

TOWN OF PARKER COUNCIL AGENDA

July 11, 2022

Notes:

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

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

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

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

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

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

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

1. TOWN COUNCIL MEETING SCHEDULE

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

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

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. **CONSENT AGENDA**

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

A. *APPROVAL OF MINUTES - June 27, 2022*

B. *CONTRACTS OVER \$100,000*

1. *Motsenbocker Road & Hess Road Widening and Intersection Improvements (CIP 21-001)
Professional Services Agreement – Contract Modification*

Amount: \$119,835 (\$40,000 Addition to Original Contract of \$79,835)

Contractor: Felsburg Holt & Ullevig

Department: Engineering & Public Works, Tom Gill

5. **PUBLIC HEARINGS**

A. **AUBURN HILLS CENTRE L4 - Circle K Gas Station – Use by Special Review**

Applicant: Land Development Consultants

Location: The site is located southwest of the intersection of Mainstreet and Jordan Road

Department: Community Development, Julia Duncan

TRAKiT No.: Z22-009

B. **RESOLUTION NO. 22-037**

A Resolution to Adopt the 2022 Update for the Open Space, Trails and Greenways Master Plan as a Part of the Town of Parker Master Plan

Department: Community Development, Jeremiah Fettig

C. **CHALLENGER PARK ESTATES PD AMD 1 - Solomon Foundation**

Applicant: Mishler Construction Corporation

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

Department: Community Development, Julia Duncan

TRAKiT No.: Z21-013

1. **ORDINANCE NO. 3.216.1 Second Reading**

A Bill for an Ordinance to Amend the Development Guide and the First Amendment to the Development Guide for the Challenger Park Estates Planned Development, Pursuant to the Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

6. ORDINANCES

A. Recreation and Open Space Advisory Commission

Department: Parks, Recreation and Open Space, Mary Colton

- 1. ORDINANCE NO. 12.10 - Second Reading
A Bill for an Ordinance to Amend Title 12 of the Parker Municipal Code By the Addition
Thereof of a New Chapter 12.01 Concerning the Creation of the Parker Parks,
Recreation and Open Space Advisory Commission**
- 2. RESOLUTION NO. 22-025
A Resolution Adopting the Bylaws for the Parks, Recreation and Open Space Advisory
Commission Dated July 11, 2022**

B. ORDINANCE NO. 1.562 – Second Reading

**A Bill for an Ordinance to Approve the Memorandum of Understanding for Prequalified
Building Departments for Public School Construction Pursuant to C.R.S. §§ 22-32-124 and 23-
71-122 Between the Colorado Department of Public Safety, Division of Fire Prevention and
Control and the Town of Parker**

Department: Building, Randy Sale

7. PUBLIC COMMENTS CONTINUED IF NECESSARY

8. ADJOURNMENT

Parker Town Council

Executive Session Agenda

July 11, 2022

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

1. Acquisition of potential sites within the Town of Parker for open space or parkland preservation

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

2. Chapter 5.02 of the Parker Municipal Code concerning lewd or indecent displays
3. Section 6.3 of the Parker Home Rule Charter and Section 13.03.020 of the Parker Municipal Code concerning Master Plan Amendment (KOA property/Corvado Holdings, LLC)
4. Section 13.01.100 of the Parker Municipal Code – waiver – extension of approval (Parker Homestead Filing No. 1, Amendment No. 2, Lot 1, for a gas station)
5. Section 13.01.100 of the Parker Municipal Code – waiver – extension of approval (Lincoln Professional Park for a gas station)

**TOWN OF PARKER COUNCIL
MINUTES
JUNE 27, 2022**

Mayor Jeff Toborg called the meeting to order at 7:00 p.m. All Councilmembers were present except Joshua Rivero.

The Mayor led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Mayor Toborg recognized Jessica Gates, owner of Dragonfly Pediatric Speech Therapy, along with her staff for their contributions to the Town of Parker. Councilmember Hefta also commended Jessica and her staff for their hard work and dedication.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Brandi Wilks provided an update of activities that took place since they last spoke to Council. She also announced upcoming events taking place for the Downtown Business Alliance.

PUBLIC COMMENTS

None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

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

CONSENT AGENDA

A. *APPROVAL OF MINUTES - June 6, 2022*

B. *ORDINANCE NO. 12.10 - First Reading*

A Bill for an Ordinance to Amend Title 12 of the Parker Municipal Code By the Addition Thereto of a New Chapter 12.01 Concerning the Creation of the Parker Parks, Recreation and Open Space Advisory Commission

Department: Parks, Trails and Open Space, Mary Colton

Second Reading: July 11, 2022

C. *ORDINANCE NO. 3.216.1 First Reading*

A Bill for an Ordinance to Amend the Development Guide and the First Amendment to the Development Guide for the Challenger Park Estates Planned Development, Pursuant to the Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Julia Duncan

Second Reading: July 11, 2022

D. *ORDINANCE NO. 1.562 – First Reading*

A Bill for an Ordinance to Approve the Memorandum of Understanding for Prequalified Building Departments for Public School Construction Pursuant to C.R.S. §§ 22-32-124 and 23-71-122 Between the Colorado Department of Public Safety, Division of Fire Prevention and Control and the Town of Parker

Department: Building, Randy Sale

Second Reading: July 11, 2022

E. *RESOLUTION NO. 22-038*

A Resolution to Accept a Donation of Artwork from The Parker Shoppes LLC

Department: Mayor and Council, Jeff Toborg

F. *CONTRACTS OVER \$100,000*

1. *Ice Slicer Solid Deicing Material Purchase*

Amount: \$149,796.92

Contractor: Envirotech, Inc.

Department: Engineering & Public Works, Danny Smith

2. *Parker Road (SH83) Multi-Use Trail (West Side) (CIP-017) - Contract Modification*

Amount: \$80,000 Addition to Contract, for a revised contract amount of \$2,229,537.20

Contractor: Rumler Civil Construction, Inc.

Department: Engineering & Public Works, Tom Gill

John Diak moved to approve Consent Agenda Items 6A through 6F.

Cheryl Poage seconded the motion.

A roll call vote was taken:

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC HEARINGS

**A. TWENTY MILE VILLAGE F2 AMD 1 L9 B1 – Gas Station - Use by Special Review
(To be continued to July 18, 2022)**

Applicant: LAI Design Group

Location: The site is located at the southeast corner of Twenty Mile Road and Pony Express Drive

Department: Community Development, Carson Byerhof

TRAKiT No.: Z22-003

John Diak moved to continue the item to July 18, 2022.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Cheryl Poage moved to adjourn the meeting at 7:21 p.m.

Anne Barrington seconded the motion.

A roll call vote was taken:

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

Susan L. Irvine, Deputy Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: July 11, 2022

Submitted By: Tom Gill, Associate Project Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **Motsenbocker Road & Hess Road Widening and Intersection Improvements (CIP 21-001) Professional Services Agreement – Contract Modification**

Amount: \$119,835 (\$40,000 Addition to Original Contract of \$79,835)

Contractor: Felsburg Holt & Ullevig

Department: Engineering & Public Works, Tom Gill

EXECUTIVE SUMMARY

This item is to approve a contract modification with Felsburg Holt & Ullevig for the Motsenbocker Rd & Hess Rd Widening and Intersection Improvements project in the amount of \$40,000, for a revised contract amount of \$119,835.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

A professional services agreement for \$79,835 with Felsburg Holt & Ullevig (FHU) was executed in August 2021 for the construction management, inspection and material testing professional services needed for the Motsenbocker/Hess improvements capital improvement project. The associated capital improvement project was approved by the Town Council on August 16, 2021 and includes the improvement/widening of Motsenbocker Road at/near the Hess Road intersection and associated traffic signal improvements at the intersection.

The project originally had a May 2022 completion date. However, due to material supply chain issues, additional work, and utility conflicts impacting the completion of the project, the completion date has been extended into July. Consequently, FHU's professional services have been extended as well, and additional funding is needed to complete the project. The additional professional services are estimated at \$40,000, and a contract modification is needed to revise the existing contract which will result in a revised contract amount of \$119,835.

FINANCIAL IMPACT

Funding for this project has been appropriated in the Streets Capital Improvements Projects (301-4310) fund.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: July 11, 2022

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

Reviewed By: Michelle Kivela, Town Administrator

Title: **AUBURN HILLS CENTRE L4 - Circle K Gas Station – Use by Special Review**

Applicant:	Land Development Consultants
Location:	The site is located southwest of the intersection of Mainstreet and Jordan Road
Department:	Community Development, Julia Duncan
TRAKiT No.:	Z22-009

EXECUTIVE SUMMARY

The applicant, Circle K, is proposing a Use by Special Review (UbSR) application for a 5,200 s.f. gasoline service station with a convenience store. The subject property is located at the southwest corner of the intersection of Mainstreet and Jordan Road.

Criteria for Consideration

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

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

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

The subject property was annexed into the Town in June 1987 with PD zoning as part of the Bradbury Ranch Planned Development (PD) . The property has a total area of 1.59 acres and is located in the Neighborhood Commercial Planning Area of the Bradbury Ranch PD. The existing land use pattern in the area is mixed-use with residential neighborhoods to the north and west, commercial development to the east and undeveloped land zoned for future commercial use to the south. The property has been planned for future commercial use since the 1987 annexation and zoning.

On May 16, 2022, the Town Council approved the Auburn Hills Centre Minor Development Plat creating five (5) lots for future commercial development with access, internal roads, sidewalks and tree lawns. The Bradbury Ranch PD zoning for the Neighborhood Commercial Planning Area permits a broad range of commercial uses including retail sales, restaurants, services and offices. These uses were envisioned with the original plan for the Bradbury Ranch development dating to 1987 and are intended to serve the adjacent residential neighborhoods as well as pass-by traffic in the Mainstreet corridor.

Circle K proposes a gasoline service station with a 5,200 s.f. convenience store that will operate 24 hours per day, seven (7) days per week. The service station will have a one-story fuel canopy with seven (7) fueling positions and required parking and landscaping. The convenience store building is designed with masonry, stone and stucco exterior features and will have a varying roofline and architectural detailing.

The proposed commercial use of a gasoline service station with a convenience store is consistent with the Parker 2035 Master Plan designation of the subject property as part of a Neighborhood Center. The Master Plan recommends that "Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses... include convenient retail and personal/business services..."(Master Plan pg. 6.15).

If the Town Council approves the UbSR application, the applicant is required to submit a Site Plan application and obtain approval for the project design.

The Planning Commission held a public hearing for the proposed gas station on June 23, 2022 and voted unanimously to recommend that the Town Council approve the UbSR application.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. PC Staff Report Z22-009 Circle K Gas Station

2. Vicinity Map Z22-009
3. Conceptual Site Plan

RECOMMENDED MOTION

I move to approve, based upon staff findings, including the following conditions contained in the staff report:

1. A Site Plan approval shall be required prior to the issuance of building permits.
2. A building permit shall be required for any interior or exterior work completed onsite.
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 freestanding 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 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(1)(5) of the Town of Parker Land Development Ordinance) per 25 feet of lineal edge along the west and south 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.



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

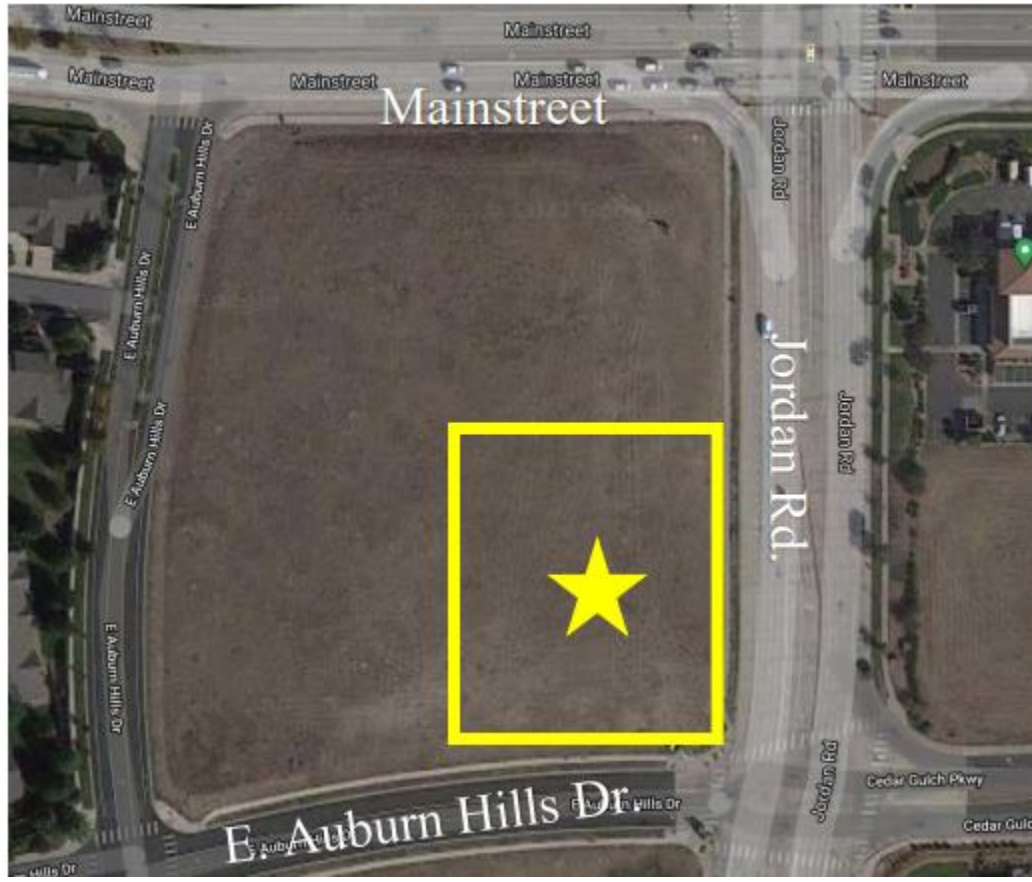
The subject property was annexed into the Town in June 1987, with a Planned Development zoning. The property is on the southwest corner of Mainstreet and Jordan Road and is bounded on the north by Mainstreet, to the east by Jordan Road, to the west by E. Auburn Hills Drive, and to the south by Cedar 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	<u>Neighborhood Centres</u> 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



CIRCLE K
SITE DEVELOPMENT PLAN
SE CORNER OF COMMERCIAL LOT 1- PHASE II, FILING NO. 3B OF BRADBURY RANCH
LOCATED IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, STATE OF COLORADO



Know what's below.
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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

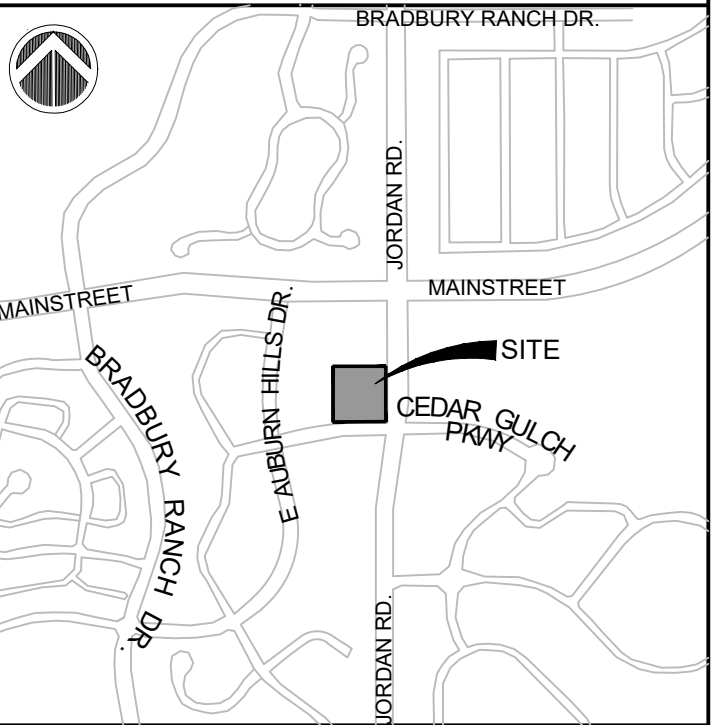
OWNER/DEVELOPER:



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: KMZ
CHECKED BY: NMS
DESIGNED BY: KMZ
SHEET TITLE:

COVER SHEET

CS01
SHEET 1 OF 4

TOWN FILE NO.:
CIRCLE K SDP

CONTACT LIST

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SOFIA HERNANDEZ
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CIVIL ENGINEER/ LANDSCAPE ARCHITECT
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LAND SURVEYOR
RUBINO SURVEYING
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GEOTECHNICAL ENGINEER
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DENVER, CO 80223
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**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.

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 ¼ 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 (6TH 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,

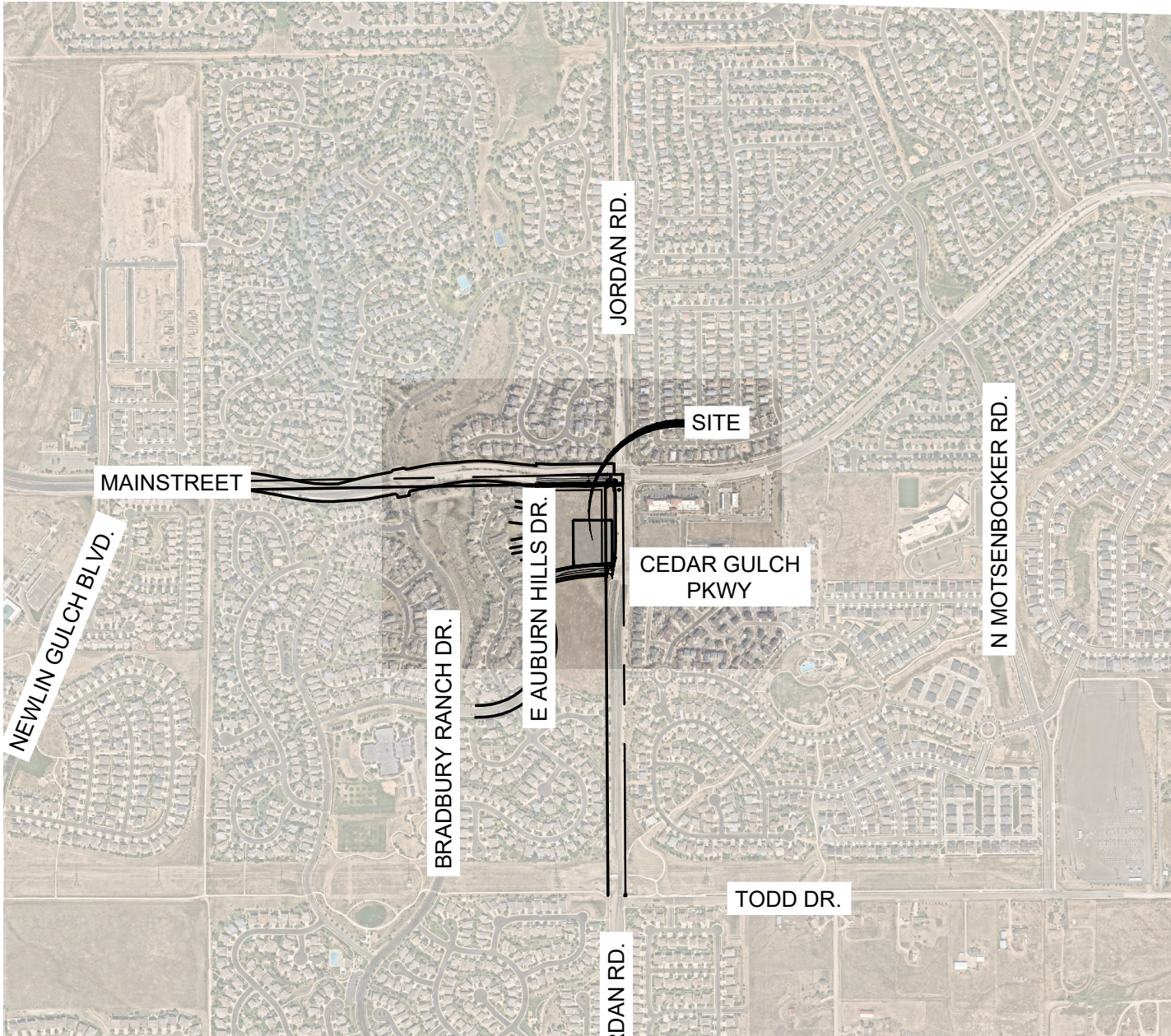
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

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. 00046286 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.

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



VICINITY MAP
1" = 1000'

APPROVAL STAMP:



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CONSULTANTS:

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



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: KMM

CHECKED BY: JRA

DESIGNED BY: KMM

SHEET TITLE:

LANDSCAPE PLAN

LS01

SHEET 3 OF 4

TOWN FILE NO.:

LANDSCAPE REQUIREMENTS

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

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

REQUIRED TREES
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
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
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 MIX NAME: TOWN OF PARKER SEED MIX 2 SUPPLIER: OR APPROVED EQUAL	7,639 SF
	3/4" ROCK TYPE: 3/4" CHEYENNE GREY SUPPLIER: PIONEER DEPTH: 3" MINIMUM OR APPROVED EQUAL	8,409 SF
	2-4" COBBLE TYPE: 2-4" HORIZON COBBLESTONE SUPPLIER: PIONEER DEPTH: 3-4" MINIMUM OR APPROVED EQUAL	5,659 SF

AASHTO DEPARTURE SIGHT TRIANGLE

APPROVAL STAMP:

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

ENTITLEMENT NOTES

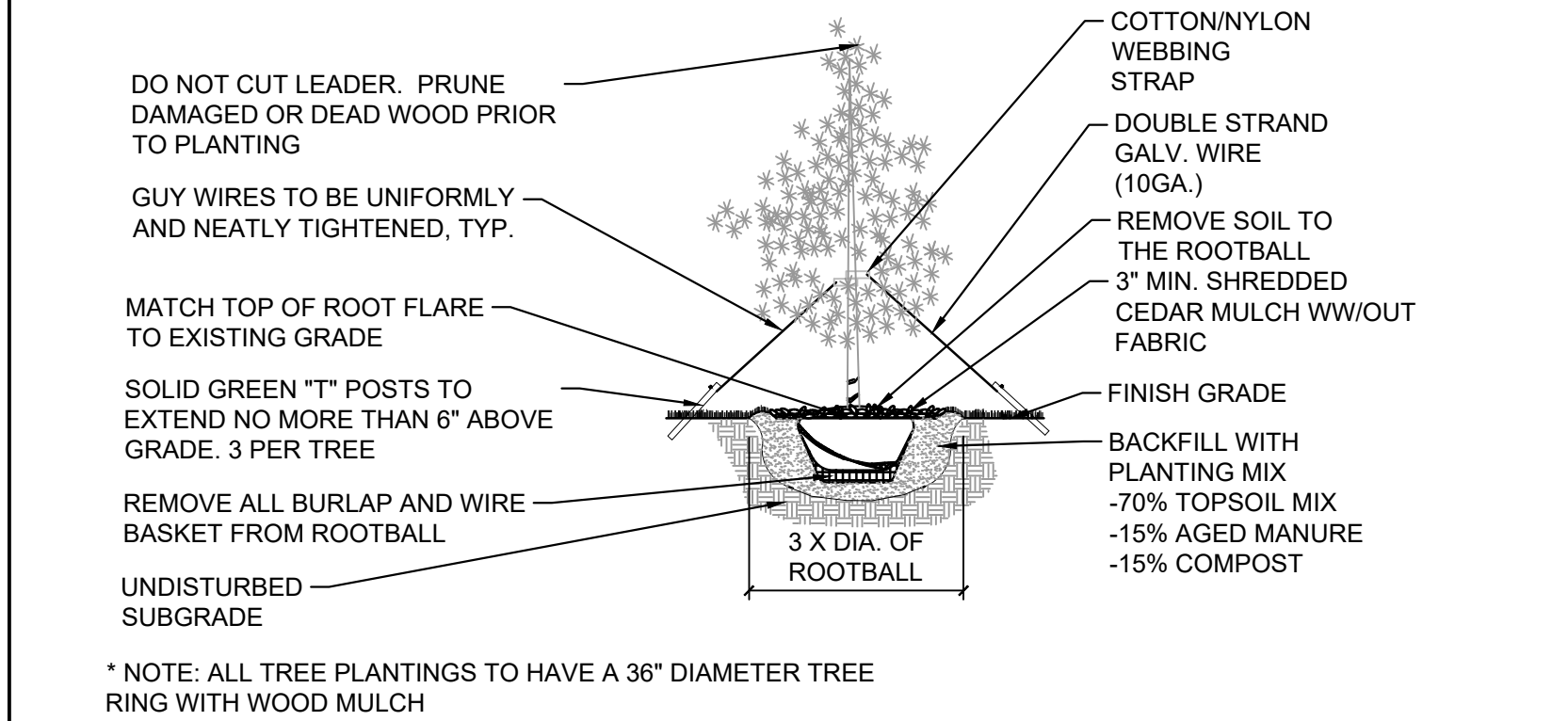
- NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
- WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLE, LIMITED LANDSCAPING 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

- PER SOIL TEST RESULT, THE SITE CONSISTS OF CLAY LOAM SOILS.
- 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.
- CONTRACTOR IS TO APPLY FERTILIZERS AS RECOMMENDED PER A SOILS ANALYSIS.

