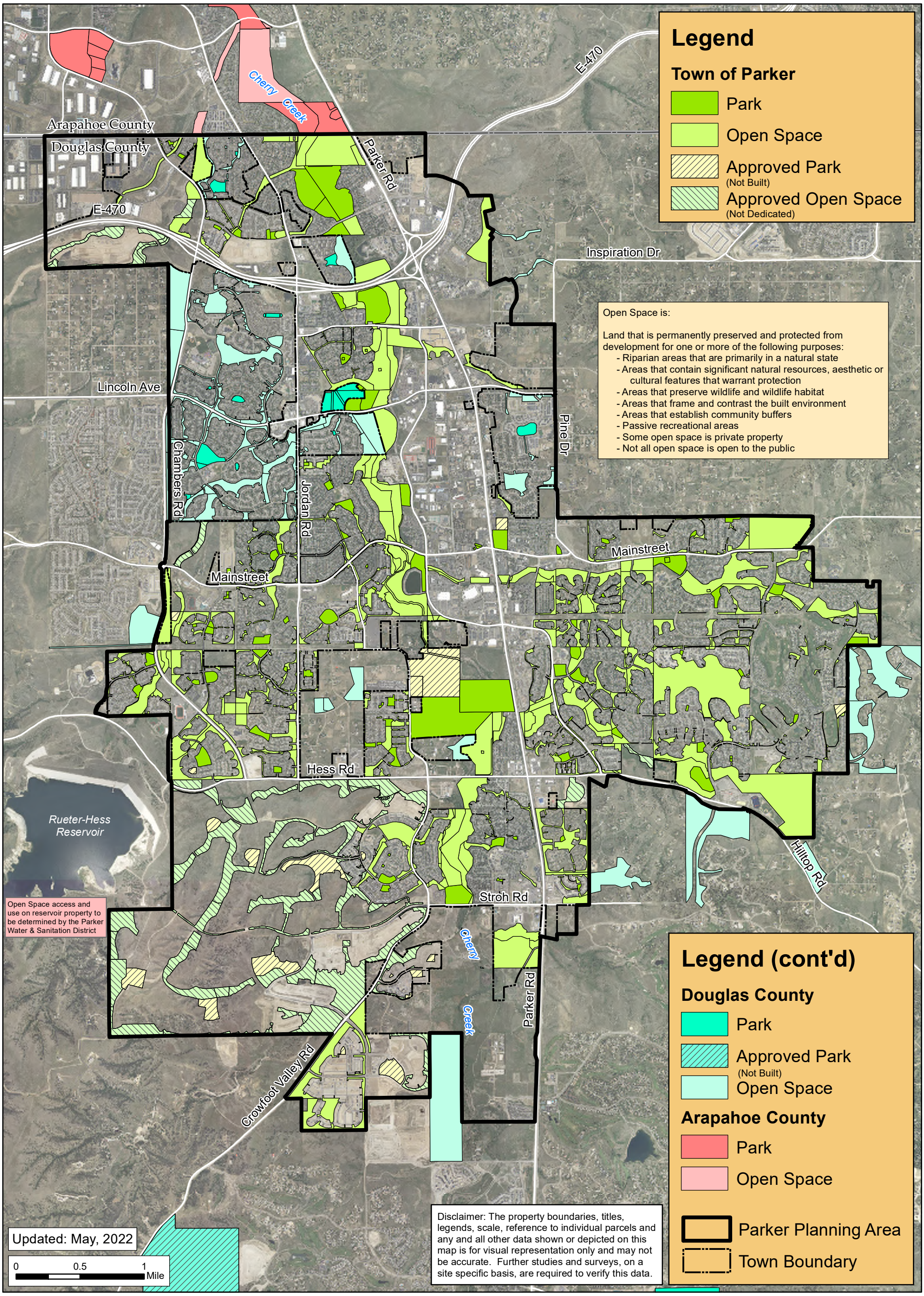
Detours

Many citizens use the trails as a transportation system to shopping, school, friend's houses and sometimes to work. As gaps in the trail system fill in and connections are made to surrounding communities, this use will most likely expand. This use of the trail system for transportation creates the necessity of detours if a trail section is not going to be available due to construction or trail damage. For trail construction that will close the trail, alternative routes shall be evaluated, determined and signed.

7.4 Safety

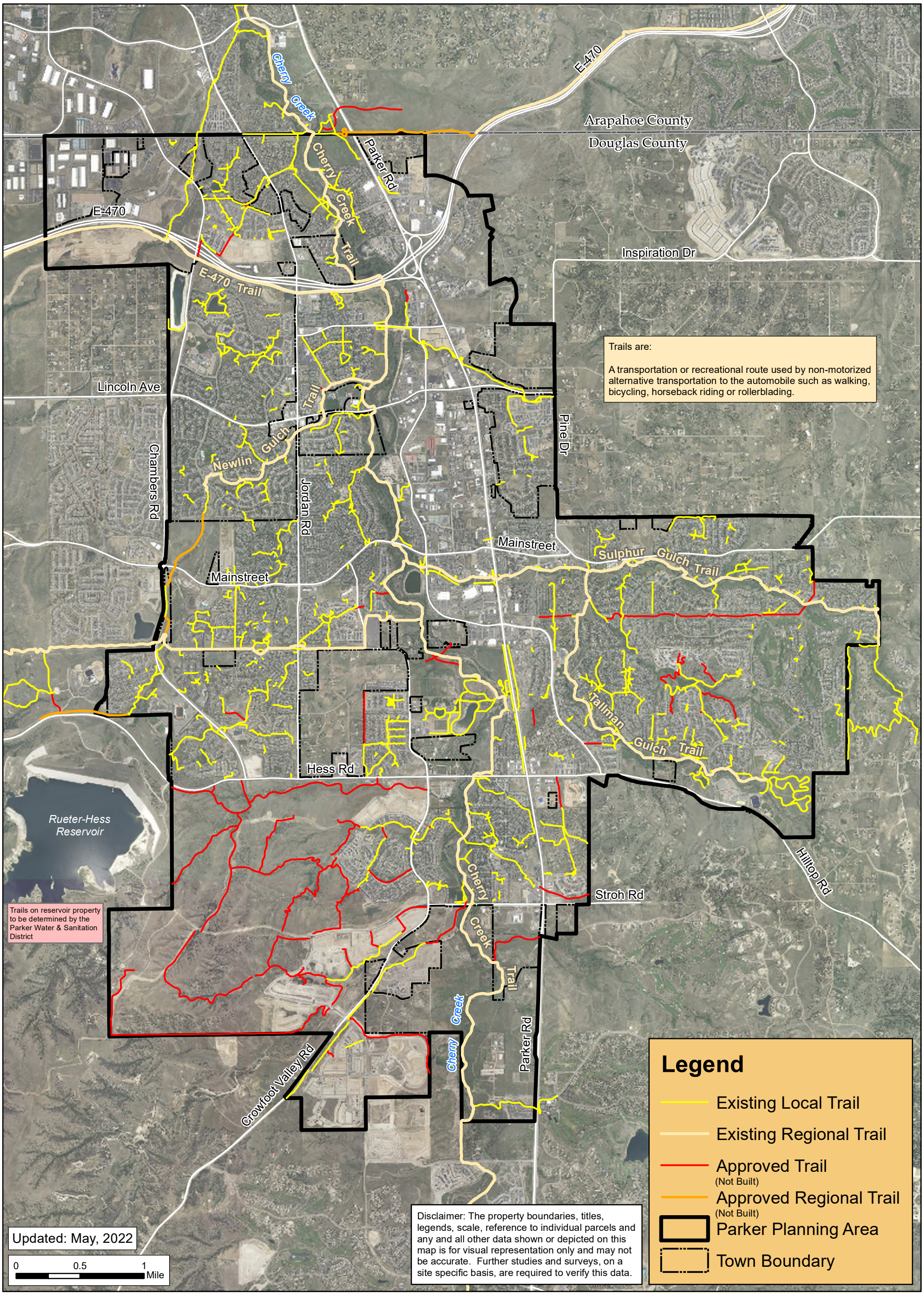
Open space visitors and trail users must assume a certain degree of risk and responsibility for their own safety. The Town recognizes that open space and trails are a visitor attraction, but they are also natural environments. The Town does not have the ability to control all conditions that exist on or to which visitors may be exposed while on the trail system. dNevertheless, the Town does make efforts to identify known areas where trail users should use caution and, when appropriate, provide signage regarding certain conditions.

MAPS



Map 1: Existing and Approved Open Space

Open Space, Trails and Greenways Master Plan



Map 2: Existing and Approved Trails

PARKER COLORADO

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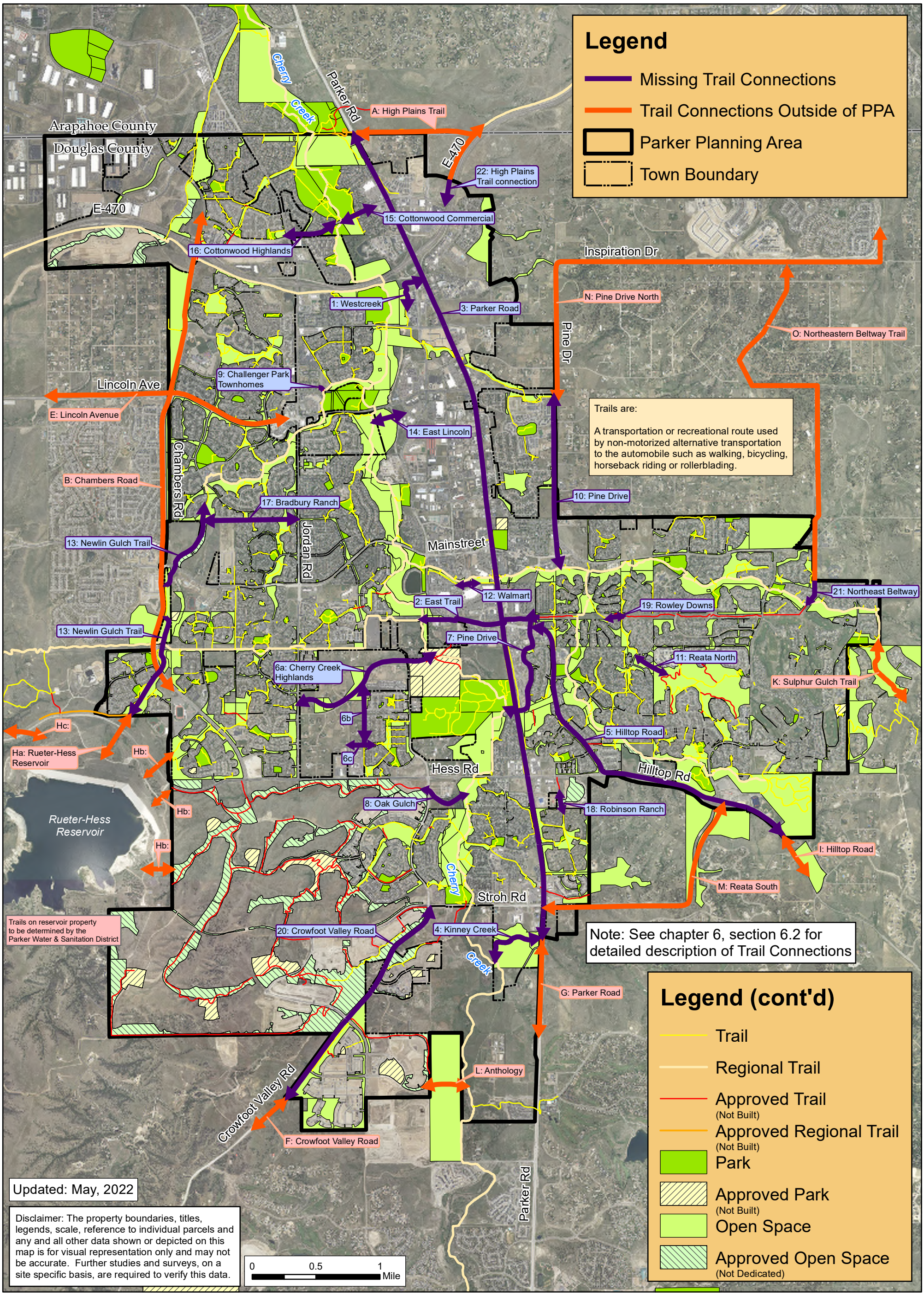
Open Space, Trails and Greenways Master Plan



Map 3: Missing Trail Connections

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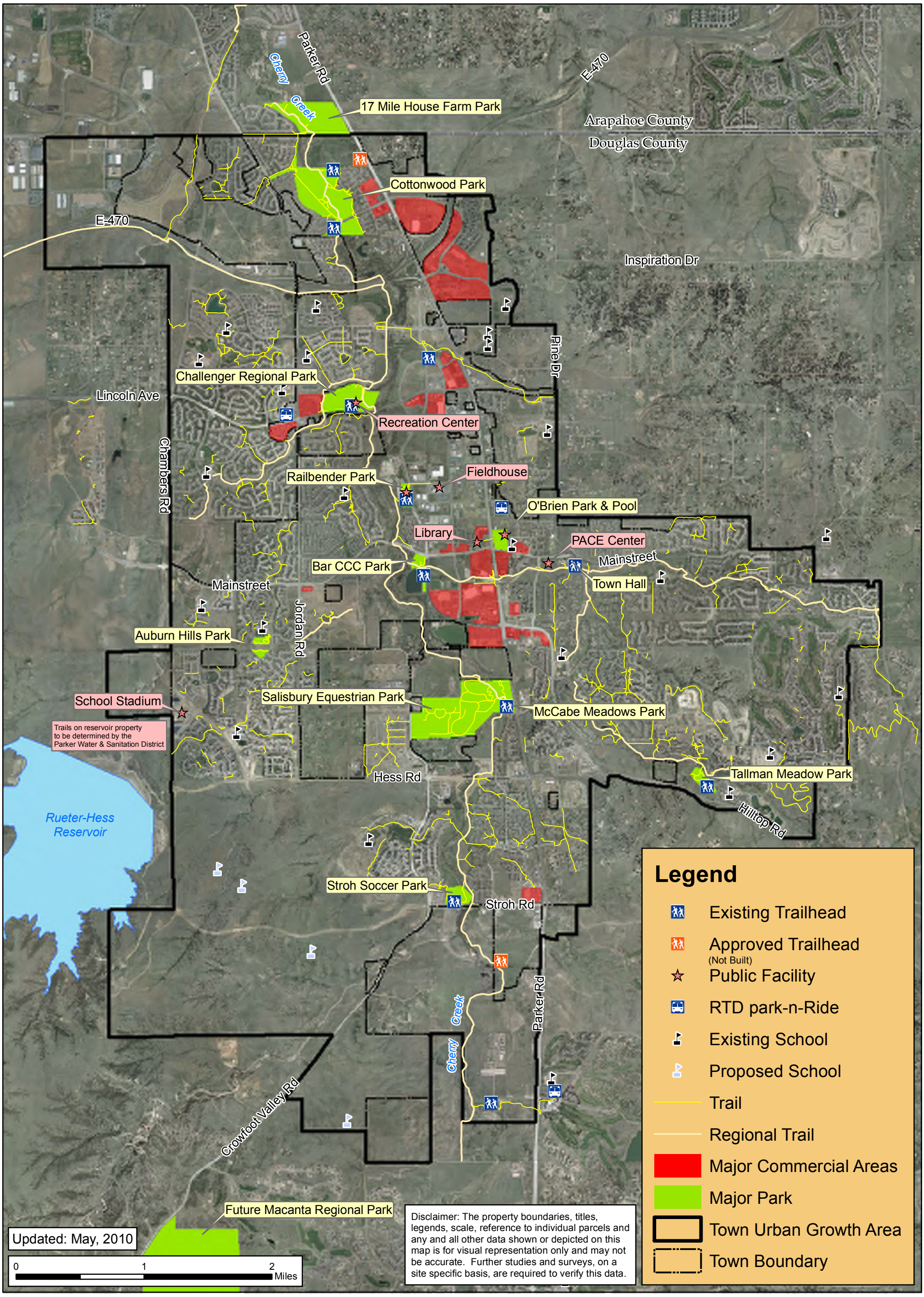
Open Space, Trails and Greenways Master Plan



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Map 4: Destinations

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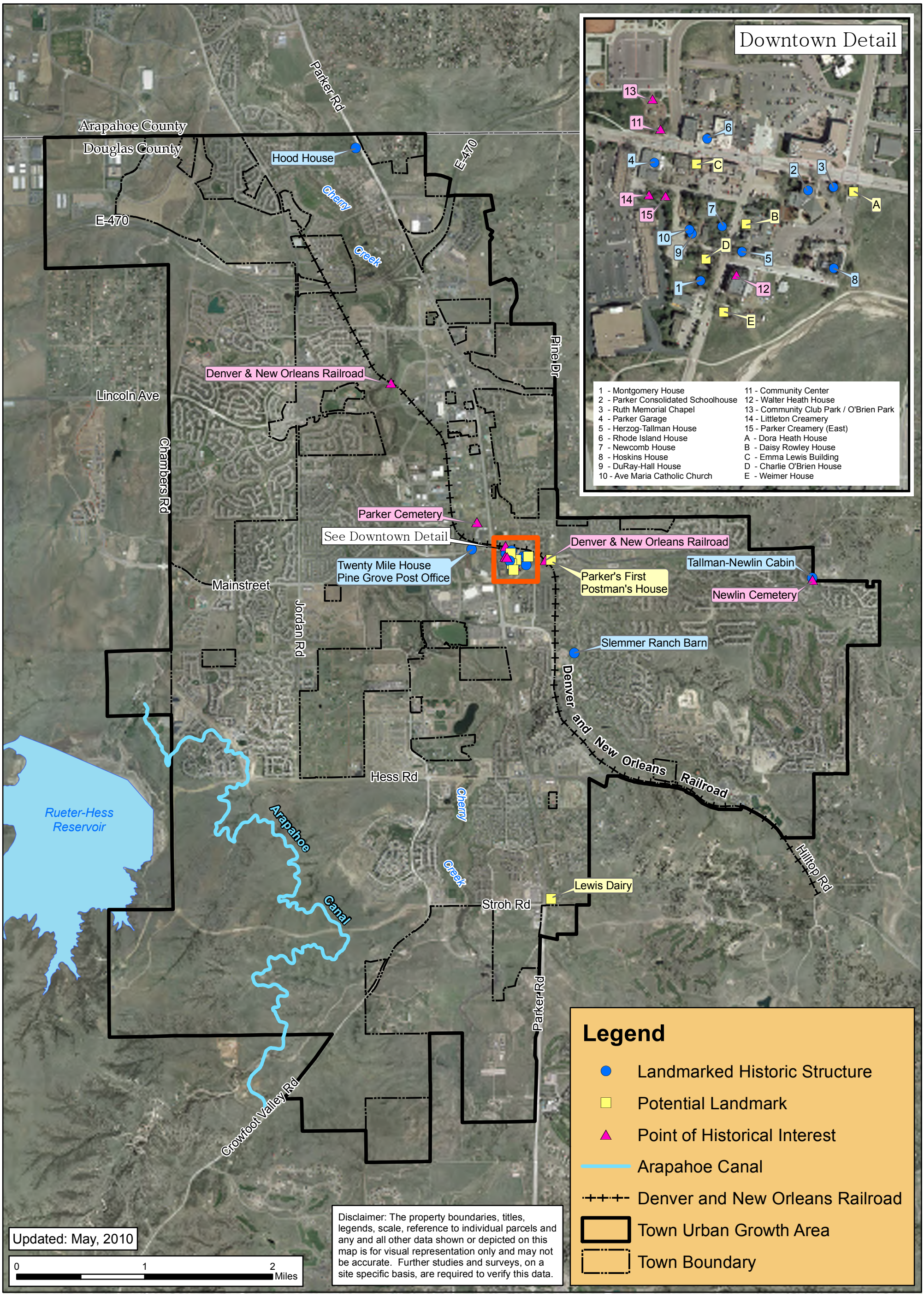
Open Space, Trails and Greenways Master Plan



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Map 5: Historical Sites

Open Space, Trails and Greenways Master Plan

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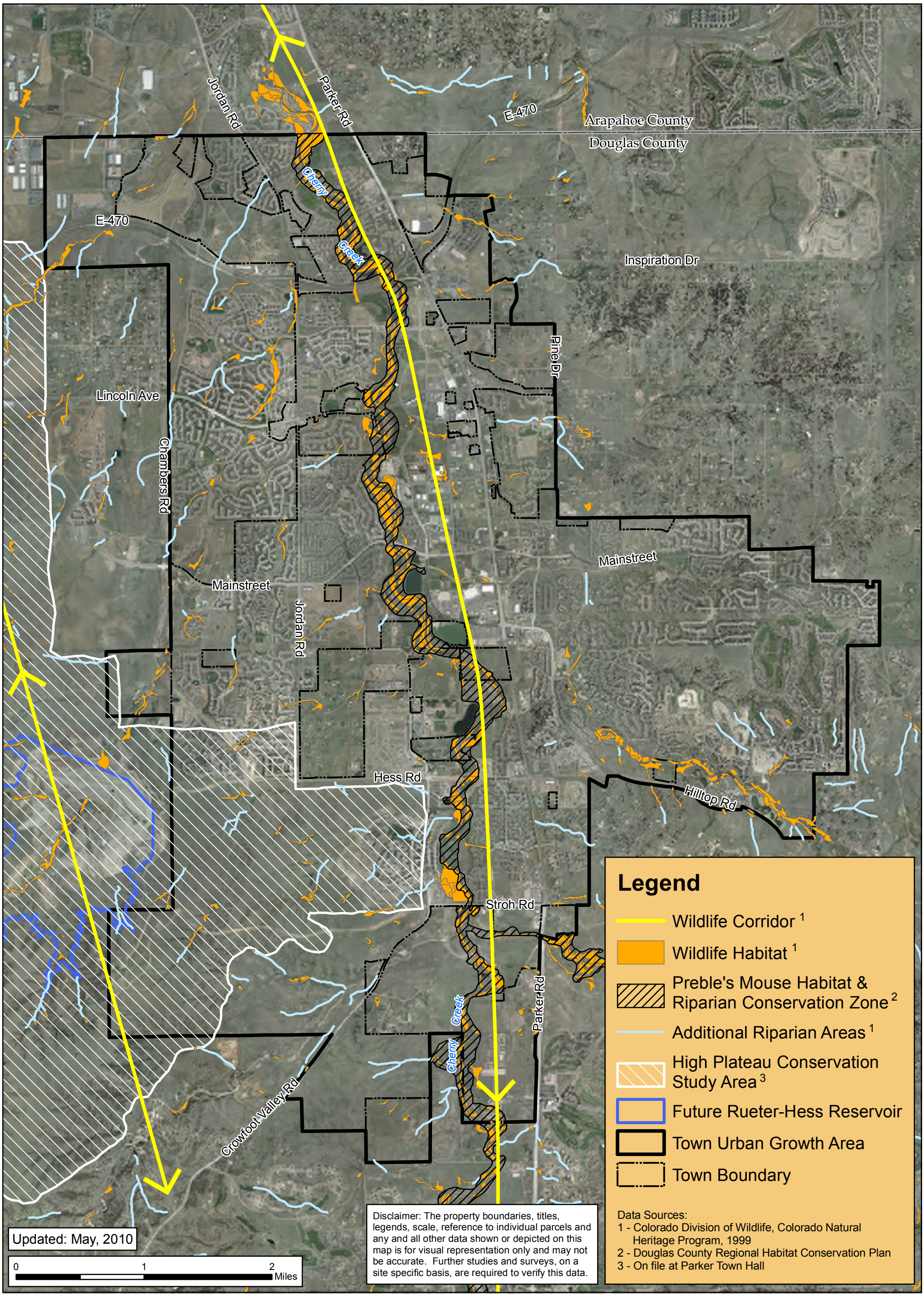

Map 6: Wildlife

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Open Space, Trails and Greenways Master Plan