GENERAL NOTES

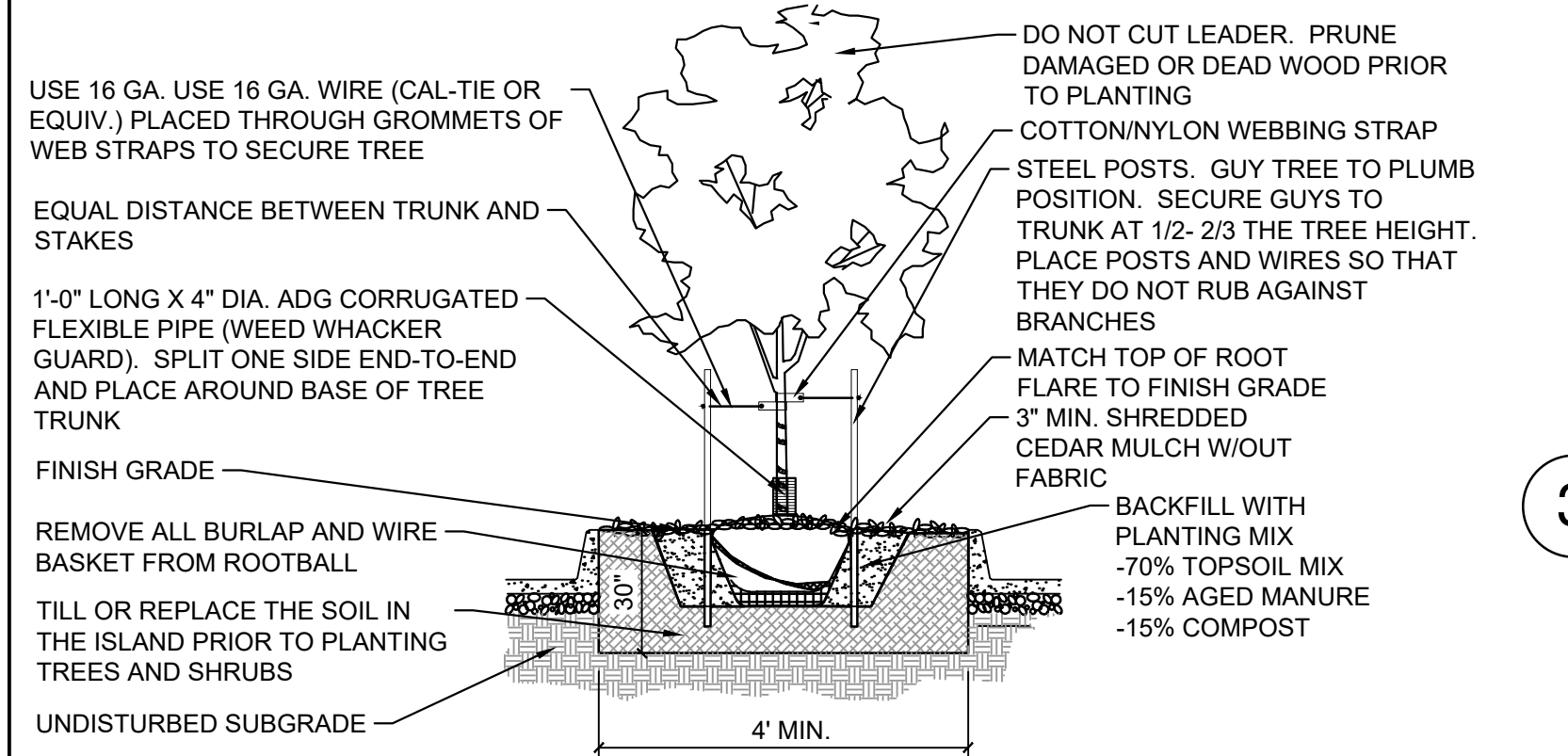
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- 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.
- 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.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- 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.
- 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.
- 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.
- WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
- 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.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- 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.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.



1 EVERGREEN TREE

NTS

MS-STD-LS-02



2 PARKING LOT ISLAND TREE

NTS

MS-STD-LS-10

PLANTING NOTES

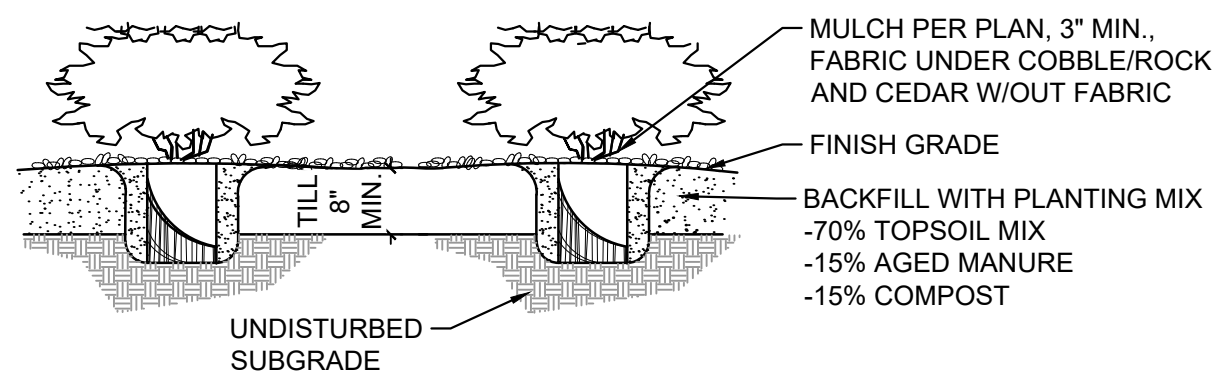
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF 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.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
- 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.
- 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.
- 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.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS - 12" MINIMUM, NATIVE SEED - 12" MINIMUM
- BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
- 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.
- 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.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL.
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- 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.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- 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.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- 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.
- 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

- 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.
- 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.
- MAINTENANCE:**
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF COMPLETION AND THEREAFTER, 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

- 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.
- IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
- NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
- CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.



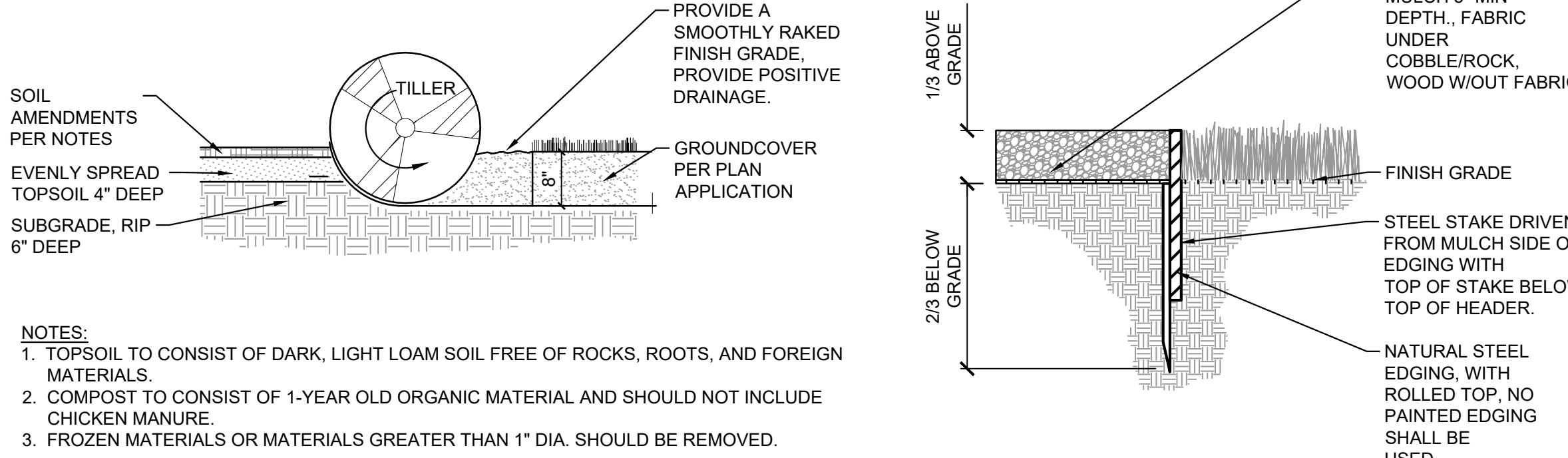
NOTES:

- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- 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



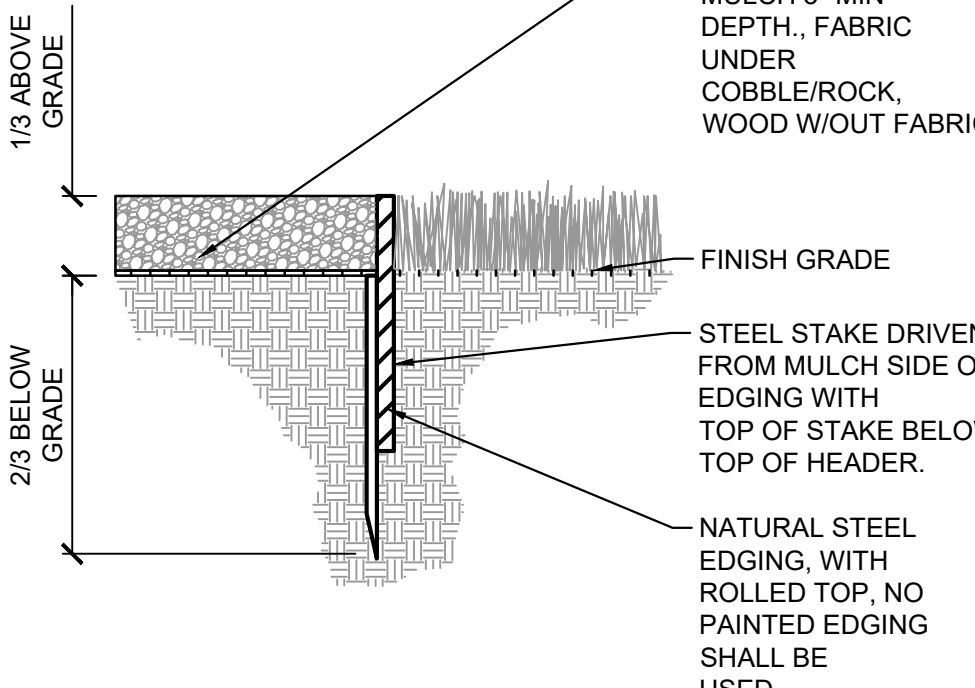
NOTES:

- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
- COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
- 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



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950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:

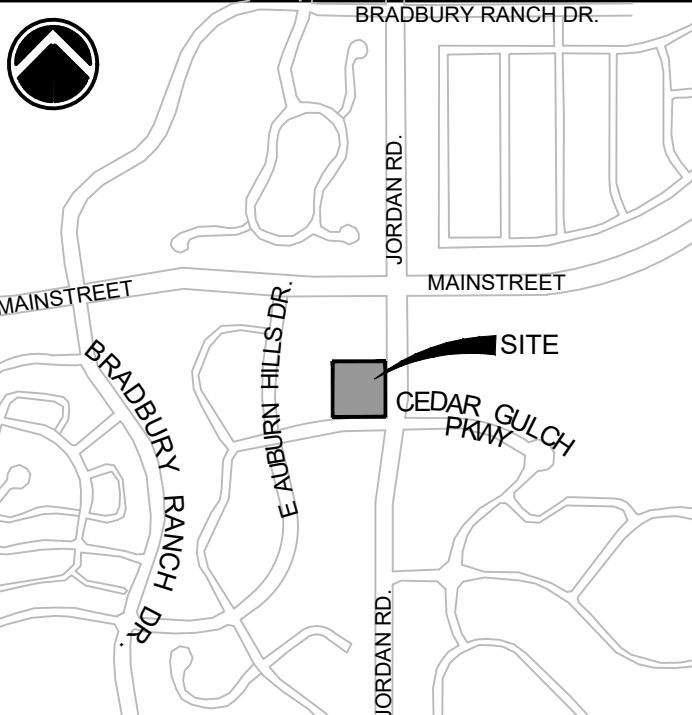


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

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: KMM

CHECKED BY: JRA

DESIGNED BY: KMM

SHEET TITLE:

LANDSCAPE
DETAILS

LS02

SHEET 4 OF 4

TOWN FILE N0#

CIRCLE K SDP



Request for Town Council Action

Date: July 11, 2022

Submitted By: Jeremiah Fettig, Associate Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-037**
A Resolution to Adopt the 2022 Update for the Open Space, Trails and Greenways Master Plan as a Part of the Town of Parker Master Plan

Department: Community Development, Jeremiah Fettig

EXECUTIVE SUMMARY

The Town of Parker is proposing minor map and text updates to the adopted Open Space, Trails and Greenways Master Plan focused on updating the missing trails connections list and map, which have not been updated since 2010.

The Planning Commission held a public hearing on June 23, 2022 and voted unanimously to recommend that Town Council approve the proposed 2022 update to the Open Space, Trails and Greenways Master Plan.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Parker Open Space, Trails and Greenways Master Plan includes goals and strategies regarding the future of open space and the trail system. Historically, the Town Council and local residents have valued open space, trails and greenways because they are an integral element of our community character and residential quality of life. This Plan is a collaborative overview of future open space and trails in our community that was developed by the Planning Commission, Town Council, staff and citizens that use and benefit from open space and trails. The Open Space, Trails and Greenways Master Plan was first adopted in 2004 and last updated in 2010.

The Plan guides the Town Council, Planning Commission and staff in prioritizing new trails, trail connections and open space land acquisition. The Plan also provides guidance to developers and Town staff in preserving important open space areas with conservation, natural resource and recreational value so they may be integrated into the existing open space system during the development review process.

The Town is proposing a minor update to the Plan focusing upon missing trail connections while also incorporating new open space, trails and greenway data. The updates include changes to the list of missing trail connections and revisions to three (3) maps:

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

The Parker 2035 Master Plan recognizes that it is important to continue planning for open space, trails and greenways as growth and development occurs. It is also important to update maps and data to support the following:

- A comprehensive trail system for residents and visitors with connections to the local and regional trail networks;
- Extended and interconnected greenways; and
- Preservation of important open spaces.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



**SUPPORT AN
ACTIVE COMMUNITY**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**

ATTACHMENTS

1. PC Staff Report - 2022 OSTG MP Update
2. Resolution No. 22-037

RECOMMENDED MOTION

I move to approve Resolution No. 22-037.



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, five 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 Canterbury PSCo Trail.
3. Extend Canterbury 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 five new missing trail connections 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

RESOLUTION NO. 22-037, Series of 2022

TITLE: A RESOLUTION TO ADOPT THE 2022 UPDATE FOR THE OPEN SPACE, TRAILS AND GREENWAYS MASTER PLAN AS A PART OF THE TOWN OF PARKER MASTER PLAN

WHEREAS, pursuant to C.R.S. § 31-23-206, it is the duty of the Town of Parker Planning Commission (the “Planning Commission”) to make and adopt a master plan for the physical development of the municipality;

WHEREAS, pursuant to C.R.S. § 31-23-207, the master plan shall be made with the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, floodwaters and other dangers, adequate provisions for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the promotion of energy conservation and adequate provisions of public utilities and other public requirements;

WHEREAS, pursuant to C.R.S. § 31-23-208, the Planning Commission may adopt the master plan as a whole by a single resolution or may, by successive resolutions, adopt successive parts of the plan, and may adopt any amendments or extensions thereof or additional thereto;

WHEREAS, pursuant to Section 6.3 of the Town of Parker Home Rule Charter, the Planning Commission shall prepare and submit to the Town Council the master plan for approval by Town Council;

WHEREAS, the Planning Commission held a hearing on June 23, 2022, on the 2022 Update for the Open Space, Trails and Greenways Master Plan, as a part of the Town of Parker Master Plan, and recommended to the Town Council approval of the 2022 Update for the Open Space, Trails and Greenways Master Plan; and

WHEREAS, the Town Council held a public hearing on July 11, 2022, and approved the amendments contained in the 2022 Update for the Open Space, Trails and Greenways Master Plan.

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

Section 1. The Town Council of the Town of Parker hereby adopts the 2022 Update for the Open Space, Trails and Greenways Master Plan, as a part of the Town of Parker Master Plan, as recommended for adoption by the Town of Parker Planning Commission, which 2022 Update for the Open Space, Trails and Greenways Master Plan is attached hereto as **Exhibit A** and incorporated herein by this reference.

Section 2. A copy of the 2022 Update for the Open Space, Trails and Greenways Master Plan shall be filed with the Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

Open Space, Trails and Greenways Master Plan

Updated July 11, 2022



PARKER
C O L O R A D O

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

Planning Commission

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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

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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

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

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Aaron Pollock, Alternate
Ron Martin, Former Alternate

Town Staff

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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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APPENDICES (On file at Town Hall)

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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 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 carryout 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 1980's, 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 need 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

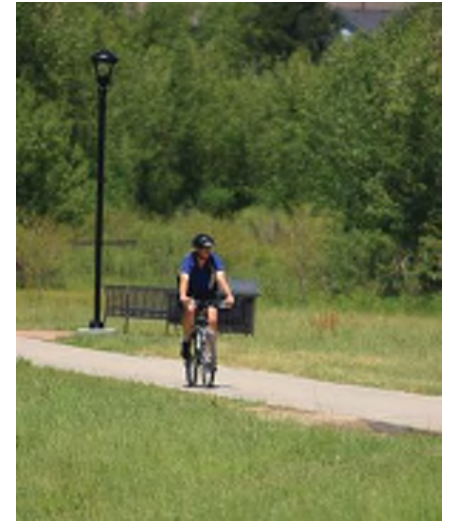
The residents of Parker are fortunate to enjoy varied outdoor recreation and open space amenities. In addition to Town purchased lands, development has contributed to providing open space and recreational opportunities within our neighborhoods. Population growth and continuing urbanization continue to 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 2252 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

Presently there are approximately 722 acres of approved in-Town 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.



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 2252 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 balance 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. 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.

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 Canterbury 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 Canterbury PSCo Trail north across Sulphur Gulch and Mainstreet to connect with future northeastern beltway trail in the County

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.
- 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

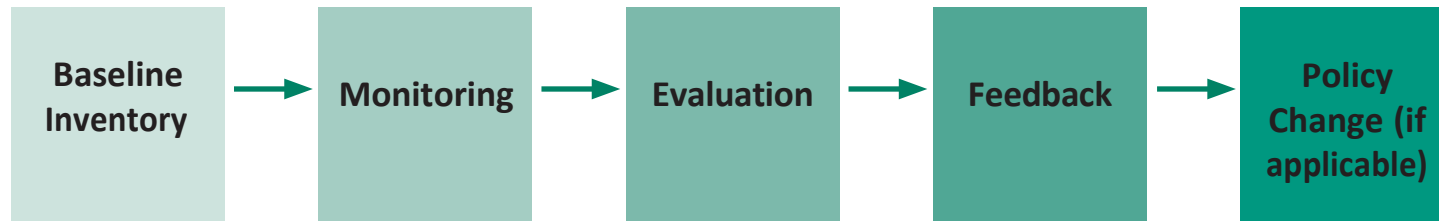
Property Management Mission

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 project's 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 hazards that the Town can be aware of, 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 often get on the surface of trails from runoff or other means creating a slick environment. The Town Public Works sweeps the trails as often as possible, however there is always risk.

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

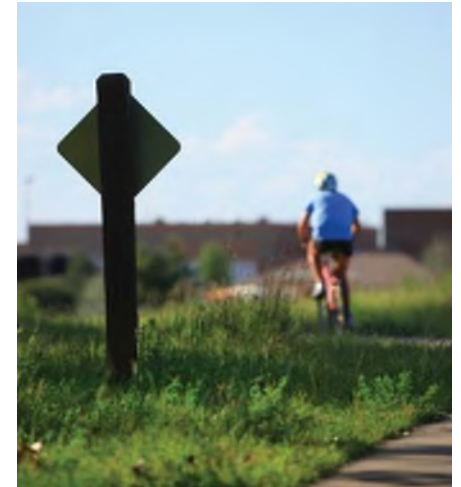
Balancing safety with the natural experience of a trail is often a difficult mix. Signage is the primary form of warning trail users of upcoming dangers. Signage may be needed for blind corners (usually located where the trail intersects or at underpasses), sharp curves and at trail termination points or other known dangers. There are a number of inherent dangers on trail systems, the Town cannot develop signage nor warn of all dangers, but the Town can mark known hazards created by the necessary design of the trails or other design constraints.

Trail Construction Signage

Construction work on trails can often become a hazard, without adequate signage and warning, trail users may not be able to stop adequately. As there is necessary signage for automobile construction, construction warning signage is needed for trail safety as well. Such signs should warn of the end of pavement, upcoming detours, trail closures and flag people.

Detours

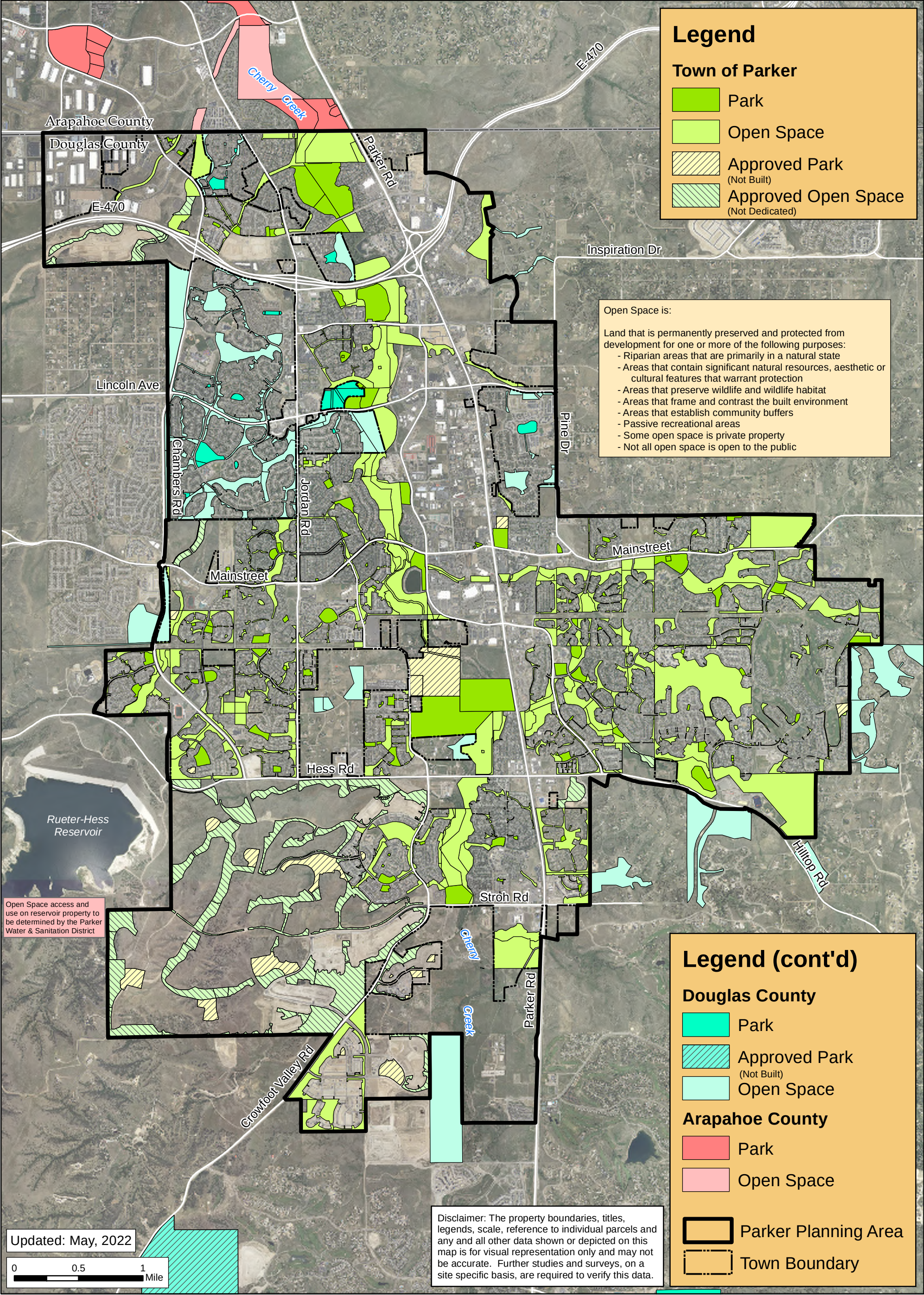
Many citizens use the trails as a transportation system to shopping, school, friend's houses and sometimes to work. As gaps in the trail system fill in and connections are made to surrounding communities, this use will most likely expand. This use of the trail system for transportation creates the necessity 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 assume a certain degree of risk and responsibility for their own safety. The Town recognizes that open space and trails are a visitor attraction and that potential hazards may exist, but the Town has neither the authority nor the ability to control all degrees of risk visitors may choose or are routinely exposed to while using these amenities. Nevertheless, the Town strives to identify recognizable threats to the safety and health of persons and to provide appropriate public notice of such threats. The Town will work cooperatively with federal, state and other local agencies, organizations and individuals to carry out this responsibility.

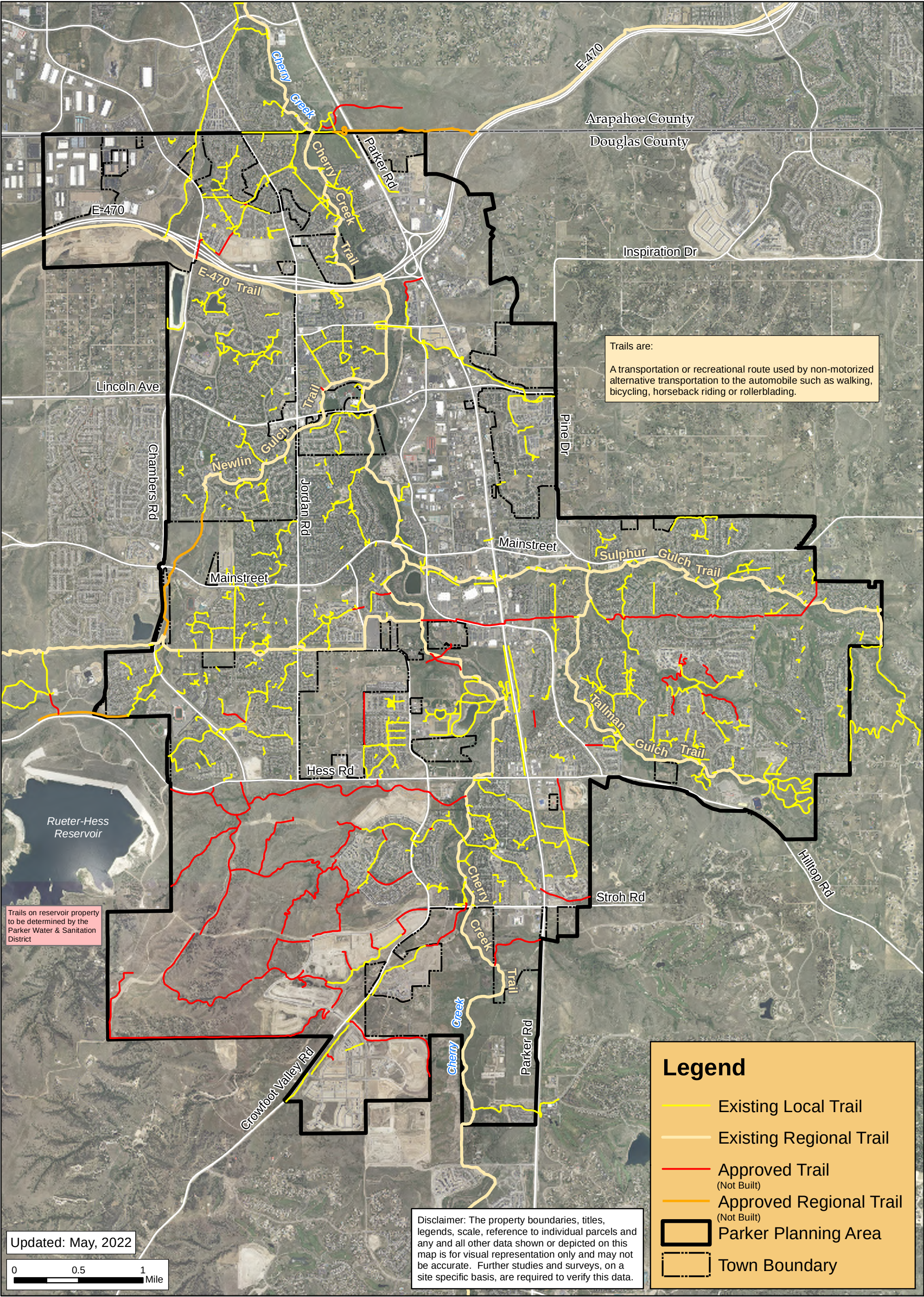
MAPS



Map 1: Existing and Approved Open Space

Open Space, Trails and Greenways Master Plan

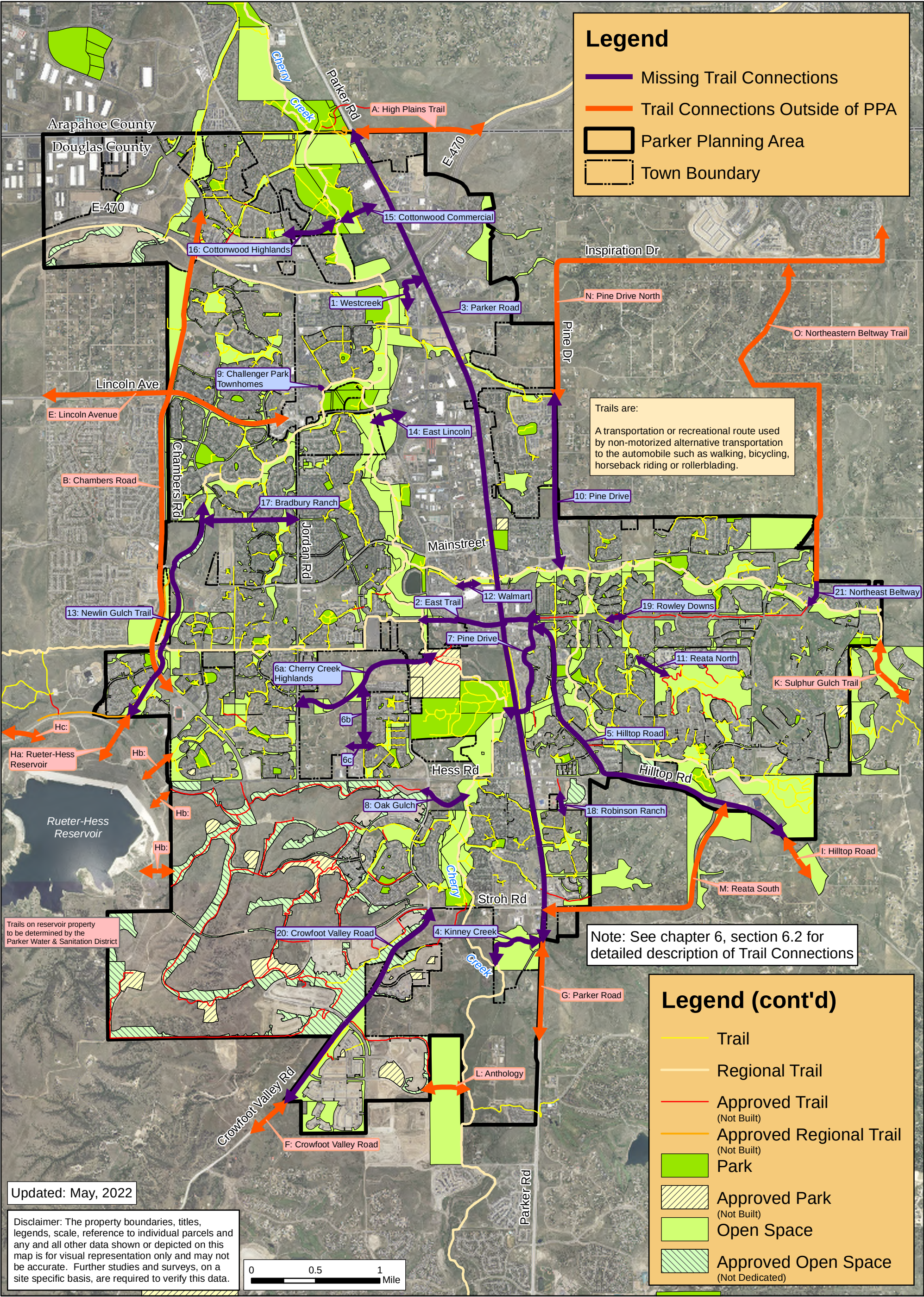




Map 2: Existing and Approved Trails

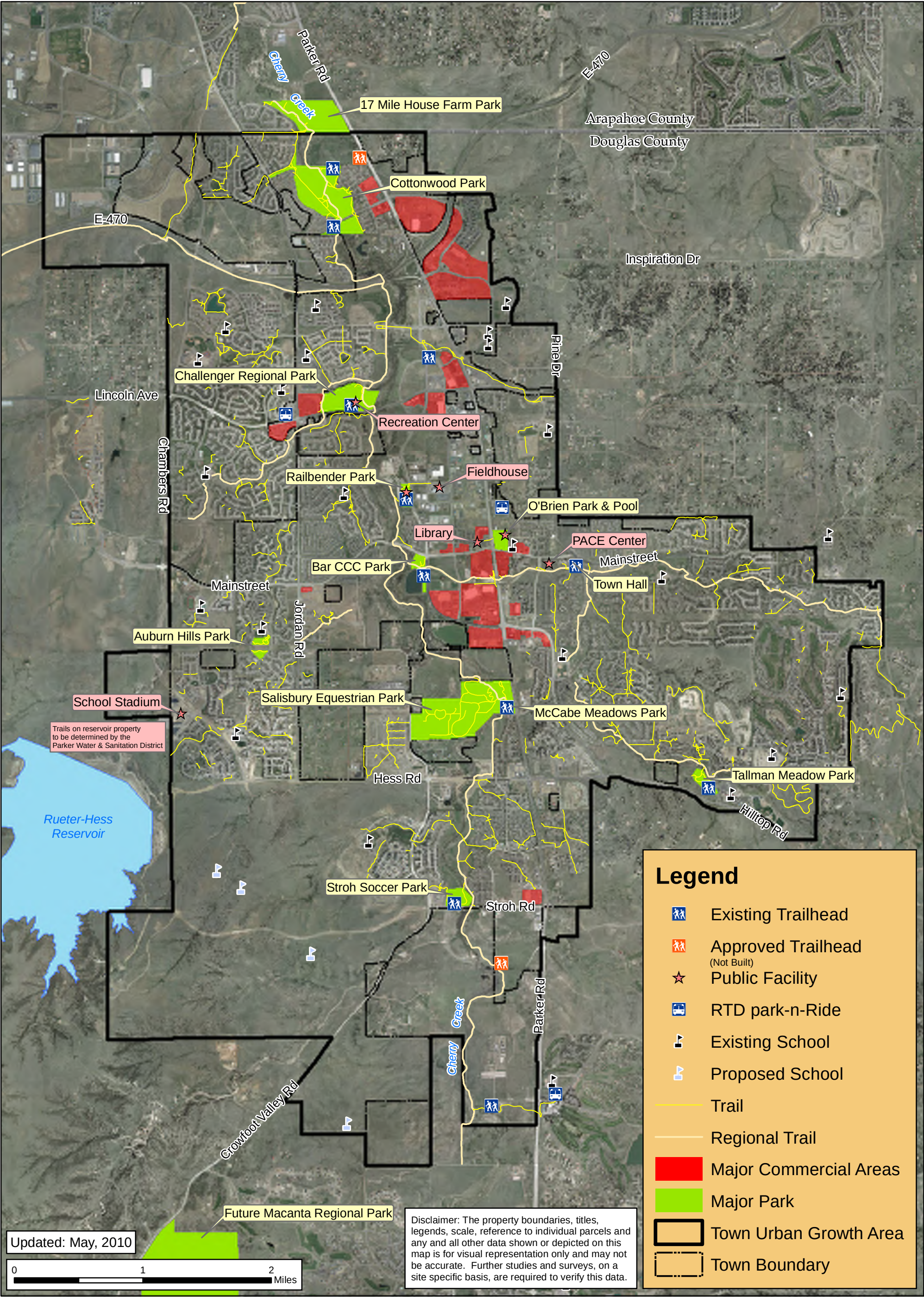
Open Space, Trails and Greenways Master Plan

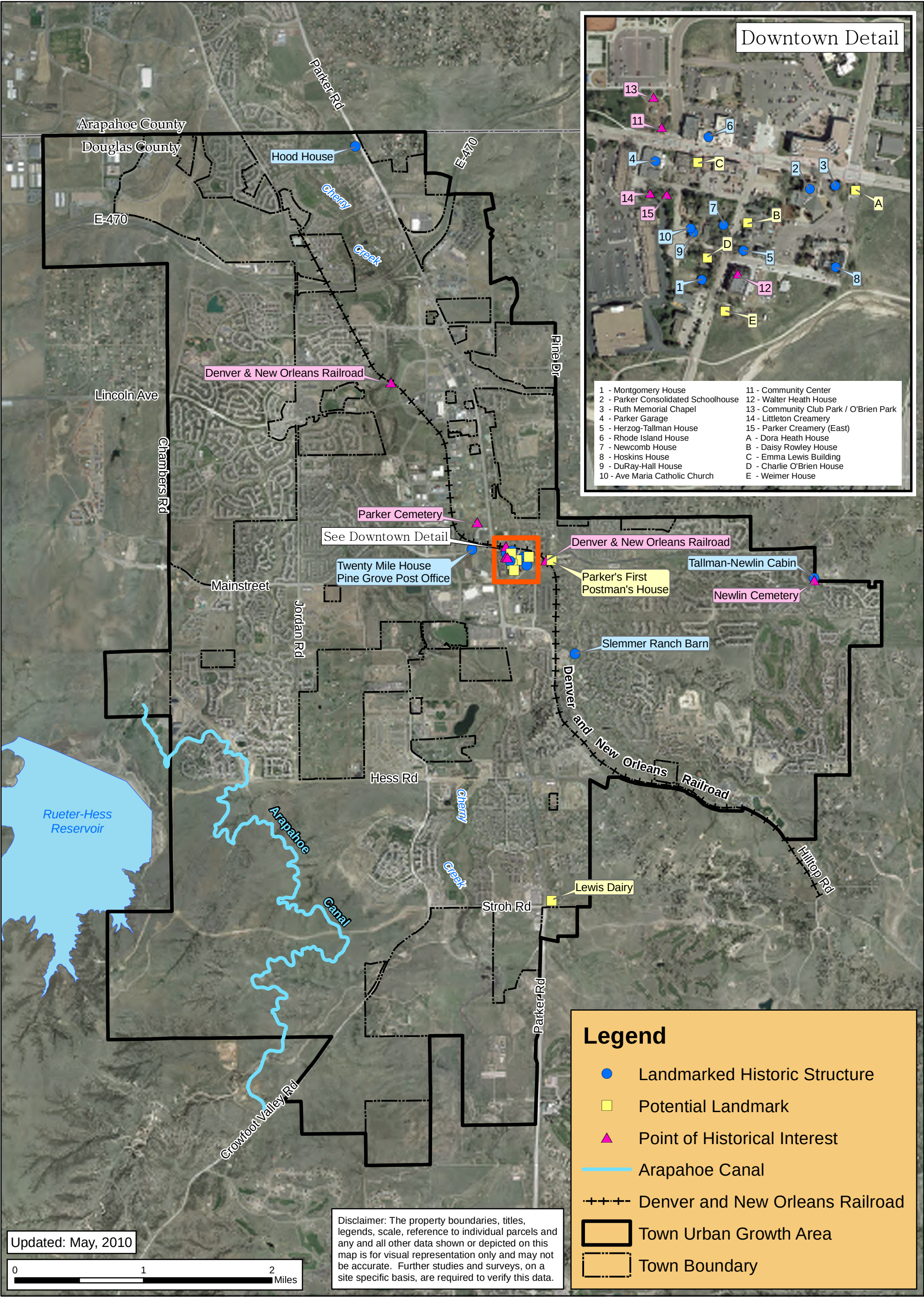


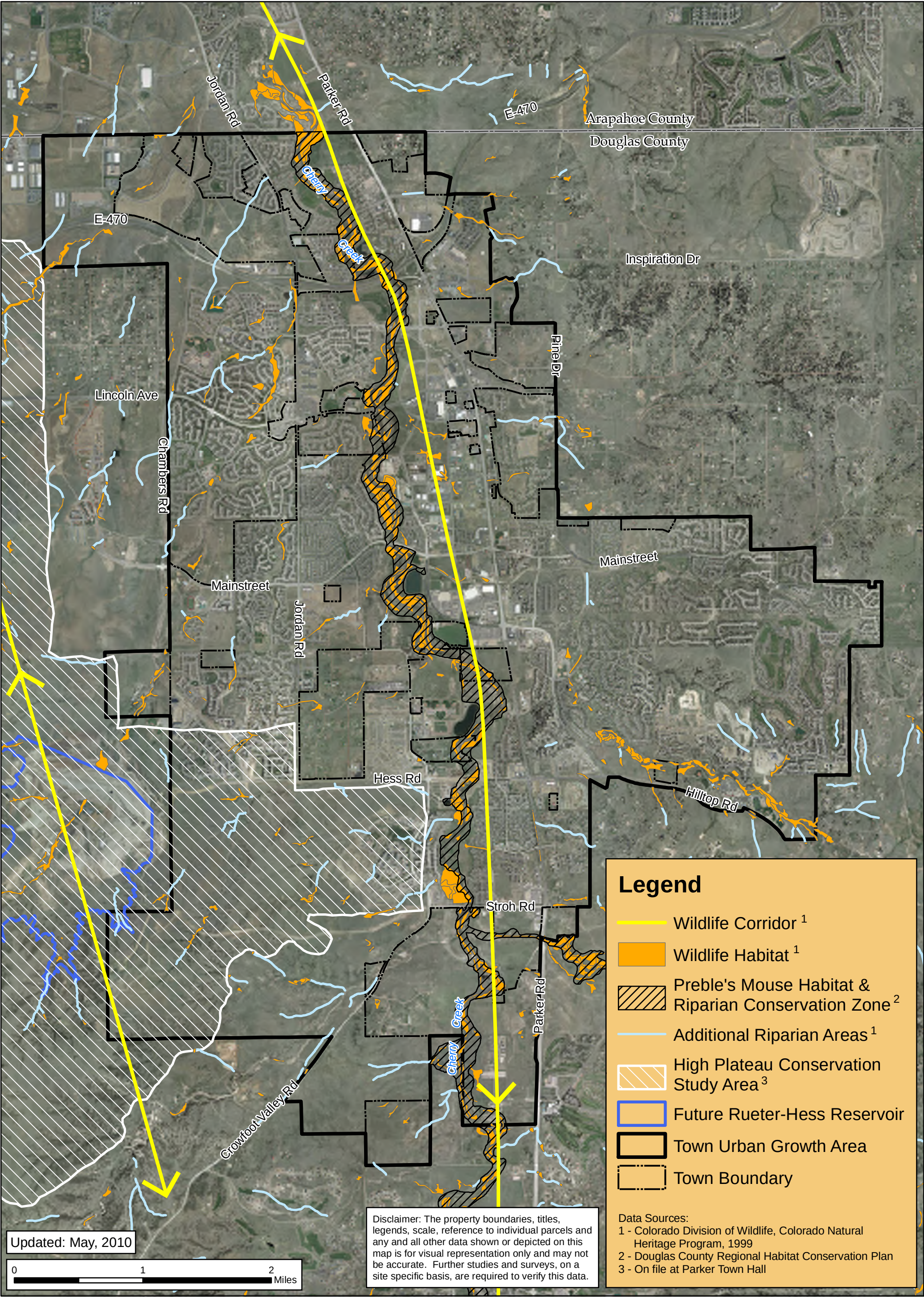


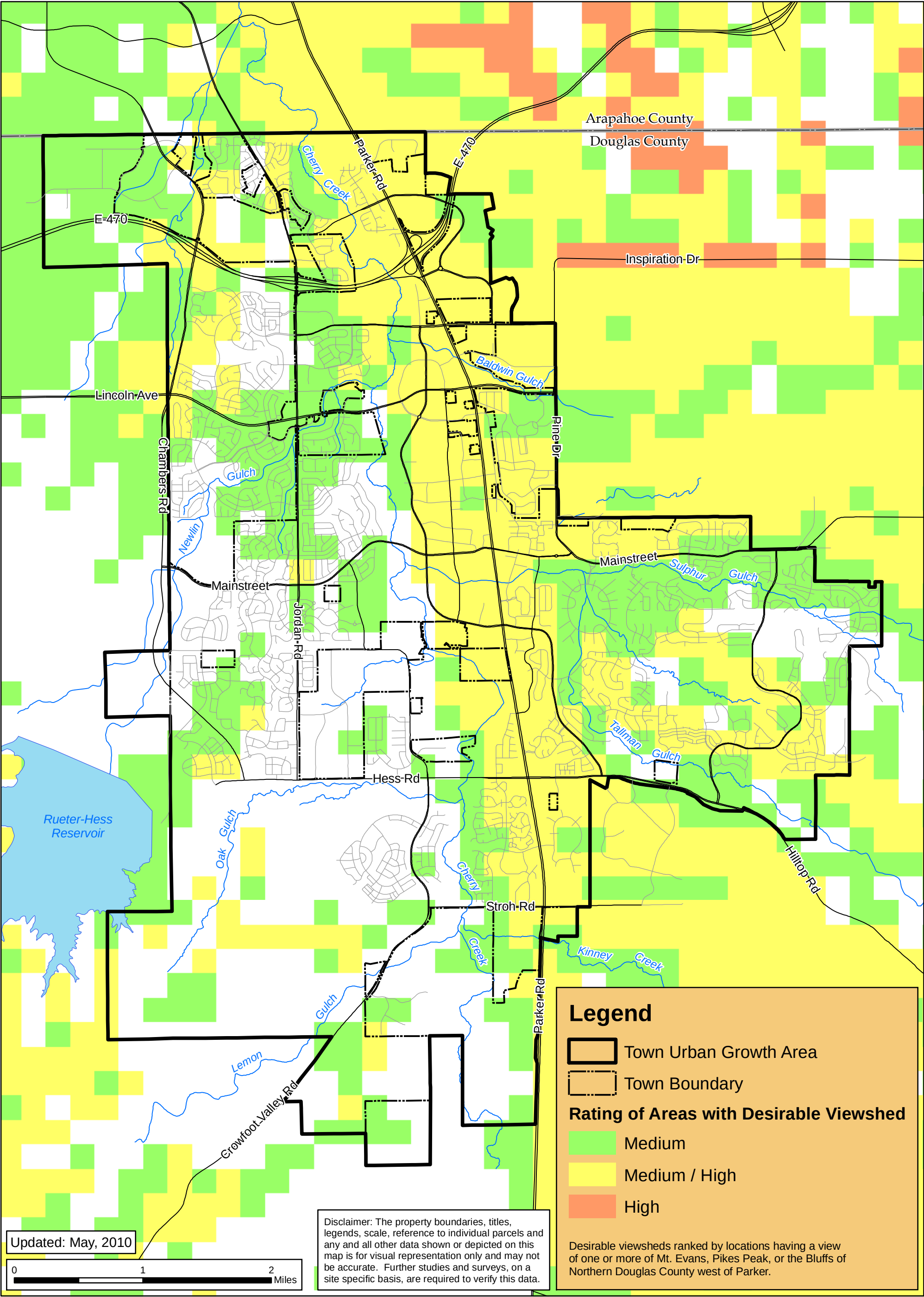
Map 3: Missing Trail Connections

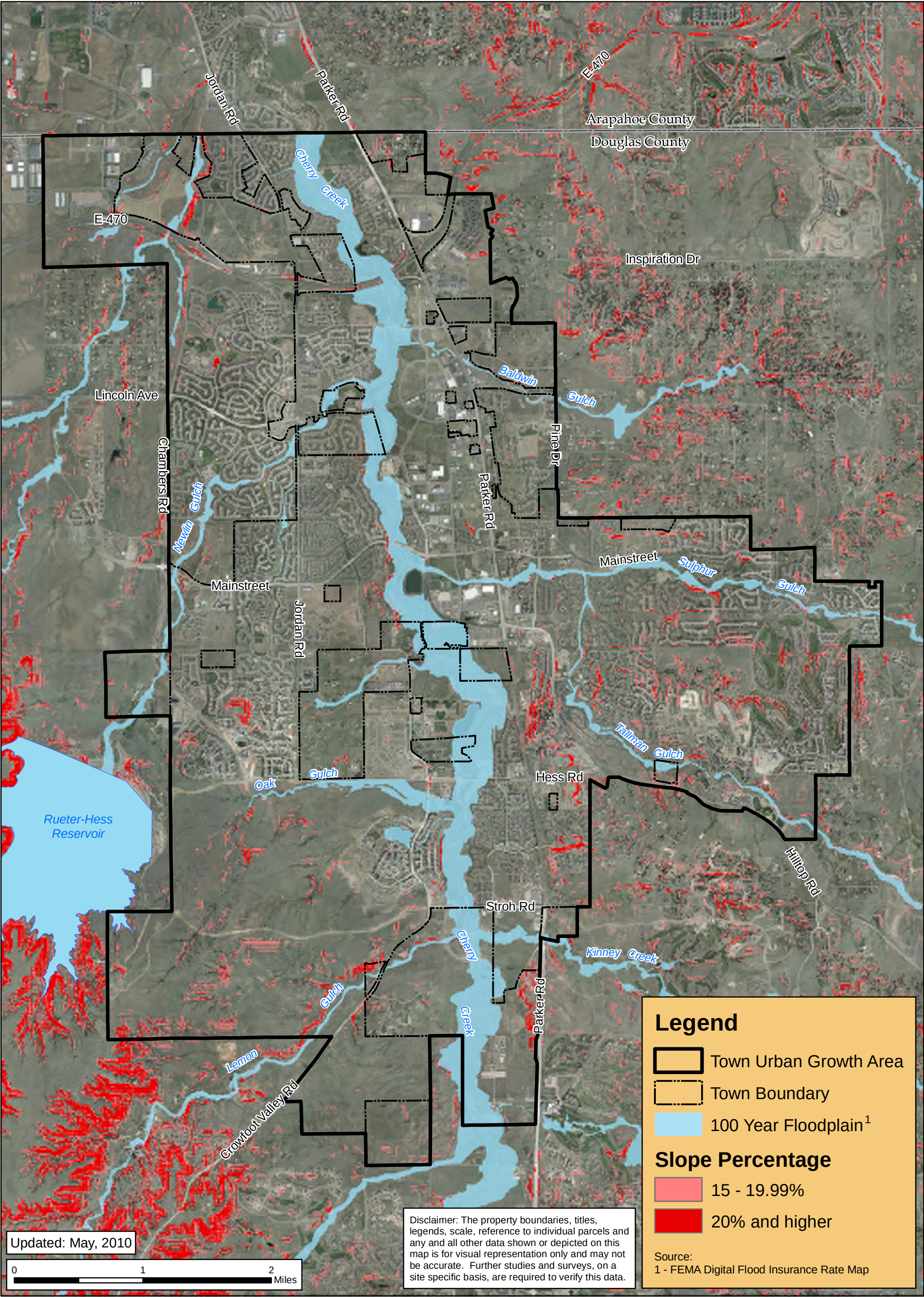
Open Space, Trails and Greenways Master Plan











Map 8: Floodplains and Steep Slopes

Open Space, Trails and Greenways Master Plan



APPENDICES

(On file at Town Hall)



Request for Town Council Action

Date: July 11, 2022

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

Reviewed By: Michelle Kivela, Town Administrator

Title: **CHALLENGER PARK ESTATES PD AMD 1 - Solomon Foundation**

Applicant: Mishler Construction Corporation

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

Department: Community Development, Julia Duncan

TRAKiT No.: Z21-013

EXECUTIVE SUMMARY

The property owner, The Solomon Foundation, is proposing an amendment to the Challenger Park Estates Planned Development (PD) zoning to incorporate an additional design requirement(s) with the permitted height standard in the Neighborhood Commercial Planning Area. This Planning Area is located at the northeast corner of Jordan Road and Pine Lane.

Criteria for Consideration

The Land Development Ordinance requires that the Town Council consider the following factors in evaluating and making a decision on the proposed amendment to the Challenger Park Estates PD zoning:

1. A need exists for the proposal;
2. The particular parcel of ground is indeed the correct site for the proposed development;
3. There has been an error in the original zoning; or
4. There have been significant changes in the area to warrant a zone change;
5. Adequate circulation exists and traffic movement would not be impeded by development; and
6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
7. There are minimal environmental impacts or impacts can be mitigated.
8. The proposal is consistent with the Town Master Plan maps, goals and policies.
9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The applicant proposes to amend the Development Guide of the Challenger Park Estates PD zoning to incorporate an additional design requirement(s) with the permitted height standard in the Neighborhood Commercial Planning Area. The original 1996 Development Guide is also being updated with standardized procedural language.

The PD zoning currently designates two (2) distinct Planning Areas as Commercial: the Neighborhood Commercial Area and the Mixed-Use Employment/Professional Office Area. The Solomon Foundation Campus and SECORCares occupy the entire Neighborhood Commercial Planning Area. The Southeast Christian Church occupies the entire Mixed-Use Employment/Professional Office Planning Area.

The PD zoning currently has the same use and development standards for the Neighborhood Commercial Area and the Mixed-Use Employment/Professional Office Planning Area. The proposed zoning amendment would separate the use and development standards for each Planning Area as summarized below:

Ordinance 3.216.1:

- In 2003, Town Council adopted an amendment to the Challenger Park Estates PD zoning
- The amendment permits a building height of 45 feet in the Commercial Planning Areas of the PD
- The legal description provided by the applicant at the time of application had an error

PD Zoning Amendment Summary:

- Add additional development standards including setbacks and stepbacks for building height greater than 35 feet
- Separate the use and development standards for each Planning Area
- Correct the legal description from the 2003 approval and ordinance

The two (2) Planning Areas may be characterized as follows:

- **Mixed-Use Employment/Professional Office Planning Area:** Land uses have been modified to reflect the existing development as well as updating terminology and uses to align with text in the Land Development Ordinance Modernization project. No changes are proposed to the development standards within this Planning Area.
- **Neighborhood Commercial Planning Area:** Land uses have been modified to reflect the existing development and other compatible neighborhood serving uses as well as updating terminology and uses to align with text in the Land Development Ordinance

Modernization project.