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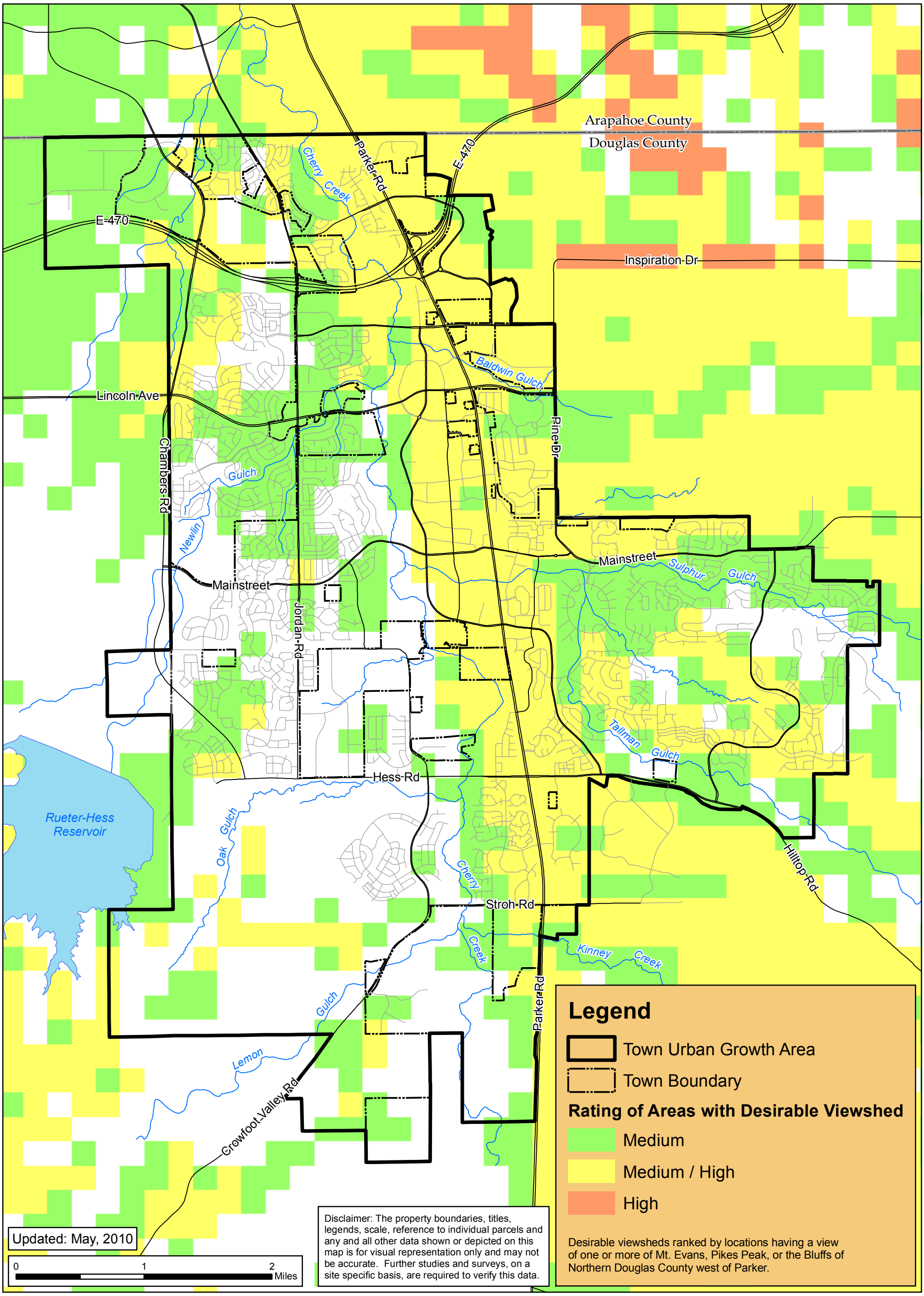

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Map 7: Visual Resources

Open Space, Trails and Greenways Master Plan

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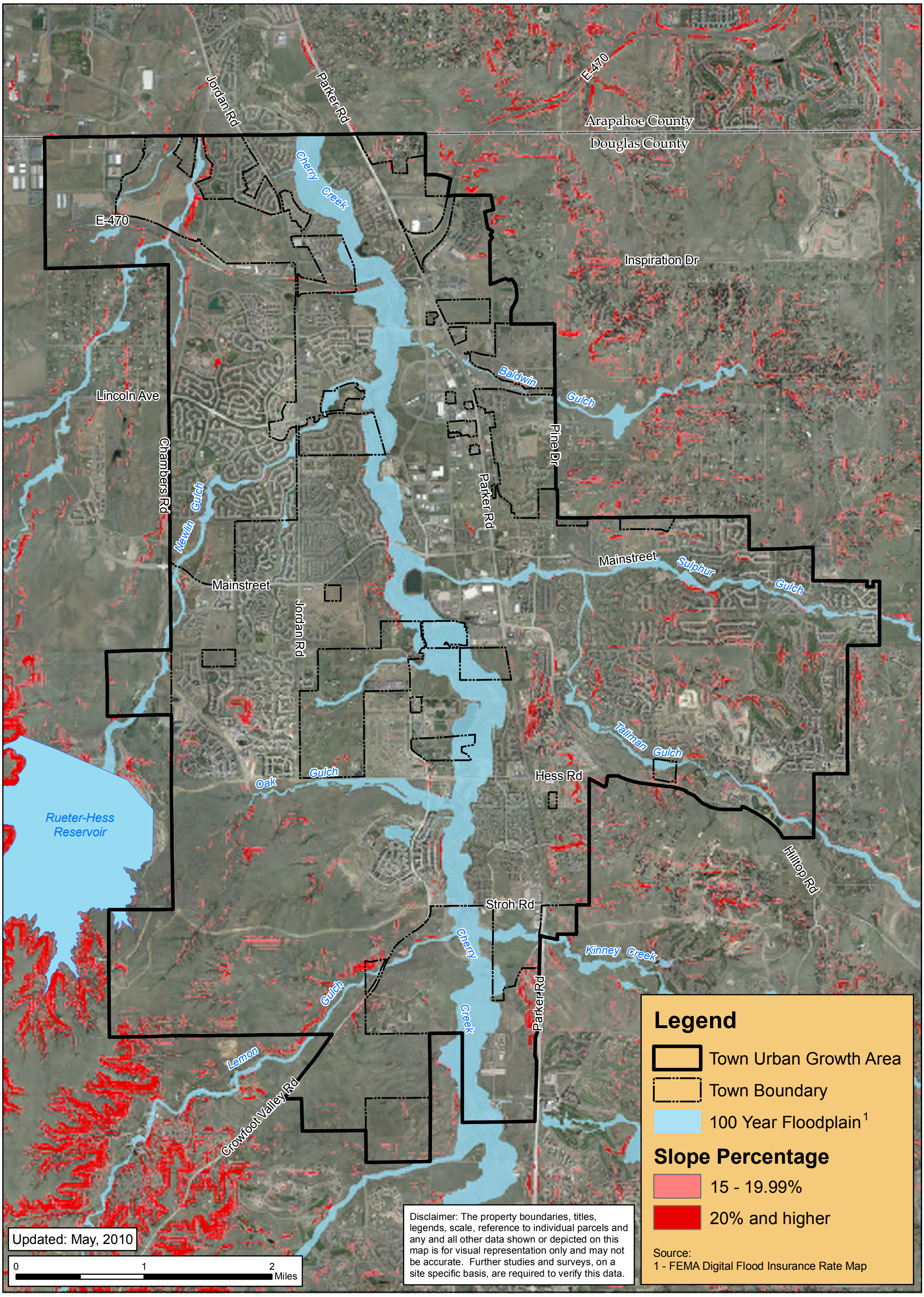

Map 8: Floodplains and Steep Slopes

Open Space, Trails and Greenways Master Plan

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APPENDICES

(On file at Town Hall)

Planning Commission Staff Report

Planning Commission Date:	**6/23/2022**
Town Council Date:	**7/18/2022**
Hearing Type:	**Public Hearing** **Parker Mainstreet Studio Subdivision, Filing No. 1 – Minor Development Plat** **TRAKiT No(s): SUB20-022**
Location:	**The site is located at the southeast corner of Mainstreet and Pikes Peak Drive.**
Project Planner:	**Mary Munekata, Senior Planner**
Applicant:	**Ralph Neumann, Applicant**
Executive Summary:	**The applicants, Ralph Neumann and the Jerry R. & Betty L. Cooper Trust, are proposing to plat an existing metes and bounds property to create one commercial lot. The site is located at the southeast corner of Mainstreet and Pikes Peak Drive in downtown Parker.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Parker Mainstreet Studio Subdivision Filing No. 1 Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Parker Mainstreet Studio Subdivision Filing No. 1 Minor Development Plat, subject to the following conditions:"
-List Conditions

"I move the Planning Commission recommend Town Council deny the Parker Mainstreet Studio Subdivision Filing No. 1 Minor Development Plat 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 Parker Mainstreet Studio Subdivision Filing No. 1 Minor Development Plat to a future date."

I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 1981 as a part of the original incorporation of the Town. The property is bounded on the north by Mainstreet and commercial office uses, to the east by the Town-owned Schoolhouse event venue, to the west by Pikes Peak Drive and commercial office uses, and to the south by another commercial use.

The parcel's current zoning is Greater Downtown District – Historic Center and the site is located within the Mainstreet Master Plan Character Area of the *Parker 2035 Master Plan*.

The proposed Minor Development Plat application, known as the Parker Mainstreet Studio Subdivision, consists of a parcel of land at the southeast corner of Mainstreet and Pikes Peak Drive, in the Town of Parker. The site is approximately .52 acres. The proposal is to plat this unplatted parcel to create a legal lot of record.

VICINITY MAP

II. PRIOR ACTIONS

Date	Action
1981	Parcel was annexed as part of the original incorporation of the Town from Douglas County in 1981 - which included approximately 629 acres.

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Mainstreet Master Plan		
Site Acreage	.52 acres		
Subdivision	Not currently subdivided		
Existing Use	Commercial services		
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Mainstreet Master Plan Area	GD - Greater Downtown District	Mixed-use commercial retail/office, right-of-way, vacant lot
South	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial office
East	Mainstreet Master Plan Area	GD - Greater Downtown District	Town cultural event venue
West	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial office

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	The Mainstreet Master Plan Character Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. New development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. Current ground-floor land uses occupying the existing building are a music studio and entertainment venue - which are appropriate uses in the Mainstreet Master Plan Character Area. These uses support a walkable pedestrian environment interacting with Mainstreet, complement other downtown uses, and contribute to the unique downtown character as recommended in this character area.
Consistent Goals/Strategies	Land Use 1.A

	Land Use 1.H Jobs and Economic Vitality 2.C Jobs and Economic Vitality 4.A
Staff Analysis	The subject property is located on the southeast corner of Mainstreet and Pikes Peak Drive within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan. The proposed Minor Development Plat will create a legal lot of record that will allow for the continuation of the existing uses, and will also provide opportunity for future redevelopment within the context of the existing zoning and in support of the goals and strategies of the Mainstreet Master Plan. Based on this analysis, staff has determined that the request is consistent with 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= 0 feet Side= 0 feet Rear= 0 feet	Structures are not a part of this proposal. Required setbacks will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	GDD Historic Center maximum height= 60 feet	Structures are not a part of this proposal. Required height will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	Existing lot size meets the zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	Structures are not a part of this proposal.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	Streetscape meets code requirements as	☒ Consistent ☐ Inconsistent

		depicted in attached Landscape Plan. All additional landscaping requirements will be addressed at time of future redevelopment.	☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Greater Down District – Historic Center zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property fronts onto E. Mainstreet and has two existing access points; one on Mainstreet and one on Pikes Peak Drive. No changes are proposed to the access or circulation.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	No comment
Town of Parker Building	Approved
CenturyLink Communications	No comment
Comcast	No comments submitted
Town of Parker Comprehensive Planning	The property does not conflict with the Parker 2035 Master Plan
Cherry Creek Basin	Advisory comments
Town of Parker Engineering/Civil	Not applicable
Douglas County Assessors	No comment
Fire Life Safety	Approved
IREA	Approved
Public Service Company/ Xcel	Advisory comments
South Metro Fire	No comments submitted

Urban Drainage	No comment

VIII. CONCLUSION

This proposal is consistent with the *Parker 2035 Master Plan* and the Minor Development Plat has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that Planning Commission recommend Town Council approve the Parker Mainstreet Studio Subdivision Filing No.1 Minor Development Plat.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

1. Parker Mainstreet Studio Subdivision Filing No. 1 Minor Development Plat

Report Approved By: Bryce Matthews, Planning Manager

PARKER MAINSTREET STUDIO SUBDIVISION, FILING NO. 1

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, T. 6 S, R. 66 W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.52 ACRES, 1 LOT
SHEET 1 OF 2

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF 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 **PARKER MAINSTREET STUDIO SUBDIVISION, FILING NO. 1.** 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 EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. 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 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).