The applicant is proposing additional stepback and setback standards for building heights greater than 35 feet within the Neighborhood Commercial Planning Area. The additional setback standards are as follows:

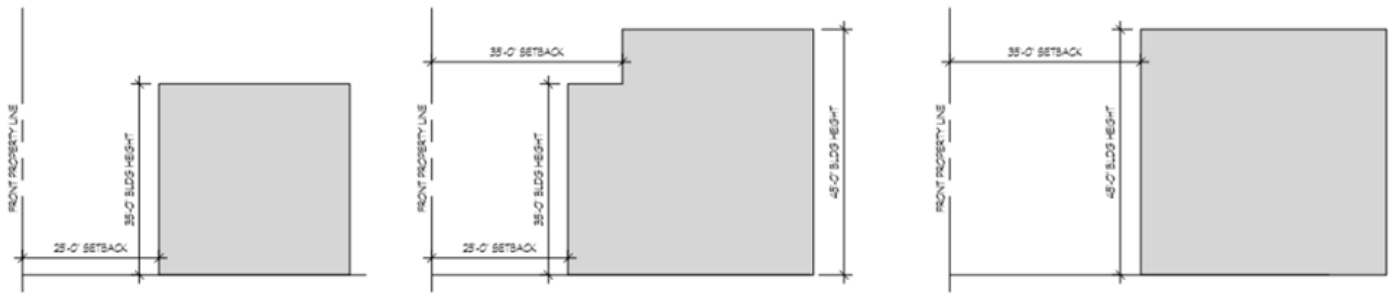


Figure 1

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

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

The proposed PD zoning amendment is generally consistent with the Parker 2035 Master Plan and the prevailing development pattern in the area.

The applicant's proposed PD zoning amendment is associated with a future Phase 3 development at The Solomon Foundation campus. The Phase 3 development will require Site Plan approval and would incorporate a new office building with parking and landscaping improvements.

The Planning Commission held a public hearing for the proposal on June 9, 2022 and voted unanimously to recommend that the Town Council approve the application.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



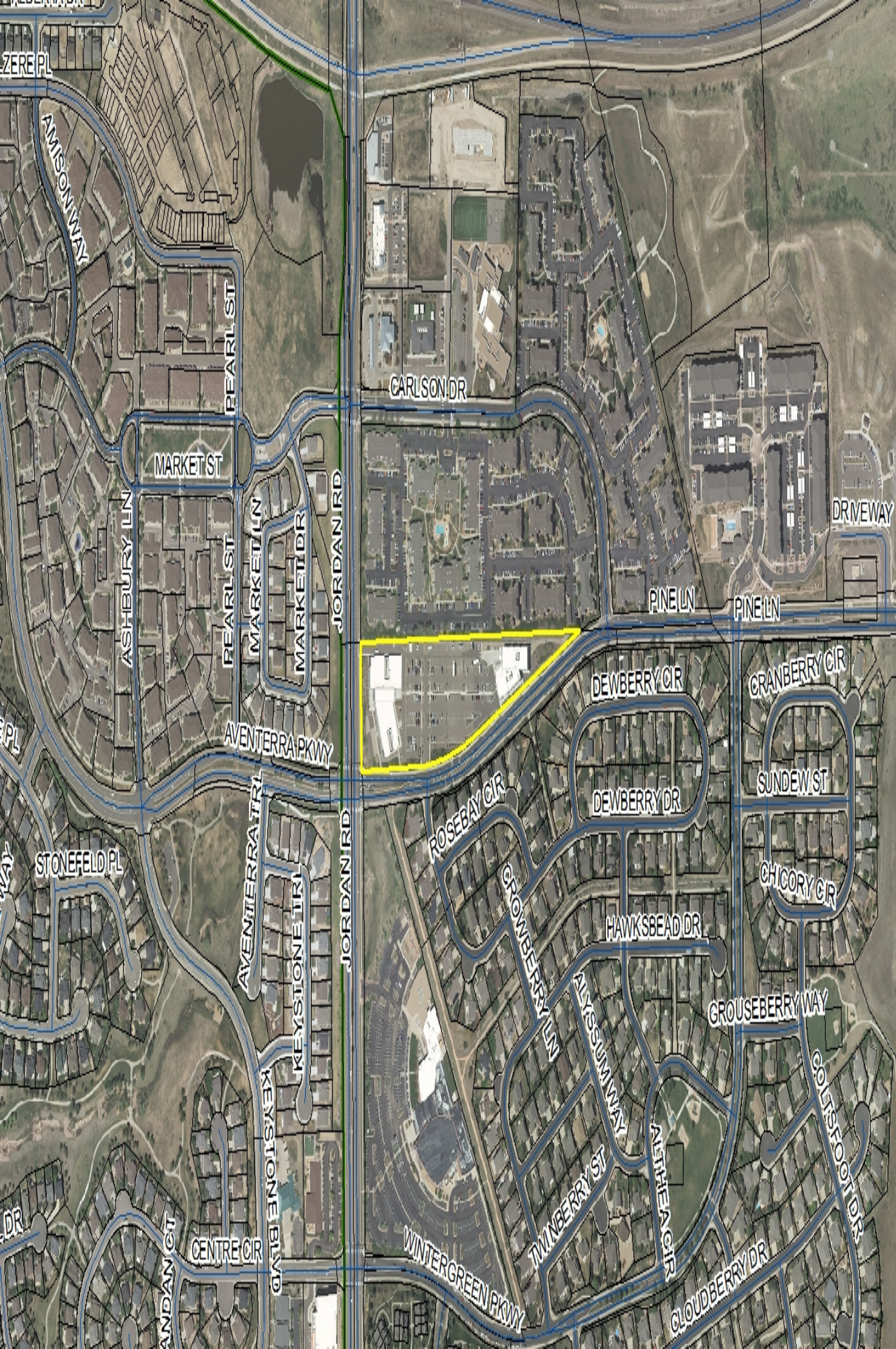
DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Z21-013 PC Staff Report
3. SP21-089 - Site Plan Amendment
4. Ordinance No. 3.216.1

RECOMMENDED MOTION

I move to approve Ordinance No. 3.216.1 on second reading.





Planning Commission Staff Report

Planning Commission Date: 6/9/2022

Town Council Date: 7/11/2022

Hearing Type: Public Hearing
Challenger Park Estates PD AMD 2
TRAKiT No: Z21-013

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

Project Planner: Julia Duncan, Associate Planner

Applicant: Mishler Construction Corp.

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

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Challenger Park PD Amendment No. 2 zoning."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Challenger Park PD Amendment No. 2 zoning request, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the Challenger Park PD Amendment No. 2 zoning as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the Challenger Park PD Amendment No. 2 zoning to a future date."

I. BACKGROUND/DISCUSSION

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

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

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

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

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

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

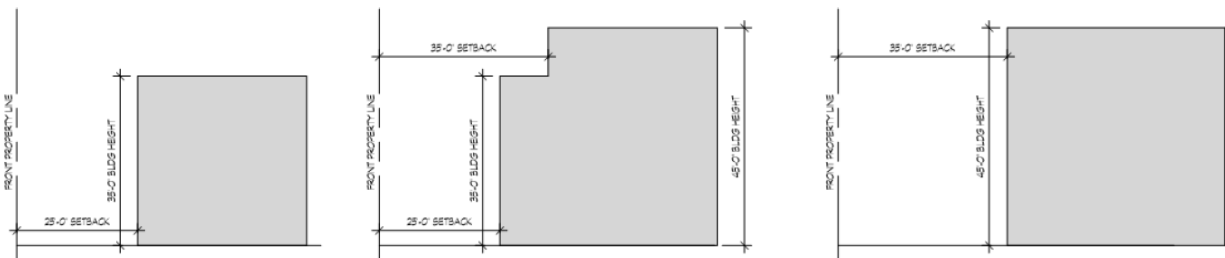


Figure 1

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

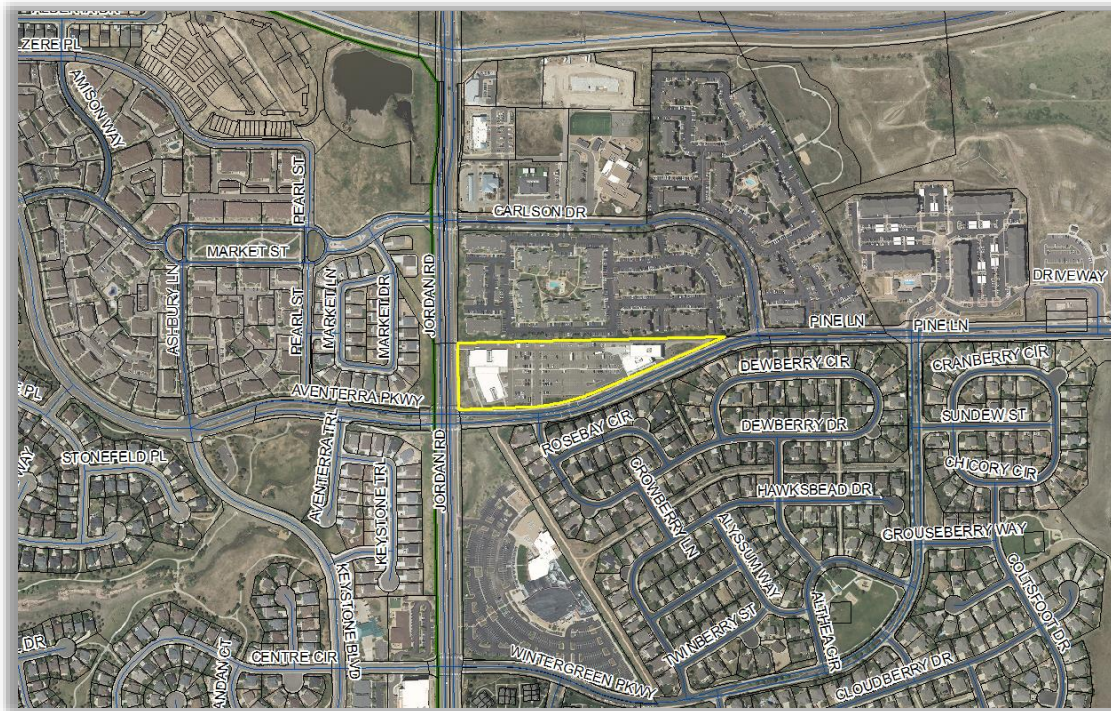
$$\text{New Height} - 35' = X + 25' = \text{Required Setback}$$

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

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

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

Vicinity Map



II. PRIOR ACTIONS

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

III. CURRENT SITE DATA

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

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

IV. PARKER 2035 MASTER PLAN

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

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

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

V. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

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

Applicant analysis and findings:

N/A

Staff analysis and findings:

N/A

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

Applicant analysis and findings:

N/A

Staff analysis and findings:

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

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

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

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

Staff analysis and findings:

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

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

VI. CONCLUSION

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

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

VII. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Challenger Park Estates Planned Development, 2nd Amendment with no conditions.

VIII. ATTACHMENTS

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

Report Approved By: Bryce Matthews, Planning Manager

PATH: P:\MB21059-SOLOMON FOUNDATION-PH III\ENGINEERING & DRAWINGS\PLANS\MB21059-CVG.DWG, PLOT DATE: 5/24/2022 7:49:56 AM, BY: LIZ JONES

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

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

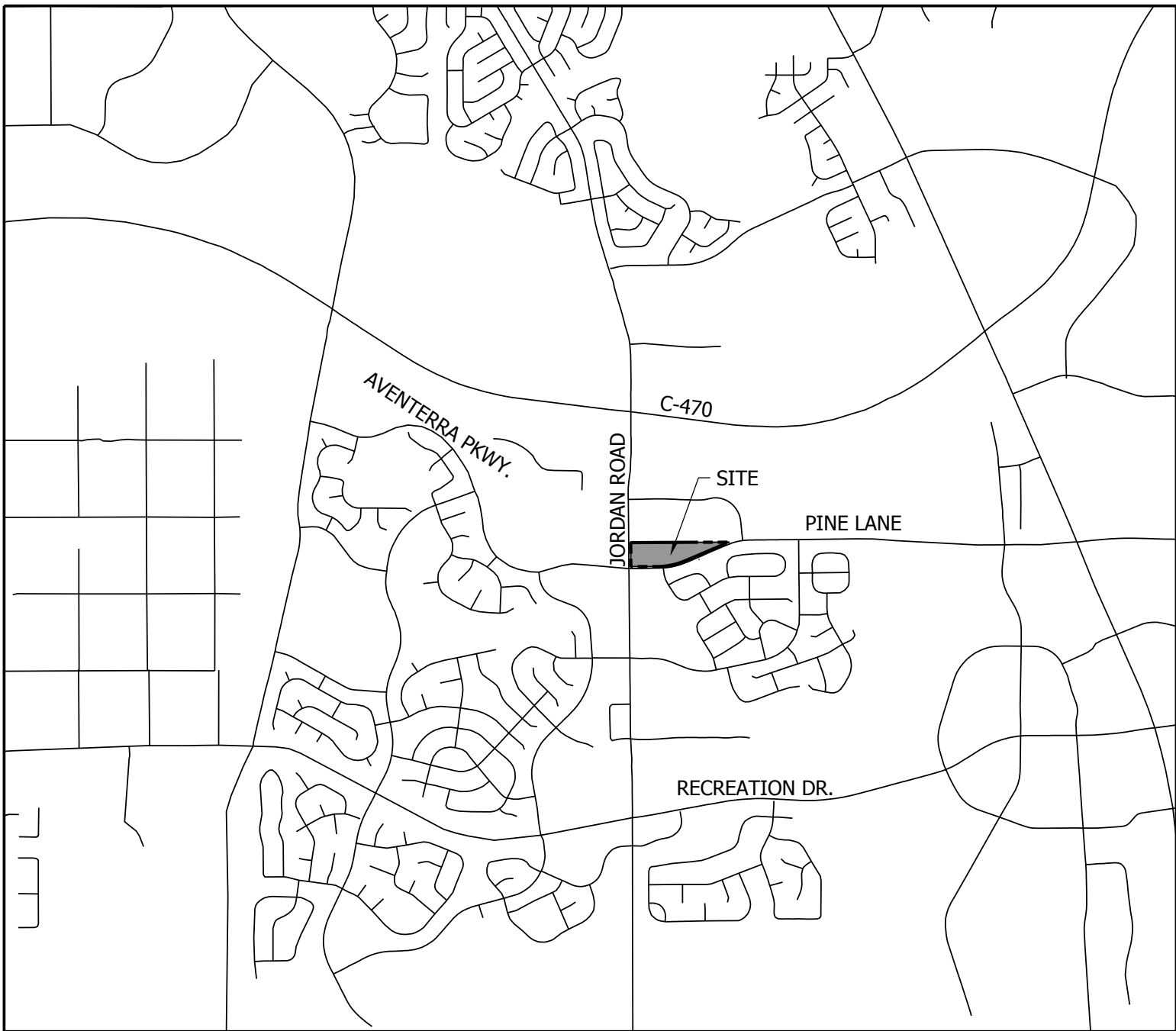
BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST/WEST CENTERLINE OF SECTION 9, MONUMENTED AT THE WEST ONE-QUARTER CORNER BY A 2 INCH ALUMINUM CAP IN RANGE BOX STAMPED "EMK 59", AND MONUMENTED AT THE EAST END AT THE EAST ONE-QUARTER CORNER BY A 3.25 INCH ALUMINUM CAP STAMPED "2006 PLS 22561" WITH THE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

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

LEGAL DESCRIPTION:

PARCEL A:

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



VICINITY MAP
SCALE 1" = 2,000'

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

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

MASTER LEGEND

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

REVISION

BY

DATE

2ND SUBMISSION

ESJ

2/11/22

3RD SUBMISSION

ESJ

4/7/22

4TH SUBMISSION

ESJ

4/29/22

5TH SUBMISSION

ESJ

5/24/22

NO.

1

2

3

4

ENGINEERS-SURVEYORS

INC.

R&R ENGINEERS-SURVEYORS, INC.

1635 WEST 13TH AVENUE, SUITE 310

DENVER, COLORADO 80204

PHONE: 303-753-6730

WWW.RRENGINEERS.COM

THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS:

16965 PINE LANE
PARKER, CO 80134

PREPARED FOR:

MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT

JOB NO.

MB21059

ORG. SUBM. DATE

7/19/2021

DWN:

ESJ

CHKD:

RSO

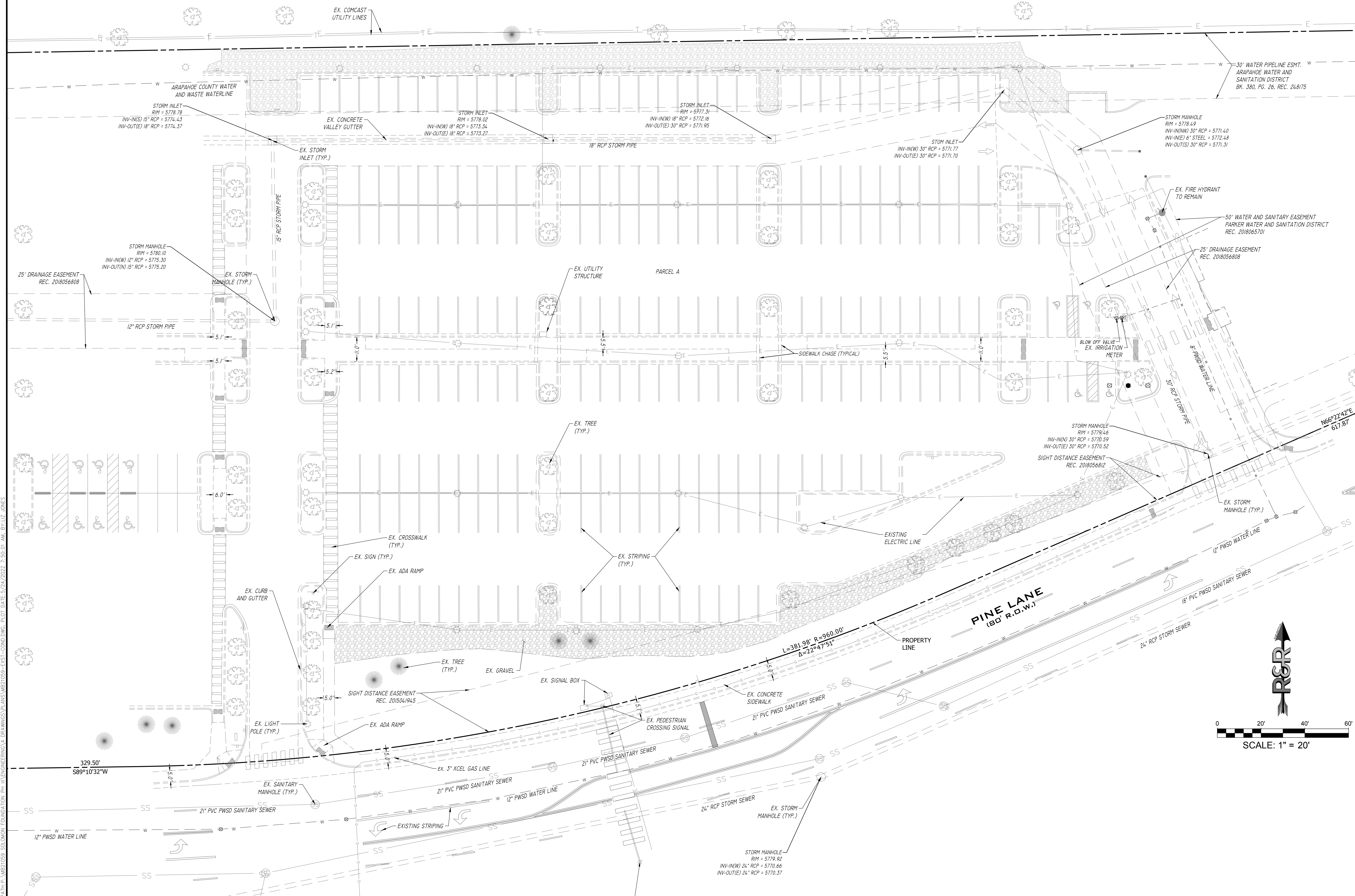
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COVER SHEET

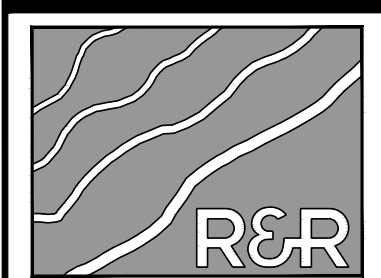
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C1.0

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



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



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DENVER, COLORADO 80204
PHONE: 303-753-6730

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THE SOLOMON FOUNDATION - PHASE III

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

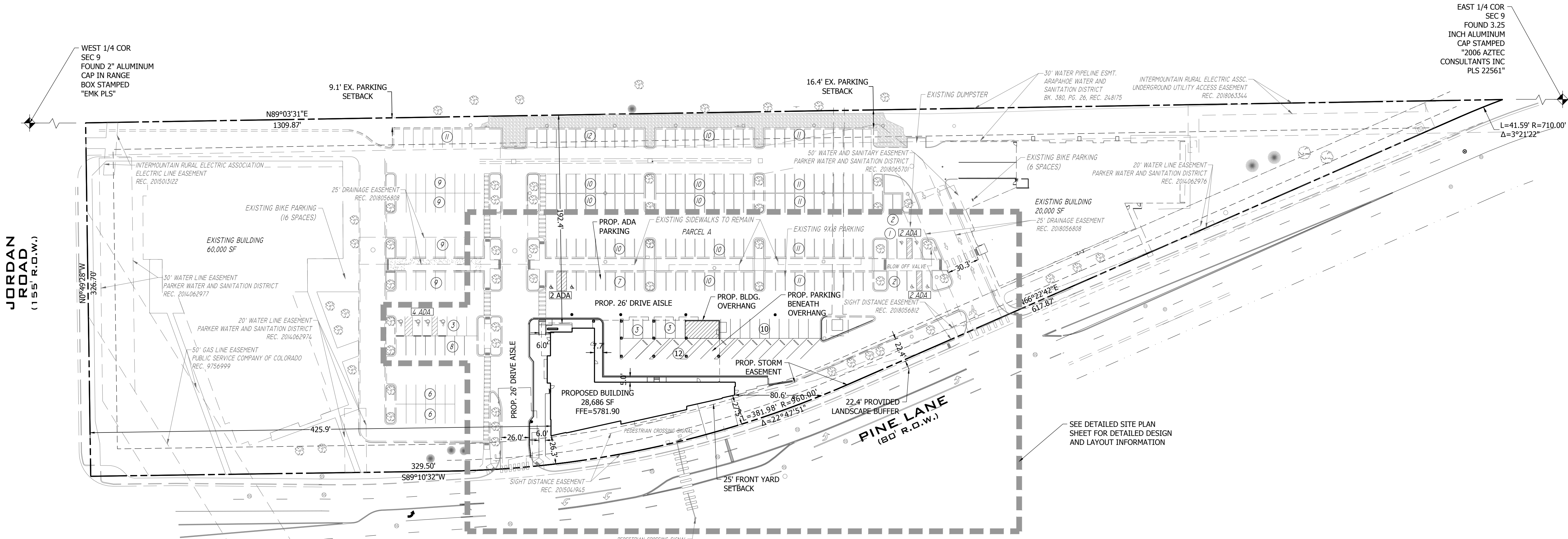
SITE PLAN AMENDMENT
JOB NO. MB21059
ORG. SUBM. DATE 7/19/2021
DWN: ESJ CHD: RSD
NAME

EXISTING
CONDITIONS

NO.
C2.0

PARCEL 1 CHALLENGER PARK #1 6.822 AM/L
SITE PLAN AMENDMENT

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



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

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

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1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

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THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS:
16965 PINE LANE
PARKER, CO 80134

PREPARED FOR:
MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

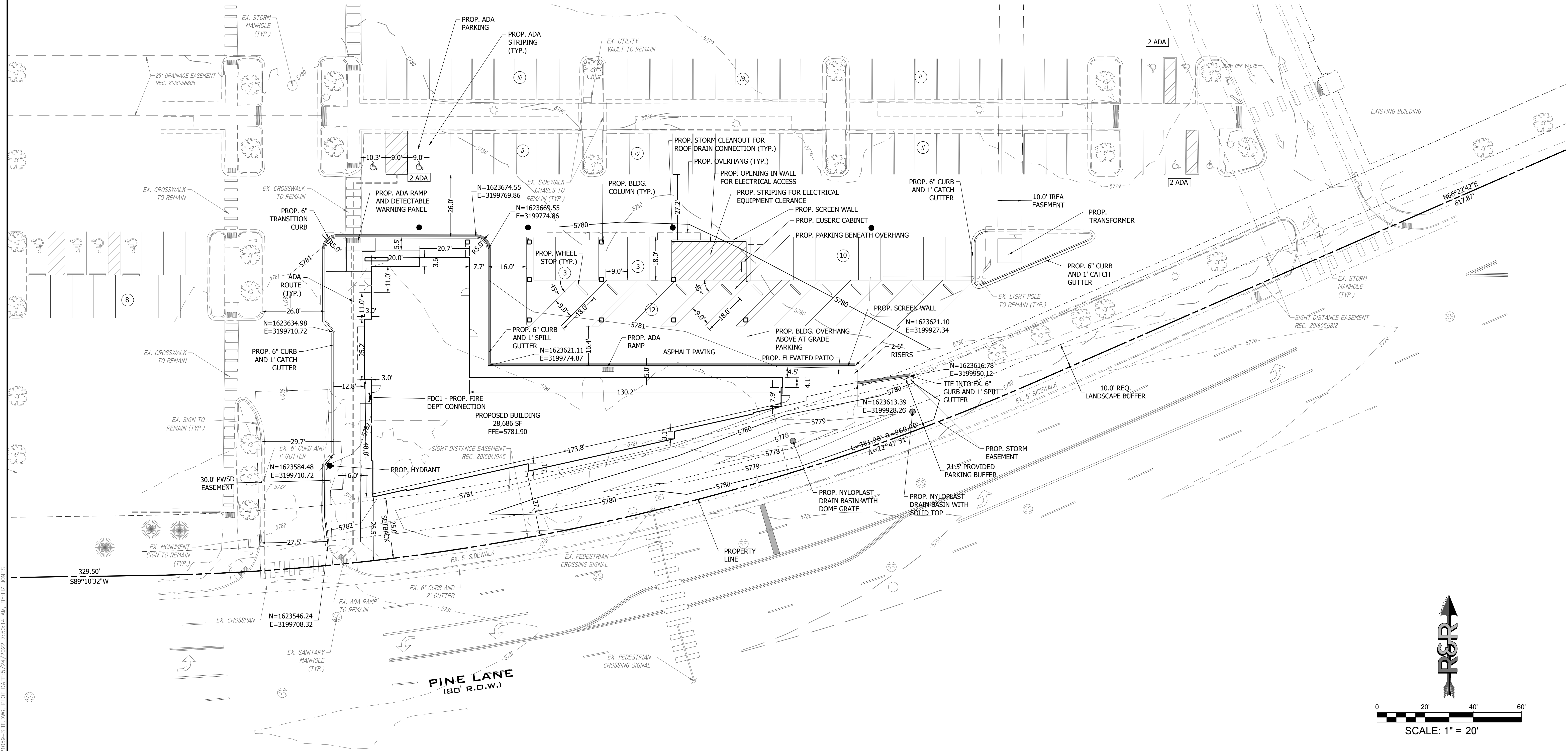
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JOB NO.	MB21059
ORG. SUBM. DATE	7/19/2021
DWN:	ESJ
CHKD:	RSJ
OVERALL SITE PLAN	
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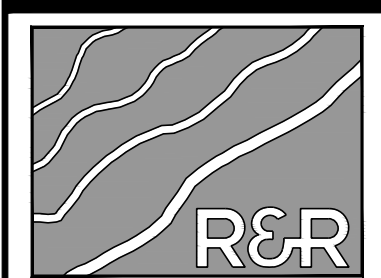
PARCEL 1 CHALLENGER PARK #1 6.822 AM/L
SITE PLAN AMENDMENT

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

PAGE 4 OF 13



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



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1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

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

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

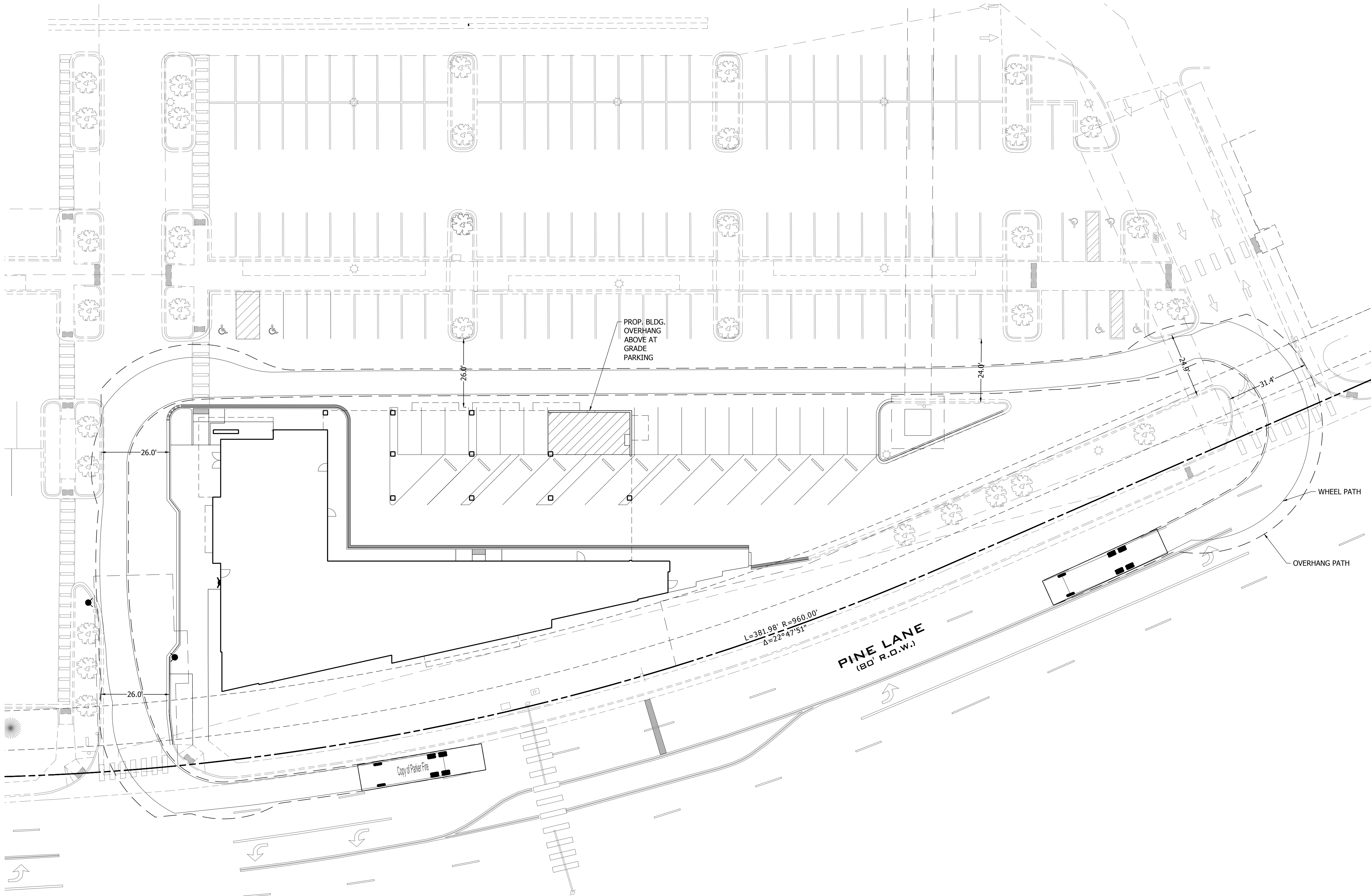
DETAILED SITE PLAN

NO. C4.0

PARCEL 1 CHALLENGER PARK #1 6.822 AM/L
SITE PLAN AMENDMENT

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

PAGE 5 OF 13



Vehicle Specifications

Length: 47' 9.5"
Width: 8' 5" - (10' 1" mirror to mirror)
Height: 10' 9"
Wheelbase: 273 in.
Design load: 80,000 pounds
Inside Cramp Angle: 40°
Axle Track: 83"
Wheel Offset: 5.3"
Tread Width: 13.5"

Turning Radii:
Inside Turn: 26 ft. 1 in.
Curb to curb: 41 ft. 11 in.
Wall to wall: 46 ft. 8 in.

SOUTH METRO FIRE APPARATUS (NTS)

WHEEL PATH
OVERHANG PATH

SCALE: 1" = 20'

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

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DENVER, COLORADO 80204
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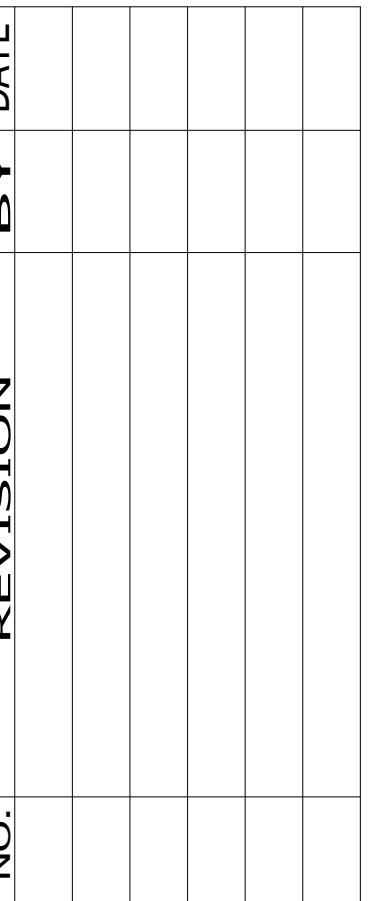
SITE ADDRESS: 16365 PINE LANE
PARKER, CO 80134

PREPARED FOR: MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT	
JOB NO.	MB21059
ORG. SUBM. DATE	7/19/2021
DWN:	ESJ
CHKD:	RSD
FIRE TURN EXHIBIT	
NO.	C5.0

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



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SITE ADDRESS:

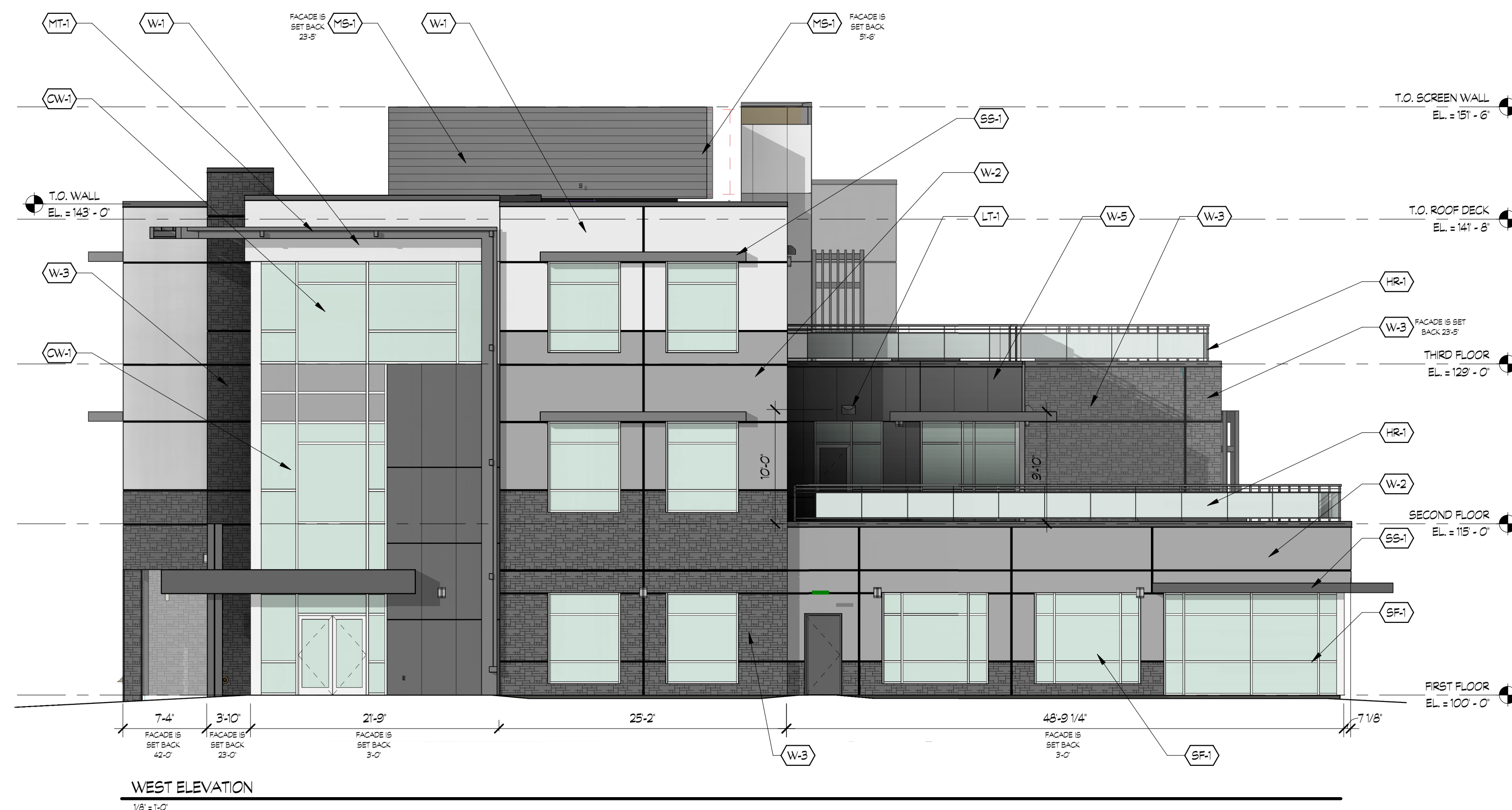
PREPARED FOR:

PERMIT SET

ELEVATIONS

0.

A01



GROUND FLOOR TRANSPARENCY ANALYSIS
FRONTAGE AREA: 1443 SF
GLAZING AREA: 580 SF
TRANSPARENCY = 40.2%

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

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

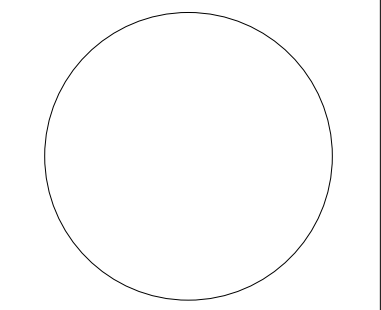
infusion
ARCHITECTS
206 East 4th Street, Loveland, Colorado 80537

NO.	REVISION	BY	DATE



R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

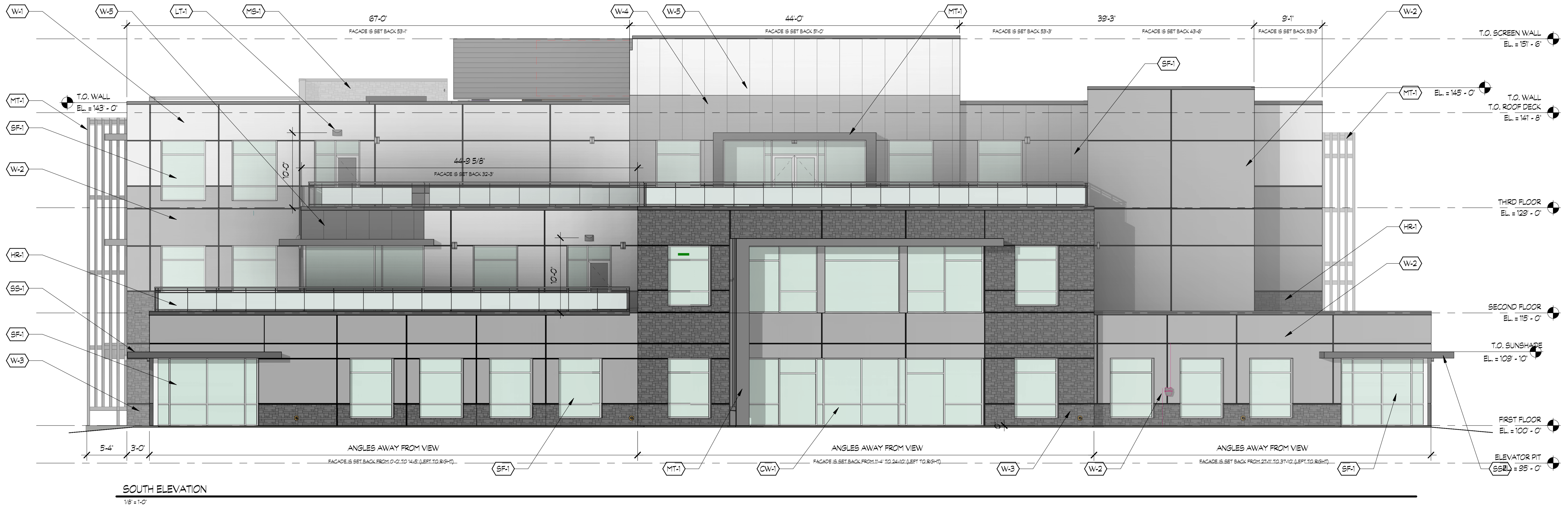


THE SOLOMON FOUNDATION - PHASE III
SITE ADDRESS: 16965 PINE LANE PARKER, CO 80134
PREPARED FOR: MISHLER 3601 STAGECOACH ROAD LONGMONT, CO 80504

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

ELEVATIONS

NO. A02



GROUND FLOOR TRANSPARENCY ANALYSIS
FRONTAGE AREA: 2610 SF
GLAZING AREA: 971 SF
TRANSPARENCY = 37.2%



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

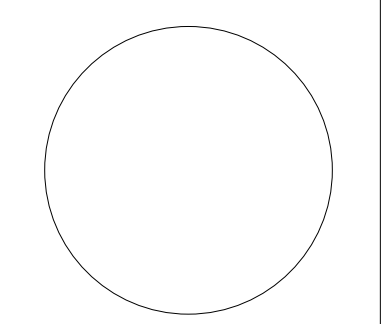


NO.	REVISION	BY	DATE



R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

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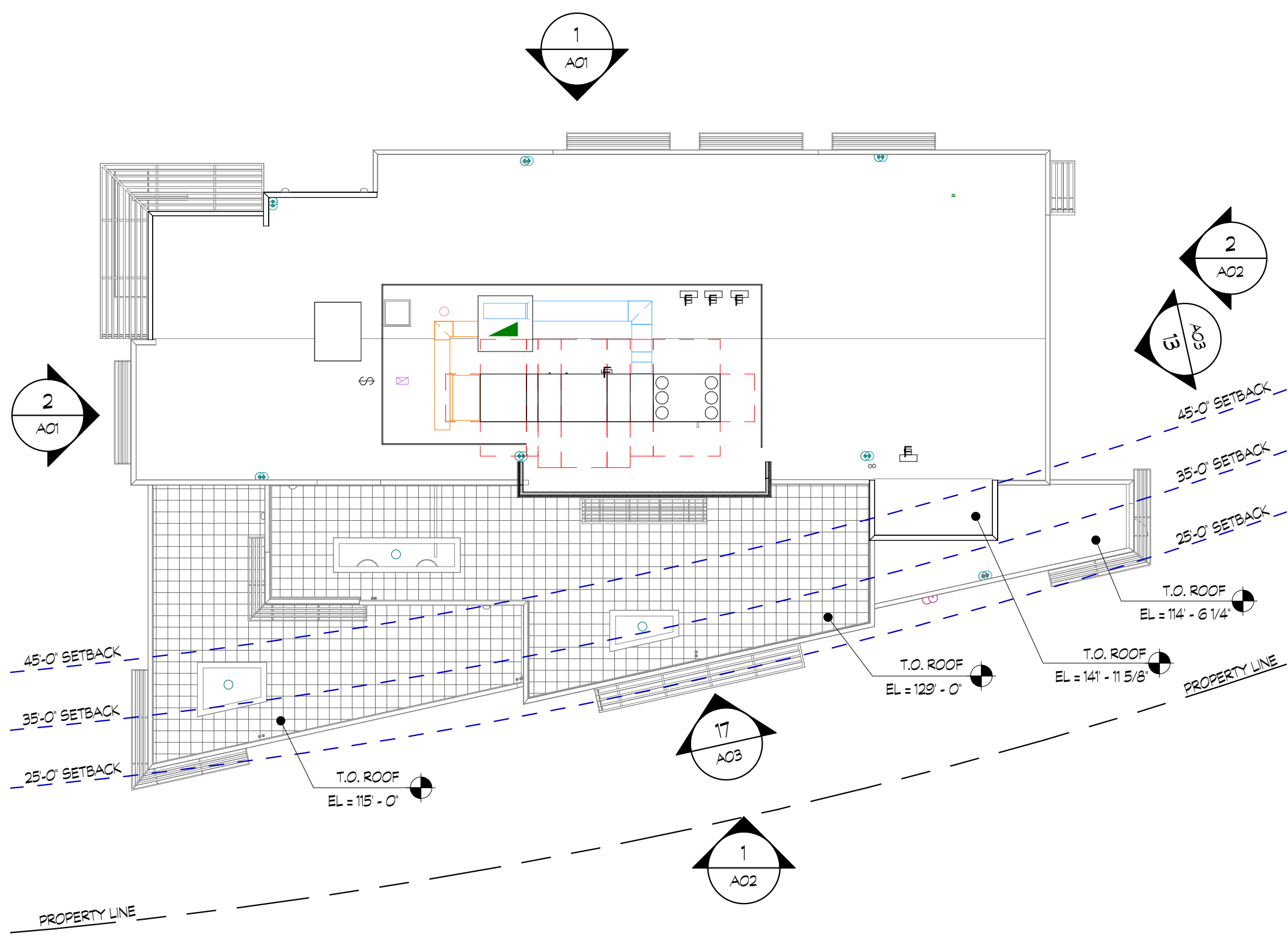


THE SOLOMON FOUNDATION - PHASE III
SITE ADDRESS: 16965 PINE LANE PARKER, CO 80134
PREPARED FOR: MISHLER 3601 STAGECOACH ROAD LONGMONT, CO 80504

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

ELEVATIONS

NO. A03



11 PROPERTY LINE SETBACK KEYPLAN
A03 1/8"=1'-0"



13 VIEW IS CUT APPROX. PERPENDICULAR TO PROPERTY LINE (PROPERTY LINE IS RADUSED ALONG SOUTHEAST WALL OF BUILDING)
13 NORTHEAST ELEVATION - APPROX. PERPENDICULAR TO PROPERTY LINE
A03 1/8"=1'-0"



17 SOUTHEAST ELEVATION - APPROX PARALLEL TO PROPERTY LINE
A03 1/8"=1'-0"

THE SOLOMON FOUNDATION PHASE 3
SITE PLAN AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 8 OF 13

infusion
ARCHITECTS
206 East 4th Street, Loveland, Colorado 80537



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

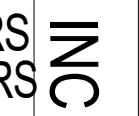


SOUTHEAST PERSPECTIVE

NO.	REVISION	BY	DATE



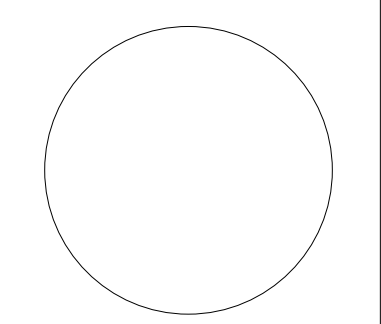
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THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS: 16965 PINE LANE
PARKER, CO 80134

PREPARED FOR: MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

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

PERSPECTIVES

NO. **A04**

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

THE SOLOMON FOUNDATION PHASE 3

SITE PLAN AMENDMENT

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

PAGE 9 OF 13

infusion

ARCHITECTS

206 East 4th Street, Loveland, Colorado 80537

NO.	REVISION	BY	DATE



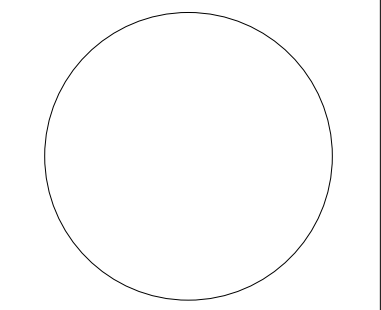
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THE SOLOMON FOUNDATION - PHASE III

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PARKER, CO 80134

PREPARED FOR: MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

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

MATERIALS

NO.

A05



THE SOLOMON FOUNDATION PHASE 3
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WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 10 OF 13

LANDSCAPE REQUIREMENTS

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

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

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

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

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

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

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

SITE CALCULATIONS

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

TREES AND SHRUBS REMOVED

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

TREES AND SHRUBS ADDED

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

PARKING LOT LANDSCAPE ISLAND CHART

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

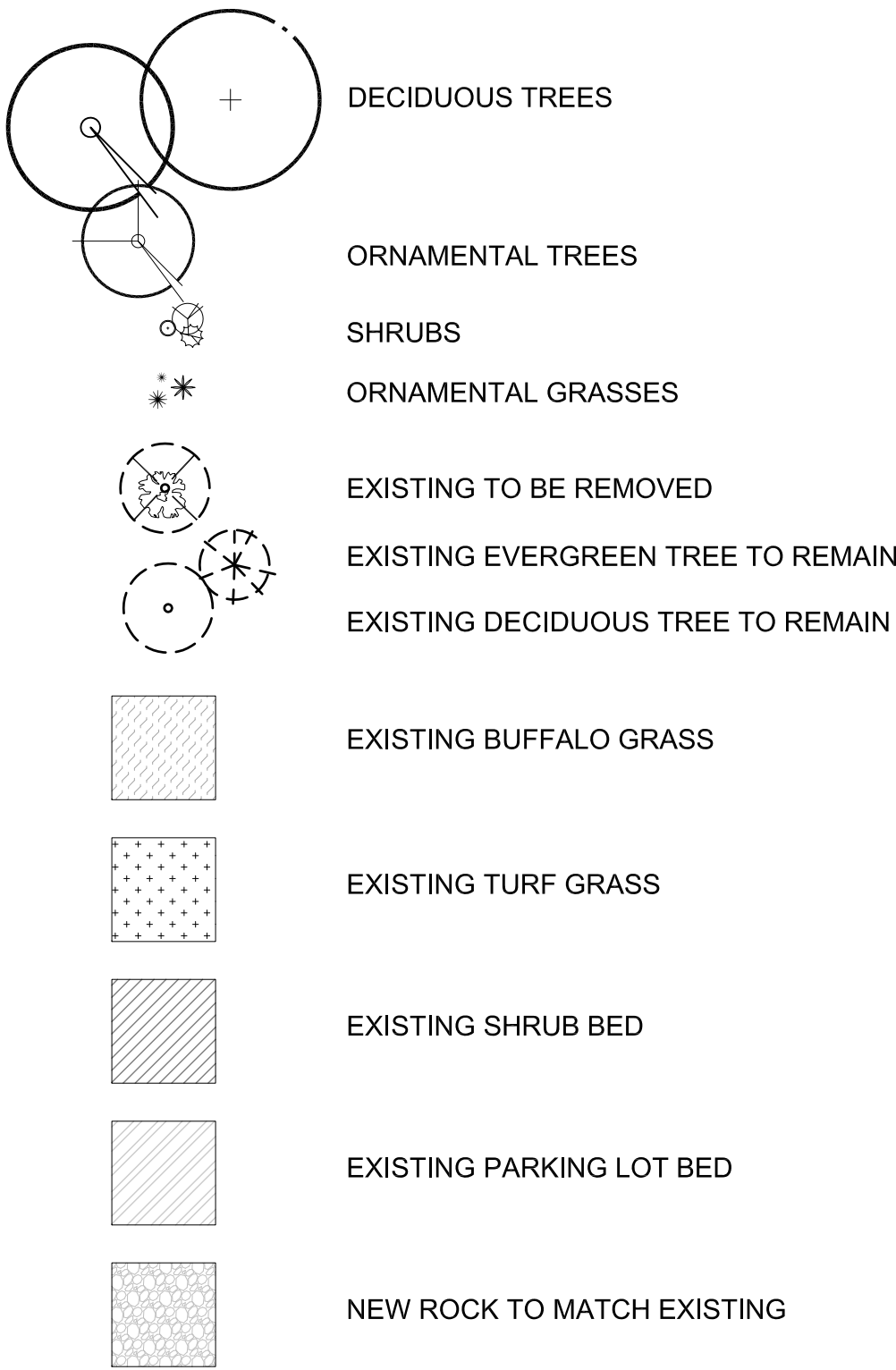
PLANT MATERIAL SCHEDULE:

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

IRRIGATION STANDARDS:

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

LANDSCAPE LEGEND:



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



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THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS:
16965 PINE LANE
PARKER, CO 80134

PREPARED FOR:
MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT

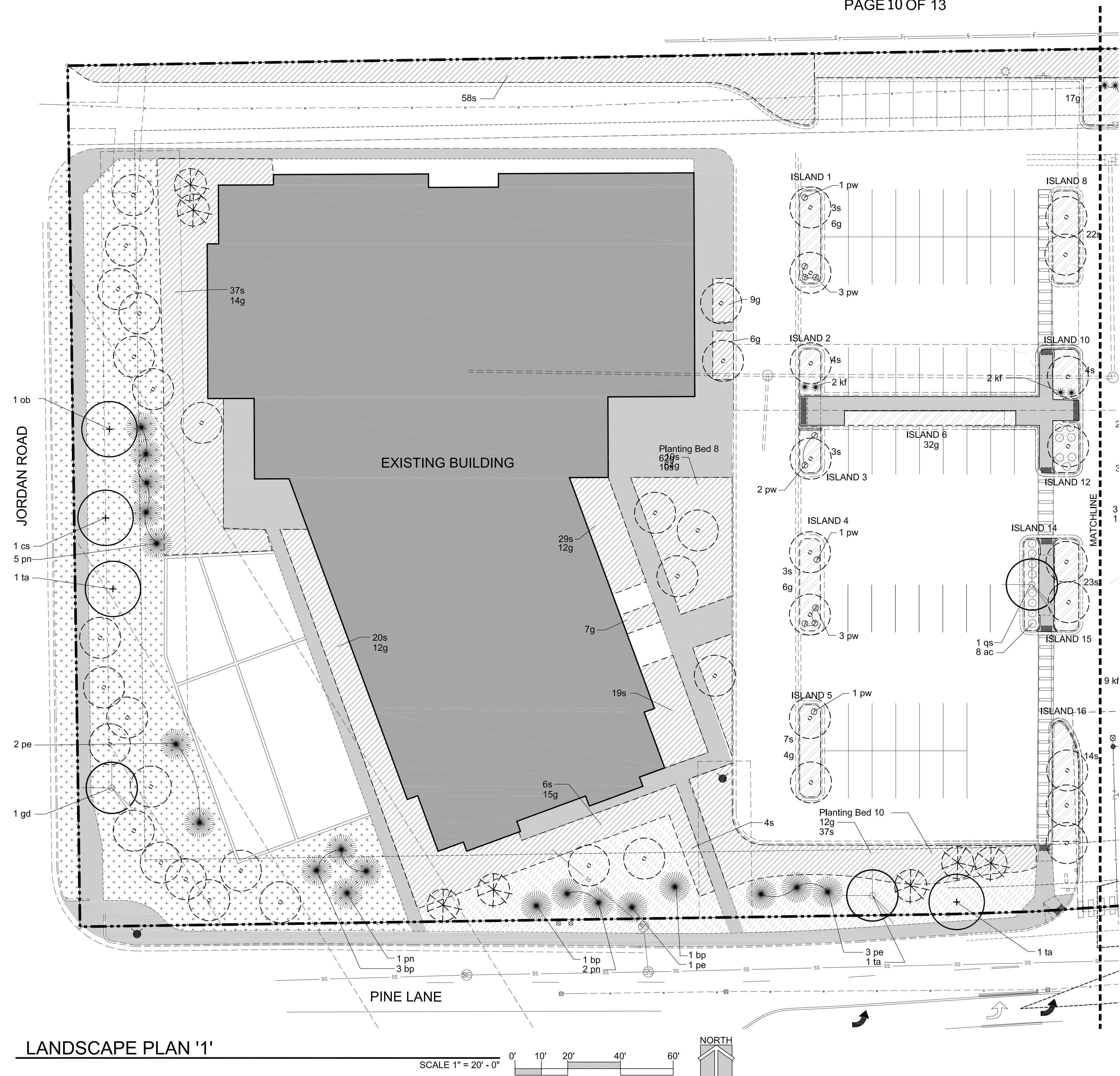
JOB NO. MB21059
ORG. SUBM. DATE 9/9/2021
DWN: ESJ CHKD: RSD
NAME

LANDSCAPE
CHARTS

NO.

L1.0

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



LANDSCAPE LEGEND:

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

NO.	REVISION	BY	DATE
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THE SOLOMON FOUNDATION - PHASE III

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3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT

JOB NO. MB21059

ORG. SUBM. DATE 9/9/2021

OWN: ESJ CHKD: RSD

NAME

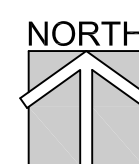
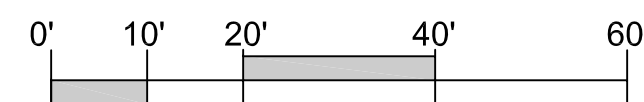
LANDSCAPE PLAN '1'

NO. L1.1

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



SCALE 1" = 20' - 0"



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

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THE SOLOMON FOUNDATION - PHASE III

MISHLER
16965 PINE LANE
PARKER, CO 80134

33601 STAGECOACH ROAD
LONGMONT, CO 80504

THE SOLD

THE PLAN AMENDMENT

NO. MB21059

G. SUBM. DATE 9/9/2021

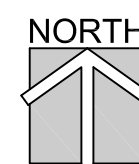
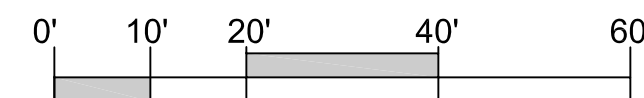
LANDSCAPE
PLAN '2'

1.2

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

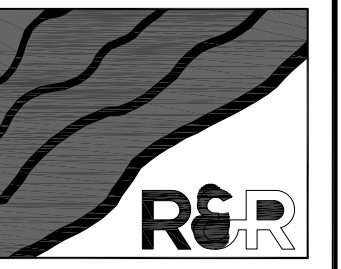


SCALE 1" = 20' - 0"



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

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THE ADDRESS: 16065 DINE I ANE

MISCHLER
16965 PINE LANE
PARKER, CO 80134

WISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

TE PLAN AMENDMENT

NO. MB21059

G. SUBM. DATE	9/9/2021
H. COMMENTS	

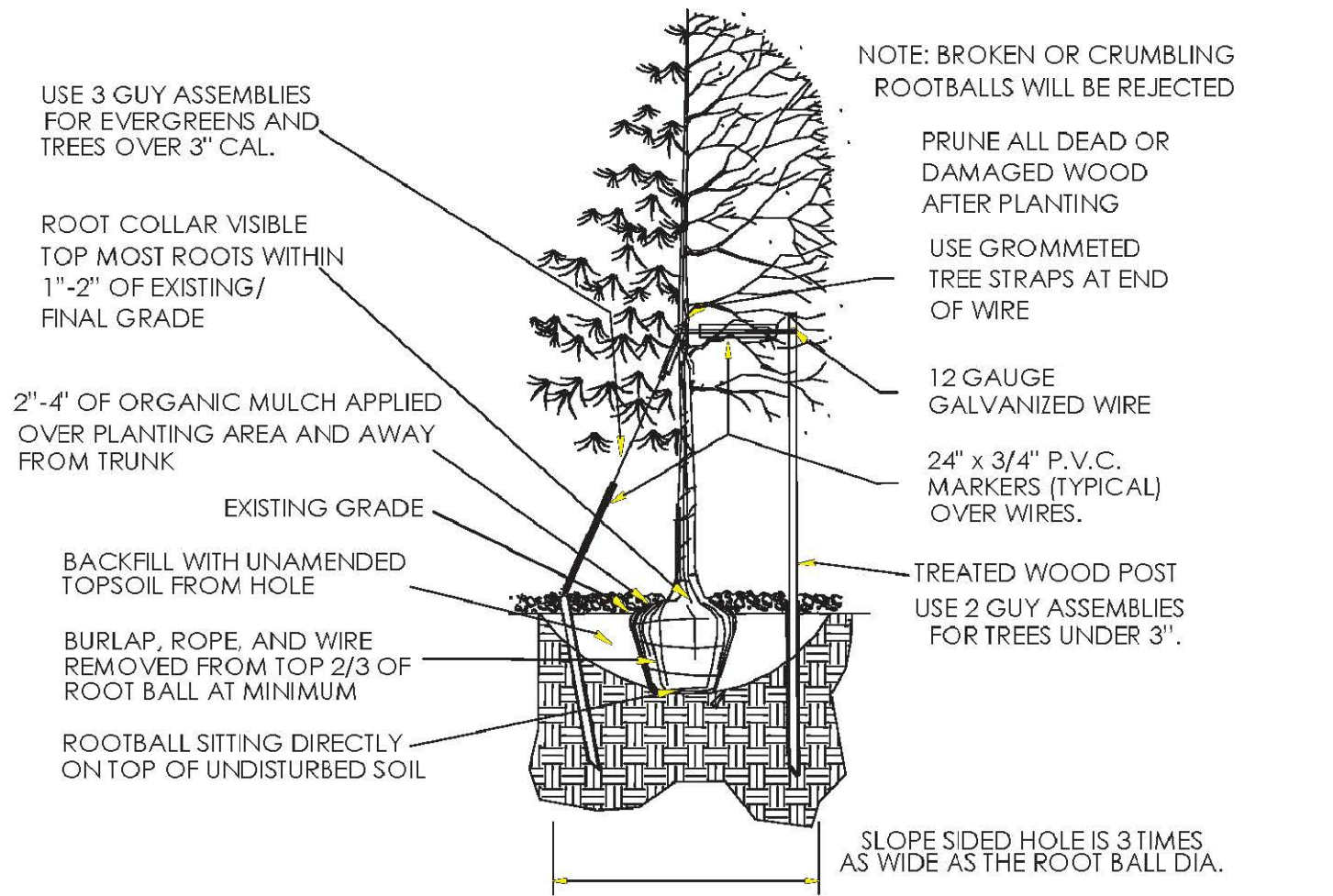
ESJ	CHRD.	RSD
ME		

LANDSCAPE
PLAN '3'

1.3

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

TOWN OF PARKER PLANTING STANDARDS

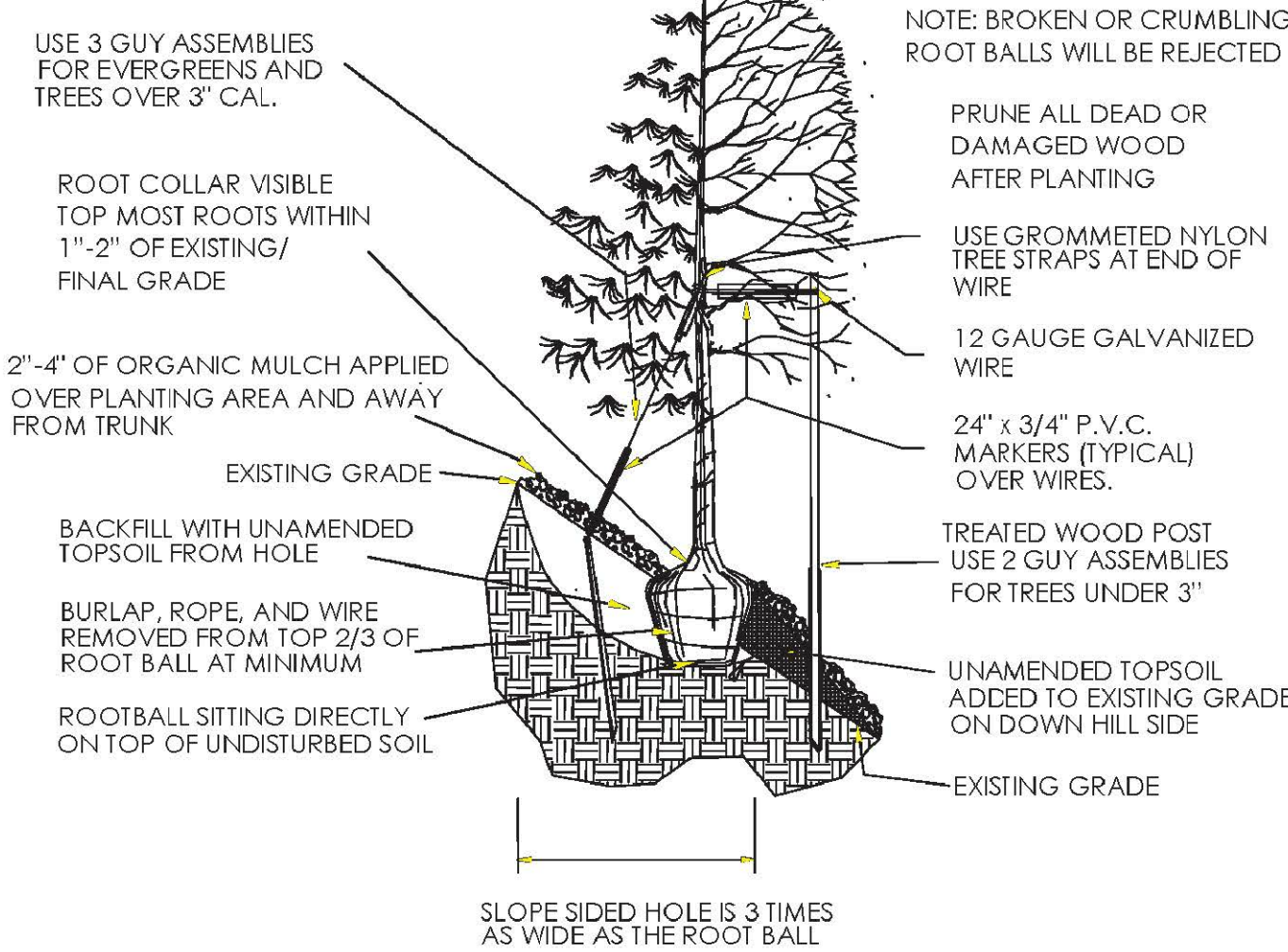


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do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

11

TOWN OF PARKER PLANTING STANDARDS

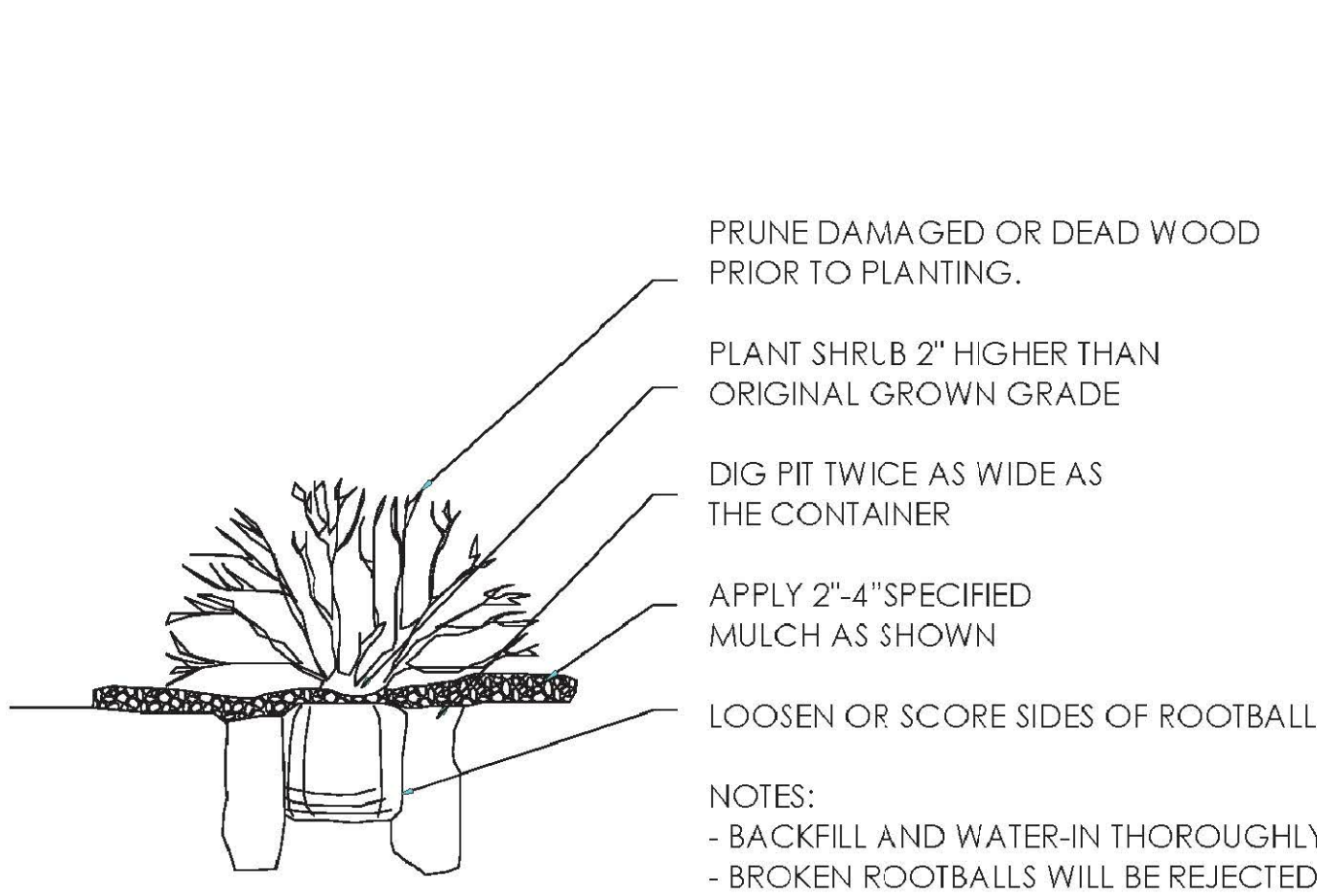
TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



12

TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL – SHRUBS



13

GENERAL PLANTING NOTES:

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

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

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS: 16965 PINE LANE
PARKER, CO 80134

PREPARED FOR: MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT

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

LANDSCAPE
DETAILS

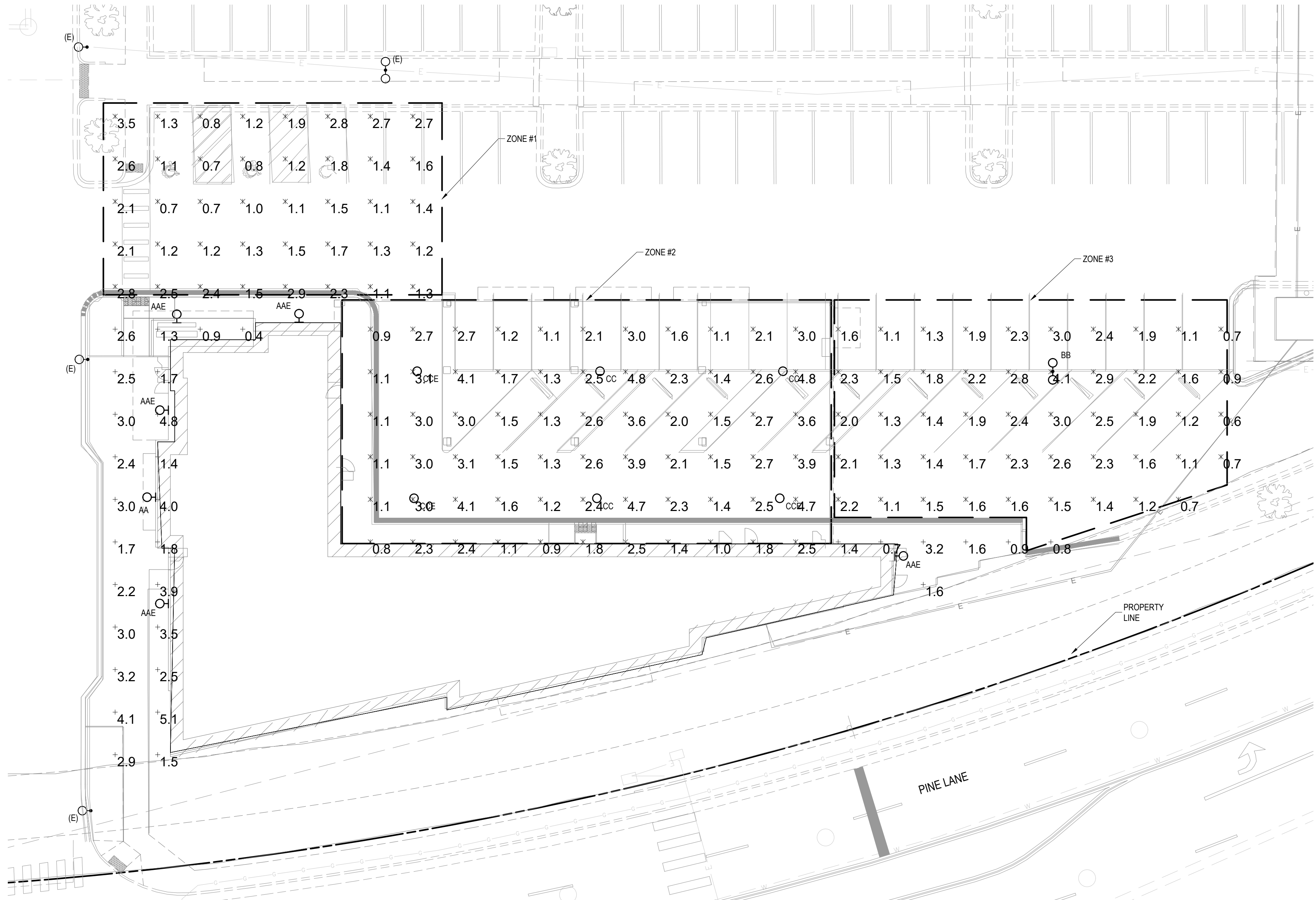
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PATH \Z\STAGECOACH\2021\21-0032 SOLOMON FOUNDATION DESIGN\03 DRAWINGS\5.8.22 SOLOMON LANDSCAPE PLANTING_PLOT DATE:5/20/2022 8:51:48 AM BY:STEVE

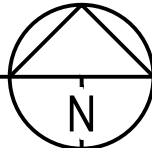
THE SOLOMON FOUNDATION PHASE 3
SITE PLAN AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY,
STATE OF COLORADO
PAGE 13 OF 13

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

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



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



REVISION

BY

DATE

NO.

BY

DATE

ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

THE SOLOMON FOUNDATION - PHASE III

SITE ADDRESS:
16365 PINE LANE
PARKER, CO 80134

PREPARED FOR:
MISHLER
3601 STAGECOACH ROAD
LONGMONT, CO 80504

SITE PLAN AMENDMENT

JOB NO. MB21059

ORG. SUBM. DATE 7/9/2021

DWN: ESJ CHKD: RSD

NAME

SITE PHOTOMETRIC

NO. SE101

ORDINANCE NO. 3.216.1, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE DEVELOPMENT GUIDE AND THE FIRST AMENDMENT TO THE DEVELOPMENT GUIDE FOR THE CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, PURSUANT TO THE PARKER LAND DEVELOPMENT ORDINANCE, AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Findings of Fact.

a. Application has been made for amending the Development Guide and the First Amendment to the Development Guide for the Challenger Park Estates Planned Development, that were respectively approved by the Town Council on March 25, 1996, and recorded at Reception No. 2003092240 of the Office of the Douglas County Clerk and Recorder's Office, and on October 20, 2003, and recorded at Reception No. 2003165843 of the Office of the Douglas County Clerk and Recorder's Office, for the property described in the attached **Exhibit A**, within the Town of Parker, Colorado, (the "Property"), pursuant to the Parker Land Development Ordinance.

b. Public notice has been given of such zoning by publication on the Town's website at least fifteen (15) days prior to the public hearing of such zoning.

c. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the property for fifteen (15) consecutive days prior to said hearing.

e. The requirements contained in Section 13.04.240(b) of the Parker Land Development Ordinance for amending the PD-Planned Development zoning the Property have been satisfied.

Section 2. Development Guide Amended. The Development Guide and the First Amendment to the Development Guide for the Challenger Park Estates Planned Development, for the Property is hereby amended as provided in the "Challenger Park Estates Planned Development, 2nd Amendment, Development Guide," which is attached hereto as **Exhibit B** and incorporated by this reference (the "Second Amendment"). The uses permitted for the Property are specifically described in the Second Amendment.

Section 3. Zoning Ordinance and Zoning Map Amended. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the property.

Section 4. No Vested Property Rights Created. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue, pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT A

Legal Description

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT ~~BEING~~ THE POINT OF BEGINNING;

THENCE S 02°08'12" E AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 2651.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9;
THENCE N 87°53'35" E AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1541.29 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 691 AT PAGE 537 OF THE DOUGLAS COUNTY RECORDS, SAID POINT ALSO BEING ON A POINT OF NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 691 AT PAGE 537 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING 4 COURSES;

1. ALONG SAID CURVE TO THE RIGHT THE CENTER OF WHICH BEARS S 47°43'47" E HAVING A RADIUS OF 600.00 FEET A CENTRAL ANGLE OF 25°07'22", AN ARC DISTANCE OF 263.09 FEET TO A POINT OF TANGENT;
2. N 67°23'35" E ALONG SAID TANGENT A DISTANCE OF 345.20 FEET TO A POINT OF CURVE;
3. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET A CENTRAL ANGLE OF 65°00'00", AN ARC DISTANCE OF 680.68 FEET TO A POINT OF TANGENT;
4. S 47°36'25" E ALONG SAID TANGENT A DISTANCE OF 184.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

THENCE N 87°57'51" E AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 980.86 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 305 AT PAGE 481 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTHERLY AND ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 305 AT PAGE 481 AND THE WESTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN BOOK 509 AT PAGE 311 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING 3 COURSES;

1. N 01°28'15" W A DISTANCE OF 1200.00 FEET;
2. N 28°22'33" W A DISTANCE OF 271.67 FEET;
3. N 01°28'15" W A DISTANCE OF 1216.61 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 502 AT PAGE 593;

THENCE WESTERLY AND ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 502 AT PAGE 593 THE FOLLOWING 3 COURSES;

1. S 87°49'30" W A DISTANCE OF 781.10 FEET;
2. S 87°33'15" W A DISTANCE OF 703.44 FEET;
3. N 80°04'00" W A DISTANCE OF 18.98 FEET TO A POINT ON THE EAST/WEST CENTERLINE OF SECTION 9;

THENCE S 87°44'42" W AND ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 9 A DISTANCE OF 2231.49 FEET TO THE POINT OF BEGINNING;

EXHIBIT B
CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, 2nd AMENDMENT
DEVELOPMENT GUIDE

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CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, 2nd AMENDMENT DEVELOPMENT GUIDE

GENERAL

A. Statement of Purpose

The purpose of the Challenger Park Estates Development Guide (the "Development Guide") is to establish standards for the development and improvements of the real property described in **Exhibit 1**, which is attached hereto and incorporated by this reference (the "Property"), according to the Development Plan, which is attached hereto as **Exhibit 2** and incorporated by this reference (the "Development Plan"). The standards contained in this Development Guide are intended to carry out the goals of this planned development.