ACKNOWLEDGMENT:

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 OBVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1.531, ET SEQ. , AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER:

JERRY R. COOPER AND BETTY L. COOPER LIVING TRUST

_____
OWNER SIGNATURE

ATTEST:_____

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

OWNER:

_____

BY: _____
OWNER SIGNATURE

ATTEST:_____

NOTARY:

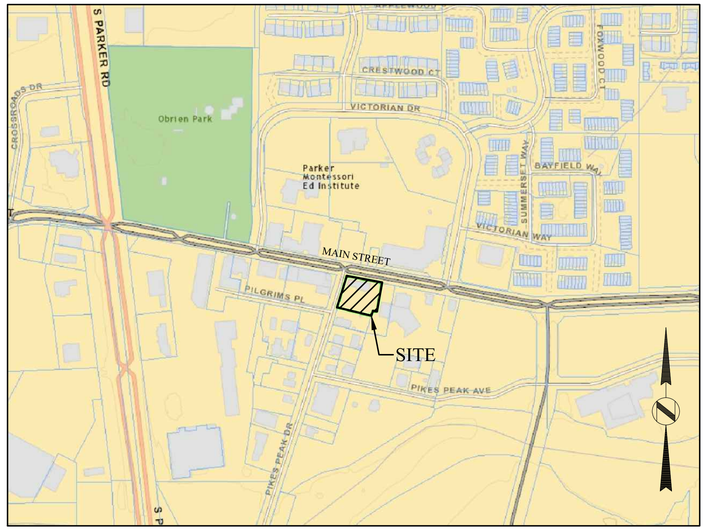
STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



VICINITY MAP:
N.T.S.

NOTES:

1. THIS PLAT WAS BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER N0033355-010-T02-ES PREPARED BY, FIDELITY NATIONAL TITLE INSURANCE CO. WITH AN EFFECTIVE DATE OF JULY 21, 2021, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TO HAVE AN ASSUMED BEARING OF S00°13'25"E AS SHOWN HEREON.
3. THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0069F LAST REVISED SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WERE PERFORMED TO DETERMINE THIS INFORMATION.
4. ALL UNITS ARE IN U.S. SURVEY FEET.
5. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
7. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
8. PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
9. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
10. NON-EXCLUSIVE 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, ELECTRICAL 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 REPLACING OF SUCH LINES.

PROPERTY DESCRIPTION:

(HISTORICAL LEGAL) THAT PART OF THE NE1/4 SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 22; THENCE S00°13'25"E ALONG THE WEST LINE OF SAID NE1/4 A DISTANCE OF 1276.26 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST PARKER ROAD; THENCE S79°16'30"E ALONG SAID SOUTH LINE, A DISTANCE OF 860.82 FEET; THENCE S79°22'30"E ALONG SAID SOUTH LINE A DISTANCE OF 261.11 FEET TO THE EAST LINE OF A COUNTY ROAD AND THE TRUE POINT OF BEGINNING; THENCE S17°31'30"W ALONG THE EAST LINE OF THE COUNTY ROAD A DISTANCE OF 139.98 FEET; THENCE S76°18'30"E, 150.34 FEET; THENCE N17°31'30"E, 22.30 FEET; THENCE S79°22'30"E, 16.53 FEET; THENCE N10°17'30"E, 124.88 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST PARKER ROAD; THENCE N79°22'30"W ALONG SAID SOUTH LINE A DISTANCE OF 151.79 FEET TO THE POINT OF BEGINNING.

(NEW LEGAL PER THIS PLAT) THAT PART OF THE NE1/4 SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 22; THENCE S00°13'25"E ALONG THE WEST LINE OF SAID NE1/4 A DISTANCE OF 1276.26 FEET; THENCE S79°16'30"E , A DISTANCE OF 860.82 FEET; THENCE S79°22'30"E, A DISTANCE OF 261.11 FEET TO THE EAST LINE OF PIKES PEAK DR., AND THE TRUE POINT OF BEGINNING; THENCE S17°31'30"W ALONG SAID EAST LINE A DISTANCE OF 139.98 FEET; THENCE S76°19'28"E A DISTANCE OF 150.04 FEET; THENCE N17°34'40"E A DISTANCE OF 22.36 FEET; THENCE S79°06'12"E A DISTANCE OF 17.10 FEET; THENCE N10°10'46"E A DISTANCE OF 124.85 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MAINSTREET; THENCE N79°22'46"W ALONG SAID SOUTH LINE A DISTANCE OF 151.85 FEET TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION:

I, ELIJAH FRANE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PARKER MAINSTREET STUDIO SUBDIVISION, FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 31ST DAY OF MAY, 2021, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ 20_____.

(SIGNATURE)_____

(NAME) ELIJAH FRANE, P.L.S. #38376

FOR AND ON BEHALF OF FRANE SURVEYING INC.

TITLE VERIFICATION:

WE, FIDELITY NATIONAL TITLE INSURANCE CO, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

_____

_____ _____
AUTHORIZED TITLE COMPANY DATE

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

TOWN COUNCIL:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ON THE ___ DAY OF _____, 20___, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____
MAYOR, TOWN OF PARKER

ATTEST:_____
TOWN CLERK

PLANNING COMMISSION:

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

_____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

CLERK AND RECORDER:

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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

_____
COUNTY CLERK AND RECORDER

DATE:	REVISIONS:
5/31/2021	1ST TOWN COMMENTS
08/03/2021	ADDRESS TITLE WORK
9/30/2021	2ND COMMENTS
03/01/2022	3RD COMMENTS

FRANE SURVEYING INC.
303-243-0037
P.O. BOX 2372
ELIZABETH, CO 80107

SCALE	DATE	DRAWN BY
1"=20'	06/26/2020	D. COTTER

PARKER MAINSTREET STUDIO
PART OF SEC. 22, T6S, R66W, 6TH P.M.
DOUGLAS COUNTY, STATE OF COLORADO

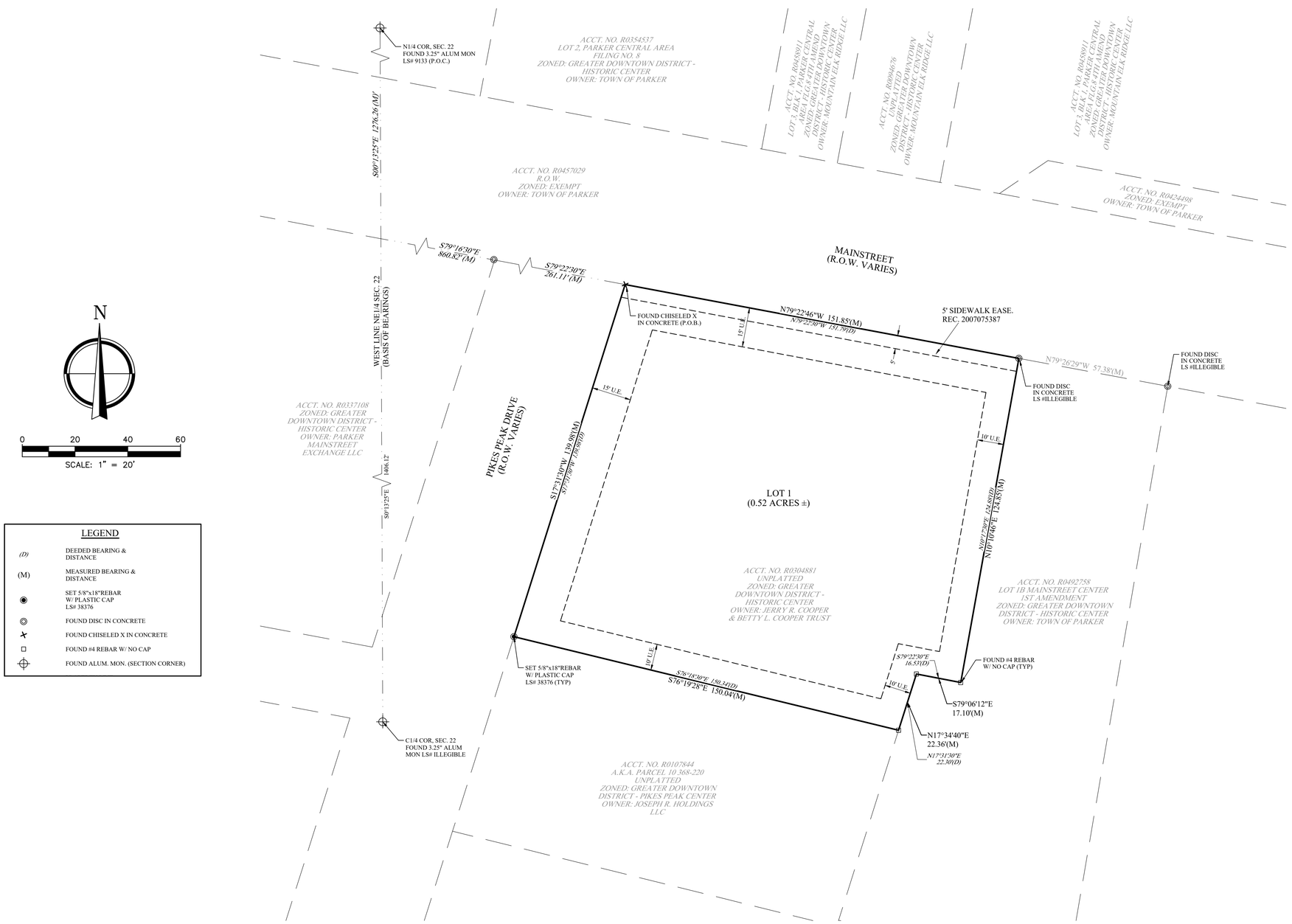
CLIENT
PARKER MAINSTREET STUDIO

SHEET 1 OF 2

JOB NUMBER
20-013-SUB

PARKER MAINSTREET STUDIO SUBDIVISION, FILING NO. 1

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, T. 6 S, R. 66 W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.52 ACRES, 1 LOT
SHEET 2 OF 2



N

0 20 40 60

SCALE: 1" = 20'

LEGEND

(D)	DEEDED BEARING & DISTANCE
(M)	MEASURED BEARING & DISTANCE
◉	SET 5/8"x18"REBAR W/ PLASTIC CAP LS# 38376
◎	FOUND DISC IN CONCRETE
✕	FOUND CHISELED X IN CONCRETE
□	FOUND #4 REBAR W/ NO CAP
⊕	FOUND ALUM. MON. (SECTION CORNER)

DATE:	REVISIONS:
5/31/2021	1ST TOWN COMMENTS
08/03/2021	ADDRESS TITLE WORK
9/30/2021	2ND COMMENTS

FRANE SURVEYING INC.
303-243-0037
P.O. BOX 2372
ELIZABETH, CO 80107

PARKER MAINSTREET STUDIO
PART OF SEC. 22, T6S, R66W, 6TH P.M.
DOUGLAS COUNTY, STATE OF COLORADO

CLIENT: PARKER MAINSTREET STUDIO

SCALE	DATE	DRAWN BY	JOB NUMBER
1"=20'	06/26/2020	D. COTTER	20-013-SUB

SHEET 2 OF 2

Planning Commission Staff Report

Planning Commission Date:	**6/23/2022**
Town Council Date:	**7/11/2022**
Hearing Type:	**Public Hearing** **Auburn Hills Centre L4 - Circle K Gas UbSR** **TRAKiT No(s): Z22-009**
Location:	**The site is located at the southwest corner of Mainstreet and Jordan Road.**
Project Planner:	**Julia Duncan, Associate Planner**
Applicant:	**Land Development Consultants, Applicant**
Executive Summary:	**The applicant, Circle K, is proposing a Use by Special Review for a 5,200 sq. ft. convenience store and gas station. The site is located southwest of the intersection of Mainstreet and Jordan Road.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Auburn Hills Centre L4 - Circle K Gas UbSR subject to the conditions contained in staff's report:"

1. *A Site Plan approval shall be required prior to the issuance of building permits.*

2. *A building permit shall be required for any interior or exterior work completed on site.*

3. *This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan has been approved. The Community Development Director, upon written request, may grant a ninety (90) - day extension.*

4. *Gas tank vent pipes shall not be free standing and shall vent through the canopy structure.*

5. *The applicant shall provide a decorative two-and-a-half (2½) to three (3) foot knee wall designed to match the architecture of the principal building along the west and south ends (south end shall be determined through Site Plan Approval pending no conflicts with utility easements) of the parking lot and canopy area. In addition to meeting minimum landscaping standards set within the Town of Parker Land Development Ordinance, the applicant shall be required to plant a minimum of one (1) tree and five (5) shrubs (or shrub and ornamental grass substitutions as allowed in §13.06.070(l)(5) of the Town of Parker*

Land Development Ordinance) per 25 feet of lineal edge along the west and south property (pending no conflicts with utility easements) lines. At maturity, landscaping shall be dense enough to fully screen parking and driving areas on site. Required decorative knee wall and enhanced landscaping shall be reviewed and approved through the Site Plan process.

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Auburn Hills Centre L4 - Circle K Gas UbSR, subject to the following conditions:"
-List Conditions

"I move the Planning Commission recommend Town Council deny the Auburn Hills Centre L4 - Circle K Gas UbSR 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 Auburn Hills Centre L4 - Circle K Gas UbSR to a future date."

I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in June 1987, with a Planned Development zoning. The property is on the southwest corner of Mainstreet and Jordan Road and is bounded on the north by Mainstreet, to the east by Jordan Road, to the west by E. Auburn Hills Drive, and to the south by Cedar Gulch Parkway. The site area is approximately 1.597 acres (69,547.2 sq. ft.).

On May 16, 2022, Town Council approved Auburn Hills Centre Minor Development Plat, creating five new buildable lots as well as access aisles, sidewalks, and tree lawns. The zoning for the property, the Bradbury Ranch PD, designates the property as Neighborhood Commercial and intends to provide a broad range of retail goods and services, business, and professional services which support residential uses, and complementary public community services and facilities.

Circle K proposes a new 5,200 sq. ft. convenience store with a single stack fuel canopy with seven fuel pumps. There are 22 standard parking stalls with one ADA parking stall. The proposed Circle K will operate 24 hours per day. The building will be required to meet the Town Development Design Standards and is proposed to have masonry, stone and stucco features with varying rooflines and architectural "pop outs."

Access will be on the west side of the property, from internal drive aisles, which takes access from Cedar Gulch Parkway and East Auburn Hills Drive. Site plan approval is required for the application.

VICINITY MAP

II. PRIOR ACTIONS

Date	Action
June 15, 1987	Town Council approved the Bradbury Ranch Annexation and zoned the property Bradbury Ranch Planned Development.
May 16, 2022	Town Council approved SUB21-049; Auburn Hills Centre Minor Development Plat

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Bradbury Ranch Planned Development
Master Plan Area	Neighborhood Centre
Site Acreage	1.597 acres

Subdivision		Auburn Hills Centre Filing 1	
Existing Use		Vacant/Undeveloped	
Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Neighborhood Centre	PD - Planned Development	Bradbury Ranch Subdivision-Single Family Detached
South	Medium Density Residential	PD - Planned Development	Vacant/Undeveloped commercial property
East	Neighborhood Centre	PD - Planned Development	Multi-tenant commercial retail and vacant/undeveloped property.
West	Medium Density Residential	PD - Planned Development	Bradbury Ranch townhomes

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Neighborhood Centre **☒ Consistent ☐ Inconsistent**
Master Plan Character Discussion	**Neighborhood Centres** should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centres include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Centre should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Centre shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use. Higher density residential is appropriate in these Centres as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an

	integrated neighborhood feel. Typical garden style apartment designs are not 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 Bradbury Ranch PD designates the property as Neighborhood Commercial which intends to provide a broad range of retail goods and services, business and professional services which support residential uses, and complementary public community services and facilities. The Bradbury Ranch PD 3rd Amendment allows gas stations as a UbSR but requires an enhanced level of review evaluation under the nine (9) special review criteria by the Town Council at a public hearing. The requested Use by Special Review is consistent with the specific Goals/Strategies of the Master Plan by balancing Parker's business and retail community to include a variety and diversity of business types and scales. 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	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	Adjacent to residential use = min. 1 ft. setback every 1 ft. of building height but never less than 30 ft. Adjacent to arterial roadway = 25 feet Corner lots (other than arterial roadways) = 25 feet for designated front yard and 15 feet for side yard. Front= 20 feet Side= 0 feet Rear= 0 feet	Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval and be consistent with zoning requirements. The site is sufficient in size and shape to allow the proposed use in a manner that	☐ Consistent ☐ Inconsistent ☒ N/A

		meets required setbacks.	
Density	6-10 du/ac	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Allowed Uses	Gas Stations as a Use by Special Review	Gas Stations	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	45 feet	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	None	Proposed lot sizes meet the zoning requirements	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	50%	Structures are not a part of this proposal. The site is sufficient in size and shape to allow the proposed use in a manner that meets the lot coverage requirements.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Landscaping requirements will be met at the time of site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be met at the time of site plan approval.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Use by Special Review for a convenience store with gas pumps against the requirements in the Bradbury Ranch Planned Development as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

There are two approved access points for the Auburn Hills Centre Minor Development Plat. One is located on the west side of the subdivision on Auburn Hills Drive, where the median will be modified to allow a southbound left turn bay into the property and one on the south side of the property with a full movement access. These two access points to the

subdivision lead to a private access drive aisle that has two full movement access points to the subject property. The subject site Master Developer is responsible for the construction of internal access drives to connect with E. Auburn Hills Drive and Cedar Gulch Parkway.

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:
   This new building will be a clean and modern convenience store with architectural "pop-outs" and neutral colors. All lighting will be in compliance with night-sky lighting and the building will meet all current codes and requirements. Therefore, the new Circle K will be in harmony and compatible with the character of the surrounding area and neighborhood.

   Staff analysis and findings:
   The gas station and convenience store will develop a commercially zoned property which has been vacant since its Annexation in 1987. The use will enhance the economic viability of the property by providing additional services consistent with the Neighborhood Center designation under the Parker 2035 Master Plan.

   The Bradbury Ranch PD designates the property as Neighborhood Commercial which intends to provide a broad range of retail goods and services, business and professional services which support residential uses, and complementary public community services and facilities.

   The Bradbury Ranch PD 3rd Amendment allows gas stations as a UbSR but requires an enhanced level of review evaluation under the nine (9) special review criteria by the Town Council at a public hearing.

   The requested Use by Special Review is consistent with the specific Goals/Strategies of the Master Plan by balancing Parker's business and retail community to include a variety and diversity of business types and scales.

   SUB21-049 recently subdivided the parcel on which the lot lies into five developable lots with internal pedestrian access and circulation. The subject property is located adjacent to Jordan road on the southerly portion of the subdivision and not on the hard corner. A private drive aisle, developable lot, and public street to the west of the property separate it from the nearest residential neighborhood. Additionally, the project is being conditioned and will be required to provide, through the Site Plan approval process, additional landscaping and a knee wall to mitigate any potential impacts.

   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 Guiding Principles of the Master Plan include preserving hometown feel of the town, valuing native landscape, maintaining human orientation of the Downtown, promoting high quality commercial development, providing choices to the people of Parker, economic well-being that provides employment opportunities. The new Circle K meets these guiding principles through its local hiring, its landscape design, through providing quick, convenient, and healthy options for people, and through its location close to downtown. This will be an attractive and economically vibrant place.

Staff analysis and findings:
The Master Plan identifies the property in a **Neighborhood Center** which is planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Corner located parcels should be zoned and developed principally for commercial, retail, service, and restaurant use. 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 convenience store involves people stopping to fuel their vehicles or stopping to pick up something quick in the store and does not result in over-intensive use of the land.

Staff analysis and findings:
The use will develop a vacant and underutilized commercial parcel. The development will be approved through the Site Plan process. The proposed site is large enough and regular shaped as to allow for a gas and convenience store to be constructed that meets the zoning and Development Design Standards requirements.

The proposed use is not anticipated to generate significant traffic volumes beyond those anticipated as part of the original Bradbury Ranch development and Auburn Hills Centre MDP nor is it anticipated to result in undue traffic hazards. Access will be compliant with a required approved traffic study and reviewed during the Site Plan process.

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

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

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

Applicant analysis and findings:
The new Circle K will not have an adverse material effect on community capital improvement programs. This project is a service to the community and will be permitted according to all applicable and governing standards and criteria of the Town of Parker. No bridge is required at this site, the roads are already paved, and no widening of the road is required.

Staff analysis and findings:
This use will not adversely affect capital improvement programs. The MDP for the subject property and associated Subdivision Improvement Agreement required public improvements and landscaping at the cost of the developer.

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:
Any permitted uses for utilities for the new Circle K will be allowed under all applicable rules and regulations and only if water, sewer, and power are available. Therefore, no strain on community facilities and services.

Staff analysis and findings:
The proposed use is in an area planned and designated for neighborhood serving commercial uses. 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:
While some minor traffic impacts may be experienced during construction, Circle K will make every effort to minimize these impacts. Circle K will make any necessary provisions for safety requirements. Once the convenience store is built, no undue traffic congestion or hazards are anticipated.

Staff analysis and findings:
The Master Developer for the site is responsible for the construction of internal access drives to connect with E. Auburn Hills Drive and Cedar Gulch Parkway. In addition, the applicant shall pay to the Town $87,500.00, which payment is the proportional cost to design and construct a traffic signal at the intersection of Jordan Road and Cedar Gulch Parkway. With these improvements and based on an evaluation of the traffic

analysis, this 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:
Any air, water, or noise pollution that may exist during construction will not exceed any applicable air, water, or noise pollution standards and will meet state and local restrictions, if any. Once the store is built, no significant air, water or noise pollution is anticipated.

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

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

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:
The new Circle K will have landscaping, buffering, and screening as required by the Town of Parker.

Staff analysis and findings:
A detailed site plan has been submitted for the project. As a condition of the use, the Site Plan will add architectural and landscaping screening elements to mitigate the aesthetic impact of the parking lot and canopy areas. Orientation of the primary building will be used to screen the canopy area from neighboring residential areas and shall be compliant with the Town adopted Development Design Standards.

Subject to conditions, this criterion can be satisfied.

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

Applicant analysis and findings:
Circle K makes every effort to ensure safety and quality during construction of a convenience store and afterward, during the life of the store. All safety regulations will be met.

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	Advisory Comments - The UbSR application for a proposed gas station at this location appears to be in compliance with the Parker 2035 Master Plan. That said, Comprehensive Planning staff recommends enhanced screening during the concurrent site planning review stage for areas that are adjacent to residential to mitigate any development impacts. This can be achieved via enhanced landscaping, landscape walls and landscaped berms.
Building	No comment
Fire Life Safety	No comment
PSCO	Approved
IREA	Approved
PWSD	Approved

IX. CONCLUSION

The proposed convenience store with gas station is compatible with the neighboring uses in the area. The use aligns with the Neighborhood Center reflected in the Master Plan.

The proposed convenience store and gas station use demands will be better distributed across the greater area.

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

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Auburn Hills Centre L4 - Circle K Gas UbSR subject to the five (5) conditions contained in staff's report:"

1. A Site Plan approval shall be required prior to the issuance of building permits.

2. A building permit shall be required for any interior or exterior work completed on site.

3. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan has been approved. The Community Development Director, upon written request, may grant a ninety(90) - day extension.