B. Application

This Development Guide shall apply to the Property as illustrated on the Development Plan.

C. Control

After the adoption of this Development Guide by the Town Council of the Town of Parker, subject to the provisions of Section 13.04.230 (Nonconforming Situations) of the Parker Municipal Code, as amended, the Development Guide in conjunction with the Town of Parker Land Development Ordinance shall control development, land use, the location and bulk of all buildings and other structures, existing and future on the Property, including:

1. Any new building or other structure, and any parcel of land, or land use;
2. The use of any existing building, other structure or parcel of land that may be changed or extended;
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan;
4. All standards and requirements set forth or referred to in the standards and requirements for the planning area in which such buildings and other structures are located; and
5. Any other applicable standards and requirements of this Development Guide.

D. Relationship to the Town of Parker Land Development Ordinance

The provisions of this Development Guide shall prevail and govern the development of the Property; provided, however, except where the provisions of the Development Guide do not clearly address a specific subject or are in conflict with a specific provision defined in the Parker Land Development Ordinance. In such situations, the provisions of the Town of Parker Land Development Ordinance, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, 2nd AMENDMENT DEVELOPMENT GUIDE

E. Definitions

The definitions contained in Section 13.02.010, of the Parker Municipal Code (Definitions), as amended, shall apply unless otherwise addressed herein.

F. Conflicts

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Community Development Director.

AUTHORITY

A. Authority

The authority for this Development Guide is Section 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.

B. Adoption

The adoption of this Development Guide by ordinance shall evidence the findings and decisions of the Town of Parker Town Council that this Development Guide for the Property is authorized by the provisions of Section 13.04.150 of the Parker Municipal Code, as amended.

C. Enforcement

The provisions of the Development Guide relating to the use of the Property shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law.

D. Application

The standards contained in this Development Guide shall apply to the various planning areas contained within the Development Plan. These standards shall become the governing standards for review, approval and modification of all uses occurring within each planning area described in the Development Plan.

GENERAL PROVISIONS

A. Agricultural Uses

Existing agricultural activities and uses, and all existing accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted on the Property prior to commencement of site grading within a specific planning area.

CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, 2nd AMENDMENT DEVELOPMENT GUIDE

B. Planning Area Boundaries

The boundaries and acreage of all planning areas within the Property are shown on the Development Plan. Where a Planning Area abuts a street, the boundary shall be the right-of-way line of that street. Where a Planning Area abuts another Planning Area, the boundary shall be as shown on the Development Plan.

C. Density Standards

The dwelling unit density permitted in any residential planning area shall apply to the entire planning area and shall not be specifically applicable to any portion thereof. Density of any residential area shall be computed by dividing the total number of dwelling units by the gross residential acres in the area.

D. Density Variations

The total number of residential dwelling units for the Property is shown on the Development Plan. The residential density for each planning area is also shown on the Development Plan. Residential density variations within the any planning area are subject to the following:

1. The residential density of any planning area may be less than the anticipated maximum density shown on the Development Plan for that planning area.
2. The increase in maximum residential density for any planning area shall be subject to Section 13.04.240(b) of the Parker Municipal Code, as amended.
3. In no event shall the total number of residential dwelling units for the Property, as shown on the Development Plan, be exceeded.

E. Utility Connections

Connection to Parker Water and Sanitation District facilities shall be required for each principal building constructed in the future on the Property.

F. Underground Utilities

All electrical and communication distribution lines shall be placed underground.

DEVELOPMENT STANDARDS

All development within the Property shall be designed in accordance with the following development standards. Compliance with these standards, the Land Development Ordinance and any other Town of Parker standards, shall be demonstrated at the time of subdivision and/or site plan.

CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, 2nd AMENDMENT DEVELOPMENT GUIDE

DEVELOPMENT PLANNING AREAS

SINGLE-FAMILY RESIDENTIAL AREAS

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

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

LIFESTYLE RESIDENTIAL AREAS

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

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

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

CHURCH USES

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

MIXED USE/EMPLOYMENT/PROFESSIONAL OFFICE

A. Uses Permitted by Right

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

CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, 2nd AMENDMENT DEVELOPMENT GUIDE

- o. Personal Instruction or Studio up to 3,500 square feet
- p. Personal Services, General
- q. Religious Assembly
- r. Restaurants

B. Uses Permitted by Special Review

- a. Caretaker residences
- b. Funeral facility

C. Minimum Area and Yard Requirements

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

NEIGHBORHOOD COMMERCIAL

A. Uses Permitted by Right

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

B. Uses Permitted by Special Review

- a. None

C. Minimum Area and Yard Requirements

- a. Lot width: seventy-five (75) feet
- b. Front and Rear Yard: twenty-five (25) feet
- c. Side Yards: no setback, except when adjoining a residential zone district or when use is on a corner lot, twenty-five (25) feet
- d. Maximum building heights: forty-five (45) feet, as measured from the elevation of the average finished grade to the highest point of the roof

CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, 2nd AMENDMENT DEVELOPMENT GUIDE

- i. Any portions of buildings fronting Pine Lane drive in excess of 35 feet in height shall comply with the additional building setback and step back requirements as depicted in Figure 1 below¹
- ii. Roof mounted screening, parapets, and mechanical equipment may exceed the maximum height of 45 feet by no more than 10 feet and are not calculated in the additional required setback

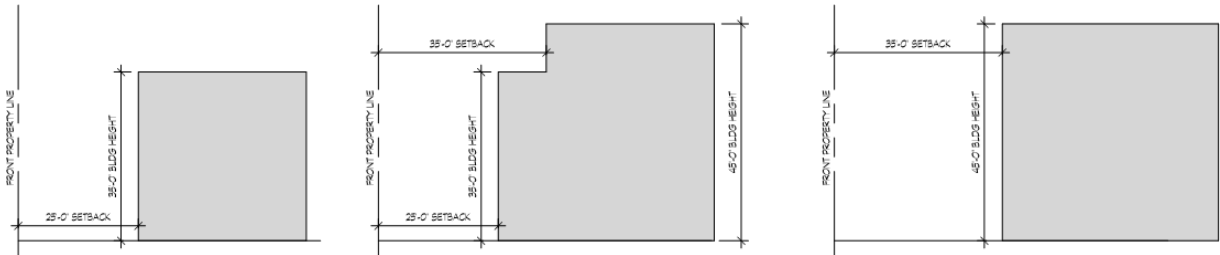


Figure 1

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

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

**CHALLENGER PARK ESTATES PLANNED DEVELOPMENT, 2nd AMENDMENT
DEVELOPMENT GUIDE**

EXHIBIT 1

Legal Description

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT ~~BEING~~ THE POINT OF BEGINNING;

THENCE S 02°08'12" E AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 2651.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9;
THENCE N 87°53'35" E AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1541.29 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 691 AT PAGE 537 OF THE DOUGLAS COUNTY RECORDS, SAID POINT ALSO BEING ON A POINT OF NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 691 AT PAGE 537 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING 4 COURSES;

1. ALONG SAID CURVE TO THE RIGHT THE CENTER OF WHICH BEARS S 47°43'47" E HAVING A RADIUS OF 600.00 FEET A CENTRAL ANGLE OF 25°07'22", AN ARC DISTANCE OF 263.09 FEET TO A POINT OF TANGENT;
2. N 67°23'35" E ALONG SAID TANGENT A DISTANCE OF 345.20 FEET TO A POINT OF CURVE;
3. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET A CENTRAL ANGLE OF 65°00'00", AN ARC DISTANCE OF 680.68 FEET TO A POINT OF TANGENT;
4. S 47°36'25" E ALONG SAID TANGENT A DISTANCE OF 184.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

THENCE N 87°57'51" E AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 980.86 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 305 AT PAGE 481 OF THE DOUGLAS COUNTY RECORDS;

THENCE NORTHERLY AND ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 305 AT PAGE 481 AND THE WESTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN BOOK 509 AT PAGE 311 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING 3 COURSES;

1. N 01°28'15" W A DISTANCE OF 1200.00 FEET;
2. N 28°22'33" W A DISTANCE OF 271.67 FEET;
3. N 01°28'15" W A DISTANCE OF 1216.61 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 502 AT PAGE 593;

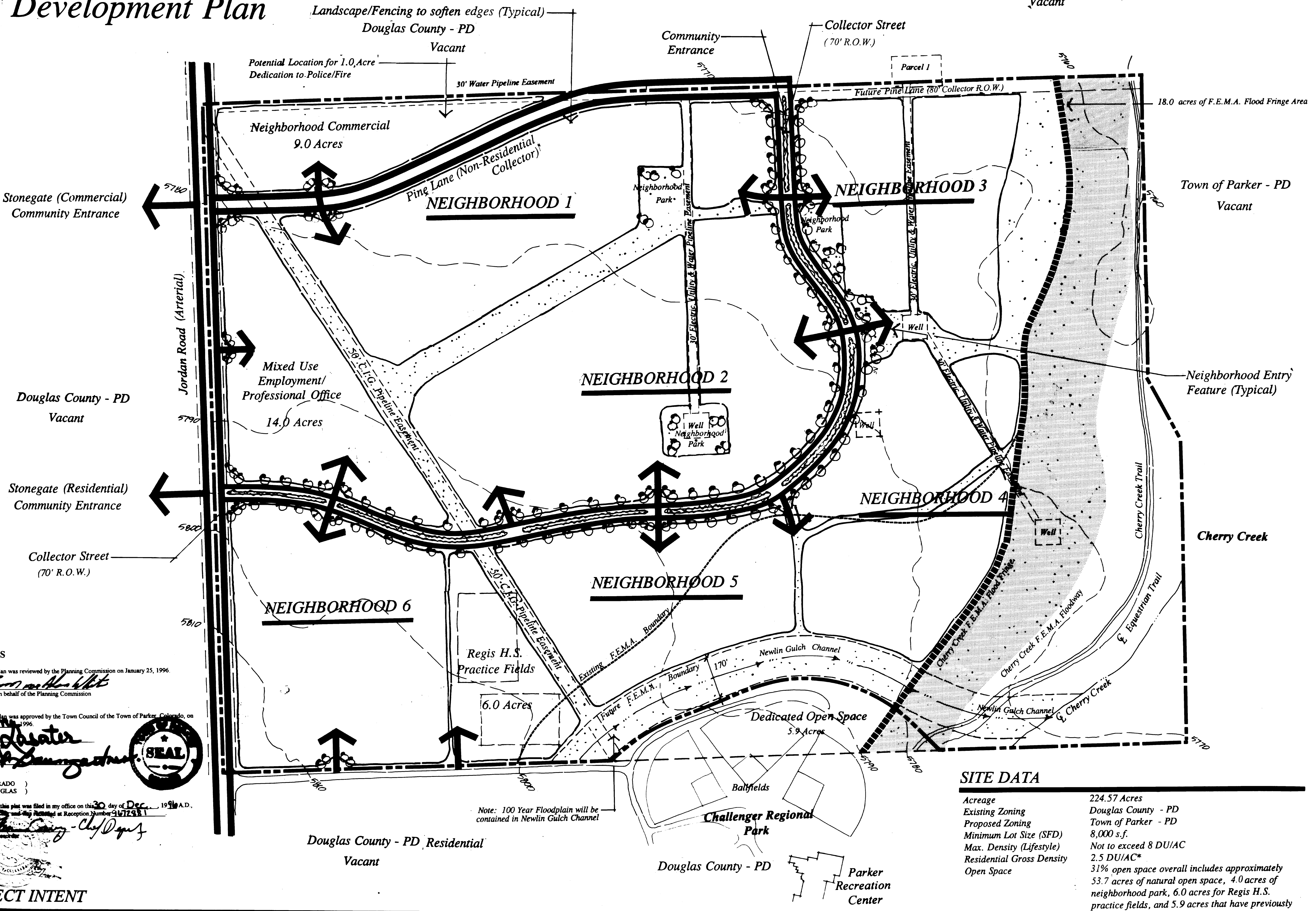
THENCE WESTERLY AND ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 502 AT PAGE 593 THE FOLLOWING 3 COURSES;

1. S 87°49'30" W A DISTANCE OF 781.10 FEET;
2. S 87°33'15" W A DISTANCE OF 703.44 FEET;
3. N 80°04'00" W A DISTANCE OF 18.98 FEET TO A POINT ON THE EAST/WEST CENTERLINE OF SECTION 9;

THENCE S 87°44'42" W AND ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 9 A DISTANCE OF 2231.49 FEET TO THE POINT OF BEGINNING;

Challenger Park Estates

Development Plan



APPROVALS

This Development Plan was reviewed by the Planning Commission on January 25, 1996.
[Signature]
Planning Director, on behalf of the Planning Commission

This Development Plan was approved by the Town Council of the Town of Parker, Colorado, on the 15th day of February, 1996.
[Signature]
Mayor, Town of Parker

[Signature]
Town Clerk

STATE OF COLORADO
COUNTY OF DOUGLAS

I hereby certify that this plan was filed in my office on this 30 day of Dec, 1996 A.D.
[Signature]
County Clerk and Recorder

PROJECT INTENT

- All residential neighborhoods will feature a "country elegance" lifestyle with ample open space, recreational amenities, neighborhood parks, trails and view corridors.
- Tree-lined streets, special entry treatments, community gateways and 8,000 s.f. min. lots support a "country elegance" lifestyle.
- Lifestyle Homes (i.e. Patio Homes and/or Townhomes) are proposed for "empty nesters", retirees and others seeking low maintenance high quality living environments.
- "Country elegance" will be reflected in all signage, paving and monumentation.
- A full turn C-470 intersection allows for easy access to and from major employment centers and avoids commuter traffic/congestion through downtown Parker.
- All lots located along the open space will have open style fencing to preserve the view to the Cherry Creek, as well as to maintain the "country elegance" of the project.

UTILITIES

Gas
Electrical
Telephone
Water
Sanitary Sewer

IREA
IREA
U.S. West
Within the Parker Water and Sanitation District
Within the Parker Water and Sanitation District

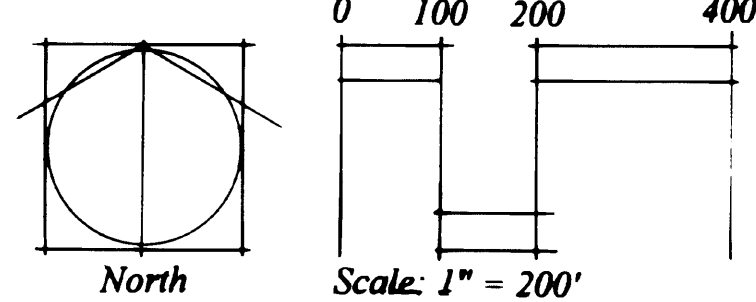
SITE DATA

Acreage
Existing Zoning
Proposed Zoning
Minimum Lot Size (SFD)
Max. Density (Lifestyle)
Residential Gross Density
Open Space

224.57 Acres
Douglas County - PD
Town of Parker - PD
8,000 s.f.
Not to exceed 8 DU/AC
2.5 DU/AC*
31% open space overall includes approximately 53.7 acres of natural open space, 4.0 acres of neighborhood park, 6.0 acres for Regis H.S. practice fields, and 5.9 acres that have previously been dedicated and are a part of the Challenger Regional Park; excluding the 5.9 acres for the Challenger Regional Park, the project open space totals 28%.

* Residential Gross Density excludes those acreages associated with the Neighborhood Commercial and Mixed Use Employment areas.

February 26, 1996
April 8, 1996



LEGAL DESCRIPTION

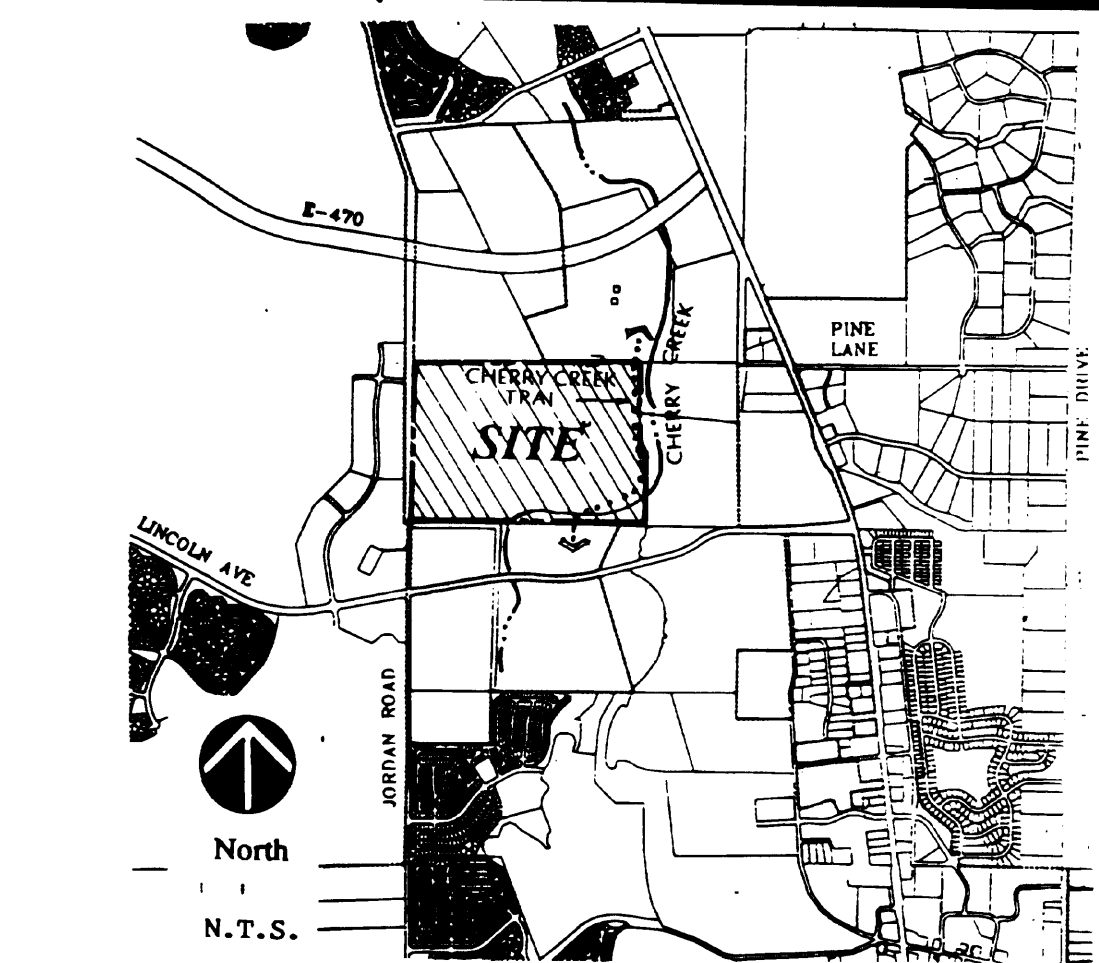
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 4. S 47°36'25" E ALONG SAID TANGENT A DISTANCE OF 184.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
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CONTAINING 224.57 ACRES, MORE OR LESS

VICINITY MAP



DEVELOPMENT SUMMARY

Land Use	Acreage	Max. # Lifestyle	Max. # SFD/8000 SF
Neighborhood 1	23.0 Ac.		88
Neighborhood 2	33.0 Ac.		126
Neighborhood 3	19.0 Ac.		72
Neighborhood 4	19.0 Ac.		72
Neighborhood 5	14.0 Ac.		53
Neighborhood 6	20.0 Ac.	160	
Adjacent R.O.W.'s	9.0 Ac.		
Neighborhood Commercial	9.0 Ac.		
Mixed Use Employment	14.0 Ac.		
Regis H.S. Ballfields	6.0 Ac.		
Natural Open Space	53.7 Ac.		
Neighborhood Parks	4.0 Ac.		
Arapahoe W & S Well Sites	.69 Ac.		
Total	224.57 Ac.		

- Notes:
1. Parcel acreages and lotting are conceptual in nature and are subject to change at time of sketch plan in conformance with the Development Guide and the Land Development Code.
 2. Residential Neighborhoods will contain a maximum of 495 units; It is anticipated that 335 units will be a Single Family Detached product with a minimum lot size of 8,000 s.f. and 160 units will be a Lifestyle product consisting of Patio Homes and/or Townhomes. At no time will the total number of projectwide units exceed 495.
 3. Proposed Residential Gross Density is based on a total count of 495 dwelling units.
 4. The 14 acre Mixed Use parcel shall allow for an alternative Church Campus use (i.e. Church and ancillary uses).
 5. 18.0 acres of F.E.M.A. Flood Fringe area will be limited to Open Space uses only.
 6. Neighborhood Park acreage total is 4.0 acres

Owner/Developer

Planner

Challenger Park L.L.C.

5600 Greenwood Plaza Blvd.
Suite #110
Englewood, Colorado 80111
(303) 773-9636

The NORRIS DULLEA Company

400 E. Hampden Ave., Suite 100
Denver, Colorado 80202
Phone: (303) 733-1100
Fax: (303) 733-1100



Request for Town Council Action

Date: July 11, 2022
Submitted By: Mary Colton, Parks and Recreation Director
Reviewed By: Michelle Kivela, Town Administrator
Title: Recreation and Open Space Advisory Commission
Department: Parks, Recreation and Open Space,
Mary Colton

EXECUTIVE SUMMARY

The Parks, Recreation and Open Space Department is seeking approval to establish a Parks, Recreation and Open Space Advisory Commission by amending Title 12 of the Parker Municipal Code to add a new chapter, 12.01, concerning the creation of the Parker Parks, Recreation and Open Space Advisory Commission. We are also seeking approval of the Bylaws for the Parks, Recreation and Open Space Commission.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Staff received direction to proceed with the establishment of the Parks, Recreation and Open Space Advisory Commission to foster, implement and participate in providing opportunities for recreational experiences for the Parker community. Section 6.1 of the Town of Parker Home Rule Charter provides that the Town Council may establish commissions to have such powers and perform such duties as provided by ordinance. Approval of this ordinance amends Title 12 of the Parker Municipal Code by the addition of chapter 12.01 concerning the creation of the Parks, Recreation and Open Space Commission. Staff is seeking approval of both the ordinance and the resolution for the Parks, Recreation and Open Space Advisory Commission Bylaws. Approval of both the ordinance and resolution will be followed by a recruitment/application process.

FINANCIAL IMPACT

The financial impacts will remain minimal with the establishment of the Parks, Recreation and Open Space Advisory Commission.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT

ATTACHMENTS

1. Ordinance No. 12.10
2. Resolution No. 22-025

RECOMMENDED MOTION

I move to approve Ordinance No. 12.10 on second reading.

I move to approve Resolution No. 22-025.

ORDINANCE NO. 12.10, Series of 2021

TITLE: A BILL FOR AN ORDINANCE TO AMEND TITLE 12 OF THE PARKER MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW CHAPTER 12.01 CONCERNING THE CREATION OF THE PARKER PARKS, RECREATION AND OPEN SPACE ADVISORY COMMISSION

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

Section 1. The Parker Municipal Code is amended by the addition thereto of a new Chapter 12.01, entitled “Parker Parks, Recreation and Open Space Advisory Commission,” to read as follows:

CHAPTER 12.01

Parker Parks, Recreation and Open Space Advisory Commission

12.01.010 Purpose.

It is the primary purpose of this Chapter, which is established pursuant to Article VI of the Town Charter, to create a Parks, Recreation and Open Space Advisory Commission to foster, implement and participate in providing opportunities for recreational experiences for the community of Parker.

12.01.020 Parker Parks, Recreation and Open Space Advisory Commission created; membership; compensation.

The Town Council shall appoint a Parks, Recreation and Open Space Advisory Commission composed of as many members as the Town Council may determine sufficient by resolution. The Town Council shall appoint the chair of the Parks, Recreation and Open Space Advisory Commission to serve as the chair for a term which is at the discretion of the Town Council. The Chair will usually be appointed when Commission members are appointed, as provided in this Section. After the membership of the Parks, Recreation and Open Space Advisory Commission is determined by the Town Council, it may be expanded or contracted from time to time at the discretion of the Town Council by resolution. Commission members serve at the pleasure of the Town Council and may be removed at any time with or without cause by vote of the Council. All commission members serve without compensation. At the Town Council's discretion, compensation may be established by resolution. Commission members and representatives of the Parks, Recreation and Open Space Advisory Commission need not reside within the boundaries of the Town; provided, however, at the Town Council's discretion, a requirement to reside within the boundaries of the Town or nearby areas may be established by resolution.

12.01.030 Terms of office.

Commission members shall serve for a period of three (3) years or until a successor takes office. Terms shall be staggered to promote continuity on the Parks, Recreation and Open Space Advisory Commission. To provide for staggered terms of the Commission members who are initially appointed, two (2) of the initial Commission members shall be appointed for 1-year terms, two (2) of the initial Commission members shall be appointed for 2-year terms, and three of the Commission members shall be appointed for 3-year terms. Following such initial appointments, subsequent appointments shall be for 3-year terms.

12.01.040 Rules and procedures.

(a) The "Parks, Recreation and Open Space Advisory Commission Bylaws" dated July 11, 2022, are hereby adopted and made a part of this Title (the "Bylaws"). The Bylaws may only be amended by Town Council resolution.

(b) The Town Council shall appoint one (1) of the members of the Parks, Recreation and Open Space Advisory Commission to serve as chair.

(c) The Parks, Recreation and Open Space Advisory Commission shall choose one (1) of its members to serve as vice chair and one (1) of its members to serve as secretary. These positions shall exist for one (1) year after appointment by the Parks, Recreation and Open Space Advisory Commission.

(d) Meetings of the Parks, Recreation and Open Space Advisory Commission shall be held at least quarterly at a regularly scheduled time and location. The Parks, Recreation and Open Space Advisory Commission may also hold special meetings from time to time as it deems necessary. Special meetings shall be at the call of a chair of the Parks, Recreation and Open Space Advisory Commission, approved by a majority vote of the Parks, Recreation and Open Space Advisory Commission at a regular meeting or on request of a majority of commission members. A complete record shall be kept of all proceedings of the Parks, Recreation and Open Space Advisory Commission, which shall be available for public examination during regular business hours.