4. Gas tank vent pipes shall not be free standing and shall vent through the canopy structure.

5. The applicant shall provide a decorative two-and-a-half (2½) to three (3) foot knee wall designed to match the architecture of the principal building along the west and south ends (south end shall be determined through Site Plan Approval pending no conflicts with utility easements) of the parking lot and canopy area. In addition to meeting minimum landscaping standards set within the Town of Parker Land Development Ordinance, the applicant shall be required to plant a minimum of one (1) tree and five (5) shrubs (or shrub and ornamental grass substitutions as allowed in §13.06.070(l)(5) of the Town of Parker Land Development Ordinance) per 25 feet of lineal edge along the west and south property (pending no conflicts with utility easements) lines. At maturity, landscaping shall be dense enough to fully screen parking and driving areas on site. Required decorative knee wall and enhanced landscaping shall be reviewed and approved through the Site Plan process.

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

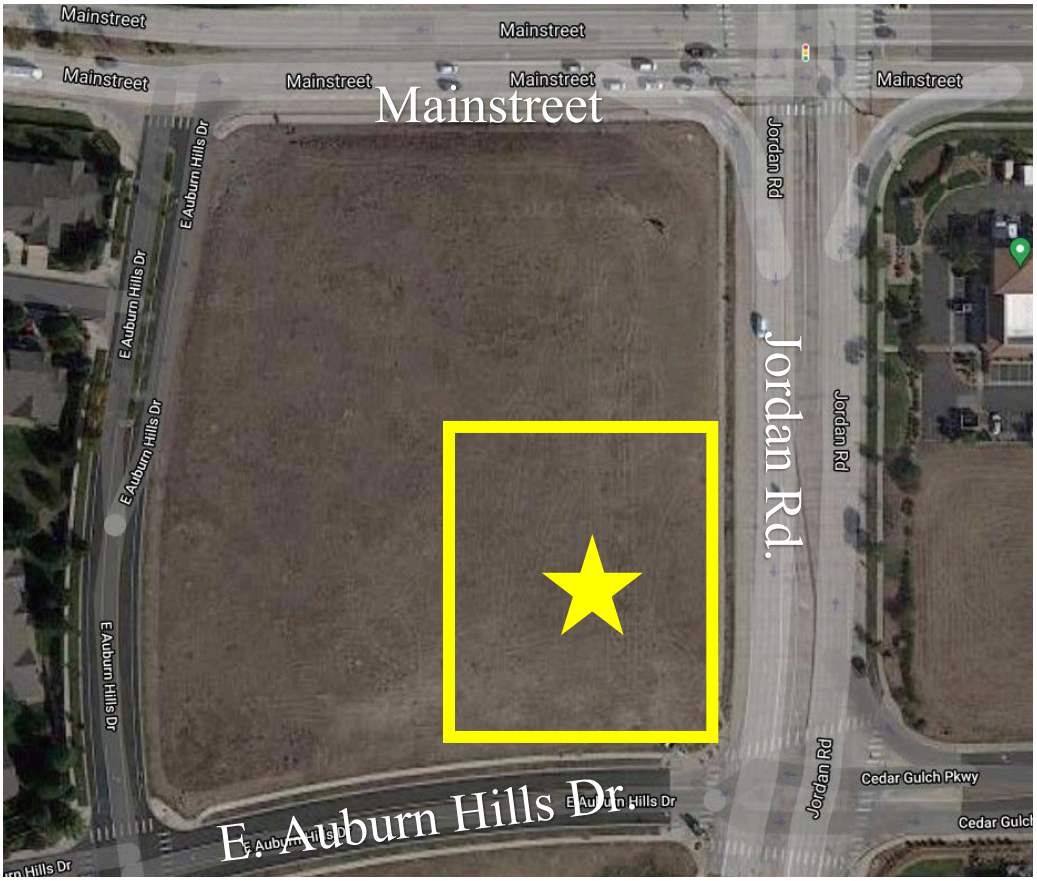
Vicinity Map

LAND DEVELOPMENT
CONSULTANTS, LLC

Project Narrative
NWC East Auburn Hills Place & Jordan Road
Town of Parker, CO

Circle K Stores Inc. is the development of a new 5200 SF convenience store with a single stack fuel canopy with 7 fueling positions. The site is located at the northwest corner of East Auburn Hills Place & Jordan Road. There will be 22 standard parking stalls with 1 ADA parking stall. The property is with the Bradbury Ranch PUD.

The proposed Circle K will operate 24 hours per day. The building will have masonry, stone and stucco features and will have varying rooflines and architectural "pop outs".



Circle K proposes to start construction on the facility once all permits are in hand and the typical construction timeframe is approximately 180 days from the start of construction.

LAND DEVELOPMENT
CONSULTANTS, LLC

Approval Considerations
NWC East Auburn Hills Place & Jordan Road
Town of Parker, CO

Circle K Stores Inc.'s proposed 5200 SF convenience store with 7 fueling positions is within the Bradbury Ranch PUD. The nine approval factors/considerations identified in Section 13.04.200 b(1-9) that the Town Council may impose are:

1. Harmony and Compatibility with character of surrounding area and neighborhood

   This new building will be a clean and modern convenience store with architectural "pop-outs" and neutral colors. All lighting will be in compliance with night-sky lighting and the building will meet all current codes and requirements. Therefore, the new Circle K will be in harmony and compatible with the character of the surrounding area and neighborhood.

2. Consistency with the Town Master Plan

   The Guiding Principles of the Master Plan include preserving hometown feel of the town, valuing native landscape, maintaining human orientation of the Downtown, promoting high quality commercial development, providing choices to the people of Parker, economic well-being that provides employment opportunities. The new Circle K meets these guiding principles through its local hiring, its landscape design, through providing quick, convenient, and healthy options for people, and through its location close to downtown. This will be an attractive and economically vibrant place.

3. No over-intensive use of land

   The convenience store involves people stopping to fuel their vehicles or stopping to pick up something quick in the store and does not result in over-intensive use of the land.

4. No material adverse effect on community capital improvement programs

   The new Circle K will not have an adverse material effect on community capital improvement programs. This project is a service to the community and will be permitted according to all applicable and governing standards and criteria of the Town of Parker. No bridge is required at this site, the roads are already paved and no widening of the road is required.

5. No strain on community facilities and services

   Any permitted uses for utilities for the new Circle K will be allowed under all applicable rules and regulations and only if water, sewer, and power are available. Therefore, no strain on community facilities and services.

6. No undue traffic congestion or traffic hazards

   While some minor traffic impacts may be experienced during construction, Circle K will make every effort to minimize these impacts. Circle K will make any necessary provisions for safety requirements. Once the convenience store is built, no undue traffic congestion or hazards are anticipated.

7. No significant air, water, or noise pollution

   Any air, water, or noise pollution that may exist during construction will not exceed any applicable air, water, or noise pollution standards and will meet state and local restrictions, if any. Once the store is built, no significant air, water or noise pollution is anticipated.

8. Adequate landscaping, buffering, and screening

   The new Circle K will have landscaping, buffering, and screening as required by the Town of Parker.

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

   Circle K makes every effort to ensure safety and quality during construction of a convenience store and afterward, during the life of the store. All safety regulations will be met.

Circle K acknowledges and accepts the approval considerations as part of the submittal process for the Town of Parker. Every effort will be made to adhere to these factors and to meet any and all applicable Town criteria.

CIRCLE K
SITE DEVELOPMENT PLAN

SE CORNER OF COMMERCIAL LOT 1- PHASE II, FILING NO. 3B OF BRADBURY RANCH
LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, STATE OF COLORADO

Know what's below. Call before you dig.

CONTACT LIST

OWNER
CIRCLE K STORES, INC.
5500 S. QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

DEVELOPER
LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246
SOFIA HERNANDEZ
PHONE: (303) 717-3305

CIVIL ENGINEER/ LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
NICOLE SCHANEL/ JASON ALWINE
PHONE: (719) 575-0100

ARCHITECT
GREENBERG FARROW
30 EXECUTIVE DRIVE, SUITE 100
IRVINE, CA 92614
ARMON BACOLOD
PHONE: (949) 296-0450

LAND SURVEYOR
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
PHONE: (303) 464-9515

GEOTECHNICAL ENGINEER
KUMAR & ASSOCIATES, INC.
2390 SOUTH LIPAN STREET
DENVER, CO 80223
PHONE: (303) 742-9700

TOWN OF PARKER - COMMUNITY DEVELOPMENT DEPARTMENT
20120 E. MAINSTREET
PARKER, CO 80138
JOHN FUSSA
PHONE: (303) 841-2332

PARKER WATER & SANITATION
18100 E WOODMAN DR, PARKER, CO 80134
PHONE: (303) 841-4627

SOUTH METRO FIRE RESCUE
PHONE: (720) 989-2000

XCEL ENERGY
PHONE: 1-800-895-4999

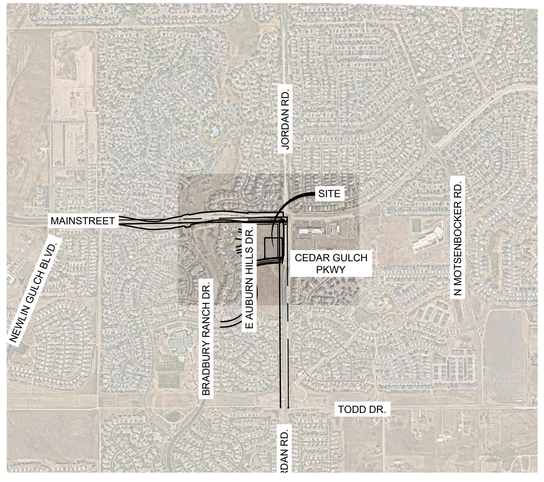
CORE ELECTRIC COOPERATIVE
PHONE: (800) 332-9540

GENERAL COVER SHEET NOTES

A. FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
B. ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
C. PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE SOUTH METRO FIRE RESCUE.
D. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
E. APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
F. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
G. AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
H. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
I. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE TOWN OF PARKER.

SHEET INDEX	
SHEET DESCRIPTION	SHEET NUMBER
COVER SHEET	1
SITE PLAN	3
LANDSCAPE PLAN	4
LANDSCAPE DETAILS	5
BUILDING EXTERIOR ELEVATIONS	6
FUEL CANOPY ELEVATIONS	7
PHOTOMETRIC PLAN	8
LIGHTING FIXTURES	9
SITE DETAILS	10
SITE DETAILS	11

ZONING	PD-BRADBURY RANCH PA-7	
PROPOSED USE	CONVENIENCE SERVICE ESTABLISHMENT	
NUMBER OF BUILDINGS	1	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE	69547	1.597
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY	0	0
NET PROJECT AREA AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT OF WAY	0	0
GROSS FLOOR AREA	5,200	
FLOOR AREA RATIO	0.25	
MAX HEIGHT OF STRUCTURES PER ZONING	45' MAX	
	SQ. FT.	%
GROUND COVERAGE BY ALL PRIMARY AND ACCESSORY STRUCTURES	5,763	6.93%
IMPERVIOUS GROUND COVERAGE	46,578	67.0%
GROUND COVERAGE BY ALL LANDSCAPING	22,987	33.0%
PARKING	REQUIRED	PROVIDED
STANDARD SPACES	21	22
FUEL STATION SPACES	0	14
COMPACT SPACES	0	0
ACCESSIBLE	1 (VAN)	1
TOTAL PARKING SPACES PROVIDED		37
BICYCLE SPACES	2	2
LOADING SPACES	0	0



VICINITY MAP
1" = 1000'

NOTES

1. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS, AND PRECISE BUILDING DIMENSIONS

BEARING

BEARINGS: BASED ON THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20 ASSUMED TO BEAR N89°25'39"E BETWEEN MONUMENTS FOUND AND DESCRIBED ON THE ALTA/NSPS LAND TITLE SURVEY BY RUBINO SURVEYING DATED 06/08/2020

NOTICE TO BIDDERS

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (602) 850-8101. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER

FLOOD ZONE INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) RATE MAP COMMUNITY PANEL NO. 08035C0068G, DATED MARCH 16, 2016, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND KNOWN AS BRADBURY RANCH COMMERCIAL LOT 1 AND A PORTION OF THAT RIGHT-OF-WAY DESCRIBED AS PARCEL IV IN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 14, 1987 IN BOOK 753, PAGE 617 OF THE RECORDS OF DOUGLAS COUNTY, BEING SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP SIX SOUTH (T.6S.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6^{TH} P.M.), TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20 AND ASSUMING THE EAST LINE OF SAID SE1/4 AS BEARING SOUTH 00°21'15" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 00°21'15" EAST A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF BRADBURY RANCH SUBDIVISION FILING NO. 2K RECORDED OCTOBER 1, 1997 AT RECEPTION NO. 9754676 OF THE RECORDS OF DOUGLAS COUNTY;
THENCE SOUTH 88°58'38" WEST ALONG SAID SOUTH LINE A DISTANCE OF 94.78 FEET; THENCE SOUTH 45°37'01" EAST A DISTANCE OF 43.32 FEET;
THENCE SOUTH 00°21'15" EAST A DISTANCE OF 187.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°21'15" EAST A DISTANCE OF 108.63 FEET;
THENCE SOUTH 00°05'09" EAST A DISTANCE OF 34.05 FEET TO A POINT ON A CURVE (POC); THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 96.74 FEET, SAID CURVE HAS A RADIUS OF 898.98 FEET, A DELTA OF 6°09'57", AND IS SUBTENDED BY A CHORD BEARING SOUTH 01°58'23" WEST A DISTANCE OF 96.70 FEET;
THENCE SOUTH 48°27'30" WEST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 55.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST AUBURN HILLS PLACE PER BRADBURY RANCH SUBDIVISION FILING NO. 3B RECORDED JULY 5, 2000 AT RECEPTION NO. 00046266 OF THE RECORDS OF DOUGLAS COUNTY AND TO A POC;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 207.70 FEET, SAID CURVE HAS A RADIUS OF 1537.50 FEET, A DELTA OF 07°44'25", AND IS SUBTENDED BY A CHORD BEARING SOUTH 85°28'16" WEST A DISTANCE OF 207.54 FEET;
THENCE NORTH 00°21'15" WEST A DISTANCE OF 233.96 FEET; THENCE NORTH 10°22'55" EAST A DISTANCE OF 58.14 FEET;
THENCE NORTH 89°38'45" EAST A DISTANCE OF 242.16 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1.597 ACRES OR 69,547 SQ. FT. MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS- OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

EXISTING LEGEND

SYMBOL LEGEND	
FOUND CONTROL POINT	
CROSSWALK LIGHT	
SET 1/2" REBAR W/CAP 6085	
SANITARY SEWER MANHOLE	
WATER VALVE	
POWER POLE	
LIGHT POLE	
GUY WIRE	
ELECTRIC PULL BOX	
TELEPHONE BOX	
GAS VALVE	
TRAFFIC SIGN	
TRAFFIC SIGNAL BOX	
MAIL BOX	

APPROVAL STAMP:

CONSULTANTS:

MX:\Logos and Brands\Logos Work Setup Files\Templates\Matrix Horizontal Tagline Color 300dpi.jpg

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

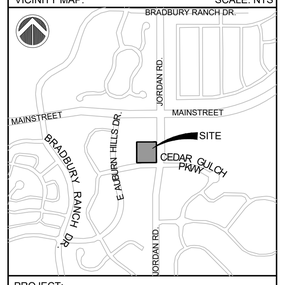
OWNER/DEVELOPER:

CIRCLE K
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN

MAINSTREET & JORDAN
TOWN OF PARKER, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 21.1207.030
DRAWN BY: KMZ
CHECKED BY: NMS
DESIGNED BY: KMZ

SHEET TITLE:

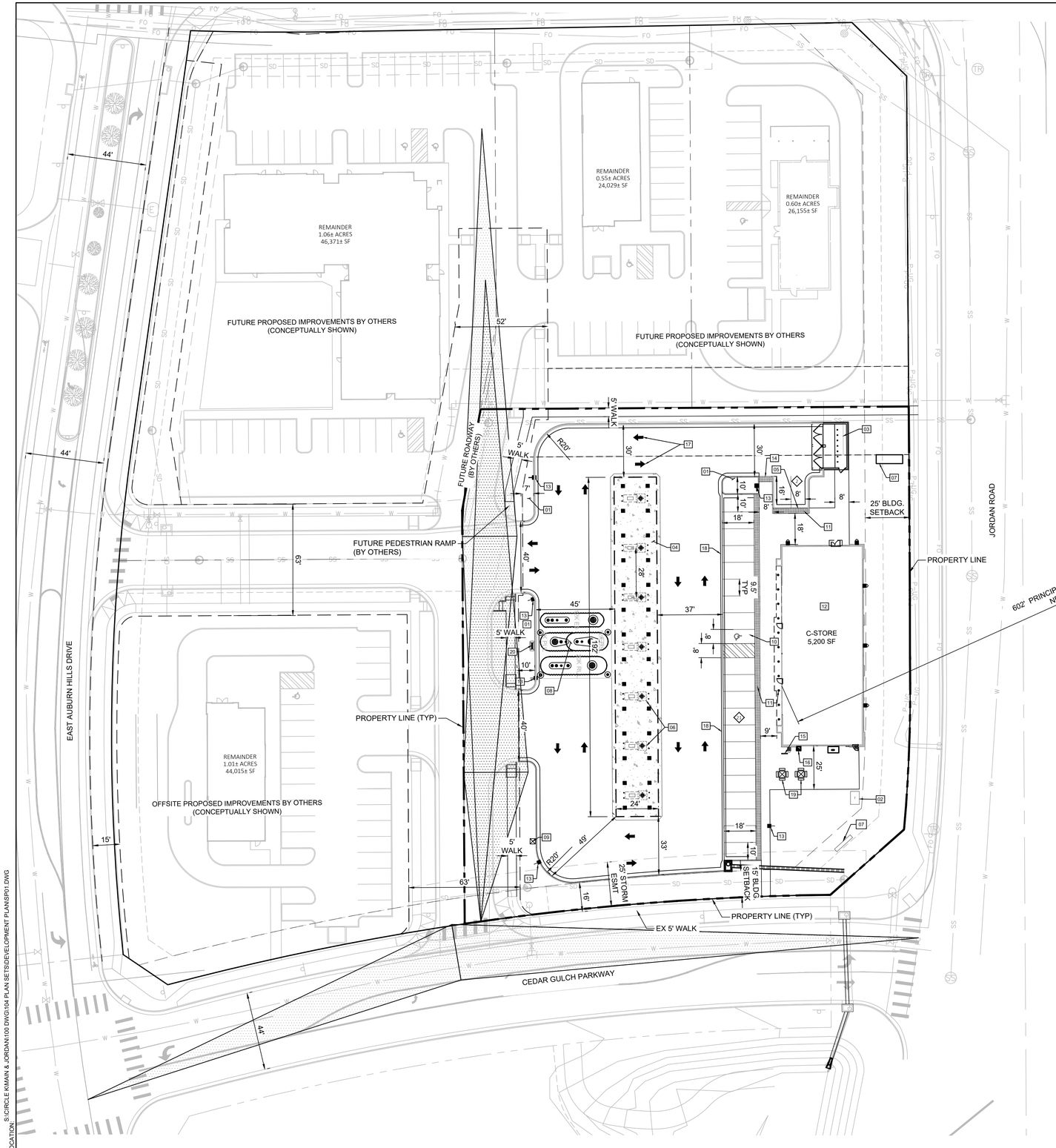
COVER SHEET

CS01

SHEET 1 OF 4

TOWN FILE NO.:

FILE LOCATION: S:\CIRCLE K\MAIN & JORDAN\100 DWG\104 PLAN SETS\DEVELOPMENT PLANCS01.DWG



SITE NOTES

01 LANDSCAPE AREA (PER LANDSCAPE PLANS)
02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCH PLANS)
03 TRASH ENCLOSURE (PER ARCH PLANS)
04 FUEL CANOPY 192' x 24' SG-7 (TYP PER ARCH PLANS)
05 2'-WIDE DETECTABLE WARNING, ADA SOLUTION INC. OR APPROVED EQUAL
06 FUEL PUMPS (PER ARCH PLANS)
07 PROPOSED SIGN (PER ARCH PLANS)
08 UNDERGROUND FUEL TANKS (PER ARCH PLANS)
09 AIR UNIT (PER ARCH PLANS)
10 VAN ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)
11 PIPE BOLLARDS (PER ARCH PLANS)
12 CONVENIENCE STORE (5,200 SF)(SEE ARCHITECTURAL PLANS)
13 PROPOSED LIGHT POLE (PER ARCH PLANS)
14 ADA ACCESSIBLE RAMP
15 BIKE RACK WITH 2 SPACES (PER ARCH PLANS)
16 CO2 ENCLOSURE (PER ARCH PLANS)
17 DIRECTIONAL ARROW PAVEMENT MARKING
18 2' GUTTER PAN
19 TABLES
20 VENT PIPES (PER ARCH PLANS)

LEGEND

PROPERTY LINE
CATCH CONCRETE CURB & GUTTER
SPILL CONCRETE CURB & GUTTER
EXISTING CURB & GUTTER
AASHTO DEPARTURE SIGHT TRIANGLE
PARKING COUNT

SITE TRIANGLE NOTES:

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT "D" OF 15 FEET BACK FROM THE EDGE OF THE MAJOR STREET PAVEMENT (FLOWLINE) AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
2. AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "D" DISTANCE SHALL BE 10'.
3. INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL AND VERTICAL ALIGNMENTS.
4. WITHIN THE INTERSECTION SIGHT DISTANCE DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.

N

0 30' 60'

SCALE: 1" = 30'

APPROVAL STAMP:

Know what's below. Call before you dig.

CONSULTANTS:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

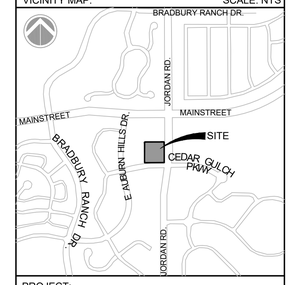
OWNER/DEVELOPER:

ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN

MAINSTREET & JORDAN
TOWN OF PARKER, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.1207.030
DRAWN BY: ----
CHECKED BY: ----
DESIGNED BY: ----

SHEET TITLE:

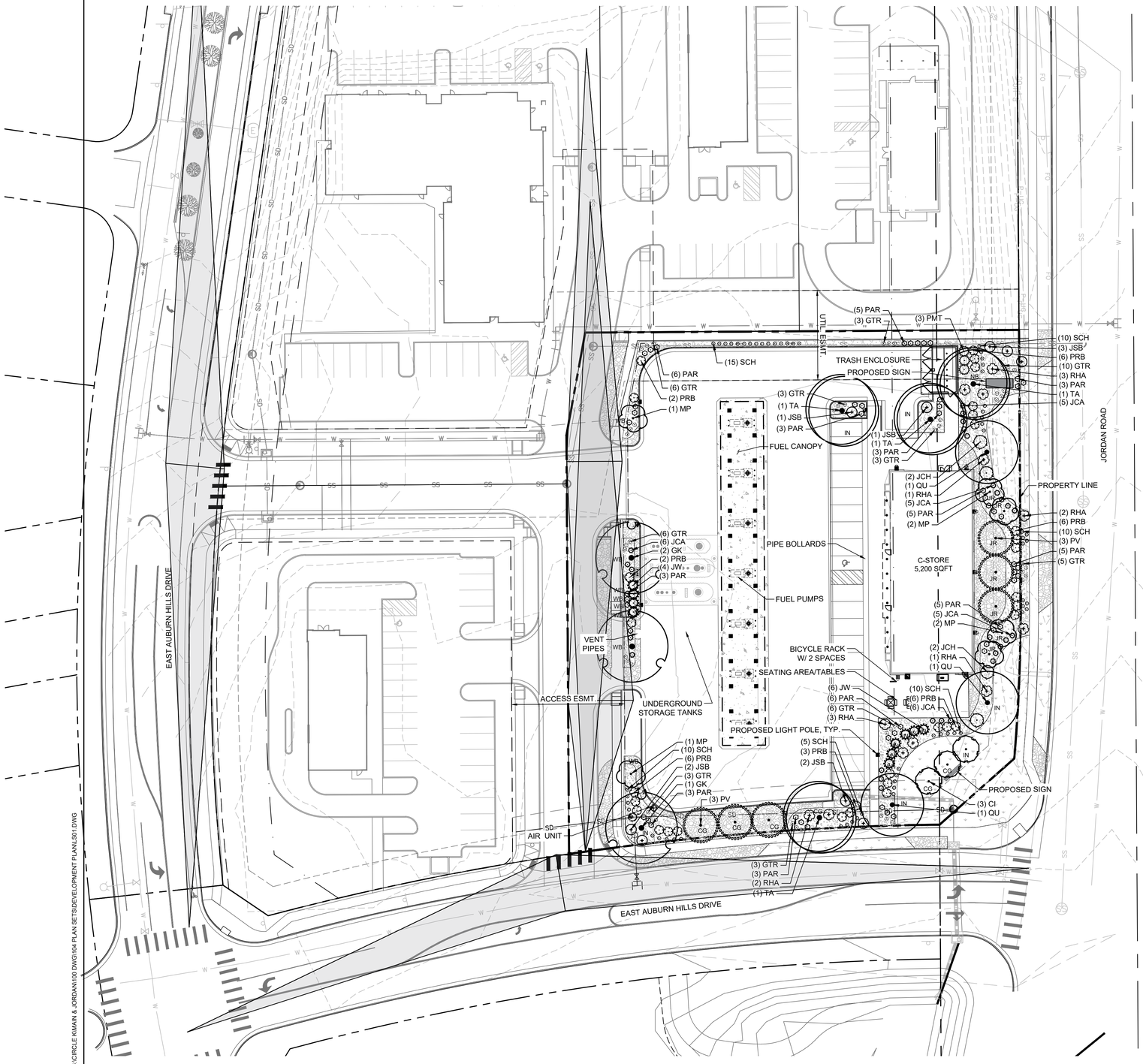
SITE PLAN

SP01

SHEET 2 OF 4

TOWN FILE NO.:

FILE LOCATION: S:\CIRCLE K\MAIN & JORDAN\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG



Know what's below. Call before you dig.

LANDSCAPE REQUIREMENTS

SITE DATA:

AREA OF PARCEL:	69,547 SF
APPLICABLE INTERNAL AREA {SANS BLDG (5,200 SF) AND REQ PRK (3,546)}	60,801
JORDAN FRONTAGE:	267 LF
CEDAR GULCH FRONTAGE:	235 LF
NORTH BOUNDARY:	242
WEST BOUNDARY:	292
PARKING:	23 SPACES

LANDSCAPE AREA	REQ.	PROV.
LANDSCAPE AREA (15% SITE AREA)	10,432 SF	16,291 SF (23.4%)

REQUIRED TREES	REQ.	PROV.
SITE PERIMETER:		
JORDAN ROAD (1 PER 40 LF)-JR	7	7
CEDAR GULCH PARKWAY (1 PER 40 LF)-CG	6	6
NORTH BOUNDARY (1 PER 40 LF)-NB	7	1*
WEST BOUNDARY(1 PER 40 LF)-WB	8	8
MINIMUM TOTAL TREES (1 PER 1,500 SF)-IN	(+13) 41	(+13) 35

REQUIRED EVERGREEN TREES	REQ.	PROV.
SITE PERIMETER:		
JORDAN ROAD (40-60%)-JR	3-4	3
CEDAR GULCH PARKWAY (40-60%)-CG	3	3
NORTH BOUNDARY (40-60%)-NB	3-4	0*
WEST BOUNDARY(40-60%)-WB	4	4
TOTAL (25-50%)-IN	11-20	14

REQUIRED SHRUBS	REQ.	PROV.
SITE PERIMETER:		
JORDAN ROAD (1 PER 40 LF)	34	30+4(12 ORN GRASSES)
CEDAR GULCH PARKWAY (1 PER 40 LF)	30	27+3(9 ORN GRASSES)
NORTH BOUNDARY (1 PER 40 LF)	31	26+5(15 ORN GRASSES)
WEST BOUNDARY(1 PER 40 LF)	37	35+2(6 ORN GRASSES)
MINIMUM TOTAL SHRUBS (5 PER 1,500 SF)	(+71) 203	184+19(57 ORN GRASSES)

*NOT MET DUE TO 50' UTILITY EASEMENT ALONG THE NORTHERN PROPERTY BOUNDARY

LEGEND

NATIVE SEED-LOW — 7,639 SF
MIX NAME: TOWN OF PARKER SEED MIX 2
SUPPLIER:
-
OR APPROVED EQUAL

3/4" ROCK — 8,409 SF
TYPE:
3/4" CHEYENNE GREY
SUPPLIER: PIONEER
DEPTH: 3" MINIMUM
-
OR APPROVED EQUAL

2-4" COBBLE — 5,659 SF
TYPE:
2-4" HORIZON COBBLESTONE
SUPPLIER: PIONEER
DEPTH: 3-4" MINIMUM
-
OR APPROVED EQUAL

AASHTO DEPARTURE SIGHT TRIANGLE

APPROVAL STAMP:

CONSULTANTS:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

LAND DEVELOPMENT CONSULTANTS, LLC
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DENVER, CO 80246

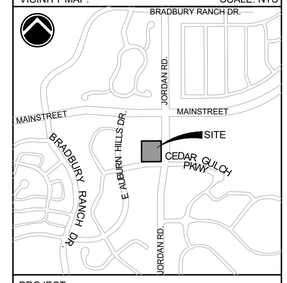
OWNER/DEVELOPER:

CIRCLE K
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN

MAINSTREET & JORDAN
TOWN OF PARKER, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
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##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.1207.030
DRAWN BY: KMM
CHECKED BY: JRA
DESIGNED BY KMM

SHEET TITLE:

LANDSCAPE PLAN

LS01

SHEET 3 OF 4

TOWN FILE NO.:

FILE LOCATION: S:\CIRCLE K\MAIN & JORDAN\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

ENTITLEMENT NOTES

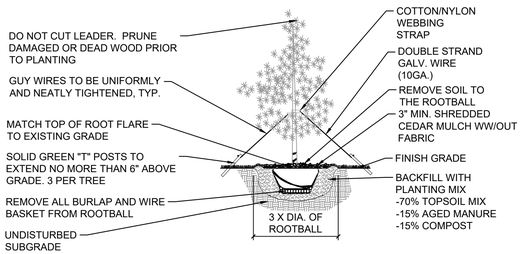
1. NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
2. WITHIN THE INTERSECTION SIGHT DISTANCE DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.

SOIL AMENDMENT NOTES

1. PER SOIL TEST RESULT, THE SITE CONSISTS OF CLAY LOAM SOILS.
2. CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST OR AS RECOMMENDED BY LOCAL JURISDICTION. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
3. CONTRACTOR IS TO APPLY FERTILIZERS AS RECOMMENDED PER A SOILS ANALYSIS.

GENERAL NOTES

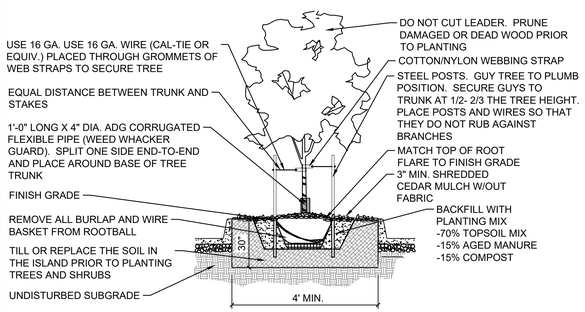
1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13. WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
14. SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
16. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
17. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.



* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

1 EVERGREEN TREE

NTS MS-STD-LS-02



2 PARKING LOT ISLAND TREE

NTS MS-STD-LS-10

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
5. ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
6. TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS - 12" MINIMUM, NATIVE SEED - 12" MINIMUM
7. BACKFILL ALL TREES, SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
8. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
10. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
11. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL.
12. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
13. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
14. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
15. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
17. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
18. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
19. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
20. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
21. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
22. A THREE INCH (3") TOP DRESSING/MULCHING SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
23. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
    EVERGREEN SHRUBBERY: LATE APRIL-EARLY OCTOBER
    DECIDUOUS SHRUBBERY & TREES: LATE APRIL-EARLY OCTOBER
    EVERGREEN TREES: LATE APRIL-EARLY OCTOBER

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE NOTES

A. GUARANTEE:
ACCEPTANCE OF GRADING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.

B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

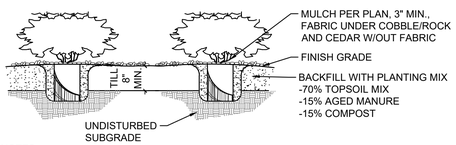
C. MAINTENANCE:
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	GK	3	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50`	40`
	QU	3	QUERCUS ROBUR ENGLISH OAK	2" CAL.	B&B	50`	35`
	TA	4	TILIA AMERICANA AMERICAN LINDEN	2" CAL.	B&B	60`	40`
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**PLANT SIZE**	**CONTAINER**	**MAT. H.**	**MAT. W.**
	JW	10	JUNIPERUS SCOPULORUM `WICHITA BLUE` WICHITA BLUE JUNIPER	6` HT.	B&B	15`	6`
	PV	6	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` VANDERWOLF`S PYRAMID LIMBER PINE	6` HT.	B&B	40`	20`
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**PLANT SIZE**	**CONTAINER**	**MAT. H.**	**MAT. W.**
	CI	3	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20`	15`
	MP	6	MALUS X `PRAIRIFIRE` PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15`	15`
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**PLANT SIZE**	**CONTAINER**	**MAT. H.**	**MAT. W.**
	GTR	48	GENISTA TINCTORIA 'ROYAL GOLD' ROYAL GOLD DYER'S BROOM	#5 CONT.	CONT.	2`	2.5`
	PAR	50	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#3 CONT.	CONT.	3`	3`
	PRB	31	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5`	5`
	RHA	12	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2`	6`
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**PLANT SIZE**	**CONTAINER**	**MAT. H.**	**MAT. W.**
	JCA	27	JUNIPERUS CHINENSIS `ARMSTRONGII` ARMSTRONG JUNIPER	#5 CONT.	CONT.	3`	3`
	JCH	4	JUNIPERUS CHINENSIS `HOLBERT` HOLBERT JUNIPER	#5 CONT.	CONT.	2`	8`
	JSB	9	JUNIPERUS SABINA `BROADMOOR` BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5`	6`
	PMT	3	PINUS MUGO `TANNENBAUM` MUGO PINE	#5 CONT.	CONT.	10`	6`
ORNAMENTAL GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**PLANT SIZE**	**CONTAINER**	**MAT. H.**	**MAT. W.**
	SCH	60	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM	#1 CONT.	CONT.	4`	2`

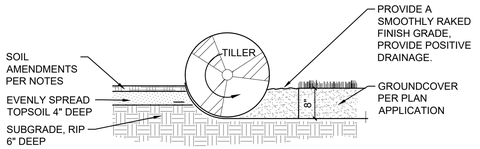


NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

3 SHRUBS

NTS MS-STD-LS-03

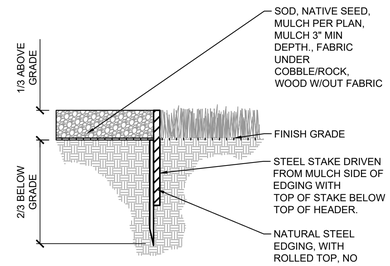


NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

4 SOIL PREP FOR ALL AREAS

NTS MS-STD-LS-05



5 STEEL EDGING

NTS MS-STD-LS-12

APPROVAL STAMP:

FILE LOCATION: S:\CIRCLE K\MAIN & JORDAN\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

811 Know what's below. Call before you dig.

CONSULTANTS:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

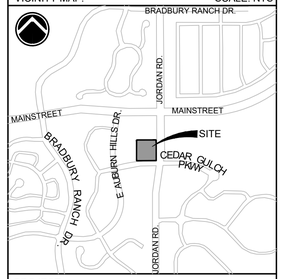
OWNER/DEVELOPER:

CIRCLE K
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN

MAINSTREET & JORDAN
TOWN OF PARKER, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:

PROJECT NO:	21.1207.030
DRAWN BY:	KMM
CHECKED BY:	JRA
DESIGNED BY:	KMM

SHEET TITLE:

LANDSCAPE DETAILS

LS02

SHEET 4 OF 4

TOWN FILE NO#