(e) In the event there is no business pending before the Parks, Recreation and Open Space Advisory Commission, the regular quarterly meeting may be cancelled upon posted notice to the public.

12.01.050 Duties.

The duties and responsibilities of the Parks, Recreation and Open Space Advisory Commission shall be to serve in an advisory capacity to the Town Council for the development, expansion and operation of parks, recreation, open space, and trail facilities within the Town of Parker. In addition to the advisory role of the Commission, the following duties are assigned:

(1) The Parks, Recreation and Open Space Advisory Commission shall review updates to the Parks, Recreation & Open Space Master Plan and recommend changes to staff based on public input gathered by the Parks, Recreation and Open Space Advisory Commission.

(2) The Parks, Recreation and Open Space Advisory Commission shall review updates to the Open Space, Trails and Greenways Master Plan and recommend changes to staff based on public input gathered by the Parks, Recreation and Open Space Advisory Commission.

(3) The Parks, Recreation and Open Space Advisory Commission shall serve as voice and provide advocacy recommendations to improve parks, recreation, open space, and trails in the Town.

(4) The Parks, Recreation and Open Space Advisory Commission shall provide opportunities for public input on parks, recreation, open space, and trails.

(5) The Parks, Recreation and Open Space Advisory Commission shall encourage public and private partnerships to benefit parks, recreation, open space, and trails in the Town.

(6) The Parks, Recreation and Open Space Advisory Commission shall facilitate communication and cooperation among local and regional parks, recreation, open space and trails groups.

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

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

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

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

RESOLUTION NO. 22-025, Series of 2022

TITLE: A RESOLUTION ADOPTING THE BYLAWS FOR THE PARKS, RECREATION AND OPEN SPACE ADVISORY COMMISSION DATED JULY 11, 2022

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

Section 1. The Town Council of the Town of Parker hereby adopts the Bylaws for the Parks, Recreation and Open Space Advisory Commission, dated July 11, 2022, attached hereto as **Exhibit A.**

Section 2. As provided in the Bylaws, the Parks, Recreation and Open Space Advisory Commission shall be composed of seven (7) members.

Section 3. As provided in the Bylaws, five (5) of the Commission members shall be required to reside within the Town of Parker boundaries and two (2) of the Commission members need not reside within the Town of Parker boundaries, but may instead reside in unincorporated Douglas County in close proximity to the Town of Parker (either in the 80134 or 80138 zip code).

RESOLVED AND PASSED this ____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

Town of Parker Parks, Recreation, and Open Space Advisory Commission Bylaws

SECTION 1. AUTHORITY

Section 6.1 of the Town of Parker Home Rule Charter provides that the Town Council may establish Commissions to have such powers and perform such duties as provided by ordinance. The Parks, Recreation, and Open Space Advisory Commission (the "PROS Commission") for the Town of Parker was established by the Town Council of the Town of Parker by ordinance (the "PROS Commission Ordinance"). The PROS Commission Ordinance may be amended by the Town Council of the Town of Parker, hereinafter referred to as "Council," through its power to enact and amend ordinances.

Any provision of these Parks, Recreation, and Open Space Advisory Commission Bylaws (the "Bylaws") which is not in conformance with the PROS Commission Ordinance or other Ordinances enacted by the Council shall be of no effect.

SECTION 2. OFFICE

The Commission's business office shall be at Parker's Town Hall, 20120 East Mainstreet, Parker, Colorado 80138.

SECTION 3. DUTIES AND RESPONSIBILITIES

The Commission shall perform the duties as authorized by the Town Charter, Commission Ordinance, Bylaws, or otherwise provided by the Council.

The duties and responsibilities of the PROS Advisory Commission shall be to serve in an advisory capacity to the Council for the development, expansion, and operation of parks, recreation, open space, and trail facilities within the Town of Parker. In addition to the advisory role of the Commission, the following duties are assigned:

- A. The Commission shall review updates to the Parks, Recreation & Open Space Master Plan and recommend changes to Staff based on public input gathered by the Commission.
- B. The Commission shall review updates to the Open Space, Trails and Greenways Master Plan and recommend changes to Staff based on public input gathered by the Commission.
- C. The Commission shall serve as voice and provide advocacy recommendations to improve parks, recreation, open space, and trails in the Town of Parker.
- D. The Commission shall provide opportunities for public input on parks, recreation, open space, and trails.
- E. The Commission will encourage public and private partnerships to benefit parks, recreation, open space, and trails in the Town of Parker.

F. The Commission will facilitate communication and cooperation among local and regional parks, recreation, open space and trails groups.

SECTION 4. STAFF

The Commission works closely with the Town's Parks, Recreation and Open Space (PROS) Staff and other assigned Town staff members; however, the Commission does not exercise direction or authority over staff members. Decision-making matters of administrative concern shall rest with the Town Administrator and designated staff members.

SECTION 5. FUNDING AND BUDGET

A. The annual budget prepared by the Town Administrator and approved by the Council shall contain such appropriations as the Council deems necessary and appropriate to fund the Commission and its related activities and programs in the Town of Parker.

B. The PROS budget is administrated by and all expenses must be approved by the Department Director. All donations, grants and revenues from parks, recreation, and open space will be deposited into Town accounts in the proper fund and administered as part of the Town's budget.

C. While Commission members may make recommendations on the use of parks, recreation, open space, and trails funds; they do not have the authority to expend funds, make funding commitments, or enter into contracts on behalf of the Town.

SECTION 6. MEETINGS

A. Regular Meetings

Regular Commission meetings shall be held at least once each quarter at a designated time. If such meeting dates fall on a legal holiday, the Commission shall determine the change of date, and all members will be notified at least seven (7) days prior to the change of meeting.

B. Special Meetings

Special meetings of the Commission shall be held when:

1. Requested by the Chair of the Commission, or
2. Approved by a majority vote of the Commission at a regular meeting, or
3. Requested by a majority of Commission members.

All Commission members and representatives will be notified at least seventy-two (72) hours prior to the meeting of the time and place of a special meeting.

C. Public Meetings

All Commission meetings shall be open to the public.

D. Record of Proceedings

Minutes shall be filed with the Town Clerk after they have been approved by a majority of the Commission. The minutes shall reflect pertinent information, such as members

present, motions, actions and other proceedings of the Commission, and will be available for public inspection during regular business hours.

E. Adjournment

If there is no business pending before the Commission, the regular quarterly meeting may be canceled upon posted notice to the public.

SECTION 7. MEMBERS

The membership of the Commission shall consist of seven (7) members who have been appointed by the Town Council.

The number of Commission members may be expanded or decreased from time to time upon recommendation by the Commission and approved by the Council. The commitment of the Commission members includes regular attendance at meetings of the Commission, staying informed about parks, recreation, open space, and trails activities both locally and regionally, and fulfilling the duties as outlined above and any additional tasks assigned by the Council.

Five of the Commission members are required to live within the Town of Parker boundaries; two of the Commission members need not reside within the Town of Parker boundaries and may instead reside in unincorporated Douglas County within close proximity to the Town of Parker (either in the 80134 or 80138 zip code). Commission Members are recommended by the Commission and approved by the Council and serve at its pleasure. Commission members will serve a term of three (3) years and can continue to serve additional consecutive terms with the Commission, subject to approval of the Council. The terms of office of the Commissioners who are initially appointed shall be staggered so that two (2) of the initial Commissioners are appointed for one-year terms, two (2) of the initial Commissioners are appointed for two-year terms, and three (3) of the initial Commissioners are appointed for three-year terms. Thereafter, Commissioners shall be appointed for three-year terms.

Commission members carry out their duties as a group and do not have the individual authority or responsibility to implement action on behalf of the group, authorize the expenditure of Town funds, or direct Town staff members. Commission members are encouraged to attend Commission events and may choose to act in volunteer positions at these events. When working in a volunteer position, Commission members work under the direction of the staff member organizing the event.

SECTION 8. OFFICERS

A. Election of Officers

The Commission and the PROS Director shall recommend the Chair of the Commission to the Council. The Chair shall be appointed by the Council and shall serve for a term of one year or until the next Chair is appointed. The Chair will usually be appointed when Commission members are appointed. The Commission shall choose members as Vice-Chair and Secretary to serve for one year until the next election of officers. Any Commission member is eligible to hold office. Staff members are not eligible.

B. Chair

Duties and Responsibilities:

1. Plan and preside at all meetings of the Commission.
2. Facilitate annual planning process.
3. Set meeting agendas in partnership with the PROS Staff.
4. Work closely with the PROS Staff to stay informed about recreational programming and communicate with other Commission members.
5. Receive reports from all committees and Staff.
6. Act as liaison with PROS Staff regarding all Commission issues.

C. Vice-Chair

The Vice-Chair shall preside over meetings in the absence of the Chair and fulfill the duties of the Chair in the Chair's absence.

D. Secretary

Duties and Responsibilities:

1. In partnership with Staff, ensure that accurate minutes are taken at each meeting and distributed to Commission members. Minutes must be filed with the Town Clerk and kept on file at Town Hall for public inspection.
2. Advise Council of any vacancies on the Commission.

E. Vacancy of Office

If the Vice-Chair or Secretary vacates an office before his/her term is completed, a new officer shall be elected at the next regular meeting. If the Chair leaves before his/her term is completed, Council shall appoint a new Chair as soon as practicable and the Vice-Chair shall preside over meetings until such appointment is made.

SECTION 9. CONDUCT OF BUSINESS

A. Quorum

No business of the Commission shall be transacted, except at a regular or special meeting at which a quorum of the Commission shall be present. A majority of Commission members shall constitute a quorum for the transaction of business.

B. Vote Requirements

Any recommendation or action of the Commission shall require the affirmative vote of a majority of the Commission members present and voting.

C. Deadline for Agenda

The deadline for placing an item on the agenda will be five days prior to the scheduled meeting. The agenda will be posted and distributed to Commission members 72 hours prior to the meeting.

D. Code of Ethics

Commission members are expected to comply with the Town's Code of Ethics as codified in Chapter 2.05 of the Parker Municipal Code, as amended.

SECTION 10. VACANCIES

Commission members shall continue to serve on the Commission, unless they have missed two (2) consecutive unexcused meetings, their terms of office expire, they are removed from the Commission by Council, upon recommendation of the Commission, they resign, or they are incapacitated to an extent which prohibits the proper performance of duties. To fill a vacancy, the Commission will solicit applications from the community. The Commission will recommend members from the community applicant pool to be approved by Council. Council will have the opportunity to meet new Commission members before being approved by Council if requested.

SECTION 11. ATTENDANCE

- A. Commission members are expected to miss no more than twenty-five percent (25%) of regularly scheduled Commission meetings during their term.
- B. Whenever possible, Commission members must report absences in advance to the Chair or the PROS Staff. Absences reported in advance will be considered excused. In case of emergency, Commission members must report their absences as soon as possible. The Chair shall determine if the emergency constitutes an excused absence. This decision may be appealed to a vote of the Commission.
- C. It is the responsibility of absent Commission members to contact the Chair for information that was missed.
- D. Any Commission member may request a leave of absence for no more than four (4) meetings by submitting a request in writing with a brief explanation for the reason for the leave to the Commission for approval. No more than two (2) Commission members may be granted a leave of absence at any one time.
- E. A Commission member's position is declared vacated if more than two (2) unexcused consecutive meeting absences occur.

SECTION 12. MODIFICATION OF BYLAWS

These rules of procedure and conduct shall only be amended by Council resolution.

Approved by Town Council Resolution No. 22-025



Request for Town Council Action

Date: July 11, 2022

Submitted By: Randy Sale, Chief Building Official
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.562 – Second Reading**
A Bill for an Ordinance to Approve the Memorandum of Understanding for Prequalified Building Departments for Public School Construction Pursuant to C.R.S. §§ 22-32-124 and 23-71-122 Between the Colorado Department of Public Safety, Division of Fire Prevention and Control and the Town of Parker
Department: Building, Randy Sale

EXECUTIVE SUMMARY

The Town of Parker has historically been a party to a Memorandum of Understanding (MOU) with the State of Colorado to provide construction plan review, permitting and field inspection services for public schools. The Building Division of the Community Development Department wishes to continue these services by entering into a new MOU with pre-qualified building departments for public school construction in order to continue to provide the aforementioned services for public schools.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In the State of Colorado, the design, permitting and inspection of public school construction is under State jurisdiction. In August 2015, the Town of Parker and the State of Colorado entered into a MOU (the "2015 MOU") to perform construction plan review, permitting and field inspections for public schools located in the Town. The 2015 MOU has expired with the Building Division providing continued services until renewal. The Town's renewal of the MOU will enable the Building Division to formalize the continuation of services that apply to: new buildings, remodels, module structures, annual maintenance upgrades/repairs and exterior modifications to public schools. The State will continue to perform all plumbing and electrical plan review, permitting and field inspections.

The purpose of the proposed MOU is to enable the Town to provide local public schools with the option of processing school construction projects through the Building Division if they wish. The benefit of the proposed MOU is that the Building Division has the expertise, local

knowledge and staff capacity to process school construction proposals in a timely manner; whereas, the State has limited capacity to do so because it must cover all of Colorado.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)

INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 1.562

RECOMMENDED MOTION

I move to approve Ordinance No. 1.562 on second reading.

ORDINANCE NO. 1.562, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE MEMORANDUM OF UNDERSTANDING FOR PREQUALIFIED BUILDING DEPARTMENTS FOR PUBLIC SCHOOL CONSTRUCTION PURSUANT TO C.R.S. §§ 22-32-124 AND 23-71-122 BETWEEN THE COLORADO DEPARTMENT OF PUBLIC SAFETY, DIVISION OF FIRE PREVENTION AND CONTROL AND THE TOWN OF PARKER

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

Section 1. The Town Council of the Town of Parker hereby approves the Memorandum of Understanding for Prequalified Building Departments for Public School Construction Pursuant to C.R.S. §§ 22-32-124 and 23-71-122 between the Colorado Department of Public Safety, Division of Fire Prevention and Control and the Town of Parker, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

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

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

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

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

MEMORANDUM OF UNDERSTANDING FOR PREQUALIFIED BUILDING DEPARTMENTS FOR PUBLIC SCHOOL CONSTRUCTION

Pursuant to C.R.S. §§ 22-32-124 and 23-71-122

DFPC Reference # Parker-2022

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into this ____ day of _____ 2022, between the Colorado Department of Public Safety, Division of Fire Prevention and Control (“Division”), 690 Kipling Street, Lakewood, Colorado 80215 and the Town of Parker (“PBD”), collectively referred to as the (“Parties”).

1. RECITALS

1.1 Background

- A. Colorado Revised Statutes (“C.R.S.”) §§ 22-32-124 and 23-71-122 require that all buildings and structures be constructed in conformity with the building and fire codes adopted by the Director of the Division of Fire Prevention and Control in the Department of Public Safety (“Division”). To assure that a building or structure is constructed pursuant to the above, the Division shall conduct the necessary plan reviews and inspections, except at the request of the affected board of education, the state charter school institute, the charter school, or the affected junior college district, the Division may delegate this responsibility to the appropriate prequalified building department of a county, town, city or city and county or to the appropriate fire department, in the location of the building or structure.
- B. After the Division has reviewed the application and determined that the appropriate building department has plan reviewers and inspectors that have the necessary education, training, and experience; the Division may issue and execute a Memorandum Of Understanding (“MOU”) between the local jurisdiction and the Division to conduct the necessary plan reviews, issue building permits, conduct inspections, issue certificates of occupancy, issue temporary certificates of occupancy, and take enforcement action in relation to the building and fire codes adopted by the Division to ensure that a building or structure has been constructed in conformity with Public School Construction Regulations, 8 Code of Colorado Regulations Title (“C.C.R.”) 1507-30.

1.2 Purpose

The purpose of this MOU is:

- a) For the Division to prequalify the building department to conduct necessary plan reviews, issue building permits, conduct inspections, issue certificates of occupancy, and issue temporary certificates of occupancy to ensure that a building or structure constructed pursuant to C.R.S. §§ 22-32-124 (1) and (1.5), and 23-71-122 (1) (v) (I) through (VII) has

been constructed in conformity with the building and fire codes adopted by the director of the Division.

- b) For the prequalified building department (“PBD”) to perform code reviews on building and mechanical plans, issue building permits, perform building inspections and issue certificates of occupancy for school construction projects.
- c) To identify each Party’s responsibilities for ensuring the construction of safe schools within the State of Colorado through compliance with C.R.S. §§ 22-32-124 and 23-71-122, and promulgated rules and regulations;
- d) To formalize the cooperative working relationships between the Parties; and,
- e) To provide procedures for communications, exchange of information and resolution of problems, as necessary, to carry out this MOU and the provisions of promulgated rules and regulations.

2. DEFINITIONS

2.1 “Director” means the Director of the Division of Fire Prevention and Control within the Department of Public Safety, or the Director’s designee.

2.2 Authority Having Jurisdiction (“AHJ”) means a city, county, Colorado political subdivision, or city and county or any other local government entity having authority to regulate building construction within its jurisdictional territory.

2.3 Prequalified Building Department (“PBD”) means an AHJ or an agent thereof that has met the Division’s certification standards for prequalification as a building department to conduct the necessary plan reviews, issue building permits, conduct inspections, issue certificates of occupancy, and issue temporary certificates of occupancy, and has executed this MOU with the Division.

2.4 “Certificate of Occupancy” means an official document issued by the Division or the PBD for a Public School allowing use or occupancy of the building or structure by the school district or by the institute charter school or junior college district.

3. RESPONSIBILITIES

The responsibilities of the Parties are as follows:

3.1 Responsibilities of the Division:

The Division shall:

- a) Adopt nationally recognized codes and standards as promulgated by Rules in 8 CCR 1507-30.

- b) Ensure that the necessary plan reviews, inspections, quality control, and quality assurance checks are performed in compliance with the statutes, rules, and regulations of the Division.
- c) Prequalify the building department as having executed an MOU and has met the required certification standards in 8 CCR 1507-30.
- d) Issue and maintain a list of persons the Division has approved as authorized to conduct plan reviews, inspections, and issue certificates of occupancy for public school construction projects. This list of authorized PBD persons is included and incorporated herein by reference as Appendix A of this MOU.
- e) Ensure that copies of the PBD building plans are sent to the appropriate fire department and the Division for review of fire safety issues.
- f) Rescind this “prequalified” status and terminate the terms of the MOU if the PBD fails to comply with this MOU, C.R.S. § § 22-32-124 and 23-71-122, or the rules and regulations of the Division.
- g) Allow the PBD to take enforcement action against a board of education, state charter school institute, charter school or junior college district in relation to the nationally recognized codes and standards adopted in 8 CCR 1507-30.

3.2 Responsibilities of the PBD.

The PBD shall:

- a) Conduct the necessary plan reviews and inspections, issue building permits, perform all necessary inspections including final inspections, and issue certificates of occupancy to a building or structure that has been constructed in conformity with the nationally recognized codes and standards adopted in 8 CCR 1507-30. The affected board of education, state charter school institute, charter school or junior college district, at its own discretion may opt to use the PBD that has entered into this MOU with the Division.
- b) Take enforcement action against a board of education, state charter school institute, charter school or junior college district that has violated the nationally recognized codes and standards adopted in 8 CCR 1507-30.
- c) Verify that the construction project is inspected by a state electrical inspector, per § 12-23-116 C.R.S., notwithstanding the fact that any incorporated town or city, any county, or any city and county in which a public school is located or is to be located has its own electrical code and inspection authority, any electrical installation in any new construction or remodeling or repair of a public school.

- d) Verify that the construction project is inspected by a state plumbing inspector, per § 12-58-114.5 C.R.S., notwithstanding the fact that any incorporated town or city, any county, or any city and county in which a public school is located or is to be located has its own plumbing code and inspection authority, any plumbing or gas piping installation in any new construction or remodeling or repair of a public school.
- e) Only use persons within their building department that are listed as authorized by the Division to work on board of education, state charter school institute, charter school or junior college district construction projects. This authorized list of persons is attached as Appendix A.
- f) Cause copies of the building plans to be sent to the certified fire department and the Division for review of fire safety issues.
- g) Issue the necessary Certificate of Occupancy prior to use of the building or structure by the board of education, state charter school institute, charter school or junior college district, if the building or structure is in conformity with the building and fire codes and standards adopted in 8 CCR 1507-30, and if the affected fire department or the Division certifies that the building or structure is in compliance with the fire code adopted by the Division in 8 CCR 1507-30.
- h) Issue a Temporary Certificate of Occupancy to allow the board of education, state charter school institute, charter school or junior college district to occupy the buildings and structures, if all inspections are not completed and the building requires immediate occupancy, and if the board of education, state charter school institute, charter school or junior college district has passed the appropriate inspections that indicate there are no life safety issues.
- i) Verify that inspections are complete and all known violations are corrected before the board of education, state charter school institute, charter school or junior college district is issued a Certificate of Occupancy. Inspection records shall be retained by the PBD for two years after the Certificate of Occupancy is issued.
- j) Set reasonable fees and may collect these fees to offset actual, reasonable, and necessary costs of plan review and inspection of board of education, state charter school institute, charter school or junior college district construction projects. The board of education, state charter school institute, charter school or junior college district shall be notified of any adjustment of fees a minimum of thirty (30) days prior to the effective date of the change.
- k) In conjunction with the Division set a date for a hearing as soon as practicable before the board of appeals in accordance with section § 24-33.5-1213.7, C.R.S., and the rules adopted by the Division pursuant to § 24-4-105, C.R.S., if the PBD and the board of trustees of a board of education, state charter school institute, charter school or junior college district disagree on the interpretation of the codes and standards of the Division.

- l) Comply with the written Final Agency decision of the appeals board for the purposes of § 24-4-106, C.R.S.
- m) Have the sole discretion whether to accept a public school construction project submitted to the PBD by the school district for plan reviews, inspections, issuance of building permits and certificates of occupancy, and other duties as set forth in this MOU.

4. ACCESS TO INFORMATION

Each Party shall, to the extent allowed by law, make available to each other, at no cost, information regarding board of education, state charter school institute, charter school or junior college district construction projects within its possession. Requests for information shall not impose an unreasonable resource burden on the other Party.

5. EFFECTIVE DATE AND TERM

This MOU shall be effective upon signature by the Director of the Division and shall be valid for **three (3)** years from the effective date, unless previously modified or terminated in writing by one of the Parties pursuant to the terms of this MOU.

6. TERMINATION

Either party may terminate the MOU upon 30 days written notice; however, if the PBD accepts a public school construction project for review pursuant to this MOU, the PBD may not terminate this MOU until project completion and issuance of a Certificate of Occupancy. If the PBD fails to comply with the terms and conditions of this MOU or the rules and regulations of the Division, the Division may take enforcement action, pursuant to C.R.S. 24-33.5-1213 and terminate this MOU immediately. An amendment may be mutually agreed upon in writing by the parties prior to the termination date of this MOU to allow for project completion and issuance of a Certificate of Occupancy.

7. MODIFICATIONS AND AMENDMENTS.

This MOU is subject to such modifications as may be required by changes in applicable federal or state law, or federal or state implementing rules, regulations, or procedures of that federal or state law. Any such required modification shall be automatically incorporated into, and be made a part of, this MOU as of the effective date of such change as if that change was fully set forth herein. Except as provided above, no modification of this MOU shall be effective unless such modification is agreed to in writing by both parties in an amendment to this MOU that has been previously executed and approved in accordance with applicable law.

8. ADDITIONAL PROVISIONS

8.1 Legal Authority

The Parties warrant that each possesses actual, legal authority to enter into this MOU. The Parties further warrant that each has taken all actions required by its applicable law, procedures,

rules, or by-laws to exercise that authority, and to lawfully authorize its undersigned signatory to execute this MOU and bind that Party to its terms. The person or persons signing this MOU, or any attachments or amendments hereto, also warrant(s) that such person(s) possesses actual, legal authority to execute this MOU, and any attachments or amendments hereto, on behalf of that Party.

8.2 Notice of Pending Litigation

Unless otherwise provided for in this MOU, the PBD shall notify the Division within five (5) working days after being served with a Summons, Complaint, or other pleading in a case which involves any services provided under this MOU and which has been filed in any federal or state court or administrative agency. The PBD shall immediately deliver copies of any such documents in accordance with Notice Procedures in Section 8.5. of this MOU.

8.3 Assignment and Successors

The PBD agrees not to assign rights or delegate duties under this MOU, or subcontract any part of the performance required under the MOU without the express, written consent of the State.

8.4 Adherence to Applicable Laws

At all times during the term, performance, or execution of this MOU, the PBD shall comply with all applicable federal and state laws, regulations, rules, or procedures, as these provisions currently exist or may hereafter be amended, all of which are incorporated herein by reference and made a part of the terms and conditions of this MOU.

8.5 Notice Procedure

All notices required or permitted to be given pursuant to this MOU shall be in writing and shall be deemed given when personally served or three (3) days after deposit in the United States Mail, certified mail, return receipt requested, and addressed to the following parties or to such other addressee(s) as may be designated by a notice complying with the foregoing requirements.

APPROVED PBD:

Randy Sale
Building Official
Town of Parker
20120 Mainstreet
Parker, CO 80138
(303) 841-1970

And:

DEPARTMENT OF PUBLIC SAFETY:

Tammy Lichvar
Procurement Director
Colorado Department of Public Safety
700 Kipling St, 3rd Floor
Lakewood, CO 80215
(303) 239-5888

DFPC:
Michael Morgan
Director
Division of Fire Prevention and Control
690 Kipling Street, Suite 2000
Denver, CO 80215
(303) 239-4600

8.6 Entire Understanding

This MOU is the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a written contract executed and approved by the Parties.

8.7 Independent Contractor

No principal, agent, or employees of one Party shall be nor shall be deemed an agent or employee of the other Party.

8.8 Governmental Immunity Act

No term or condition of this MOU shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions, of the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq., or the Federal Tort Claims Act, 28 U.S.C. 2671 et seq., as applicable, as now or hereafter amended.

8.9 Insurance

If the PBD is a "public entity" within the meaning of the Colorado Governmental Immunity Act, CRS 24-10-101, et seq., as amended ("Act"), the PBD shall at all times during the term of this MOU maintain only such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Act. Upon request by the Division, the PBD shall show proof of such insurance satisfactory to the Division.

9. APPROVALS

***Persons signing for the PBD hereby swear and affirm that they are authorized to act on the PBD's behalf and acknowledge that the Division is relying on their representations to that effect.**

Department of Public Safety
Division of Fire Prevention and Control

PBD Name
Town of Parker

Michael Morgan
Director,
Division of Fire Prevention and Control
Date:_____

*Name Jeff Toborg
Title Mayor

Date:_____

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney