

TOWN OF PARKER COUNCIL AGENDA

December 5, 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.

Public comment for items that are not on the agenda may be made in person or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person or electronically through the website, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments submitted electronically through the website that are received 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.

Public Viewing Only - YouTube: Town Council meetings may be viewed live on YouTube at www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. TOWN COUNCIL MEETING SCHEDULE

A. 7:00 P.M. – Call to Order Town Council Meeting and Roll Call

2. SPECIAL PRESENTATIONS

- **Citizens Police Academy Graduation**

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

4. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

5. CONSENT AGENDA

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

A. *APPROVAL OF MINUTES - November 21, 2022*

B. *RESOLUTION NO. 22-072*

A Resolution Accepting the Conveyance of a Drainage Easement from S & Jabez, LLC, for a Portion of Lot 4A-1, Peakview Center, Third Amendment

Department: Engineering and Public Works, Alex Mestdagh

C. *Motion to Cancel the December 19, 2022 Town Council Meeting*

Department: Town Council

D. *CONTRACTS OVER \$100,000*

1. *Professional Services Agreement Annual Contract Renewal*

Amount: Not to Exceed \$270,000

Contractor: Evolution Agency, LLC d/b/a Lasso Digital

Department: Cultural Department, Carrie Glassburn

2. *2022 Fleet Replacement*

Amount: \$28,168 Increase to Original Approved Amount

Contractor: Ken Garff Ford

Department: Engineering and Public Works, Jim Gilbert

3. *Pine Drive/Sulphur Gulch Bridge Rehabilitation Final Design (CIP 22-045)*

Amount: \$151,939.50

Contractor: RS&H

Department: Engineering and Public Works, Chris Hudson

4. *Hilltop Road/Canterberry Parkway Area Improvements Final Design (CIP 22-039)*

Amount: \$105,153

Contractor: Kimley-Horn

Department: Engineering and Public Works, Chris Hudson

5. *Parker Road Sidewalks East Side Multi-Use Trail Connection Professional Services Agreement*

Amount: \$270,852

Contractor: Stanley Consultants, Inc.

Department: Engineering and Public Works, Tom Gill

6. **PUBLIC HEARINGS**

A. **ORDINANCE NO. 1.567 - Second Reading**

A Bill for an Ordinance to Adopt the 2023 Budget and to Make Appropriations for the Same

Department: Finance, Mary Lou Brown

B. **ORDINANCE NO. 1.553.2 - Second Reading**

A Bill for an Ordinance to Adopt the 2022 Revised Budget for the Town of Parker and to Make Appropriations for the Same

Department: Finance, Jen Campbell

C. HESS RANCH

Applicant: LB Parker, LLC
Location: Generally located west of Chambers Road and north of Spirit Trail Parkway
Department: Community Development, Bryce Matthews
TRAKiT No.: ANX22-001 & Z22-004

- 1. RESOLUTION NO. 22-070**
A Resolution to Consent to the Assignment and Assumption Agreement (Looking Glass) By and Between LB Parker Owner LLC and VPDF LG LLC
- 2. ORDINANCE NO. 3.315.4 - Second Reading**
A Bill for an Ordinance to Amend the Hess Ranch Development, Town of Parker, Colorado, PD Development Guide – Third Amendment, and to Approve the North Parcel Development Plan - Amendment No. 4, Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith
- 3. SECOND AMENDMENT TO ANNEXATION AGREEMENT**
- 4. RESOLUTION NO. 22-041**
A Resolution to Amend Resolution No. 19-028, Series of 2019, to Allow, Subject to the Satisfaction of Certain Conditions, a Partial Waiver to Defer Compliance with Certain Requirements of Sections 13.07.060 and 13.07.070 of the Parker Land Development Ordinance as Amended, Associated with the Processing of the Sketch and Preliminary Plan for Certain Segments of the Real Property Commonly Known as the Hess Ranch Property Until those Segments are Ready for Development

D. LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN

Applicant: LB Parker, LLC
Location: Located south and west of the intersection of Stroh Road and Crowfoot Valley Road
Department: Community Development, Bryce Matthews
TRAKiT No.: SUB21-066 & SUB21-067

E. LOOKING GLASS FILING 8 SKETCH AND PRELIMINARY PLAN

Applicant: KB Homes Colorado, Inc.
Location: Located at the southeast corner of Spirit Trail Boulevard and Stroh Road
Department: Community Development, Bryce Matthews
TRAKiT No.: SUB21-059 & SUB21-060

7. ORDINANCES

- A. ORDINANCE NO. 1.568 - Second Reading**
A Bill for an Ordinance to Levy General Property Taxes for the Year 2022 to Help Defray the Costs of Government for the Town of Parker, Colorado for the 2023 Budget Year
Department: Finance, Jen Campbell
- B. ORDINANCE NO. 1.561.1 - Second Reading**
A Bill for an Ordinance to Amend Ordinance No. 1.561, Series of 2022, Conveying Certain Real Property by Easement to Parker Water and Sanitation District for a Portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development
Department: Engineering and Public Works, Alex Mestdagh
- C. ORDINANCE NO. 9.352 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Colorado Department of Transportation and the Town of Parker Concerning PWQ Maintenance and Operations Responsibilities, Parker Road, Lincoln Avenue to Pine Lane, Project #AQC M039-007 (24455) / MTF M039-009 (24467) Region # 1 (VJM)
Department: Engineering and Public Works, Alex Mestdagh
- D. ORDINANCE NO. 8.33 - Second Reading**
A Bill for an Ordinance to Amend Chapter 4.03 of the Parker Municipal Code to Establish an Exemption from the Town's Sales and Use Tax for Certain Retail Delivery Fees and Carryout Bag Fees Enacted by the State of Colorado
Department: Finance, Linda Quade

8. RESOLUTIONS

- A. RESOLUTION NO. 22-063**
A Resolution to Appoint Members to the Parker Parks, Recreation and Open Space Advisory Commission and to Appoint a Chair
Department: Parks, Recreation and Open Space, Mary Colton
- B. RESOLUTION NO. 22-071**
A Resolution Designating Emergency Communications Specialists as First Responders
Department: Police, Andy Coleman

9. CONTRACTS OVER \$500,000

- A. Jordan Road/Parkerhouse Road Traffic Signal (CIP 19-009) and Chambers Road/Red Sky Drive Traffic Signal (CIP 22-040)**
Amount: \$932,988.20
Contractor: Interface Communications Company
Department: Engineering and Public Works, Chris Hudson

B. Mainstreet North Sidewalk Improvements (CIP22-023-CI)

Amount: \$2,072,720.17

Contractor: Jalisco International, Inc.

Department: Engineering and Public Works, Bob Exstrom

10. PUBLIC COMMENTS CONTINUED IF NECESSARY

11. ADJOURNMENT

**A PARKER AUTHORITY FOR REINVESTMENT MEETING WILL
IMMEDIATELY FOLLOW THE TOWN COUNCIL MEETING.**

**TOWN OF PARKER COUNCIL
MINUTES
NOVEMBER 21, 2022**

REGULAR SESSION

Mayor Jeff Toborg called the meeting to order at 7:03 p.m. All Councilmembers were present except for Laura Hefta.

Mayor Toborg led the Council and audience in the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Recognition of 2022 Parker Civic Academy Participants

Mayor Toborg and Cheri Sullivan acknowledged the 2022 Parker Civic Academy participants and presented them with certificates.

Certificate of Recognition - High School Art Educator of the Year - Micah Bernhardt

Mayor Toborg recognized High School Art Educator of the Year, Micah Bernhardt, from Ponderosa High School and presented him with a certificate.

PUBLIC COMMENTS

None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

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

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - November 7, 2022*

- B. *ORDINANCE NO. 1.568 - First Reading*
A Bill for an Ordinance to Levy General Property Taxes for the Year 2022 to Help Defray the Costs of Government for the Town of Parker, Colorado for the 2023 Budget Year
Department: Finance, Jennifer Campbell
Second Reading: December 5, 2022

- C. *ORDINANCE NO. 1.561.1 - First Reading*
A Bill for an Ordinance to Amend Ordinance No. 1.561, Series of 2022, Conveying Certain Real Property by Easement to Parker Water and Sanitation District for a Portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: December 5, 2022

D. *ORDINANCE NO. 9.352 - First Reading*

A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Colorado Department of Transportation and the Town of Parker Concerning PWQ Maintenance and Operations Responsibilities, Parker Road, Lincoln Avenue to Pine Lane, Project #AQC M039-007 (24455) / MTF M039-009 (24467) Region # 1 (VJM)

Department: Engineering and Public Works, Alex Mestdagh

Second Reading: December 5, 2022

E. *ORDINANCE NO. 3.315.4 - First Reading*

A Bill for an Ordinance to Amend the Hess Ranch Development, Town of Parker, Colorado, PD Development Guide – Third Amendment, and to Approve the North Parcel Development Plan - Amendment No. 4, Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Bryce Matthews

Trakit No.: Z22-004

Second Reading: December 5, 2022

F. *ORDINANCE NO. 8.33 - First Reading*

A Bill for an Ordinance to Amend Chapter 4.03 of the Parker Municipal Code to Establish an Exemption from the Town's Sales and Use Tax for Certain Retail Delivery Fees and Carryout Bag Fees Enacted by the State of Colorado

Department: Finance, Linda Quade

Second Reading: December 5, 2022

G. *RESOLUTION NO. 22-064*

A Resolution to Approve the Second Amendment to Amended and Restated Employment Agreement for the Town Manager

Department: Town Council

H. *RESOLUTION NO. 22-066*

A Resolution Accepting the Conveyance of a Public Sidewalk and Pedestrian Lighting Easement from Lamberton Properties, LLP, for a Portion of Lots 1 and 2, Britt Subdivision Filing No. 1

Department: Engineering and Public Works, Nathan Klass

I. *RESOLUTION NO. 22-067*

A Resolution Accepting the Conveyance of a Public Sidewalk, Pedestrian Lighting and Artwork Easement from Orris Family L.L.C. for a Portion of Lot 2, Bridgeside Subdivision

Department: Engineering and Public Works, Nathan Klass

J. RESOLUTION NO. 22-068

A Resolution Accepting the Conveyance of a Public Sidewalk, Pedestrian Lighting and Artwork Easement from Mohr Connections LLC for a Portion of Lot 1, Bridgeside Subdivision Filing No. 2

Department: Engineering and Public Works, Nathan Klass

K. RESOLUTION NO. 22-069

A Resolution Accepting the Conveyance of Real Property From Rowley Downs Homeowner's Association for Open Space North of Block 26, Rowley Downs, and Open Space West of Block 1, Rowley Downs, for the Rowley Downs Trail

Department: Engineering and Public Works, Nathan Klass

L. PROCLAMATION - Small Business Saturday - Women Impacting Public Policy and Small Business Saturday Coalition

M. CONTRACTS OVER \$100,000

1. Give 5 Productions, Inc. - Escape to Margaritaville

Amount: \$120,000

Contractor: Give 5 Productions, Inc.

Department: Cultural, Carrie Glassburn

Joshua Rivero moved to approve Consent Agenda Items 5A through 5M.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero – yes

Cheryl Poage – yes

Todd Hendreks – yes

John Diak – yes

Anne Barrington – yes

The motion was approved unanimously.

PUBLIC HEARINGS**A. POPE PROPERTY ANNEXATION****Applicant:** David Brehm, Plan West**Location:** Southwest corner of Twenty Mile Road and Dransfeldt Road**Department:** Community Development, Stacey Nerger**TRAKiT** ANX22-009**No.:****RESOLUTION NO. 22-061****A Resolution to Set Forth Town Council's Findings of Fact and Conclusions as to the Eligibility of the Pope Property for Annexation into the Town of Parker**

On October 3, 2022, the Town Council approved Resolution No. 22-048 which determined that the Annexation Petition substantially complies with the Colorado Municipal Annexation Act of 1965 and which set the public hearing date of November 21, 2022, to determine eligibility for annexation into the Town.

The subject land, known as the Pope property, is an enclave parcel located in unincorporated Douglas County. The property is approximately 38.6 acres in total area and is currently used as Flat Acres Farm, an agri-tainment and commercial recreation business. The property is bordered to the north by commercial uses at the Parker Valley Center (Target), to the south by Cherry Creek open space and future Salisbury Park North, to the east by commercial uses at FlatAcres Marketplace (Kohls) and to the west by Cherry Creek open space. The property and adjacent areas in the Cherry Creek open space contain 100-year floodplain and habitat for the Preble's Meadow Jumping Mouse, a protected species under the Endangered Species Act.

The Town has identified the property as a candidate for future annexation within the municipal Planning Area (urban growth boundary) through the annual Three-Mile Area Plan and the Parker 2035 Master Plan. Therefore, the proposed annexation is consistent with the Town's land use policy as expressed in both plans. Further, the subject property is eligible for annexation because it is located within the Town's Planning Area (urban growth boundary) and satisfies the contiguity requirements of the Act. The Town is required to process the Annexation Petition subject to the Act and the standards of review contained in the Municipal Code and Town Charter. The Town Council has the final decision-making authority for the submitted Annexation Petition because annexation is a legislative act.

Resolution No. 22-061, determines that the Pope property is eligible for annexation into the Town as provided by the Act. In addition, the Town Charter requires that all properties annexed by the Town also be zoned at the same time. The property owner has submitted a Zoning Application that is being processed concurrently with the Annexation Petition. After the approval of Resolution No. 22-061, the annexation ordinance and zoning ordinance will be scheduled for Town Council consideration at the February 6, 2023 public hearing.

Applicant: David Brehm, Plan West, made a brief presentation and answered Council questions.

Public Comment: None.

Cheryl Poage moved to approve Resolution No. 22-061 and set the public hearing for the annexation ordinance on February 6, 2023.

John Diak seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

The motion was approved unanimously.

ORDINANCES

A. ORDINANCE NO. 4.110.1 – Second Reading

A Bill for an Ordinance to Amend Chapter 11.19 of the Parker Municipal Code Concerning Contractor Registration

**Department: Community Development, Dale Schmidt
Community Development, Randy Sale**

The Town Council created the Contractor Registration program in 2014. The purpose of this requirement is to ensure that contractors are accountable for their work and to establish a minimum level of protection for the residents, property owners and businesses that hire them. When building permits are necessary, this provision ensures that contractors have at least the minimum insurance that is required and creates a record of the contractor performing construction work for their clients in Town.

Since 2014, the Building Division has taken on additional responsibilities such as administration of the Fire Code. As a result, Building staff identified the need to extend the Contractor Registration program to other types of contractors to ensure their accountability and provide certain protection(s) as referenced above. Staff proposed adding three categories of contractors to the Contractor Registration program: (1) fire contractors; (2) low-voltage contractors; and (3) conveyance contractors. The registration requirements for the new categories include insurance coverage similar to the current requirements for contractors subject to the program. The fire and conveyance contractors will not be charged a registration fee because they are required to be licensed through the State of Colorado, which collects license fees annually for their companies.

Public Comment: None.

Joshua Rivero moved to approve Ordinance No. 4.110.1 on second reading.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

The motion was approved unanimously.

B. ORDINANCE NO. 1.571 - Second Reading

A Bill for an Ordinance to Vacate Slope Easements on Tract A-1, Parker Town Center First Amendment Exemption and Tract B, Parker Town Center, as Described in the Final Rule and Order Recorded at Reception No. 2005076961, Pursuant to Section 13.07.120(c)(5) of the Parker Municipal Code

Department: Engineering and Public Works, Alex Mestdagh

In 2005, the Town acquired right-of-way and slope easements necessary for the construction of Pine Drive south of Mainstreet. This included slope easements on two vacant properties along the west side of the roadway. The owner of the properties is requesting that the slope easements be vacated by the Town in order to locate buildings within these areas.

The purpose of slope easements is to ensure stability of roadway backslopes located on these properties. Since the site grading associated with the proposed developments will add fill to the areas along the roadway, removing the roadway backslopes and ensuring the stability of Pine Drive, there is no need to retain the slope easements.

The slope easements were acquired by the Town as part of an agreement in which the Town received right-of-way, easements, and other property in exchange for removal of the property's obligation for reimbursement for a portion of the cost to construct Pine Drive. Therefore, no reimbursement is proposed to be required for this vacation.

Public Comment: None.

Todd Hendreks moved to approve Ordinance No. 1.571 on second reading.

Joshua Rivero seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

The motion was approved unanimously.

C. ORDINANCE NO. 9.335.1 - Second Reading

A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Cottonwood Meadows Tributary (Agreement No. 21-05.15A Project No. 108520) By and Between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker

Department: Engineering and Public Works, Michael Grabczyk

The Town of Parker and the Mile High Flood District (MHFD), formerly the Urban Drainage and Flood Control District, have identified the Cottonwood Meadows Tributary as a reach of major drainageway requiring rehabilitation to support existing and future Town growth. To this end, the Town and MHFD have executed an intergovernmental agreement (IGA) for the design and construction of flood control improvements on Cottonwood Meadows Tributary. This ordinance proposes an amendment to this IGA which will bring in additional funds from the MHFD to complete funding for the construction of the project.

Public Comment: None.

Joshua Rivero moved to approve Ordinance No. 9.335.1 on second reading.

Cheryl Poage seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

The motion was approved unanimously.

D. ORDINANCE NO. 9.338.1 - Second Reading

A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17A, Project No. 108522) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker

Department: Engineering and Public Works, Michael Grabczyk

The Town of Parker and MHFD have partnered previously to design and construct several major drainageway projects within the Town. This reach is located within the Bradbury Ranch development and has been identified as an area of concern for flood conveyance and long-term maintenance. The reach contains two in-line stormwater ponds and has experienced aggradation or sediment accumulation over time, as well as an immense growth of cattails causing a reduction in flood conveyance. Additionally, the elevation and design of the contributing storm

outfalls are not conducive to long-term maintenance. This project is anticipated to propose the installation of channel improvements such as outfall forebays, channel widening for increased flood conveyance, selective relocation and dredging of cattail areas, and retrofitting of existing concrete storm structures. This IGA amendment will fund the construction of the project.

Public Comment: None.

Todd Hendreks moved to approve Ordinance No. 9.338.1 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

The motion was approved unanimously.

E. ORDINANCE NO. 1.572 - Second Reading

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Constructing and Improving Pikes Peak Drive, a Town Roadway, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify all Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply with all Pertinent Provisions of C.R.S. 38-1-101, *et seq.*, Relating to Good Faith Negotiations

Department: Engineering & Public Works, Chris Hudson

The Town is currently in the design phase for an upcoming capital improvement project known as the Pikes Peak Drive Sidewalks project (the "Project"). The Project proposes to make sidewalk and pedestrian lighting improvements to Pikes Peak Drive between Mainstreet and the Sulphur Gulch Trail. The Project's main goal is to widen the existing sidewalk which is not currently Americans with Disabilities Act (ADA) compliant and add pedestrian lighting to improve pedestrian mobility, capacity, and comfort along this stretch of Pikes Peak Drive. The improved sidewalk width will vary between six and eight feet, depending on existing site improvements and landscaping. Integral colored concrete sidewalks and pedestrian lighting like the adjacent section of Mainstreet will be utilized for consistency. The Town is currently anticipating construction of the improvements in 2023.

Town staff has already commenced coordination/discussion of the necessary easements with the adjacent property owners and the improvement designs have been modified based on individual property issues/constraints, such as landscaping (trees). In all, a total of fifteen parcels were identified that required easements. Due to the nature of the sidewalk improvements being seen as an improvement to the adjacent property owners, ten of the parcels have or are executing the appropriate documents for the project. The remaining five properties are currently unresponsive, which is why staff would like to proceed with this acquisition. A "Property Owner Legend" map

that highlights the remaining parcels requiring acquisition was attached to the staff report.

To accommodate the sidewalk and lighting improvements, acquisition of permanent easements (PE) and/or temporary construction easements (TCE) are required from the five remaining properties along the project limits. The PE language will be limited to sidewalk and lighting improvements. The TCE language will have a fixed time duration and terminate at the end of the time period established in TCE agreement. There are four remaining PE areas plus five remaining TCE areas identified and, included with this item, is a vicinity map with the affected parcels highlighted. As the sidewalk improvements are adjacent/parallel to Pikes Peak Drive, the easements needed result in a narrow strip of area being needed on each property.

The permanent easement acquisition will affect properties 5, 11, 12 and 14 (reference the vicinity map in the staff report) with the total permanent easement area for these four parcels totaling 633 square feet. The temporary construction easement acquisition will affect properties 5, 11, 12, 13 and 14 (reference the vicinity map in the staff report) with the total temporary construction easement area for these five (5) parcels totaling 1,063 square feet.

Town staff and the Town's consultant will engage in good faith negotiations with the affected property owners. The Town will send a letter to the affected property owners about the Town's intent to acquire the property. This ordinance authorizes Town staff and/or consultants to initiate the acquisition of these needed permanent and temporary easements. If we are unable to come to an agreement with the property owner, Town staff will coordinate with Town Council prior to any eminent domain action.

Public Comment: None.

John Diak moved to approve Ordinance No. 1.572 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

The motion was approved unanimously.

RESOLUTIONS**RESOLUTION NO. 22-065****A Resolution Approving Adjustment of Mill Levies Resulting from Legislative or Constitutionally Mandated Reductions****Department: Town Attorney, Kristin Hoffmann**

In 1982, the State approved an amendment to the State Constitution called the “Gallagher Amendment” which required that residential property equal 45% of the statewide valuation for assessment and nonresidential property equal 55% of the statewide valuation for assessment, with the nonresidential assessment rate being set at 29%. Current language in the Town’s service plans (often called “Gallagher Adjustment” language) allows metropolitan districts to increase or decrease their mill levies to ensure that, to the extent possible, the actual tax revenue generated by the applicable mill levy is neither diminished nor enhanced by changes to the residential assessment rate.

In November 2020, the State’s voters approved Amendment B, which repealed the Gallagher Amendment and provided the General Assembly with the authority to decrease the assessment rate in the future. Since then, the General Assembly has passed legislation in each year that has reduced the assessment rate for different classes of property.

The Town has been approached by counsel for several metropolitan districts, which have service plans that were originally approved by the Town, requesting a solution to allow the districts to adjust their mill levies for legislative changes in the assessment rate, similar to how they are authorized to do so for constitutional changes.

The proposed resolution allows metropolitan districts with previously approved service plans to amend their existing service plans to include specific language to allow for a mill levy adjustment due to legislative changes, in addition to constitutional changes. The resolution also amends various sections of the Town’s existing Model Service Plan to conform to the mill levy adjustment language. Any district that amends its service plan with the proposed language must furnish a copy of the district’s resolution opting into the proposed language within 30 days of its adoption.

Dalton Kelly, attorney with Butler Snow, 1801 California Street, Suite 5100, answered Council questions.

Public Comment: None.

Joshua Rivero moved to approve Resolution No. 22-065.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

The motion was approved unanimously.

ADJOURNMENT

Joshua Rivero moved to adjourn the Regular Meeting at 8:05 p.m.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

The motion was approved unanimously.

Susan L. Irvine, Deputy Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: December 5, 2022

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 22-072**
A Resolution Accepting the Conveyance of a Drainage Easement from S & Jabez, LLC, for a Portion of Lot 4A-1, Peakview Center, Third Amendment

Department: Engineering and Public Works, Alex Mestdagh

EXECUTIVE SUMMARY

This resolution accepts the conveyance of a drainage easement for a portion of Lot 4A-1, Peakview Center, Third Amendment, to allow for the construction of storm drainage infrastructure proposed with the Town's North Parker Road Operational Improvements project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is currently completing final design and easement acquisition for the North Parker Road Operational Improvements project. The project proposes to construct minor storm drainage improvements adjacent to a private commercial access on the east side of Parker Road between Ponderosa Drive and Pine Lane. The improvements consist of new area inlets that will receive stormwater flows from existing roadside ditches within the commercial development, and new underground storm sewer pipe that will convey the flows to the roadside ditch on Parker Road.

In order to construct and maintain this infrastructure, a drainage easement was negotiated with the property owner. The Town hired an appraiser to provide a valuation of the easement property, which was accepted by the property owner. Payment for the easement in the amount of \$2,300.00 will come from appropriated funds for the capital project.

FINANCIAL IMPACT

Payment for the easement in the amount of \$2,300.00 will come from appropriated funds for the capital project.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



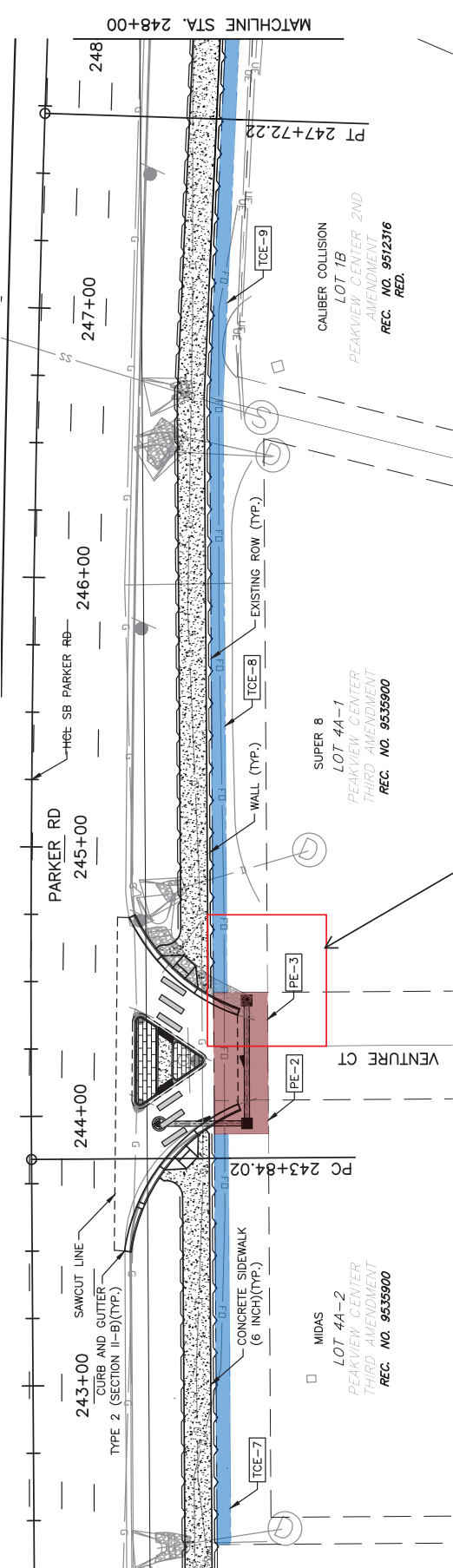
SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

1. Vicinity Map
2. Resolution No. 22-072

RECOMMENDED MOTION

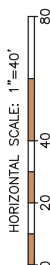
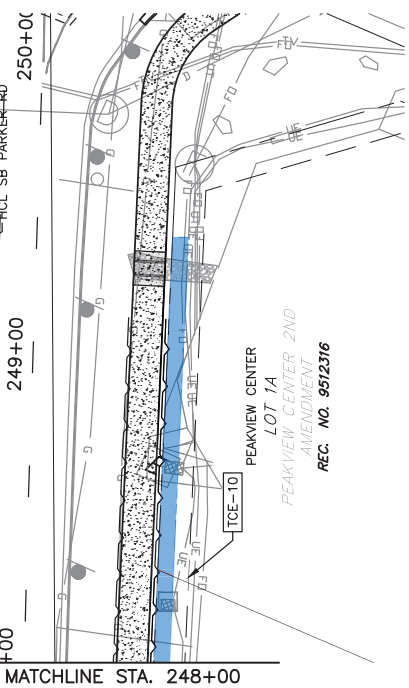
I move to approve Resolution No.22-072, as a part of the consent agenda.



LEGEND

TEMPORARY CONSTRUCTION EASEMENT	PERMANENT ACQUISITION
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ID	OWNER	EASEMENT TYPE	AREA
TCE-7	NORMAX LLC C/O MARVIN R POER & COMPANY	TEMPORARY CONSTRUCTION	0.176 AC (763 SF)
TCE-8	PEAKVIEW PARKER LLC	TEMPORARY CONSTRUCTION	0.025 AC (1101 SF)
TCE-9	LATTNER INVESTMENT GROUP LLC	TEMPORARY CONSTRUCTION	0.019 AC (815 SF)
TCE-10	PEAKVIEW PARKER LLC	TEMPORARY CONSTRUCTION	0.012 AC (541 SF)
PE-2	NORMAX LLC C/O MARVIN R POER & COMPANY	PERMANENT	0.015 AC (648 SF)
PE-3	PEAKVIEW PARKER LLC	PERMANENT	0.009 AC (400 SF)



NOTES:
SEE OTHER PLANS FOR ADDITIONAL INFORMATION RELATED TO DRAINAGE, UTILITY, AND TRAFFIC SIGNAL ITEMS.

Print Date: 10/28/2021 10:28:57 AM File Name: 117363-12 Proposed ROW Exhibits.dwg Horizontal Scale: 1"=40' Vertical Scale: N/A	Sheet Revisions (R-X) Date Comments Initials	As Constructed No Revisions: Revised: Void:	NORTH PARKER ROAD RIGHT OF WAY EXHIBITS Designer: Detailer: Subst:	Project No./Code 117363-07
FELSBERG HOLT & ULLENIS 6300 South Syracuse Way, Suite 600 Centennial, CO 80111 Phone: 303.721.1440 www.FHUG.com		DCS Structure DCS Numbers Roadway Sheets: EX-4 of 4		Sheet Number

RESOLUTION NO. 22-072, Series of 2022

TITLE: A RESOLUTION ACCEPTING THE CONVEYANCE OF A DRAINAGE EASEMENT FROM S & JABEZ, LLC, FOR A PORTION OF LOT 4A-1, PEAKVIEW CENTER, THIRD AMENDMENT

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities;

WHEREAS, Section 1.06.010 of the Town of Parker Municipal Code requires the acceptance of a conveyance of real property to the Town be effectuated by resolution; and

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement specified hereinbelow to the Town by this Resolution.

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 accepts the conveyance of certain property interests for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities from S & Jabez, LLC, for a Portion of Lot 4A-1, Peakview Center, Third Amendment, as provided in the Drainage Easement Agreement attached as **Exhibit 1** and incorporated by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the "Easement Agreement") is made this ____ day of _____, 2022, by and between S & JABEZ, LLC, having an address of 6230 Pine Lane, Parker, CO 80134 ("Grantor"), and the Town of Parker, a Colorado home rule municipality, having an address of 20120 East Mainstreet, Parker, Colorado 80138 ("Grantee").

RECITALS

- A. Grantor constructed a drainage pipe and appurtenant drainage facilities (the "Drainage Facilities") within its privately-owned property.
- B. Pursuant to Section 4.08.090(b) of the Parker Municipal Code, the Grantor is responsible for the maintenance of the Drainage Facilities. However, the Grantee may choose to maintain the Drainage Facilities if the Grantor fails to do so in order to protect the public health, safety, and welfare from stormwater runoff damage.
- C. Grantee desires to acquire an easement for the purpose of the maintenance of the Drainage Facilities on and through the property more particularly described and depicted in **Exhibit A** ("Easement Property"), attached hereto and incorporated herein by this reference; and
- D. Grantor is willing to grant an easement to Grantee for the aforesaid purposes on the terms and conditions set forth hereinbelow.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration by Grantee to Grantor, the covenants of Grantee herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement. Grantor does hereby grant and convey unto Grantee, its successors, assigns, lessees, licensees and agents, an easement under and through the Easement Property, for the purpose of providing the maintenance of the Drainage Facilities. Subject to the terms of this Easement Agreement, Grantee shall also have the specific rights of ingress and egress for the construction, reconstruction, operation and maintenance of a drainage pipe and appurtenant drainage facilities; additionally, Grantee shall have the right to remove impediments to operation and maintenance of the Easement Property such as trees, asphalt and sidewalks. Grantee further agrees to coordinate all construction, reconstruction, operation, maintenance, removal and any other activities which disturb the Easement Property with Grantor so as to minimize any disruption to Grantor's property.

2. Unencumbered Title. Grantor warrants that the Easement Property is free and clear of all liens and encumbrances that could have any impact on the easement granted to the Grantee by this Agreement.

3. Operation and Maintenance.

a. The operation and maintenance of the Drainage Facilities described herein and located within the Easement Property shall be the responsibility of the Grantor; provided, however, that Grantee shall have the right to maintain the Drainage Facilities in the event Grantee, in its sole discretion, determines to enter the Easement Property for the operation and/or maintenance of the Drainage Facilities as set forth in subsection b. hereinbelow. The Grantor acknowledges and agrees that the Grantee has the right to enter the Easement Property to maintain and operate the Drainage Facilities covered by Chapter 4.08 of the Parker Municipal Code or to maintain and operate the Drainage Facilities in the manner described herein.

b. If Grantor fails to adequately maintain the Drainage Facilities located within the Easement Property, and (i) the Grantee fails to correct the maintenance problem within fourteen (14) days after the date of written notice from Grantee (the "Correction Period"); or (ii) fails to begin to clean, cure or correct such problem within fourteen (14) days after receipt of notice if such problem cannot be reasonably cleaned, cured or corrected within the Correction Period, and fails to diligently prosecute such cleaning, cure or correction to completion, then Grantee may correct the maintenance problem as provided herein. Notwithstanding the foregoing, Grantee may, in the event of an emergency, as determined by Grantee in its sole discretion, clean, cure or correct any damage caused by Grantor's failure to adequately maintain the Drainage Facilities located within the Easement Property. The Grantor shall reimburse the Grantee for the cost of such maintenance to the extent that (i) the Drainage Facilities and/or the type of maintenance performed by Grantee are not covered by Chapter 4.08 of the Parker Municipal Code, as amended, or (ii) if the Drainage Facilities and/or the type of maintenance performed by the Grantee is covered by Chapter 4.08 of the Parker Municipal Code, as amended, and the Grantee determines in its sole discretion that there are not sufficient funds available for such maintenance. If Grantor fails to reimburse Grantee for the cost of such maintenance, within thirty (30) days after receipt of an invoice from Grantee describing the corrective or maintenance action taken, the unpaid amount shall constitute a lien on the Easement Property until paid in full, with priority over all other liens, except general tax liens, which liens shall be certified to the Douglas County Treasurer and collected in the same manner as other taxes are collected. Grantor further agrees that Grantee may also pursue any and all other remedies available at law or in equity.

4. Grantor Defined. The word "Grantor" as used herein, whenever the context requires or permits, shall include the heirs, personal representatives, beneficiaries, successors, grantees and assigns of the owners of the land through which the easement runs, or the respective owners from time to time of portions thereof. The burdens and benefits of this Easement Agreement shall be deemed covenants running with the real property identified on **Exhibit A**. Notwithstanding any contrary provision in this Easement Agreement, however, any obligation under this Easement Agreement which is to be performed by the owner of any land which is burdened by this Easement Agreement shall be enforceable only against the then owner of such land, and not against any such owner's predecessors in interest.

5. Covenants of Grantee. Grantee hereby represents, covenants and warrants in favor of Grantor, and its successors and assigns, as follows:

a. Grantee shall protect the Easement Property, and the adjacent lands of Grantor over which Grantee has rights of ingress and egress, from damage caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents.

b. Grantee shall not cause or permit to be caused by any of its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees, any hazardous substances, as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), pollutants or contaminants, as defined by CERCLA, or hazardous waste, as defined by the Resource, Conservation and Recovery Act ("RCRA"), including, but not limited to, asbestos and/or urea formaldehyde, or any pollutants or toxic pollutants as defined by the Clean Water Act, and any amendments thereto, to be dumped, spilled, released, permanently stored or deposited on, over or beneath the Easement Property or any other lands owned by Grantor.

6. Retained Rights. Grantor shall have all rights to the Easement Property not granted hereby.

7. Miscellaneous.

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

b. This easement constitutes all of the agreements, understandings and promises between the parties hereto, with respect to the subject matter hereof.

c. This easement shall be of no force and effect until this easement is duly and validly executed by all parties hereto.

[Remainder of the page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the date and year first above written.

GRANTOR: S & JABEZ, LLC

[Signature]
member - Min Song [Name/Title]

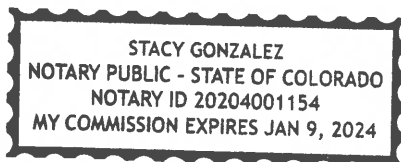
STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 11 day of October, 2022, by Min Song, as Member of S & JABEZ, LLC.

My commission expires: 04/09/2024

(S E A L)

[Signature]
Notary Public



GRANTEE: TOWN OF PARKER

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

**UNINCORPORATED DOUGLAS COUNTY, COLORADO
REAL PROPERTY**

TO BE ACQUIRED
Permanent Easement (PE-8)

FROM

S & JABEZ LLC

FOR

Project Code: 24455/24467

Project Number: C M039-007/MTF M039-009

Assessor Parcel Number: 2233-103-07-008

Mailing Address: 6230 PINE LANE
 PARKER, CO 80134

EXHIBIT "A"

PROJECT NUMBER: C M039-007/MTF M039-009

PARCEL NUMBER: PE-8

February 2, 2022

DESCRIPTION

A PERMANENT EASEMENT NO. PE-8 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. C M039-007/MTF M039-009, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4A-1, PEAKVIEW CENTER THIRD AMENDMENT RECORDED AUGUST 04, 1995 AT RECEPTION NO. 9535900 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10, THENCE SOUTH 59°39'48" EAST, A DISTANCE OF 1,292.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4A-1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 4A-1, NORTH 24°23'04" WEST, A DISTANCE OF 20.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN FORTY (40) FOOT WIDE ACCESS EASEMENT AS DEPICTED ON SAID PEAKVIEW CENTER THIRD AMENDMENT;

THENCE ALONG SAID NORTHERLY LINE, NORTH 65°36'56" EAST, A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN TWENTY (20) FOOT WIDE UTILITY EASEMENT AS DEPICTED ON SAID PEAKVIEW CENTER THIRD AMENDMENT;

THENCE DEPARTING SAID NORTHERLY LINE AND ALONG SAID EASTERLY LINE, SOUTH 24°23'04" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 4A-1;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY BOUNDARY, SOUTH 65°36'56" WEST, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.009 ACRES, (400 SQUARE FEET), MORE OR LESS.

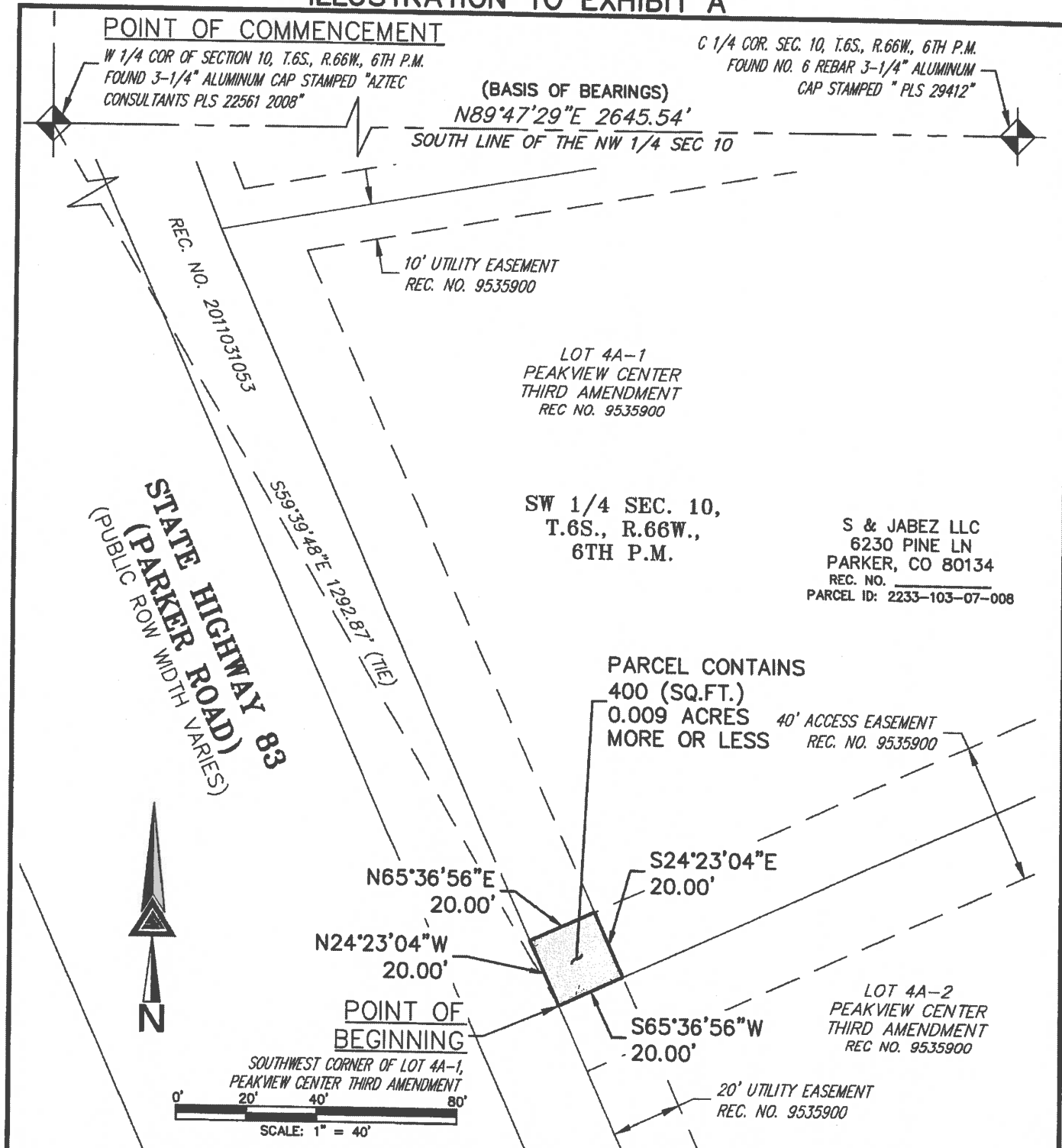
BASIS OF BEARINGS: BEARINGS REFERENCED HEREIN ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH P.M. MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 10 BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 22561 2008" AND AT THE CENTER QUARTER CORNER OF SAID SECTION 10 BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 29412", TAKEN TO BEAR NORTH 89°47'29" EAST. A DISTANCE OF 2,645.54 FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - PE-8.DWG
DWG: BAM CHK: KDS
DATE: 2022-02-02
SCALE: 1" = 40'

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

PERMANENT EASEMENT 8
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

Q:24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

JOB NUMBER 24921-06

3 OF 3 SHEETS



Request for Town Council Action

Date: December 5, 2022
Submitted By: Chris Vanderpool, Town Clerk
Reviewed By: Michelle Kivela, Town Manager
Title: Motion to Cancel the December 19, 2022 Town Council Meeting
Department: Town Council

EXECUTIVE SUMMARY

The December 19, 2022 Town Council meeting was only scheduled to allow for a possible recount of votes for the 2022 Council Candidate Election if a recount was required or requested. The election results did not meet the requirement for an automatic recount and no request for a recount has been received.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The December 19, 2022 Town Council meeting was only scheduled to allow for a possible recount of votes for the 2022 Council Candidate Election if a recount was required or requested. The election results did not meet the requirement for an automatic recount and no request for a recount has been received. Staff is, therefore, recommending that the December 19, 2022 meeting be canceled.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)

ATTACHMENTS

None

RECOMMENDED MOTION

I move to cancel the December 19, 2022 Town Council meeting, as a part of the consent agenda.



Request for Town Council Action

Date: December 5, 2022

Submitted By: Carrie Glassburn, Cultural Director

Reviewed By: Michelle Kivela, Town Manager

Title: Professional Services Agreement Annual Contract Renewal

Amount: Not to Exceed \$270,000

Contractor: Evolution Agency, LLC d/b/a Lasso Digital

Department: Cultural Department, Carrie Glassburn

EXECUTIVE SUMMARY

This agenda item is to approve the First Amendment to the Agreement for Professional Services with Lasso Digital, the media agency of record for Parker Arts. This will be the first option year of our Marketing and Media Services contract, which commenced in January 2022.

The total budget impact of this contract for FY2023 will not exceed \$270,000. The amount will be divided among digital, social, print, and broadcast media as well as public relations and other media/marketing tactics as approved by Cultural Marketing staff. The budget includes a 15% agency fee, which continues to be standard for the industry and has been a part of all previously approved Marketing and Media Services contracts.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Lasso Digital, formerly Evolution, has been placing media for the Cultural Department since 2016. At the conclusion of their first contract, and after another competitive procurement process last summer, Lasso was awarded a new, one-year contract beginning in January of 2022 that includes four option years.

As the Town and surrounding areas continue to grow, keeping top-of-mind awareness is key, so we are recommending renewing our current contract with Lasso Digital in 2023 via an amendment. Lasso Digital continues to assist Parker Arts in re-establishing the brand awareness built before the pandemic and getting patrons back into our facilities. It is essential that we are persistent in advertising our cultural offerings to increase attendance. Our combined media efforts with Lasso Digital, along with other marketing and advertising efforts, will help us achieve that goal.

The Parker Arts media recommendations for 2023 are also attached for reference.

FINANCIAL IMPACT

The 2023 budget for Lasso Digital will not exceed \$270,000. This is only a 4% increase over 2022's marketing expenses.

STRATEGIC GOAL(S)



**FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT**



**ENHANCE ECONOMIC
VITALITY**

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: December 5, 2022

Submitted By: Jim Gilbert, Deputy Director of Operations

Reviewed By: Michelle Kivela, Town Manager

Title: **2022 Fleet Replacement**

Amount: **\$28,168 Increase to Original Approved Amount**

Contractor: **Ken Garff Ford**

Department: **Engineering and Public Works, Jim Gilbert**

EXECUTIVE SUMMARY

The ability to purchase replacement fleet equipment has become more difficult in recent years. In 2022, Fleet attempted to purchase multiple vehicles through Ken Garff Ford. This dealer obtained an awarded contract for the purchase of fleet vehicles by multiple municipal governments. The Fleet Maintenance division (Fleet) obtained quotes based on the specifications early in the year, went through the approval process, and had the Town's Finance department issue a purchase order for the vehicles. Unfortunately, the delay in obtaining approval for several of these items exceeded the window of opportunity from the manufacturer. The opportunity to place orders for these vehicles opened again and Fleet obtained updated pricing for 2023 model year vehicles. This is a request to approve an increase of \$28,168 to the purchase price for six (6) vehicles scheduled for replacement in 2022.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On February 8, 2022, Fleet entered the original Authorization for Expenditure (AFE) after obtaining Council approval to proceed with the purchase of vehicles on February 7. On March 10, the AFE was modified due to unavailability of some vehicles. Additional adjustments were required due to an adjustment in specification, and Council approved an increase to the original amount on April 18. Town Council further approved two additional purchases through this vendor on September 19.

There are six vehicles scheduled for replacement covered in this request. The first is a transit van with an adjusted increase of \$2,703. The other five vehicles are for the Police Department with an adjusted increase of \$5,093 per vehicle totaling \$25,465.

FINANCIAL IMPACT

There is no further impact on the approved and allocated budget for 2022. Currently, the budget reserve for fleet replacement is approximately \$76,000. These funds are typically held in reserve

annually to provide flexibility for the Fleet Maintenance division to make adjustments of this nature without requiring a budget amendment.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: December 5, 2022

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Manager

Title: **Pine Drive/Sulphur Gulch Bridge Rehabilitation Final Design (CIP 22-045)**

Amount: \$151,939.50

Contractor: RS&H

Department: Engineering and Public Works, Chris Hudson

EXECUTIVE SUMMARY

This agenda item is for the approval of a professional services agreement with RS&H for the final design of the Pine Drive/Sulphur Gulch bridge rehabilitation project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Due to staff concerns about the Pine Drive/Sulphur Gulch bridge, the Town engaged RS&H in the first half of 2022 to complete an assessment and preliminary design of rehabilitation needed for this bridge. RS&H has an extensive background with bridge rehabilitation projects and, in 2021, completed the design of the Hess Road/Cherry Creek bridge rehabilitation project. While the Pine Drive bridge was constructed nearly 20 years ago, programmed maintenance (rehabilitation) is needed to prolong the life of any bridge. The assessment recommended rehabilitation to several areas of the bridge, including the elimination of the expansion devices that have become damaged. The assessment recommendations also included, but are not limited to, the replacement of corroded bridge railing and replacement of damaged stone veneer. Funding for this proposed roadway capital improvement rehabilitation project is included in the 2023 budget request. This proposed professional services agreement is to complete the needed design for these improvements and staff recommends approving this contract.

FINANCIAL IMPACT

Funding has been appropriated for this design effort in the Engineering/Public Works-Streets Division general fund (101-4310).

STRATEGIC GOAL(S)



ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: December 5, 2022

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Manager

Title: **Hilltop Road/Canterberry Parkway Area Improvements Final Design (CIP 22-039)**

Amount: **\$105,153**

Contractor: **Kimley-Horn**

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

EXECUTIVE SUMMARY

This agenda item is for the approval of a professional services agreement with Kimley-Horn for the final design of the Hilltop Road/Canterberry Parkway Area Improvements project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Due to staff and citizen concerns about the Hilltop Road and Canterberry Parkway intersection, the Town engaged Kimley-Horn in late 2021 to complete a traffic analysis of this intersection. Following an initial review, this analysis was expanded to also include the Hilltop Road and Legend High School access to the east, and this "area" analysis was completed in the first half of 2022. The analysis recommended the extension of the existing left-hand turn lanes on Hilltop Road at the Canterberry Parkway intersection and also the Legend High School intersection. The analysis also recommended the extension of the westbound Hilltop Road acceleration/merge lane west of the Canterberry intersection.

The Town subsequently engaged Kimley-Horn to commence conceptual design in the first-half of 2022 for the anticipated capital improvement project based on this traffic analysis. The initial design effort also showed the need to construct water quality improvements due to the proposed increased pavement area. An area to the west of Tallman Meadow Park was identified for a water quality detention pond that would provide water quality for not only the new pavement areas but the existing areas as well. Funding for this proposed roadway capital improvement project is included in the 2023 budget request. This proposed professional services agreement is to complete the needed design for these improvements and staff recommends approving this contract.

FINANCIAL IMPACT

Funding has been appropriated for this design effort in the Highway & Streets capital projects

fund (301-4310).

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: December 5, 2022

Submitted By: Tom Gill, Associate Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **Parker Road Sidewalks East Side Multi-Use Trail Connection Professional Services Agreement**

Amount: **\$270,852**

Contractor: **Stanley Consultants, Inc.**

Department: **Engineering and Public Works, Tom Gill**

EXECUTIVE SUMMARY

This agenda item is for the approval of a professional services agreement with Stanley Consultants, Inc. for final design, advertisement documents, bidding assistance and design services during construction of the Parker Road sidewalk (east side) from Sulphur Gulch to Solar Circle.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In August 2021, Stanley Consultants, Inc., began working on Phase 1 - preliminary (30% level) design for the Parker Road Sidewalks East Side Multi-Use Trail Connection project. This proposed multi-use trail/sidewalk is on the east side of Parker Road between the existing Sulphur Gulch regional trail and the existing Parker Road sidewalk/trail south of Parker Square Drive. This segment of the proposed Parker Road trail/sidewalk is broken into two segments. The first (northern) segment of the new trail/sidewalk is between the existing Sulphur Gulch regional trail and Clubhouse Drive and includes a new pedestrian bridge over Sulphur Gulch. The second (southern) segment consists of new trail/sidewalk improvements between Hilltop Road to south of Parker Square Drive to connect to the recently constructed sidewalk/trail adjacent to the Peak 83 Apartments and will require retaining walls to mitigate right-of-way impacts. In December 2021, Council approved Stanley Consultant's Phase 2.

This final phase will include CDOT final office review (FOR) design, advertisement documents, bidding assistance and design services during construction of the Parker Road sidewalk (east side) from Sulphur Gulch to Solar Circle.

The scope of this work is to be completed by July 15, 2023, to support the planned bidding for the project in the winter of 2023, with construction of the project being anticipated in 2023. A preliminary estimated construction cost of \$4,000,000 is eligible for reimbursement up to

\$3,200,000 by DRCOG/CDOT, which was made possible by the Council approving an intergovernmental agreement in June of 2021.

FINANCIAL IMPACT

Funding for this agreement has been appropriated in the Highway and Streets Capital Projects Fund (301-4310).

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

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: December 5, 2022

Submitted By: Mary Lou Brown, Finance Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.567 - Second Reading**
A Bill for an Ordinance to Adopt the 2023 Budget and to Make
Appropriations for the Same

Department: Finance, Mary Lou Brown

EXECUTIVE SUMMARY

This item requests Council approval for the Town of Parker 2023 Budget. This is the second of two public hearings on the request.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Internal work on the 2023 Town of Parker budget began in mid-July and was followed by three Council study sessions on October 7, 10 and 24, 2022. The 2023 Budget was posted to the internet on Tuesday, October 11, 2022 in advance of the legal deadline of October 15, 2022. Tonight is the second public hearing for the 2023 Budget. The first public hearing was held on November 7, 2022.

The 2023 Budget was prepared in conjunction with seven overall guidelines:

- Meet the General Fund's required cash balance percentage
- Calculate the Cultural and Recreation Fund cash balances in the same manner as the General Fund
- Sustain level of funding for community programs
- Maintain Repair and Maintenance programs at the current activity levels
- Plan for expected compensation study recommendations
- Fund performance pay and PD officer step plans in line with other area agencies
- Contain growth in discretionary expense items

The Town is in a unique position coming into the 2023 budget preparation. Sales tax revenue, the primary source of revenue for the General Fund, has recorded very strong growth of 12% year-to-date. While the Town continues to grow and increased shopping opportunities exist for citizens, we have reflected a lower growth rate of 8% for year-end 2022 and the 2023 budget;

this is more in line with historical growth rates.

In the General Fund, which is the main operational fund of the Town, operating expense growth is 15% percent due to continued recovery to pre-Covid levels and the impacts of inflation on Town purchases. Eight additional full-time employees are being added to the General Fund, with five of those positions in the Police Department, two in Parks and one in Public Works. An additional position has been added to the Parks and Recreation Department.

FINANCIAL IMPACT

The 2023 budget sets the appropriation levels for the Town.

STRATEGIC GOAL(S)



**ENHANCE ECONOMIC
VITALITY**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT**



**SUPPORT AN
ACTIVE COMMUNITY**

ATTACHMENTS

1. Ordinance No. 1.567

RECOMMENDED MOTION

I move to approve Ordinance No. 1.567 on second reading.

ORDINANCE NO. 1.567, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO ADOPT THE 2023 BUDGET AND TO MAKE APPROPRIATIONS FOR THE SAME

WHEREAS, the Home Rule Charter of the Town of Parker specifies that a proposed budget be presented to the Town Council on or before the fifteenth day of October of each year;

WHEREAS, the proposed budget for 2023 was presented by the Town Administrator on October 7, 2022, October 10, 2022, and October 24, 2022; and

WHEREAS, upon due and proper notice published and posted in accordance with the Town of Parker Home Rule Charter, said proposed budget was open for inspection by the public at the Town Hall, and Public Hearings were held on November 7, 2022, and December 5, 2022, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

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

Section 1. The 2023 budget for the Town of Parker, Colorado, which is attached hereto as **Exhibit A** and incorporated by this reference, is hereby adopted and the monies are appropriated to the various funds as the same are budgeted.

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 A
Town of Parker
2023 Budget

General Fund

Beginning Fund Balance	\$	21,586,956
Revenues		78,373,153
Expenditures		72,189,025
Ending Fund Balance	\$	27,771,084

Conservation Trust Fund

Beginning Fund Balance	\$	350,819
Revenues		618,600
Expenditures		620,000
Ending Fund Balance	\$	349,419

Parks and Recreation Fund

Beginning Fund Balance	\$	16,538,700
Revenues		12,722,980
Expenditures		12,696,545
Ending Fund Balance	\$	16,565,135

Cultural Fund

Beginning Fund Balance	\$	2,415,018
Revenues		5,961,545
Expenditures		6,558,738
Ending Fund Balance	\$	1,817,825

Recreation Fund

Beginning Fund Balance	\$	2,857,834
Revenues		10,193,700
Expenditures		10,504,552
Ending Fund Balance	\$	2,546,982

Capital Renewal and Replacement Fund

Beginning Fund Balance	\$ 51,631,426
Revenues	2,660,000
Expenditures	8,000,000
Ending Fund Balance	<u>\$ 46,291,426</u>

Public Improvements Fund

Beginning Fund Balance	\$ 33,474,337
Revenues	25,518,895
Expenditures	44,900,000
Ending Fund Balance	<u>\$ 14,093,232</u>

Excise Tax Fund

Beginning Fund Balance	\$ 23,498,789
Revenues	9,600,000
Expenditures	4,000,000
Ending Fund Balance	<u>\$ 29,098,789</u>

Public Works Impact Fees Fund

Beginning Fund Balance	\$ 7,044
Revenues	30
Expenditures	-
Ending Fund Balance	<u>\$ 7,074</u>

General Government Facilities Impact Fees Fund

Beginning Fund Balance	\$	10,504
Revenues		50
Expenditures		-
Ending Fund Balance	\$	10,554

Police Facility Impact Fees Fund

Beginning Fund Balance	\$	10,678
Revenues		50
Expenditures		-
Ending Fund Balance	\$	10,728

Court Facility Impact Fees Fund

Beginning Fund Balance	\$	998
Revenues		4
Expenditures		-
Ending Fund Balance	\$	1,002

Hess Ranch Fund

Beginning Fund Balance	\$	163,474
Revenues		40,500
Expenditures		-
Ending Fund Balance	\$	203,974

General Debt Service Fund

Beginning Fund Balance	\$	-
Revenues		940,570
Expenditures		940,570
Ending Fund Balance	\$	-

Recreation Debt Service Fund

Beginning Fund Balance	\$	-
Revenues		1,584,048
Expenditures		1,584,048
Ending Fund Balance	\$	-

Stormwater Utility Fund

Beginning Fund Balance	\$ 2,260,420
Revenues	8,612,300
Expenditures	9,468,073
Ending Fund Balance	<u>\$ 1,404,647</u>

Fleet Services Fund

Beginning Fund Balance	\$ 2,673,046
Revenues	3,441,990
Expenditures	3,424,261
Ending Fund Balance	<u>\$ 2,690,775</u>

Technology Management Fund

Beginning Fund Balance	\$ 1,304,156
Revenues	5,209,383
Expenditures	5,175,483
Ending Fund Balance	<u>\$ 1,338,056</u>

Facility Services Fund

Beginning Fund Balance	\$ 168,306
Revenues	1,297,113
Expenditures	1,294,513
Ending Fund Balance	<u>\$ 170,906</u>

Medical Benefits Fund

Beginning Fund Balance	\$ 1,490,181
Revenues	4,376,300
Expenditures	4,536,000
Ending Fund Balance	<u>\$ 1,330,481</u>



Request for Town Council Action

Date: December 5, 2022

Submitted By: Jen Campbell, Finance Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.553.2 - Second Reading**
A Bill for an Ordinance to Adopt the 2022 Revised Budget for the Town of Parker and to Make Appropriations for the Same
Department: Finance, Jen Campbell

EXECUTIVE SUMMARY

This item is a revision to the 2022 annual budget. Details of the revision are listed as Exhibit A attached to the ordinance.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Budget adjustments for the current year's budget are submitted to Council for consideration several times per year. Supplemental amendments consist of additional/new appropriation requests that were not anticipated at the time of budget development. Section 9.12 of the Parker Municipal Code provides the authority under which these adjustments may occur. For supplemental amendments, additional revenue or available cash is the source of funding.

FINANCIAL IMPACT

	Supplemental Expenditures	Supplemental Revenue	Net Revision
General Fund	\$11,740,861	\$3,990,367	\$7,750,494
Parks and Recreation Fund	304,000	304,000	-
Law Enforcement Assistance Fund	(107,454)	(110,960)	3,506
Cultural Fund	413,428	476,428	(63,000)
Recreation Fund	130,000	20,000	110,000
Public Improvements Fund	500,000	500,000	-
Capital Renewal & Replacement Reserve Fund	300,000	11,500,000	(11,200,000)
Total all funds	\$13,280,835	\$16,679,835	\$(3,399,000)

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Ordinance No. 1.553.2

RECOMMENDED MOTION

I move to approve Ordinance No. 1.553.2 on second reading.

ORDINANCE NO. 1.553.2, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO ADOPT THE 2022 REVISED BUDGET FOR THE TOWN OF PARKER AND TO MAKE APPROPRIATIONS FOR THE SAME

WHEREAS, the Home Rule Charter of the Town of Parker specifies that Town Council may make additional appropriations by ordinance during the fiscal year for unanticipated expenditures; and

WHEREAS, upon due and proper notice published and posted in accordance with the Town of Parker Home Rule Charter, said proposed budget revisions are open for inspection by the public at the Town Hall.

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

Section 1. The 2022 Revised Budget for the Town of Parker, Colorado, which is attached hereto as **Exhibit A** and incorporated by this reference, is hereby adopted and the monies are appropriated to the various funds as the same are budgeted.

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

2022 Revised Budget Ordinance 1.553.2

1st Reading

November 7, 2022

2nd Reading

December 5, 2022

	Revision	2022 Revised Budget
General Fund		
Beginning fund balance (unaudited)		\$ 28,234,323
Revenue		67,685,739
Revenue revision	3,990,367	3,990,367
Total revised revenue		71,676,106
Total available		99,910,429
Expenditures		71,589,697
Supplemental appropriation	11,740,861	
Total expenditure revision		11,740,861
Total revised expenditures		83,330,558
Ending fund balance		\$ 16,579,871
Parks and Recreation Fund		
Beginning fund balance (unaudited)		\$ 19,459,110
Revenue		12,207,184
Revenue revision	304,000	304,000
Total revised revenue		12,511,184
Total available		31,970,294
Expenditures		16,497,150
Supplemental appropriation	304,000	
Total expenditure revision		304,000
Total revised expenditures		16,801,150
Ending fund balance		\$ 15,169,144

2022 Revised Budget Ordinance 1.553.2

1st Reading

November 7, 2022

2nd Reading

December 5, 2022

	Revision	2022 Revised Budget
Law Enforcement Assistance Fund		
Beginning fund balance (unaudited)		\$ 62,407
Revenue		110,960
Revenue revision	(110,960)	(110,960)
Total revised revenue		-
Total available		62,407
Expenditures		169,861
Supplemental appropriation	(107,454)	
Total expenditure revision		(107,454)
Total revised expenditures		62,407
Ending fund balance		\$ -
Cultural Fund		
Beginning fund balance (unaudited)		\$ 1,191,631
Revenue		6,429,812
Revenue revision	476,428	476,428
Total revised revenue		6,906,240
Total available		8,097,871
Expenditures		6,000,908
Supplemental appropriation	413,428	
Total expenditure revisions		413,428
Total revised expenditures		6,414,336
Ending fund balance		\$ 1,683,535

2022 Revised Budget Ordinance 1.553.2

1st Reading

November 7, 2022

2nd Reading

December 5, 2022

	Revision	2022 Revised Budget
Recreation Fund		
Beginning fund balance (unaudited)		\$ 1,828,126
Revenue		10,956,500
Revenue revision	20,000	20,000
Total revised revenue		10,976,500
Total available		12,804,626
Expenditures		10,205,998
Supplemental appropriation	130,000	
Total expenditure revisions		130,000
Total revised expenditures		10,335,998
Ending fund balance		\$ 2,468,628
Public Improvements Fund		
Beginning fund balance (unaudited)		\$ 50,783,575
Revenue		16,722,634
Revenue revision	500,000	500,000
Total revised revenue		17,222,634
Total available		68,006,209
Expenditures		37,341,862
Supplemental appropriation	500,000	
Total expenditure revisions		500,000
Total revised expenditures		37,841,862
Ending fund balance		\$ 30,164,347

2022 Revised Budget Ordinance 1.553.2

1st Reading

November 7, 2022

2nd Reading

December 5, 2022

	Revision	2022 Revised Budget
Capital Renewal & Replacement Reserve Fund		
Beginning fund balance (unaudited)		\$ 30,871,426
Revenue		9,330,000
Revenue revision	11,500,000	11,500,000
Total revised revenue		20,830,000
Total available		51,701,426
Expenditures		-
Supplemental appropriation	300,000	
Total expenditure revisions		300,000
Total revised expenditures		300,000
Ending fund balance		\$ 51,401,426

Town of Parker**Exhibit A****Summary of Revisions to 2022 Budget Ordinance 1.553.2**

1st reading 11/07/2022

2nd reading 12/05/2022

	Supplemental Expenditures	Supplemental Revenue	Net Revision
General Fund	\$ 11,740,861	\$ 3,990,367	\$ 7,750,494
Parks and Recreation Fund	304,000	304,000	\$ -
Law Enforcement Assistance Fund	(107,454)	(110,960)	\$ 3,506
Cultural Fund	413,428	476,428	\$ (63,000)
Recreation Fund	130,000	20,000	\$ 110,000
Public Improvements Fund	500,000	500,000	\$ -
Capital Renewal & Replacement Reserve Fund	300,000	11,500,000	\$ (11,200,000)
Total all funds	<u>\$ 13,280,835</u>	<u>\$ 16,679,835</u>	<u>\$ (3,399,000)</u>

Expenditures

General Fund

Close Law Enforcement Assistance Fund and transfer activities to General Fund	169,861
Transfer PSCo contribution to Parks & Rec Fund for PSCo trail project	304,000
Move budget for Town Hall Expansion to Capital R&R reserve fund	(300,000)
Transfer to Capital Renewal & Replacement Reserve Fund for expansion projects	11,500,000
PD Seizure fund equipment purchase	67,000

Total General Fund expenditure supplemental revision	\$	11,740,861
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Parks and Recreation Fund

PSCo Corridor trail project	304,000
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Total Parks and Recreation Fund expenditure supplemental revision	\$	304,000
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Law Enforcement Assistance

Close Law Enforcement Assistance Fund and transfer activities to General Fund	(107,454)
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Total Law Enforcement Assistance Fund expenditure supplemental revision	\$	(107,454)
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Cultural Fund

Bank (credit card) fees for additional ticket sales, rentals and classes	18,000
Education expenses for additional class participation	86,500
Third party ticket sales fees for additional ticket sales	308,928

Total Cultural Fund expenditure supplemental revision	\$	413,428
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Recreation Fund

Increase expense for grant-funded bus for Day Camp	110,000
Increase expense for grant-funded day camp scholarships	20,000

Total Recreation Fund expenditure supplemental revision	\$	130,000
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Public Improvements Fund

Increase project cost for Dransfeldt Road Extension	250,000
Increase project cost for Lincoln Avenue Widening	250,000

Total Public Improvements Fund expenditure supplemental revision	\$	500,000
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Capital Renewal & Replacement Reserve Fund

Move budget for Town Hall Expansion to Capital R&R reserve fund	300,000
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Total Capital Renewal & Replacement Reserve Fund expenditure supplemental revision	\$	300,000
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Total expenditure supplemental revision	\$	13,280,835
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Revenues

General Fund

Close Law Enforcement Assistance Fund and transfer revenue/fund balance to General Fund	173,367
Account for Seizure fund revenue	67,000
Account for higher sales tax collections	3,750,000

Total General Fund revenue supplemental revision	\$ 3,990,367
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Parks & Recreation Fund

Transfer of PSCo contribution to Parks & Rec Fund for PSCo trail project	304,000
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Total Parks & Recreation Fund revenue supplemental revision	\$ 304,000
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Law Enforcement Assistance Fund

Close Law Enforcement Assistance Fund and transfer revenue/fund balance to General Fund	(110,960)
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Total Law Enforcement Assistance Fund revenue supplemental revision	\$ (110,960)
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Cultural Fund

Education Revenues for additional class participation	167,500
Third Party Ticket sales fees for additional ticket sales	308,928

Total Cultural Fund revenue supplemental revision	\$ 476,428
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Recreation Fund

Increase grant funding received	20,000
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Total Recreation Fund revenue supplemental revision	\$ 20,000
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Public Improvement Fund

Increase Contribution from Douglas County for two road projects	500,000
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Total Public Improvement Fund revenue supplemental revision	\$ 500,000
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Capital Renewal & Replacement Reserve Fund

Transfer to Capital Renewal & Replacement Reserve Fund for expansion projects	11,500,000
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Total Renewal & Replacement Reserve Fund revenue supplemental revision	\$ 11,500,000
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Total revenue supplemental revision	\$ 16,679,835
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Request for Town Council Action

Date: December 5, 2022

Submitted By: Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **HESS RANCH**

Applicant: **LB Parker, LLC**

Location: **Generally located west of Chambers Road and north of Spirit Trail Parkway**

Department: **Community Development, Bryce Matthews**

TRAKiT No.: **ANX22-001 & Z22-004**

EXECUTIVE SUMMARY

The applicant, LB Parker Owner, LLC, proposes the following:

1. An amendment to the Hess Ranch PD zoning to relocate a planned elementary school site on Spirit Trail Parkway west of Chambers Road further west on Spirit Trail Parkway. This proposal, supported by Town staff, will provide the Douglas County School District (DCSD) with a better site for the future development of a school and provide the Town with a larger community park in a future development segment (phase). To accomplish this, the applicant also proposes to relocate planned residential lots affected by this revision from one planning area to another with no increase in the total approved residential yield or density. The applicant has proposed this amendment to the PD zoning in response to a request by the DCSD for an alternative school site and with their support;
2. An amendment to the Amended and Restated Stroh Ranch/Hess Annexation Agreement (Southern Property);
3. A Partial Waiver Resolution to align these documents with the proposed amendment to the PD zoning referenced in #1 above; and
4. An Assignment and Assumption Agreement related to the transfer of property ownership from LB Parker Owner, LLC to VPDF LG, LLC to ensure that the development rights and obligations associated with the property are assigned to and assumed by the new owner.

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

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 Looking Glass PD is generally located west/southwest of the intersection of Stroh Road and Crowfoot Valley Road. The Looking Glass Segment 1 development was previously approved by the Town Council and is under construction in the area west of Crowfoot Valley Road between Stroh Road in the north and Chambers Road in the south. The proposed Looking Glass Segment 2A development is located on open land directly west of Segment 1 running in a westerly direction to the future intersection of Chambers Road and Stroh Road. To advance Segment 2A, the applicant proposes multiple actions as follows:

Amendment to Hess Ranch PD Zoning (Application #Z22-004)

The applicant is requesting the approval of an amendment to the Hess Ranch PD zoning. Specifically, the applicant is requesting the following changes:

1. **Relocation of Planned School Site:** In response to concerns by the DCSD about the suitability of Planning Area 19 (PA-19) for the future development of an elementary school, the applicants are proposing to amend the Hess Ranch PD zoning to relocate the planned school to a more appropriate site. The proposal would relocate the planned school from PA-19, which has an area of 11.38 acres, to a site having the same area in PA-31 further west on Spirit Trail Parkway. The proposal would eliminate PA-19 and consolidate most of the land into adjacent PA-18 that is planned as a community park to be dedicated to the Town.
2. **PA-19 Consolidated with PA-18 for Larger Park:** As indicated in #1 above, PA-19 will be eliminated with the proposed relocation of the planned elementary school to PA-31 and the land from PA-19 will be consolidated into adjacent PA-18. Since PA-18 is planned as a community park, this revision will substantially increase the size of the planned community park by 11.38 acres to 24.14 acres in total area. The new, larger community park will have approximately 12.76 acres for active recreation with improvements while the 11.38 acres from PA-19 will be reserved for open space and passive recreation with limited improvements. The planned community park in PA-18 will be planned and designed to Town standards in a future phase, most likely Segment 2B or Segment 3.

3. **Reallocation of Approved Residential Units:** To support the revisions in #1-2 above, the applicant proposes to reallocate approved residential units in PA-31 to other Planning Areas within Looking Glass Segments 1 and 2A. For example, they propose to reallocate 16 approved residential units to PA-6 that is located in Looking Glass Segment 1, Filing 8. This area is planned for single-family residential development with paired homes/townhomes and will contain 106 residential units if the application is approved. The reallocation of residential units from one Planning Area to another is permitted by zoning and will not change the total permitted residential yield or density within the Hess Ranch PD.
4. **Minor Revisions to Planning Area Boundaries:** The applicant proposes minor revisions to Planning Area boundaries and related land area to better align with the proposed Sketch/Preliminary Plans. The proposed revisions are the result of advanced planning and design work that will further define the location and extent of grading, development blocks, parks/open space (including pocket parks) and street alignment.

Amendments to Annexation Agreement and Partial Waiver Resolution

The previously adopted Amended and Restated Stroh Ranch/Hess Annexation Agreement (Southern Property) and Partial Waiver Resolution incorporate and specifically reference the Hess Ranch PD zoning including designated Planning Areas for future school sites. As a result, the applicant's proposal to amend the current Hess Ranch PD zoning to relocate the planned elementary school from PA-19 to PA-31 triggers the need to also amend the Annexation Agreement and Waiver Resolution. The proposed amendments to both documents will ensure that they are consistent with the Hess Ranch PD zoning and identify that the planned elementary school has been relocated from PA-19 to PA-31. This is a technical (not substantive) revision to ensure that all three documents align and are consistent as to the location of the planned elementary school in PA-31.

Assignment and Assumption Agreement

The applicant has transferred ownership of Looking Glass Segment 2A and the remainder of the undeveloped land to the west of this Segment from LB Parker Owner, LLC to VPDF LG, LLC. An Assignment and Assumption Agreement is necessary when this occurs to ensure that the development rights and obligations associated with the property transfer are assigned to and assumed by the new owner.

The Planning Commission held a public hearing on the proposed amendment to the Hess Ranch PD zoning on November 10, 2022 and voted to recommend that the Town Council approve the Rezoning application by Ordinance No. 3.315.4.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

1. P.C. Report Z22-004, SUB21-066 & 067, SUB21-059 & SUB21-060
2. Resolution No. 22-070
3. Second Amd Hess Agreement-South Property Final 20221028
4. Resolution No. 22-041
5. Ordinance No. 3.315.4

RECOMMENDED MOTION

1. I move to approve Resolution No. 22-070.
2. I move to approve Ordinance No. 3.315.4 on second reading.
3. I move to approve the Second Amendment to the Amended and Restated Stroh Ranch/Hess Annexation Agreement (Southern Property).
4. I move to approve Resolution No. 22-041.



Planning Commission Staff Report

Planning Commission Date: 11/10/2022

Town Council Date: 12/5/2022

Hearing Type: Public Hearing
Hess Ranch PD Zoning Amendment – Zoning
Looking Glass Segment 2a Sketch and Preliminary Plan
Looking Glass Filing 8 Sketch and Preliminary Plan

TRAKiT Nos.: Z22-044, SUB21-066, SUB21-067, SUB21-059, and SUB21060

Location: The sites are located south and west of the intersection of Stroh Road and Crowfoot Valley Road.

Project Planner: Bryce Matthews, Assistant Director-Planning

Applicant: LB Parker, LLC;
Stelvio Management, LLC;
KB Home Colorado, Inc.

Executive Summary: The applicants are proposing:

1. Amendments to the Hess Ranch Planned Development zoning to relocate a proposed elementary school site in coordination with DCSD;
2. A Sketch and Preliminary Plan (Looking Glass Segment 2A) for 658 residential lots, two Mixed-Use tracts (24 +/- acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel; and
3. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the zoning.”

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan subject to the following conditions:”

The applicant shall comply with the following condition of approval in connection with Town approval of the Sketch and Preliminary Plan. The applicant shall demonstrate compliance with the condition of

approval prior to the recording of any final plat for a Planning Area or portion thereof which contains residential lots.

1. *The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires “All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development.”*
2. *The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.*
3. *The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
4. *Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is located in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
5. *Meters may be placed above-ground if mounted to the principal structure.*
6. *All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.*
7. *Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:*
 - a. *There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or*
 - b. *The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.*
8. *All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.*

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan.”

ALTERNATIVE MOTIONS

Hess Ranch PD Zoning

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

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the zoning to a future date.”

Looking Glass Segment 2A Sketch and Preliminary Plan

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan.”

“I move the Planning Commission recommend Town Council deny the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan.”

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

“I move the Planning Commission vote to continue Looking Glass Segment 2A Sketch Plan and Preliminary Plan to a future date.”

Looking Glass Filing 8 Sketch and Preliminary Plan

“I move the Planning Commission recommend Town Council deny the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan.”

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

“I move the Planning Commission vote to continue the Looking Glass Filing 8 Sketch Plan and Preliminary Plan to a future date.”

I. BACKGROUND/DISCUSSION

The subject properties are located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The site is currently undeveloped and is directly adjacent to Looking Glass Segment 1 to the east, the undeveloped Anthology North property to the north, and future phase of Looking Glass to the west.

Z22-004 PD Zoning Amendment:

The applicants are requesting the approval of a zoning amendment to the Hess Ranch PD. Specifically, the applicant is requesting the following changes:

1. **School Site Location Moved** - Due to concerns expressed by the Douglas County School District regarding the suitability for development of the current location for a future elementary school site in the PD, the applicants have agreed to pursue an Amendment to change the elementary school location to a more desirable and developable site. Currently, the school site is in Planning Area (PA)-19 and includes 11.38 acres. The school site would be relocated to a more developable site further west to PA-31. PA 19 would no longer exist in the proposed Hess Ranch Planned Development Amendment No. 4. The newly proposed site, PA-31, would maintain the same acreage as previously proposed, 11.38 acres, and be a part of the future development within Segment 2B. The remaining developable acreage within the previous PA-31 would be relocated to PA-33.

2. **Previous School Site Added to Park/Open Space** - The 11.38 acres site previously Planning Area 19 (previous school site)) would be added to the Community Park designated in Planning Area 18 (12.76 acres), creating a new 24.14-acre Community Park. Due to topographical challenges in the original PA-19, which contributed to the relocation of the school site, the developed park in PA-18 would remain 12.76 acres with the remaining 11.38 acres being maintained as undeveloped open space. The open space area has more interesting site characteristics which will complement the Brandy Gulch open space adjacent to the site. The proposal would not reduce the park area in the zoning and would still provide a 12.76 developed park along the frontage of Spirit Trail Boulevard that meets the park requirements of the Town.
3. **Permitted Dwelling Units Reallocated** - Dwelling units previously proposed within PA-31 are proposed to be reallocated to other Planning Areas within North Parcel – Segment 1 and 2. Sixteen dwelling units have been relocated from PA-14 to PA-6 (Filing 8 and located within North Parcel – Segment 1). PA-6 was previously designated for 90 dwelling units. The relocation of the 16 dwelling units would allow for a total of 106 dwelling units in PA-6. There are no changes in overall densities or dwelling units within the PD.
4. **Minor Revisions to Planning Area Boundaries** - Small changes in Planning Area boundaries and acreages were made to better align with the proposed Sketch and Preliminary Plans. The changes in boundaries are due to further definition of pocket parks, grading and street alignments. There are no changes to Open Space as allocated on PD Amendment No. 3.

SUB21-066 and SUB21-067 Sketch and Preliminary Plan Segment 2A

The approximate 345.5-acre site is located south and west of the intersection of Stroh Road and Spirit Trail Boulevard. The parcel is currently undeveloped. The Sketch and Preliminary Plans request approval of 658 residential lots, two Mixed-Use tracts (24 +/-) acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel.

The charts below show consistency with the Hess Ranch Planned Development Amendment No. 4.

PD Dwelling Unit Maximums

LAND USE SUMMARY		
LOTS		
PLANNING AREA	FILING NO.	NUMBER OF LOTS
PA3 & PA4	9	2 (COMMERCIAL)
PA5	10	50
PA5	11	79
PA24	12	76
PA24	13	58
PA20	14	91
PA13	15	59
PA2	16	68
PA11	17	73
PA11	18	57
PA11	19	47
TOTAL		658

Segment 2A Land Use Summary			
Planning Areas	Lots Permitted	Filing No.	Lots Proposed
PA3 & PA4	N/A	9	2 (Commercial)
PA5	129	10	50
		11	79
PA24	134	12	76
		13	58

PA20	91	14	91
PA13	59	15	59
PA2	68	16	68
PA11	177	17	73
		18	57
		19	47
	658		658

The proposed maximum dwelling units proposed are consistent with those allowed under the PD.

Parks and Open Space

Required Parks:

Single-Family Detached and Duplexes

Total Amount = Dwelling units × 0.0239 acres/unit

15.726 = 658 × 0.0239 acres/unit

The applicant is providing approximately 31.5 acres of parks within Segment 2A.

Required Open Space:

Per the First Amendment to Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch requires 282.77 gross acres of Open Space within the North Parcel. North-Parcel Segment 1 has dedicated 136.25 acres of open space resulting in a remaining 146.52 acres of open space to be provided in Segment 2. The Sketch and Preliminary Plan is for Segment 2a and is providing 53.847 acres of open space. The remaining filings for Segment 2b will be required to dedicate the outstanding remainder of 92.673 acres. Future Tracts A-1 and A-2 are zoned as Mixed-Use Planning Areas within the PD and allow for a mix of residential and commercial uses. Tract LL will be a future senior park space for the proposed age restricted community.

LOOKING GLASS SEGMENT 2A			
<i>Tract Area</i>	<i>Dwelling Units</i>	<i>Planned Development Open Space (ac)</i>	<i>Park Land Dedication (ac)</i>
<i>Looking Glass - Segment 2a</i>			
Tract E		1.820	
Tract F		10.43	
Tract T		4.486	
Tract BB		6.594	
Tract KK		0.3643	
Tract CC		5.127	
Tract JJ		3.778	
Tract QQ			1.06
Tract V V		1.605	
Tract PP		16.291	
Tract SS		3.352	
Tract D			25.686
Tract G (pool)			0.700
Tract R			2.511
Tract AA			1.506
Total proposed	0	53.847	31.463
Total required Segment 2A	658	53.488	15.73
Future Tract A-1, A-2 and LL	238		2.78

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

SUB21-059 and SUB21-060 Sketch and Preliminary Plan Looking Glass F8

The 19.4664-acre site is located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The parcel is currently undeveloped and the last parcel to be developed within Segment 1 of Looking Glass. The Sketch and Preliminary Plans requests approval of 106 residential lots for paired homes and 11 tracts. Filing 8 corresponds with PA-6 in the PD and allows for SFe development. The SFe designation in the PD allows for a variety of residential land use types ranging in intensity from single family detached to condominium dwelling units. The current version of the PD, Hess Ranch Planned Development Amendment No. 3, allows for 90 dwelling units in PA-6. If the PD zoning Amendment No. 4 is approved 16 additional units will be transferred to the planning area, for a maximum of 106 dwelling units. The charts below show consistency with the Hess Ranch Planned Development Amendment No. 4.

PD Dwelling Unit Maximums

NORTH PARCEL - SEGMENT 1 - PD AMENDMENT NO. 4					
	Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFe	17.99	6.00	106
	7	SFd	52.84	4.50	206
	8	SFf	28.02	3.20	82
	9	SFe	11.65	6.00	51
	21	SFf	41.28	3.20	129
	25	SFf	36.86	3.20	120
	SUBTOTAL		188.64	-	694
		Open Space	136.25		
		Right of Way	28.97		
AMENDMENT SUBTOTAL			353.86	-	

The proposed maximum dwelling units proposed are consistent with those allowed under the Hess Ranch Planned Development Amendment No. 4.

Parks and Open Space

Required Parks:

There are 694 dwelling units in Looking Glass Filing Segment 1, which includes Filing 8. Based on code requirements for parks dedications, a total of 16.59 acres of park space is required in Segment 1. Filings 2 through 7 have already provided a total of 17.04 acres and no further park requirement is required for Filing 8.

Required Open Space:

Per the First Amendment to the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch 282.77 gross acres of Open Space are required within the North Parcel. Section 13.07.145 – Common Open Space, as applied to property zoned for planned development (PD), total development parcel means the total gross land area subject to the PD Development Guide (Master Plan) and does not

mean the land area contained in each separate filing of a larger, phased planned development. North-Parcel Segment 1 has dedicated 136.25 acres of open space resulting in a remaining 146.52 acres of open space to be provided in Segment 2. No further Open Space dedication is required in Filing 8.

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

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1984	A portion of the northeast corner of the subject property was voluntarily annexed by the Town (Ordinance 2.27) and zoned Stroh Ranch PD allowing for a variety of residential and commercial uses.
2003	The remainder of the subject property was voluntarily annexed by the Town (Ordinance 2.140), combined with the easterly vacant portion of the property, and zoned as Sunmarke PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to rename the PD from Sunmarke to Anthology and to amend the roadway network, open space reservation and other land uses.
2008	Town Council approved a PD Amendment to make minor changes to the roadway network and land uses.
2015	The PD-Planned Development zoning covering the subject property was split from the northerly portion of the property and named Hess Ranch. The amended PD, approved by Town Council, allowed for a variety of residential and commercial uses.
2019	The current PD-Planned Development rezoning was amended to allow for dendritic design of Segment 1 of the subject property and was approved by Town Council.
2020	Town Council approved an annexation amendment and rezoning for the Planned Development for dendritic drainage design, preservation of the commercial zoning at

	the intersection of Stroh Road and Chambers Road and a re-alignment of rights-of-way.
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III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development		
Master Plan Area	Medium Density Residential, Low-Density Residential and Neighborhood Center		
Site Acreage	Entire PD: 1,135.86 acres Segment 2A: 345.495 acres Filing 8: 19.4664 acres		
Subdivision	Looking Glass Segment 2A Sketch and Preliminary Plan Looking Glass Segment 1 Filing 8 Sketch and Preliminary Plan		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Undeveloped (Anthology North)
South	Douglas County	Douglas County Zoning	Large lot residential
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Crowfoot Valley Road and single-family detached residential units
West	Medium Density Residential	PD - Planned Development	Reuter Hess Reservoir

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Low Density Residential:</u> Consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. <u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. <u>Neighborhood Center:</u> Neighborhood Centers should be planned to serve the basic needs of the surrounding resi-

	dents. Typical uses within Neighborhood Centers 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 Center should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Center 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 Centers 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.A, B, D, E, F, G, H, I Housing and Neighborhoods 2, 2.A, 5, 5.A Natural Resource Protection 1.A, B, C, 2, 2.A, C, D, 4.B, C, D, E, F, G, H, I Open Space and Recreation 1, 1.A, 2, 2.A, 3, 3.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for low and medium density residential uses, as well as mixed-use and commercial planning areas within a Neighborhood Center per the General Land Use Plan. The proposed amendment to the Hess Ranch PD will facilitate the development of the future school and is consistent with the request made by the Douglas County School District. The Sketch and Preliminary plans for Segment 2A and Filing 8 propose densities, maximum dwelling units, parks, and open space consistent with the requirements of the PD.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY			
Provisions	Existing/Required	Proposed	Analysis

Setbacks	Setbacks, Residential roadway buffers, and open space buffers are established in the Hess Ranch PD Amd. 4.	Building setbacks will be reviewed at the time of building permit submittal. All lots are consistent and meet and exceed residential roadway buffer and other buffer requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	Densities and maximum dwelling units per each Planning Areas are established in the Hess Ranch PD Amd. 4 SFd: 4.5 DU/Acre SFf: 3.2 DU/Acre SFe: 6 DU/Acre MU: 22 DU/Acre Commercial: N/A	All planning areas are consistent with the Hess Ranch Amd. 4 and reflect the transfer of units caused by the relocation of the school site at the behest of the Douglas County School District	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Heights are established in the Hess Ranch PD Amd. 4. SFd: 35 ft. SFf: 35 ft. SFe: 35 ft. MU: 45 ft or 50 ft UbSr Commercial: 60 ft.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size for each land use designation is established in the Hess Ranch PD Amd. 4 SFd: 3,500 sf. SFf: 3,500 sf. SFe: 2,000 sf/duplex 3,500 sf MU: 1,200/townhomes Commercial: None	The proposed minimum lot sizes range from 2,800 to 4,950 square feet which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed sketch and preliminary plans for	☒ Consistent ☐ Inconsistent ☐ N/A

		compliance. This review will be evaluated in greater detail during the Final Plat.	
Miscellaneous	See Parks and Open Space section in Background/Discussion	See Parks and Open Space section in Background/Discussion	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The proposed Sketch and Preliminary Plans are in conformance with the proposed zoning and the Land Development Ordinance.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Hess Ranch development is served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, connects these two arterial roads. The Stroh Road and Chambers Road extensions associated with Segment 2 will provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development and the regional roadway system as it has been contemplated in the approved Planned Development since 2015.

At full capacity, Stroh Road and Chambers Road will be four and six lane arterial roadways, respectively. However, as agreed to in the annexation agreement for Hess Ranch, the applicant is responsible for designing and grading the entirety of these roadways but will generally only be constructing half of the lanes of Chambers Road. The Town will construct the remaining three lanes of Chambers Road in the future when traffic counts warrant the expansion of the roadway as a part of a future Capital Improvement Program (CIP) process. The developer of the adjacent property to the north will construct the remainder of the shared portion of Stroh Road. The portion of Stroh Road that is located entirely within the Looking Glass property will be constructed in full by the Looking Glass developer.

Stroh Road, Chambers Road, and Spirit Trail Boulevard will provide access to the future commercial development and residential filings for planned individual lots. All access from these roadways will meet the Town's intersection spacing criteria.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

DCSD has expressed that the previously identified school site in the former Planning Area 19 presents challenges to the site topography, the natural drainage-way on the property, and limited access. DCSD has also expressed support for a school site to be in Planning Area 31. The disadvantages of the PA-19 Site with its steep topography and drainage issues make the site uneconomical to develop. Moving the site to PA-31 is a practical solution to these challenges. Based on consultation with DCSD's consulting civil engineer and review by DCSD Planning Department staff, DCSD is confident that the school site proposed in Planning Area 31 meets the needs of DCSD for a school required in this fast growing and underserved area.

Staff Analysis

A need exists for the zoning amendment to accommodate the request of the Douglas County School District while reallocating units on the proposed school site that were previously approved and would otherwise be lost if not relocated. The change to the Planning Areas allows for the future elementary school development and preservation of the commercial and residential development allowed by the PD.

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

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

Applicant's Response

- **Constructability:** The design guidelines require that school sites be relatively flat and constructible, free of easements land encumbrances, and located away from hazardous uses. PA-31 is considerably flatter than the site proposed in Planning Area 19.
- **Separation of Traffic:** The site should offer opportunities for separation of traffic for busses and cars. DCSD Design Guidelines recommend two access points from adjacent streets to distribute bus and auto traffic and to avoid congestion and traffic conflicts. Within PA-31 access can easily be provided from the collector street located to the east of the site. Such access is on the inside curve of the collector affording acceptable sight distance for motorists. It was also noted in the December 9th meeting between DCSD and Town of Parker staff that traffic at this point along the collector is in an area where traffic volumes may be less than other areas. Specifically, traffic from this point is expected to diverge travelling either north or south at this point of access.
- **Access:** Consistent with the Design Guidelines, DCSD looks to ensure that a public vehicular access be available along the common property line of the PA-31 school site and the adjacent park site. If the opportunity for joint access to the park and school exists DCSD has determined that this approach is generally acceptable.
- **Public Park and Community Trail:** The adjacency to a proposed park and regional trails affords the opportunity for joint use of public investments and facilities and promotes safe walking routes to the school.
- **Utilities:** PWSD water and sewer lines exist to the west and may be available for convenient connection to serve the proposed school site. This joint utility line corridor also presents an opportunity for adding new storm drainage improvements along this utility corridor. This could mean that utilities would be consolidated thereby more efficiently using land for this important infrastructure. It is our understanding that dry utilities will be available as the area develops.
- **Stormwater/Drainage Improvements:** Drainage improvements needed for the P-31 school site may be less than required in other school site locations. The property is essentially at the "headwaters" of area drainage ways meaning that the amount of offsite drainage that needs to be accommodated is likely more minimal.
- **Need for New School Construction:** The Crowfoot Valley corridor is one of the fastest growing areas in Douglas County School District's service area. The development in Looking Glass, Trails at Crowfoot, Anthology North and the new Tanterra PD subdivision will all continue to contribute to this growth and subsequent increased school enrollment into the future.
- **Adjacency to Other School Sites:** DCSD has been asked to comment on the proximity of the proposed Anthology North school site to the proposed site in Hess PD, Planning Area 31. Using the measurement of driving on the collector street between sites, the

Planning Area 31 site is closer than the Planning Area 19 site to the proposed Anthology North school site. However, students will likely use local streets and the proposed community trail system in neighborhood open space areas. If using this measurement instead the distance between the two sites and the Anthology North site is nearly identical.

Staff Analysis

The subject property has been identified as a suitable and more appropriate site for construction of a future school than the previously designated PA-19. The applicant has accommodated DCSD's request and allowed for the relocation, which has triggered the PD amendment. Parks and dwelling unit counts site wide are remaining the same. Likewise, the new school locations adjacency to the park space to the north allows for joint use potential.

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's Response

There has been no error in the original zoning.

Staff Analysis

There was no error in the original zoning but the request to change the previously designated school site to a more appropriate and economically feasible site for development necessitated the entitlement request.

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

Applicant's Response

N/A-Zoning request came from discussions with DCSD as result of their due diligence evaluating the school site on PA-19 after original PD adoption and designation.

Staff Analysis

The request to change the previously designated school site to a more appropriate and economically feasible site for development necessitated the zoning amendment request. Staff facilitated discussions between DCSD and the applicant to come to an amicable and mutually agreed upon solution for the development of the future school while maintaining the entitlements previously granted to the applicant concerning density and dwelling units.

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

Applicant's Response

There are no changes proposed to the circulation system or anticipated traffic movements.

Staff Analysis

Town of Parker Engineering staff have reviewed the Sketch and Preliminary Plan approvals. The zoning change does not impact circulation system or anticipated traffic movements and is more beneficial to the school circulation including pick-up and drop-off. Additionally, the final platting process for the Subdivision Improvement Agreement will require infrastructure and public improvements.

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's Response

The PD Amendment request will not create a change to any municipal services that were previously anticipated by the Town.

Staff Analysis

The public improvements necessary to support the subject property were considered with the adoption of the original PD and no substantive changes in area or density are proposed. Any construction on the subject properties will be considered private and will be privately maintained.

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's Response

The PD Amendment request will not change any environmental condition that was previously anticipated. Rather - to the contrary, the modifications to the location of the school site to PA-31 and designation of PA-19 and PA-18 (now just PA-18) as a park will better accommodate the sites characteristics such as existing vegetation and topography.

Staff Analysis

The subject property is within a portion of the Town designated by the Town's Master Plan for such uses and was anticipated for residential and commercial development. The project will be required to meet all Town environmental standards as set forth in the Land Development Ordinance. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

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's Response

The PD Amendment request remains consistent with the Town of Parker 2035 Master Plan as determined by the approval of the original PD by Town Council in September of 2015. The Town's Master Plan designates this site as Low Density Residential at a gross density of 2.2 dwelling unit per acre and a Neighborhood Commercial at the corner of Stroh Road and S. Chambers Road. The PD Amendment maintains the Neighborhood Commercial area and adjacent Mixed-use areas and no change is proposed to the 3,379 dwelling units as originally approved original Hess Ranch Planned Development.

Staff Analysis

As detailed in Section IV. of this staff report, the proposed rezoning to allow for the relocation of the school site and the Amendment to the Planned Development are consistent with the Character Areas of the Parker 2035 Master Plan.

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's Response

The PD Amendment request does not propose any change to land uses that would impact or change any of the obligations related to services or the needs of the developing community. The proposed number of dwelling units remains the same for the Hess Ranch PD-North at 2,489 DUs as was originally intended. As such, there are no additional impacts to services, school needs and park land has been increased by 11.38 acres.

Staff Analysis

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

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

I. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	Advisory Comments
Aztec Consultants	No Comment
Parker Building	Advisory Comments
Fire Life Safety	Advisory Comments
Douglas County Assessor's Office	No Comment
Douglas County Planning	Advisory Comments
Douglas County School District	Approved
Parker Police	No Comment
Parker Comprehensive Planning	The proposed PD amendment and Sketch and Preliminary Plans align with the Parker 2035 Master Plan
Xcel	Advisory Comments
IREA	Advisory Comments on new CORE policy
CenturyLink	No Comment
Cherry Creek Basin Water Quality Authority	Advisory Comments
Comcast	No Comment
Parker Water and Sanitation District	Approved

VIII. CONCLUSION

The applicants are proposing:

1. Amendments to the Hess Ranch Planned Development to relocate a proposed elementary school site in coordination with DCSD and reallocate residential units in the PD without increasing the overall number;
2. A Sketch and Preliminary Plan for 658 residential lots, two Mixed-Use tracts (24 +/- acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel in Segment 2A; and
3. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the Hess Ranch PD Amendment No. 4, and the Sketch and Preliminary Plans as conditioned for Segments 2A and Filing 8.

IX. RECOMMENDED CONDITIONS

Segment 2A

1. *The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires "All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development."*
2. *The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.*
3. *The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
4. *Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
5. *Meters may be placed above-ground if mounted to the principal structure.*
6. *All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.*
7. *Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:*
 - a. *There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or*

- b. The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.*
- 8. All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.*

X. ATTACHMENTS

1. Hess Ranch 4th Amendment Development Guide
2. Hess Ranch 4th Amendment Development Plan
3. Preliminary and Sketch Plans Segment 2A
4. Segment 2A Landscape and Parks Plan
5. Preliminary and Sketch Plans Filing 8
6. Filing 8 Landscape and Parks Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

RESOLUTION NO. 22-070, Series of 2022

TITLE: A RESOLUTION TO CONSENT TO THE ASSIGNMENT AND ASSUMPTION AGREEMENT (LOOKING GLASS) BY AND BETWEEN LB PARKER OWNER LLC AND VPDF LG LLC

WHEREAS, LB Parker Owner LLC desires to enter into the Assignment and Assumption Agreement (the "Assignment") that is attached as **Exhibit 1**, and incorporated by this reference, with VPDF LG LLC;

WHEREAS, the Hess Ranch is the subject of and is encumbered by that certain Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property), recorded in Douglas County, Colorado, on December 16, 2015, at Reception No. 2015089338 (the "Looking Glass Agreement"), by and between Stroh Ranch Development, LLC, and the Town;

WHEREAS, pursuant to Paragraph 31 of the Looking Glass Agreement, the Town's consent is required before LB Parker Owner LLC and VPDF LG LLC can enter into the Assignment; and

WHEREAS, the Town Council of the Town of Parker desires to consent to the Assignment.

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 consents to the Assignment and Assumption Agreement (Hess Ranch) that is attached as Exhibit 1.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

ASSIGNMENT AND ASSUMPTION AGREEMENT (LOOKING GLASS)

This Assignment and Assumption Agreement (Looking Glass) (this “Agreement”) is made and entered into this ____ day of _____, 2022 (“Effective Date”), by and between LB PARKER OWNER LLC, a Delaware limited liability company (“Assignor”) and VPDF LG LLC, a Delaware limited liability company.

RECITALS

A. On or about August 10, 2021, Assignor purchased the real property located in the Town of Parker, Douglas County, Colorado, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the “Land”). The Land is the subject of and is encumbered by that certain Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property) by and between a predecessor of the Assignor and the Town of Parker, a Colorado home rule municipality (the “Town”), recorded in Douglas County, Colorado (the “Records”) on December 16, 2005, at Reception No. 2015089338 (as assigned to JEN COLORADO 18 LLC, a Colorado limited liability company (“JEN”) and assumed by JEN pursuant to that certain Assignment and Assumption Agreement (TOP Agreement) recorded in the Records on February 28, 2018, at Reception No. 2018011608, modified by that certain First Amendment to Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property), recorded in the Records on December 9, 2020, at Reception No. 2020121132, and assigned to Assignor pursuant to that certain Assignment and Assumption Agreement dated as of August 10, 2021, and recorded in the Records on October 5, 2021, at Reception No. 2021114266 (the “Annexation Agreement”)).

B. Assignor wishes to assign to Assignee, and Assignee wishes to assume from Assignor, all of Assignor’s rights, interest, and obligations under the Annexation Agreement.

C. As evidenced by the Town’s Consent attached hereto and incorporated herein, the Town has agreed and consented to the assignment and assumption of all of the rights and obligations under the Annexation Agreement relating to the Land as contemplated herein on the terms and conditions contained in the Consent.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. The Recitals are incorporated herein by reference and are deemed part of this Agreement.
2. Assignor hereby sells, assigns and transfers to Assignee all of Assignor’s rights under the Annexation Agreement (“Assigned Rights”).
3. Assignee accepts transfer of the Assigned Rights and assumes and agrees to be solely responsible for any and all of Assignor’s obligations under the Annexation Agreement (the “Assumed Obligations”). By assuming the Assumed Obligations, Assignee agrees that in all

instances, it shall be responsible for performing the Assumed Obligations in accordance with and subject to the provisions, requirements, and standards required by the Annexation Agreement.

4. Assignee consents and agrees to be bound by Town of Parker Resolution No. 19-028, Series of 2019, approved by the Town Council on May 16, 2019, and recorded at Reception No. 2021040404 of the Douglas County Clerk and Recorder's Office.

5. The laws of the State of Colorado shall govern the validity, performances and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, the venue of such suit or action shall be in Douglas County, Colorado.

6. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

7. This Agreement may not be amended absent a written agreement between the Assignor and Assignee and subject to all required approvals by the Town. No further assignment of the Annexation Agreement or any rights or obligations thereof shall be permitted without the prior approval of the Town.

8. If there is any litigation between Assignor and Assignee as to the interpretation or enforceability of the provisions of this Agreement, the substantially prevailing party in such litigation shall be awarded of all costs incurred by the successful party in connection with such litigation, including reasonable attorneys' fees.

9. This Agreement shall inure to the benefit of and be binding on the parties hereto and their respective successors and assigns and shall run with the Land.

10. This Agreement shall be recorded with the Clerk and Recorder of Douglas County, Colorado.

[signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

ASSIGNOR:

LB PARKER OWNER LLC,
a Delaware limited liability company

By: _____
Name: Joseph Goldman
Title: Authorized Signatory

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing document was acknowledged before me this ____ day of _____, 2022, by Joseph Goldman as Authorized Signatory of LB PARKER OWNER LLC, a Delaware limited liability company.

Witness my hand and official seal.

Notary Public
My commission expires: _____

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

TOWN OF PARKER CONSENT

By its signature, below, the Town of Parker consents to the assignment by Assignor of the Assigned Rights to Assignee, and the assumption by Assignee of the Assumed Obligations, as defined in the foregoing Assignment and Assumption Agreement. The Town of Parker agrees that Assignor shall be relieved of and released from any further obligations with respect to the Assumed Obligations. This Consent shall not be construed as a consent to any further transfer or assignment of any obligations under or interest in the Annexation Agreement, and any such transfer or assignment shall require the Town's prior written consent in each instance. This Consent shall not be construed as a representation or warranty of any kind of the compliance of Assignor or Assignee with the terms and conditions of the Annexation Agreement nor a waiver of any of the Town's rights or remedies thereunder, except as expressly provided herein.

TOWN OF PARKER

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Town Attorney's Office

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

**CONSENT AND SUBORDINATION OF MORTGAGEE
AND DEED OF TRUST HOLDER**

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JEN COLORADO 80 LLC, a Colorado limited liability company ("JEN"), as Mortgagee of that certain Payment Obligations Mortgage dated August 10, 2021, and recorded in the real property records of Douglas County, Colorado (the "Records") on August 25, 2021, at Reception No. 2021099927, and assigned pursuant to an Assignment and Assumption of Payment Obligations Mortgage dated July 29, 2022, and recorded in the Records on August 1, 2022, at Reception No. 2022052412 (the "Mortgage"), and as beneficiary of that certain Segment 2B Deed of Trust, Security Agreement and Financing Statement dated August 10, 2021, and recorded in the Records on August 25, 2021, at Reception No. 2021099926, as amended by the Amended and Restated Segment 2B Deed of Trust, Security Agreement and Financing Statement dated July 29, 2022, and recorded in the Records on August 1, 2022, at Reception No. 2022052408 (collectively, and together with the Mortgage, the "Deed of Trust"), hereby consents to this Agreement and subordinates the lien and all rights under the Deed of Trust to this Agreement. JEN further consents to and agrees to be bound by Resolution No. 19-028, Series of 2019.

JEN COLORADO 18 LLC,
a Colorado limited liability company

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, as JEN Colorado 18 LLC, a Colorado limited liability company.

My commission expires: _____.

SEAL

Notary Public

EXHIBIT A

Legal Description

PANEL "A"

A PARCEL OF LAND BEING A PART OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF
SECTIONS 4, 5, AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF
THE 1ST PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF
COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4,
THENCE SOUTH 88°14'11" WEST, A DISTANCE OF 72.69 FEET TO A
POINT ON THE WESTERLY RIGHT-OF-WAY OF CROWFOOT VALLEY
ROAD, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S LAND
SURVEY PLATS/RIGHT-OF-WAY SURVEYS, SURVEY NO. LSP-2474,
SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT
VALLEY ROAD THE FOLLOWING TEN (10) COURSES;

- 1) SOUTH 00°11'51" W, A DISTANCE OF 83.90 FEET TO A
POINT OF NON-TANGENT CURVATURE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
RIGHT HAVING A CENTRAL ANGLE OF 01°21'48", A RADIUS OF
885.13 FEET, AND AN ARC LENGTH OF 21.06 FEET, (CHORD
BEARS SOUTH 00°34'22" WEST, A DISTANCE OF
21.06 FEET);
- 3) SOUTH 13°45'00" WEST, A DISTANCE OF 317.67 FEET TO
A POINT OF NON-TANGENT CURVATURE;
- 4) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
RIGHT HAVING A CENTRAL ANGLE OF 08°28'44", A RADIUS OF
787.50 FEET, AND AN ARC LENGTH OF 74.62 FEET, (CHORD
BEARS SOUTH 17°06'28" WEST, A DISTANCE OF
74.89 FEET) TO A POINT OF COMPOUND CURVATURE;
- 5) ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT
HAVING A CENTRAL ANGLE OF 10°11'52", A RADIUS OF
885.00 FEET, AND AN ARC LENGTH OF 157.52 FEET, (CHORD
BEARS SOUTH 22°17'26" WEST, A DISTANCE OF 157.51
FEET);
- 6) SOUTH 52°36'46" EAST, A DISTANCE OF 15.00 FEET
TO A POINT OF NON-TANGENT CURVATURE;
- 7) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
RIGHT HAVING A CENTRAL ANGLE OF 15°50'42", A RADIUS OF
900.00 FEET, AND AN ARC LENGTH OF 248.89 FEET, (CHORD
BEARS SOUTH 45°18'33" WEST, A DISTANCE OF
248.10 FEET);

- 8) SOUTH 53°13'54" WEST, A DISTANCE OF 1,098.00 FEET TO A POINT OF CURVATURE;
- 9) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27°17'25", A RADIUS OF 1,010.00 FEET, AND AN ARC LENGTH OF 481.07 FEET, (CHORD BEARS SOUTH 39°35'12" WEST, A DISTANCE OF 476.53 FEET)
- 10) THENCE SOUTH 25°56'29" WEST, A DISTANCE OF 433.56 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND RECORDED AT RECEIPTION NO. 9123329 OF THE AFOREMENTIONED RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 79°17'10" WEST, A DISTANCE OF 545.52 FEET;
- 2) NORTH 78°59'45" WEST, A DISTANCE OF 197.27 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00°10'30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 314.72 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°15'45" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,041.48 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING SEVEN (7) COURSES;

- 1) THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°48'42", A RADIUS OF 3,761.00 FEET, AND AN ARC LENGTH OF 118.92 FEET, (CHORD BEARS SOUTH 41°10'38" WEST, A DISTANCE OF 118.92 FEET);
- 2) SOUTH 40°41'00" WEST, A DISTANCE OF 245.65 FEET;
- 3) SOUTH 42°04'59" WEST, A DISTANCE OF 958.65 FEET; TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°07'22", A RADIUS OF 7,692.00 FEET, AND A ARC LENGTH OF 419.24 FEET, (CHORD BEARS SOUTH 40°31'18" WEST, A DISTANCE OF 419.18 FEET)
- 5) SOUTH 51°02'23" EAST, A DISTANCE OF 3.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 6) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°17'09", A RADIUS OF

7,589.00 FEET, AND AN ARC LENGTH OF 306.76 FEET,
(CHORD BEARS SOUTH 37°49'02" WEST, A DISTANCE
OF 306.71 FEET);

- 7) SOUTH 38°40'28" WEST, A DISTANCE OF 79.41 FEET TO A
POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF
SAID SECTION 4;

THENCE NORTH 89°43'01" WEST, ALONG SAID SECTION LINE, A
DISTANCE OF 1,273.59 FEET TO THE SOUTHWEST CORNER OF
SAID SECTION 4 MONUMENTED BY A 2 1/2" ALUMINUM CAP
STAMPED: LS 6935;

THENCE SOUTH 89°30'19" WEST, ALONG THE SOUTH LINE OF SAID
SECTION 5, A DISTANCE OF 5,281.90 FEET TO THE
SOUTHWEST CORNER OF SAID SECTION 5 MONUMENTED BY A
2" ALUMINUM CAP STAMPED: LS 33202;

THENCE SOUTH 89°08'14" WEST, ALONG THE SOUTH LINE OF THE
SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF
2,644.91 FEET TO THE SOUTH QUARTER CORNER OF SAID
SECTION 6 MONUMENTED BY A STONE MATCHING MONUMENT
RECORDS;

THENCE NORTH 80°07'39" EAST, ALONG THE CENTER LINE OF SAID
SECTION 6, A DISTANCE OF 5,240.31 FEET TO THE NORTH
QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A
2 1/2" ALUMINUM CAP STAMPED: LS 22088;

THENCE NORTH 89°24'48" EAST, ALONG THE NORTH LINE OF THE
NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF
3,484.13 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
RIGHT HAVING A CENTRAL ANGLE OF 11°18'24", A RADIUS OF
1335.23 FEET, AND AN ARC LENGTH OF 263.49 FEET, (CHORD
BEARS SOUTH 57°41'21" EAST, A DISTANCE OF
263.06 FEET);

THENCE SOUTH 52°02'09" EAST, A DISTANCE OF 651.65 FEET;

THENCE SOUTH 55°15'32" EAST, A DISTANCE OF 412.26 FEET TO
A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
LEFT HAVING A CENTRAL ANGLE OF 62°35'02", A RADIUS OF
1,355.85 FEET, AND AN ARC LENGTH OF 1382.68 FEET,
(CHORD BEARS SOUTH 79°28'34" EAST, A DISTANCE OF
1,314.97 FEET);

THENCE NORTH 81°02'05" EAST, A DISTANCE OF 1,141.54 FEET
TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
RIGHT HAVING A CENTRAL ANGLE OF 50°07'52", A RADIUS OF
1142.75 FEET, AND AN ARC LENGTH OF 999.85 FEET,
(CHORD BEARS SOUTH 81°36'30" EAST, A DISTANCE OF
968.27 FEET);

THENCE SOUTH $71^{\circ}26'34''$ EAST, A DISTANCE OF 415.03 FEET TO
 A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
 LEFT HAVING A CENTRAL ANGLE OF $25^{\circ}57'29''$, A RADIUS OF
 2408.42 FEET, AND AN ARC LENGTH OF 1,091.14 FEET,
 (CHORD BEARS SOUTH $88^{\circ}01'55''$ EAST, A DISTANCE OF
 1,081.84 FEET);
 THENCE NORTH $74^{\circ}13'58''$ EAST, A DISTANCE OF 480.67 FEET
 TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
 RIGHT HAVING A CENTRAL ANGLE OF $20^{\circ}01'18''$, A RADIUS OF
 1,374.23 FEET, AND AN ARC LENGTH OF 460.22 FEET,
 (CHORD BEARS NORTH $79^{\circ}53'13''$ EAST, A DISTANCE OF
 477.78 FEET);
 THENCE NORTH $89^{\circ}32'44''$ EAST, A DISTANCE OF 543.29 FEET;
 THENCE SOUTH $89^{\circ}40'01''$ EAST, A DISTANCE OF 307.11 FEET TO
 A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
 LEFT HAVING A CENTRAL ANGLE OF $02^{\circ}43'59''$, A RADIUS OF
 11,639.30 FEET, AND AN ARC LENGTH OF 555.20 FEET,
 (CHORD BEARS NORTH $88^{\circ}41'11''$ EAST, A DISTANCE OF
 555.17 FEET) TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT
 HAVING A CENTRAL ANGLE OF $24^{\circ}24'53''$, A RADIUS OF
 2,197.49 FEET, AND AN ARC LENGTH OF 936.39 FEET,
 (CHORD BEARS NORTH $86^{\circ}58'35''$ EAST, A DISTANCE OF
 929.33 FEET);
 THENCE NORTH $52^{\circ}19'22''$ EAST, A DISTANCE OF 242.53 FEET;
 THENCE NORTH $54^{\circ}06'08''$ EAST, A DISTANCE OF 556.22 FEET TO
 A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
 RIGHT HAVING A CENTRAL ANGLE OF $32^{\circ}01'27''$, A RADIUS OF
 1,070.97 FEET, AND AN ARC LENGTH OF 598.59 FEET,
 (CHORD BEARS NORTH $74^{\circ}28'22''$ EAST, A DISTANCE OF
 590.83 FEET);
 THENCE SOUTH $89^{\circ}30'54''$ EAST, A DISTANCE OF 314.70 FEET TO
 A POINT ON THE WESTERLY RIGHT-OF-WAY OF MOTENBOCKER
 ROAD;
 THENCE SOUTH $90^{\circ}12'58''$ WEST, ALONG SAID WESTERLY
 RIGHT-OF-WAY LINE, A DISTANCE OF 21.60 FEET TO THE
 POINT OF BEGINNING.

CONTAINING 49,445,608 SQUARE FEET (1,135.11 ACRES), MORE
 OR LESS.

**SECOND AMENDMENT TO AMENDED AND RESTATED STROH RANCH/HESS
RANCH ANNEXATION AGREEMENT
(SOUTHERN PROPERTY)**

THIS SECOND AMENDMENT TO AMENDED AND RESTATED STROH/HESS ANNEXATION AGREEMENT (SOUTHERN PROPERTY) (the “**Second Amendment**”) is voluntarily made and entered into this _____ day of _____, 2022, by and between the Town of Parker, a Colorado home rule municipality (together with its successors and assigns, the “**Town**”), and VPDF LG LLC, a Delaware limited liability company (together with its successors and assigns, the “**Southern Property Owner**”).

RECITALS

A. The Town and Stroh Ranch Development, LLC, entered into the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property) on September 21, 2015 (the “Amended and Restated Agreement”), which Agreement was recorded in the Douglas County Clerk and Recorder’s Office at Reception No. 2015089338.

B. Stroh Ranch Development, LLC, and HR935, LLC, entered into the Assignment and Assumption Agreement dated August 1, 2016, and recorded in the Douglas County Clerk and Recorder’s Office at Reception No. 2016052345, whereby Stroh Ranch Development, LLC, assigned some of its rights in the Amended and Restated Agreement to HR935, LLC, and HR935, LLC, agreed to assume some of the obligations of Stroh Ranch Development, LLC, under the Amended and Restated Agreement, in connection with the purchase and sale of a portion of the land subject to the Amended and Restated Agreement.

C. Stroh Ranch Development, LLC, sold certain property (the “Hess Ranch Property”) to JEN Colorado 18 LLC, and Stroh Ranch Development, LLC, and JEN Colorado 18 LLC entered into the Assignment and Assumption Agreement dated February 20, 2018, and recorded in the Douglas County Clerk and Recorder’s Office at Reception No. 2018011608, whereby Stroh Ranch Development, LLC, assigned all of its rights in the Amended and Restated Agreement to JEN Colorado 18 LLC and JEN Colorado 18 LLC agreed to assume the obligations of Stroh Ranch Development, LLC, under the Amended and Restated Agreement.

D. JEN Colorado 18 LLC sold the Hess Ranch Property to LB Parker Owner LLC, and JEN Colorado 18 LLC, and LB Parker Owner LLC entered into the Assignment and Assumption Agreement (Looking Glass) dated August 10, 2021, and recorded in the Douglas County Clerk and Recorder’s Office at Reception No. 2021114266, whereby JEN Colorado 18 LLC assigned all its rights in the Amended and Restated Agreement to LB Parker Owner LLC, and LB Parker Owner LLC agreed to assume the obligations of JEN Colorado 18 LLC under the Amended and Restated Agreement.

E. LB Parker Owner LLC sold the Hess Ranch Property to the Southern Property Owner and LB Parker Owner LLC and the Southern Property Owner entered into the Assignment and Assumption Agreement (Looking Glass) dated December __, 2022, and recorded December __, 2022, in the Douglas County Clerk and Recorder’s Office at Reception No. 2022_____, whereby LB Parker Owner LLC assigned all its rights in the Amended and Restated Agreement to

the Southern Property Owner and the Southern Property Owner agreed to assume the obligations of LB Parker Owner LLC under the Amended and Restated Agreement.

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

AGREEMENT

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

Section 1. Subparagraph 5(a) of the Agreement is amended to provide as follows:

5. **Zoning and Development.**

(a) The Southern Property Owner hereby consents to zoning the Southern Property PD-Planned Development pursuant to the Hess Ranch Planned Development Amendment No. 4, which is attached as **Replacement Exhibit C** and incorporated by this reference (the “**Development Plan**”), and Hess Ranch Development PD Development Guide, that is being adopted by Ordinance No. 3.315.4, Series of 2022, contemporaneously with approval of this Second Amendment (collectively, the “**Southern PD Zoning**”).

* * *

Section 2. Paragraph 9 of the Agreement is amended to provide as follows:

9. **School Land Dedication.** The Southern Property Owner shall convey to Douglas County School District RE-1 (the “**School District**”) by special warranty deed, Free and Clear of All Liens and Encumbrances, a minimum of 22.02 gross acres of real property within the Southern Property, which is comprised of two (2) separate parcels described as Planning Areas 31 and 37 on the Development Plan (the “**School Property**”). The Northern Property Agreement and the Northern PD Zoning include a site for a middle/high school in Planning Area 14 (the “**Middle/High School Site**”), and is sufficient to satisfy the School District’s requirements for middle/high school dedication as a result of development of both the Northern Property and the Southern Property (based on existing density levels). The Southern Property Owner shall convey the School Property within ninety (90) days of written request by the School District, but in no event later than the Town’s probationary acceptance of the public street located immediately adjacent to the parcels described herein; provided, however, that, if the School Property has not been platted, the foregoing time frame shall be extended for whatever period is necessary to obtain the Town’s approval and recordation of a final plat establishing the School Property as a legally conveyable parcel, or to obtain the Town’s approval of a subdivision exemption.

Section 3. Paragraph 26 of the Agreement is amended to provide as follows:

26. Notice. All notice required under this Southern Property Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective on the earlier of actual receipt or seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices shall be sent.

To the Town: Town Administrator
Town of Parker
20120 East Mainstreet
Parker, Colorado 80138
E-mail: mkivela@parkeronline.org

With a copy to: Town Attorney
Town of Parker
20120 East Mainstreet
Parker, Colorado 80138
E-mail: khoffmann@parkeronline.org

To the Southern
Property Owner: VPDF LG LLC
Attn: Matt Childers, VP Land-Colorado
2727 Bryant St., Suite 200
Denver, Colorado 80211
E-mail: matt.childers@dreamfindershomes.com

With a copy to: DFH Mandarin LLC
c/o Dream Finders Home LLC
Attn: Robert E. Riva, Jr., Esq., General Counsel and
Vice President
514701 Phillips Highway, Suite 300
Jacksonville, FL 32256
E-mail: robert.riva@dreamfindershomes.com

Section 8. The Town and the Southern Property Owner further acknowledge and agree that the Amended and Restated Annexation Agreement has not be amended, except as provided in the First Amendment and this Second Amendment.

Section 9. The Second Amendment shall be recorded with the Clerk and Recorder of Douglas County, Colorado, and shall touch, attach to, and run with the land, shall be binding upon and shall inure to the benefit of the heirs, successors, and permitted assigns of the parties hereto.

IN WITNESS WHEREOF the parties have signed this Second Amendment as of the date set forth above.

TOWN OF PARKER, COLORADO

By: _____
Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

Kristin Hoffmann, Town Attorney

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

SOUTHERN PROPERTY OWNER: VPDF LG
LLC, a Delaware limited liability company

By: VP FINDERS 2 HOLDINGS LLC, a Delaware
limited liability company,
its Sole Member

By: Värde Partners, Inc., a Delaware corporation,
its Manager

By: _____
 _____ [name/title]

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____ as _____ of Värde Partners, Inc., Manager of VP Finders 2 Holdings, LLC, Sole Member of VPDF LG LLC.

My commission expires: _____.

SEAL

Notary Public

CONSENT OF MORTGAGEE AND DEED OF TRUST HOLDER

JEN Colorado 18 LLC, hereby consents to and agrees to be bound by the Second Amendment to Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement.

JEN COLORADO 18 LLC, a Colorado limited liability company

By: _____
_____ [name/title]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, as _____ of JEN Colorado 18 LLC, a Colorado limited liability company.

My commission expires: _____.

SEAL

Notary Public

RESOLUTION NO. 22-041, Series of 2022

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 19-028, SERIES OF 2019, TO ALLOW, SUBJECT TO THE SATISFACTION OF CERTAIN CONDITIONS, A PARTIAL WAIVER TO DEFER COMPLIANCE WITH CERTAIN REQUIREMENTS OF SECTIONS 13.07.060 AND 13.07.070 OF THE PARKER LAND DEVELOPMENT ORDINANCE AS AMENDED, ASSOCIATED WITH THE PROCESSING OF THE SKETCH AND PRELIMINARY PLAN FOR CERTAIN SEGMENTS OF THE REAL PROPERTY COMMONLY KNOWN AS THE HESS RANCH PROPERTY UNTIL THOSE SEGMENTS ARE READY FOR DEVELOPMENT

WHEREAS, the Town Council (the “Town”) approved Resolution No. 19-028, Series of 2019 (the “Resolution”), which was consented to by JEN Colorado 18 LLC and the Deed of Trust Holder, Stroh Ranch Development, LLC;

WHEREAS, JEN Colorado 18 LLC assigned its interest to LB Parker Owner LLC, pursuant to that Assignment and Assumption Agreement (Looking Glass) dated August 10, 2021, and recorded October 5, 2021, at Reception No. 2021114266, and LB Parker Owner LLC assigned its interest to VPDF LG LLC (the “Property Owner”), pursuant to that Assignment and Assumption Agreement (Looking Glass) dated December __, 2022, and recorded December __, 2022, at Reception No. 2022_____, pursuant to which the Property Owner and the Mortgagee and Deed of Trust Holder, JEN Colorado 18 LLC, consented to and agreed to be bound by the Resolution; and

WHEREAS, the Property Owner and the Town desire to amend the Resolution to the extent provided herein concerning the development of the Property.

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

Section 1. The third Whereas clause on page 1 of the Resolution is amended to provide as follows:

WHEREAS, Stroh Ranch Development, LLC, a predecessor to the Property Owner, and the Town of Parker (the “Town”) entered into the Amended and Restated Stroh/Hess Annexation Agreement (Southern Property) on September 21, 2015, and recorded at Reception No. 2015089338 of the Douglas County Clerk and Recorder’s Office, which agreement as it pertained to the Property was assigned to JEN Colorado 18 LLC by Assignment and Assumption Agreement, on February 20, 2018, and recorded at Reception No. 2018011608 of the Douglas County Clerk and Recorder’s Office, which agreement was amended by that First Amendment to Amended and Restated Stroh/Hess Annexation Agreement (Southern Property) on December 7, 2020, and recorded at Reception No. 2020121132 of the Douglas County Clerk and Recorder's Office, and which is being amended contemporaneously with this Resolution by that Second Amendment to Amended

and Restated Stroh/Hess Annexation Agreement (Southern Property), and which was assigned to JEN Colorado 18 LLC pursuant to the Assignment and Assumption Agreement (Looking Glass) on August 10, 2021, and recorded at Reception No. 2021114266 of the Douglas County Clerk and Recorder's Office, and which was assigned to Property Owner pursuant to the Assignment and Assumption Agreement (Looking Glass) on December __, 2022, and recorded at Reception No. 2022_____ of the Douglas County Clerk and Recorder's Office (collectively referred to as the "Annexation Agreement"), concerning the development of the Property;

Section 2. The fifth Whereas clause on page 1 of the Resolution is amended to provide as follows:

WHEREAS, the Property is zoned "Hess Ranch Development Plan and Guide," as approved by Ordinance No. 3.315, Series of 2015, and recorded at Reception No. 2015089335 of the Douglas County Clerk and Recorder's Office, and amended by Ordinance No. 3.315.1, Series of 2017, and recorded at Reception No. 2017076073 of the Douglas County Clerk and Recorder's Office and which will be amended pursuant to Ordinance No 3.315.4, Series of 2022, which is contemporaneously being approved with this Resolution (as amended, the "Development Plan and Guide");

Section 3. The third Whereas clause on page 2 of the Resolution is amended to provide as follows:

WHEREAS, Segment 1 will include Planning Areas 6, 7, 8, 9, 21 and 25, as described in the Hess Ranch Planned Development – Development Plan for the Property, which is part of Exhibit B to the Development Plan and Guide, which development plan is attached as **Replacement Exhibit 2** and incorporated by this reference (the "Development Plan"), including adjacent rights-of-way for Stroh Road, and the collector roadway known as Hess Ranch Road, Chambers Road and open space as described herein (the "Segment 1 Property");

Section 4. Subsection 7 of the second Whereas clause on page 4 of the Resolution is amended to provide as follows:

WHEREAS, the Property Owner, as consideration for this partial waiver, will

* * *

(7) cooperate with the Town and Douglas County School District RE-1 to convey Planning Area 31 to the Town at the time of recordation of the first final plat for Segment B. Such conveyance shall be subject to a perpetual restriction that the Town shall only use Planning Area 31 for a school or other public use and purpose as determined by the Town or the ownership of Planning Area 31 shall revert to the Owner. Without limitation, in no event shall the development or sale for the purpose of residential, commercial or industrial uses be considered a public

use and purpose for the purposes of this provision. Such conveyance shall satisfy the Property Owner's school land dedication obligations under the Annexation Agreement; and

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

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

CONSENT OF THE PROPERTY OWNER

The Property Owner hereby consents to and agrees to be bound by Resolution No. 22-041, Series of 2022.

VPDF LG LLC, a Delaware limited liability company

By: VP FINDERS 2 HOLDINGS LLC, a Delaware limited liability company,
its Sole Member

By: Värde Partners, Inc., a Delaware corporation,
its Manager

By: _____
_____ [name/title]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, as _____ of Värde Partners, Inc., Manager of VP Finders 2 Holdings, LLC, Sole Member of VPDF LG LLC.

My commission expires: _____.

SEAL

Notary Public

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

CONSENT OF MORTGAGEE AND DEED OF TRUST HOLDER

JEN Colorado 18 LLC, hereby consents to and agrees to be bound by Resolution No. 22-041, Series of 2022.

JEN COLORADO 18 LLC,
a Colorado limited liability company

By: _____
_____ [name/title]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, as _____ of JEN Colorado 18 LLC, a Colorado limited liability company.

My commission expires: _____.

SEAL

Notary Public

ORDINANCE NO. 3.315.4, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE HESS RANCH DEVELOPMENT, TOWN OF PARKER, COLORADO, PD DEVELOPMENT GUIDE – THIRD AMENDMENT, AND TO APPROVE THE NORTH PARCEL DEVELOPMENT PLAN – AMENDMENT NO. 4, PURSUANT TO THE TOWN OF 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. Finding of Fact.

a. Application has been made for amending the PD-Planned Development zoning for the “Hess Ranch Development, Town of Parker, Colorado, PD Development Guide – Third Amendment,” approved by the Town Council on December 7, 2020, and recorded in the Office of the Douglas County Clerk and Recorder’s Office on December 12, 2020, at Reception No. 2020121129, and approving the North Parcel Development Plan – Amendment No. 4, pursuant to the Town of 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 described in **Exhibit 1**, which is attached hereto and incorporated by this reference (the “Property”), have been satisfied.

Section 2. The Hess Ranch Development, Town of Parker, Colorado, PD Development Guide – Third Amendment for the Property is hereby amended as provided in the “Hess Ranch Development, Town of Parker, Colorado, PD Development Guide – Fourth Amendment,” and the North Parcel Development Plan – Amendment No. 4, which are attached hereto as **Exhibit 2** and incorporated by this reference (the “Fourth Amendment”). The uses permitted for the Property are specifically described in the Fourth Amendment.

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

Section 4. 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. 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 (Legal Description)

SEGMENT 1:

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 73.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CROWFOOT VALLEY ROAD, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS, SURVEY NO. LSP-2474, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING TEN (10) COURSES:

1) SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 84.10 FEET TO A POINT OF NON-TANGENT CURVATURE;

2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 21 MINUTES 48 SECONDS, A RADIUS OF 885.12 FEET, AND AN ARC LENGTH OF 21.06 FEET, (CHORD BEARS SOUTH 00 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 21.06 FEET);

3) SOUTH 13 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 317.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

4) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 25 MINUTES 44 SECONDS, A RADIUS OF 787.50 FEET, AND AN ARC LENGTH OF 74.62 FEET, (CHORD BEARS SOUTH 17 DEGREES 03 MINUTES 01 SECONDS WEST, A DISTANCE OF 74.59 FEET) TO A POINT OF COMPOUND CURVATURE;

5) ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 52 SECONDS, A RADIUS OF 885.00 FEET, AND AN ARC LENGTH OF 157.52 FEET, (CHORD BEARS SOUTH 32 DEGREES 13 MINUTES 49 SECONDS WEST, A DISTANCE OF 157.31 FEET);

6) SOUTH 52 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

7) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 48 SECONDS, A RADIUS OF 900.00 FEET, AND AN ARC LENGTH OF 248.92 FEET, (CHORD BEARS SOUTH 45 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 248.13 FEET);

8) SOUTH 53 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 1,098.00 FEET TO A POINT OF CURVATURE;

9) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 17 MINUTES 24 SECONDS, A RADIUS OF 1,010.00 FEET, AND AN ARC LENGTH OF 481.07 FEET, (CHORD BEARS SOUTH 39 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF 476.53 FEET);

10) SOUTH 25 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF 433.56 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND RECORDED AT RECEPTION NO. 9123329 OF THE AFOREMENTIONED RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1) SOUTH 79 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 645.52 FEET;

2) NORTH 79 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 197.45 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 314.41 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,041.28 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING SEVEN (7) COURSES:

1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 48 MINUTES 48 SECONDS, A RADIUS OF 3,761.00 FEET, AND AN ARC LENGTH OF 119.03 FEET, (CHORD BEARS SOUTH 41 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 119.02 FEET);

2) SOUTH 40 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 245.65 FEET;

3) SOUTH 42 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 958.65 FEET TO A POINT OF CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 07 MINUTES 22 SECONDS, A RADIUS OF 7,692.00 FEET, AND AN ARC LENGTH OF 419.23 FEET, (CHORD BEARS SOUTH 40 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 419.18 FEET);

5) SOUTH 51 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 3.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

6) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 08 SECONDS, A RADIUS OF 7,689.00 FEET, AND AN ARC LENGTH OF 306.73 FEET, (CHORD BEARS SOUTH 37 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 306.71 FEET);

7) SOUTH 36 DEGREES 40 MINUTES 21 SECONDS WEST, A DISTANCE OF 79.57 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE NORTH 89 DEGREES 43 MINUTES 04 SECONDS WEST, ALONG SAID SECTION LINE, A DISTANCE OF 1,275.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED LS 6935;

THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2639.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5 MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED LS 6935;

THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 2643.05 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5 MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 33202;

THENCE SOUTH 89 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,644.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A STONE MATCHING MONUMENT RECORDS;

THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE CENTER LINE OF SAID SECTION 6, A DISTANCE OF 5,240.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED LS 22088;

THENCE NORTH 89 DEGREES 24 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,484.33 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 23 SECONDS, A RADIUS OF 1335.23 FEET, AND AN ARC LENGTH OF 263.49 FEET, (CHORD BEARS SOUTH 57 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 263.06 FEET);

THENCE SOUTH 52 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 651.65 FEET;

THENCE SOUTH 55 DEGREES 15 MINUTES 38 SECONDS EAST, A DISTANCE OF 412.26 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 35 MINUTES 03 SECONDS, A RADIUS OF 1,265.85 FEET, AND AN ARC LENGTH OF 1382.69 FEET (CHORD BEARS SOUTH 79 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 1,314.97 FEET);

THENCE NORTH 81 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,141.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 07 MINUTES 53 SECONDS, A RADIUS OF 1142.75 FEET, AND AN ARC LENGTH OF 999.86 FEET, (CHORD BEARS SOUTH 81 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 968.27 FEET);

THENCE SOUTH 71 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 415.03 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 57 MINUTES 29 SECONDS, A RADIUS OF 2408.42 FEET, AND AN ARC LENGTH OF 1,091.15 FEET (CHORD BEARS SOUTH 88 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,081.84 FEET);

THENCE NORTH 74 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 480.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 1,374.23 FEET, AND AN ARC LENGTH OF 480.22 FEET (CHORD BEARS NORTH 79 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 477.78 FEET);

THENCE NORTH 89 DEGREES 32 MINUTES 38 SECONDS EAST, A DISTANCE OF 543.29 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 07 SECONDS EAST, A DISTANCE OF 307.11 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 59 SECONDS, A RADIUS OF 11,639.30 FEET, AND AN ARC LENGTH OF 555.22 FEET, (CHORD BEARS NORTH 85 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 555.17 FEET) TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 24 MINUTES 54 SECONDS, A RADIUS OF 2,197.49 FEET, AND AN ARC LENGTH OF 936.40 FEET, (CHORD BEARS NORTH 66 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 929.33 FEET);

THENCE NORTH 52 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 242.53 FEET; THENCE NORTH 54 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 556.22 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 01 MINUTES 26 SECONDS, A RADIUS OF 1,070.97 FEET, AND AN ARC LENGTH OF 598.59 FEET, (CHORD BEARS NORTH 74 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 590.83 FEET);

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 314.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD;

THENCE SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.60 FEET TO THE **POINT OF BEGINNING**.

SEGMENT 2:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER SECTION 4, A PART OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOOKING GLASS FILING NO. 1, PER PLAT RECORDED APRIL 15, 2020 AT RECEPTION NO. 2020028941 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOOKING GLASS FILING NO. 1 THE FOLLOWING 31 COURSES:

1. SOUTH 05°15'37" EAST, 71.80' TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $87^{\circ}34'16''$ AN ARC LENGTH OF 30.57 FEET (THE CHORD OF SAID CURVE BEARS SOUTH $51^{\circ}28'29''$ EAST, 27.68 FEET);
3. TANGENT TO SAID CURVE, SOUTH $07^{\circ}41'21''$ EAST, 173.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}26'44''$ AN ARC LENGTH OF 626.50 FEET;
5. TANGENT TO SAID CURVE, SOUTH $31^{\circ}45'23''$ WEST, 327.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}33'58''$ AN ARC LENGTH OF 59.77 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
7. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $95^{\circ}30'09''$ AN ARC LENGTH OF 33.34 FEET;
8. NON-TANGENT TO SAID CURVE, SOUTH $41^{\circ}49'31''$ WEST, 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;
9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $95^{\circ}30'09''$ AN ARC LENGTH OF 33.34 FEET (THE CHORD OF SAID CURVE BEARS SOUTH $00^{\circ}25'25''$ EAST, 29.61 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00;
10. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ}39'20''$ AN ARC LENGTH OF 309.65 FEET;
11. TANGENT TO SAID CURVE, SOUTH $70^{\circ}59'00''$ WEST, 586.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,000.00 FEET;
12. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $30^{\circ}16'00''$ AN ARC LENGTH OF 528.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1000.43;
13. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $06^{\circ}32'41''$ AN ARC LENGTH OF 114.28 FEET (THE CHORD OF SAID CURVE BEARS SOUTH $43^{\circ}30'08''$ WEST, 114.21 FEET);
14. NON-TANGENT TO SAID CURVE, SOUTH $34^{\circ}10'02''$ WEST, 81.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
15. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $93^{\circ}09'56''$ AN ARC LENGTH OF 32.52 FEET;
16. NON-TANGENT TO SAID CURVE, SOUTH $29^{\circ}55'17''$ WEST, 193.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET;
17. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $87^{\circ}40'37''$ AN ARC LENGTH OF 45.91 FEET (THE CHORD OF SAID CURVE BEARS SOUTH $09^{\circ}40'17''$ EAST, 41.56 FEET);

18. NON-TANGENT TO SAID CURVE, SOUTH 60°30'34" EAST, 101.34 FEET

19. SOUTH 55°49'58" EAST 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

20. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°48'02" AND ARC LENGTH OF 37.87 FEET (THE CHORD OF SAID CURVE BEARS NORTH 77°34'03" EAST, 34.35 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,695.00 FEET;

21. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'21" AN ARC LENGTH OF 419.77 FEET;

22. NON-TANGENT TO SAID CURVE, SOUTH 16°46'42" WEST, 90.34 FEET;

23. SOUTH 36°44'54" WEST, 138.77 FEET;

24. SOUTH 01°18'00" EAST, 103.53 FEET;

25. SOUTH 06°24'08" WEST, 180.20 FEET;

26. SOUTH 00°51'50" EAST, 65.59 FEET;

27. SOUTH 04°08'00" WEST, 565.00 FEET;

28. SOUTH 23°25'25" WEST, 74.16 FEET;

29. SOUTH 04°08'00" WEST, 149.07 FEET;

30. SOUTH 31°10'52" EAST, 139.68 FEET;

31. SOUTH 00°43'48" EAST, 57.39 FEET TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°16'12" WEST, 1,496.68 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SOUTH 89°44'38" WEST, 2,643.05 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, SOUTH 89°08'04" WEST, 2,644.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE CENTER LINE OF SAID SECTION 6, NORTH 00°07'38" EAST, 5,240.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, NORTH 89°24'47" EAST, 2,484.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,335.23 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'23" AN ARC LENGTH OF 263.49 FEET, (THE CHORD OF SAID CURVE BEARS SOUTH 57°41'27" EAST, 263.06 FEET);
THENCE TANGENT TO SAID CURVE, SOUTH 52°02'15" EAST, 651.65 FEET;

THENCE SOUTH 55°15'38" EAST, 412.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,265.85;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°35'03" AN ARC LENGTH OF 1,382.69 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 79°28'40" EAST, 1,314.97 FEET);

THENCE NON-TANGENT TO SAID CURVE NORTH 81°01'59" EAST, 1,141.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,142.75 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'53" AN ARC LENGTH OF 999.86 FEET, (THE CHORD OF SAID CURVE BEARS SOUTH 81°36'36" EAST, 968.27 FEET);

THENCE NON-TANGENT TO SAID CURVE, SOUTH 71°26'40" EAST, 415.03 FEET TO THE BEGINNING OF NON-TANGENT CONCAVE NORTHERLY HAVING A RADIUS OF 2,408.42 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°24'54" AN ARC LENGTH OF 942.21 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 86°15'43" EAST, 936.22 FEET) TO THE POINT OF BEGINNING;

CONTAINS 34,063,308 SQUARE FEET OR 781.9859 ACRES

EXHIBIT 2

Hess Ranch Development
Town of Parker, Colorado

PD DEVELOPMENT GUIDE – FOURTH AMENDMENT

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I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

This Development Guide is only one of several documents that will help guide the Hess Ranch Planned Development. The Development Guide and the Development Plan are the planning documents for this development.

The Development Agreement is a third document that will help frame the overall development with specific language of agreements, triggers, responsibilities, etc. Please refer to this document to gain a full understanding of the Hess Ranch Planned Development.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variation

In no event shall the total number of 3,379 residential Dwelling Units within all Planning Areas as set forth on the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional twenty percent (20%) of the number of units allowed for each Planning Area, as set forth in the "HESS RANCH PD DEVELOPMENT PLAN AND GUIDE", as determined by the Developer. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Unbuilt or unused dwelling units resulting from the Final Plat of any Planning Area, may be transferred to other areas provided that the receiving Planning Area does not receive more than 20% of the original density provided for on the Hess Ranch Development Plan. The transfer of any unbuilt or unused dwelling units may occur at any time throughout the development process of Hess Ranch. Any increase or decrease of dwelling units within a Planning Area by more than 20% must be processed as a Major Amendment under Section 13.04.240 of the Parker Municipal Code.

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "HESS RANCH DEVELOPMENT PLAN", the Planning Area boundary is the edge of the abutting right-of-way of such street (except Crowfoot Valley Road). Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "HESS RANCH DEVELOPMENT PLAN". Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road

alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the "HESS RANCH DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than twenty percent (20%) in size.

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Homeowner Associations

Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or special district.

G. Agricultural Uses

Any portion or portions of the property described as the Hess Ranch Planned Development, where development has not commenced in accordance with the adopted Development Guide and Plan, may be used on a temporary basis for agricultural purposes, as provided herein.

II. DEFINITIONS

A. Purposes: It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.

B. Word Usage: In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.

1. The particular controls the general.
2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
3. Words used or defined in one tense or form shall include other tenses and derivative forms.
4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word "shall" is mandatory.
7. The word "may" is permissive.

C. Definitions:

1. **Abut.** To have a common border with.
2. **Accessory Buildings.** Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.

3. **Age Targeted Dwelling.** Housing designed to appeal to the lifestyle needs of buyers over 55 years of age.
4. **Age Restricted Dwelling.** Housing limited to buyers and occupants 55 years of age or older.
5. **Agricultural Uses.** The uses which are permitted include:
 - 1) Farming, including plowing, tillage, cropping, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
 - 2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
 - 3) Open space.
 - 4) Selling agricultural products not requiring a state tax license.
6. **Building, Principal or Main.** A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
7. **Building Front.** That exterior wall of a Building which faces a Front Lot Line of a Lot.
8. **Building Ground Coverage.** The amount of land covered or permitted to be covered by a Building.
9. **Building Setback.** The distance between the Building and the adjacent street right-of-way, property line, exterior of the Private Street Easement, or external planning area boundary.
10. **Building Side.** That exterior wall of a Building which faces a Side Lot Line of a Lot.
11. **Building Rear.** That exterior wall of a Building which faces a Rear Lot Line of a Lot.
12. **Car Care Center.** An establishment providing sales of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not Include paint spraying or body repair.
13. **Density, Gross or Average.** A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portions thereof; including all land within said Planning Area(s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community, or public use, and Public Street rights-of way and Easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater.
14. **Density, Net.** A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Roads, Parks, Open Space, recreations, educational, community or public use, and Public Street rights-of-ways and easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater
15. **Dwelling Unit, Atrium.** An alternative type of Single Family Detached or Attached Dwelling Unit in which the private Individual Open Space associated with each Dwelling Unit is consolidated into a private yard surrounded by buildings or walls forming an atrium. This atrium replaces the conventional front side and rear yards associated with traditional Single Family Detached Dwelling Units.

16. **Dwelling Unit, Clustered Single Family.** A type of Single Family Detached or Attached Dwelling Unit development that combines reduced lot size with compensating amounts of Open Space within the proposed development.
17. **Dwelling Unit, Duplex.** A detached building on a single parcel containing two (2) dwelling units, designed for or used as dwellings exclusively by two (2) families each living as an independent housekeeping unit, or two attached units sharing a common wall with separate entries and separate lots for each unit.
18. **Dwelling Unit, Patio.** An alternative type of Single Family Detached or Attached Dwelling Unit in which the private Individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
19. **Dwelling Unit Single Family Attached.** A Building designated for and containing more than one Dwelling Unit and occupied by not more than 6 families within one Structure each which is separated from the others by one (1) or more un-pierced walls from ground to roof.
20. **Dwelling Unit, Single Family Detached.** A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall, or floor in common with any other Dwelling Unit.
21. **Dwelling Unit, Townhome.** A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has Individual outside access. Townhome Dwelling may have no side yards, or front and rear yards. May include duplex, triplex, fourplex, or more.
22. **Dwelling Unit, Zero Lot Line.** An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
23. **Dwelling Unit, Live/Work.** An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where setbacks apply.
24. **Dwelling Unit, Condominium.** A type of Single-Family Dwelling Unit. The unit is individually owned, each owner receives a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageways, etc.
25. **Easement, Private Street.** An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker and Parker Fire Protection District approved fire access shall be provided in all cases.
26. **Exterior Storage.** Outdoor storage of fuel, raw materials, products, and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.
27. **Garage, Parallel.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
28. **Garage, Perpendicular.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
29. **Group Care Facilities.** A facility where three or more persons are provided supervision and a planned treatment of counselling, therapy, or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal,

state, county or local judicial health/welfare agency or serve only referrals from such agencies. Examples of group care facilities are group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity, or senior citizen homes.

30. **Land Use Category.** A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
- A. UNIFORM LAND USES**
- 1) Single Family Detached Dwellings
 - 2) Duplex
 - 3) Single Family Attached Dwellings-these will include atrium clustered patio, live work, townhome, duplex, including duplex, triplex and fourplex dwelling units.
 - 4) Multifamily
 - 5) Live/Work Dwelling Units - shall be associated with all MU planning areas and shall be located above retail/commercial areas that are compatible with a live work community. Usually associated with commercial developments.
 - 6) Accessory Dwelling Units - shall include all structures described in the Parker Land Use Ordinance 13.04.170. May also include utility facility enclosures and well sites.
 - 7) Places of Religious Assembly
 - 8) Accessory Structure and Uses
 - 9) Open Space
 - 10) Parks
 - 11) Neighborhood Recreational Centers and Facilities
 - 12) Group Home - refer to Group Care Facilities definition
 - 13) Assisted Living Residence - a housing facility that provides assistance to disabled individuals. These individuals cannot perform all of the ADL's (activities of daily living) i.e. eating, bathing, feeding, etc. These facilitates do not provide 24-hour care.
 - 14) Long Term Care Facility/Nursing Home
31. **Nursery.** An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, polling soil, fertilizers, insecticides, hanging baskets, rakes, and shovels.
32. **Planning Areas.** Areas of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as depicted on the PD Master Plan.
33. **Planning Commission.** The Planning Commission of the Town of Parker.
34. **Principal Use.** The specific primary purpose, activity or use for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.
35. **Recreational Vehicle.** A vehicle or a unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, mobile homes, boats, snowmobiles, and other similar recreation equipment.

36. **Restaurant, Conventional.** An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
37. **Restaurant, Fast Food.** An establishment whose principal business is the sale of food and/or beverages in a "ready to consume" state: (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
38. **Restaurant, Fast Food with Drive Through Facilities.** Drive-in or drive-through means an accessory use to a building or facility that by design facilitates, encourages or allows customers to receive services or obtain goods while remaining in their motor vehicle, excluding reserved parking spaces for take-out goods where there is no menu board or communication facility.
39. **Setback.** The distance between the building line and the adjacent street right-of-way line or Lot Boundary.
40. **Structure.** Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
41. **Town Council.** The Town Council for the Town of Parker.
42. **Traditional Neighborhood Design (TND).** Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.
43. **Transit Oriented Design (TOD).** Transit Oriented Design neighborhoods contain a broad mix of uses including Single Family and Multi-Family residential combined with commercial and retail opportunities in land use patterns that help to create a pedestrian friendly environment, with convenient access to public transit.

III. LAND USE REGULATIONS

A. General

At the time of the Town Council's initial approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015, the IGA expired. The day after, September 8, 2015, the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

B. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex, Triplex, and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Condominiums
- f. Age targeted housing (Not depicted on plan for this PD Submittal – Will be included in Site Plan/Subdivision Submittals)
- g. Age restricted senior housing. (Not depicted on plan for this PD Submittal – Will be included In Site Plan/Subdivision Submittals)
- h. Group Homes/Nursing Homes
- i. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
- m. Public Open Space.
- n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
- o. Public parks, playgrounds, and other recreational areas.
- p. Places of religious assembly, religious schools.
- q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
- r. Public and private schools and related administrative facilities for elementary and secondary education.

3. Uses Permitted by Special Review

- a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- c. Child Care Centers.

4. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.

5. **Development Standards**

- a. **Average Density.** The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Areas will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in SFd residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls

Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - (i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, fifteen (15) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
 - (ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height.
- f. **Minimum Lot Sizes.** The minimum lot sizes in SFd residential Planning Areas shall be thirty-five hundred (3500) square feet.

C. Residential (SFe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Condominiums
- f. Age targeted housing (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Age restricted senior housing (Not depicted on plan for this PD Submittal - Will be included In Site Plan/Subdivision Submittals)
- h. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- i. Group Homes/Nursing Homes
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).

- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
- m. Public Open Space.
- n. Public and private schools and related administrative facilities for elementary and secondary education.
- o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
- p. Public parks, playgrounds, and other recreational areas.
- q. Places of religious assembly, religious schools.
- r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- c. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PO Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in SFe residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	10 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

d. Building Separation.

The minimum building separation shall be the greater of:

- i) Seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Lands Use Planning Area, or
- ii) shall be governed by the applicable building code.

e. Building Height. No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height except by special review.**f. Minimum Lot Sizes.** The minimum lot sizes In SFe residential shall be two thousand (2,000) square feet for a duplex lot and thirty-five hundred (3,500) square feet for a Single-Family detached lot.

D. Residential (SFf)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live Work Dwelling Units.
- e. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- f. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Group Homes/Nursing Homes
- h. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- i. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- j. Attached or detached private garages (3 cars maximum).
- k. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- l. Public Open Space.
- m. Public and private schools and related administrative facilities for elementary and secondary education.
- n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
- o. Public parks, playgrounds, and other recreational areas.
- p. Places of religious assembly, religious schools.
- q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- c. Child Care Centers.

4. **Accessory uses and building** · Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

5. **Development Standards**

- a. **Average Density.** The Average Density shall be up to three point two (3.2) Dwelling Units per acre for each Sff Planning Area, as set forth in the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each Sff residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in Sff residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls

Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFF Lands Use Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFF Planning Areas shall exceed thirty-five (35) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In SFF residential Planning Areas shall be thirty-five hundred (3500) square feet.

E. Residential (SFg)

1. Intent

Provide for residential Development allowing for Estate Single Family Detached Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Attached or detached private garages.
- c. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker Zoning Ordinance.
- d. Public parks, playgrounds, and other recreational areas.
- e. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Neighborhood public service, health and education facilities, community centers, libraries, and museums.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

- a. Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to one unit per one- and one-half acres (0.67 Dwelling Units per acre) for each SFg Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFg residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in SFg residential Planning Areas shall be:
 - Building front 20 feet
 - Building side 15 feet
 - Building rear 20 feet
- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) twenty (20) feet for Single Family Detached Residential Buildings located within SFg Lands Use Planning Areas, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFg Planning Areas shall exceed thirty-five (35) feet in height except by Special Review
- f. **Minimum Lot Sizes.** The minimum lot sizes in SFg residential Planning Areas shall be 0.67 acre.
- g. **Specific to PA-41 & 47.** if these areas are developed for a clustered Age Targeted Development, the minimum lot size may be reduced to 80 feet in width and 120 feet in depth. The number of units allowed in each planning area may not increase beyond the 31 units allowed in PA-41, and the 18 units allowed in PA-47; the gross density may increase to a maximum of 1.5 du/ac. The site design for these areas must include homes backing to open space.

F. Residential (THd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-Detached, Clustered Single-Family Dwelling Units, Multi-family/Condominium Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- f. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Group Homes

- h. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- i. Independent and/or Assisted Living.
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- m. Public Open Space.
- n. Public and private schools and related administrative facilities for elementary and secondary education.
- o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
- p. Public parks, playgrounds, and other recreational areas.
- q. Places of religious assembly, religious schools.
- r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Common recreation vehicle storage area.
- b. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- c. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- d. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to ten (10) Dwelling Units per acre for each THd Planning Area. These average densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each THd residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in THd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Areas. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley

- d. **Building Separation.** The minimum building separation shall be the greater of:
- i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each THd Planning Area, or
 - ii) shall be governed by the applicable building code.

- e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In THd residential Planning Areas shall be one thousand two hundred fifty (1250) square feet with a width not less than twenty (20) feet.

G. Residential (THe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single-Family Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within Residential (THd) Land Use Category. standards contained within the Residential (THd) Land Use Section shall apply, as required.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

All Uses permitted by Special Review within the Residential (THd) Land Use Category.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to fourteen (14) Dwelling Units per acre for each THe Planning Area. These average densities are set forth on the PD Master Plan and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each THe residential Planning Area shall not exceed the 120% of the maximum number set forth on the PD Master Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in THe residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley

- d. **Building Separation.** The minimum building separation shall be the greater of:
- i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each THd Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes in THd residential Planning Areas shall be one thousand two hundred fifty (1250) feet with a width not less than twenty (20) feet.

H. Mixed Use (MU)

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Triplex, Fourplex, Townhome, Condominiums and/or Multi-family residential development.

There are six areas of the PD Plan that are designated as MU are located at the intersection of Chambers Road and Stroh Road: and at the intersection of Bayou Gulch Road and North Pinery Parkway. These MU Planning areas are anticipated to develop as commercial/retail centers with commercial and residential uses. Some of these commercial/retail centers will have a live work residential component built within these areas.

Should market conditions change, the developer may desire to build a residential project in lieu of these commercial/retail areas. By allowing both commercial and residential uses in the MU Planning areas, this affords the Property Owner the opportunity to build what is appropriate for these areas based on market demand.

2. Specific Requirements for MU Mixed-Use Planning Areas 35, 36, 43 and 44.

The 28 residential units contained within Planning Area 43 and 44 residential units within Planning Area 35 are hereby transferred as follows:

Planning Area	Additional Residential Units	Total Residential Units Allowed
34	1	199
36	8	44
39	5	189
41	12	31
44	6	44

3. Specific Requirements for MU Mixed-Use Planning Areas 3, 4, 12 and 14

A. Market conditions may not immediately warrant the development of commercial/ retail centers, so in order to assure that a portion of the MU Mixed- Use Planning Areas is ultimately developed pursuant to the zoning set forth in this Development Guide, Sections III(H)4.a., Retail and/ or III(H)4.b., Commercial Convenience Grocery (collectively, the Commercial Zoning"), a minimum of one third (1/3) of the developable land area included in the MU Mixed- Use Planning Areas 3, 4, 12 and 14 shall be developed exclusively for commercial uses pursuant to the Commercial Zoning (the " Commercial Area"). The required Commercial Area must be located in at least two (2) of the MU Mixed- Use Planning Areas. Notwithstanding the requirement of the Commercial Area, the total number of residential units for the MU Mixed- Use Planning Areas as described in the Hess Ranch Development Chart contained in the Development Plan shall be preserved, and Property Owner shall have the option to transfer unused residential yield, if any, from the Commercial Area to other MU Mixed- Use Planning Areas. After any such transfer, if any residential yield remains, the Property Owner shall have the option to transfer the remaining unused residential yield to residential Planning Areas (not to include Planning Areas 6, 7, 8, 9, 21 or 25) but no such transfer may increase the residential yield in any such residential Planning Area by more than 20% as

provided in Section 1, Part C of the Development Guide. A note will be added to the Development Plan to describe the commitment to provide the Commercial Area, which shall state as follows:

"The future development of Planning Areas 3, 4, 12 and 14 shall incorporate commercial use and development as enumerated by the Hess Ranch Development Guide on a minimum of one- third (1/3) of the developable area within these Planning Areas as provided by Town of Parker Resolution No. 19-028, Series of 2019."

- B. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2, as described in Town of Parker Resolution No. 19- 028, Series of 2019 (the "Resolution") (or Segment 2A as described in the Resolution, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed Use Planning Areas. The determination to transfer residential yield shall be made concurrently with the approval of said Development Sketch and Preliminary Plan for Segment 2 (or Segment 2A, as applicable).
- C. The requirement to provide a Commercial Area shall be deemed to have been satisfied upon Town Council approval of the application for the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan which designates the Commercial Area within the MU Mixed Use Planning Areas. The Property Owner shall have no obligation to agree to a Commercial Area any greater area than one- third (1/ 3) of the developable area, and the Town shall have no right to require that greater than one-third (1/3) of the developable area be Commercial Area.
- D. Mixed- Use Development: The Parker 2035 Master Plan recommends mixed-use development within Planning Areas 3, 4, 12 and 14 and vertical mixed- use development is encouraged within the area to be reserved, zoned and used for future commercial development. A density bonus of ten percent (10%), not to exceed a total of 36 dwelling units, shall be available to support vertical mixed-use development(s) consisting of ground floor commercial use with multifamily residential use on the upper floors within Planning Areas 3, 4, 12 and 14, subject to the approval of the Planning Director.
- E. Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan Scope of Work for the Commercial Area shall be prepared and completed as follows:
- F. The purpose of this section is to provide the methodology for evaluating and determining the required Commercial Area constituting a minimum one- third (1/3) of the developable land within the MU Mixed- Use Planning Areas 3, 4, 12 and 14. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed- Use Planning Areas. This shall be achieved by the Property Owner's preparation of a concept plan in consultation with the Town illustrating the location and extent of the required Commercial

Area for MU Mixed-Use Planning Areas 3, 4, 12 and 14 (the "Concept Plan"). The Concept Plan shall identify the required Commercial Area and provide an evaluation of the development envelope, roadway access, limits of environmentally sensitive areas, drainage/stormwater, and grading. It shall form the basis of the required Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan with respect to the MU Mixed- Use Planning Areas 3, 4, 12 and 14 and shall address the following tasks:

- a. Task 1: Prepare and submit a base map consistent with Section 13.07.060(g)(9) of the Code. The map shall be at a scale of 1" = 100' illustrating the planning area limits for Planning Areas 3, 4, 12 and 14, existing topography, existing utility easements, natural features including steep slopes and 100- year floodplain, as well as adjacent planning areas.
- b. Task 2: Prepare and submit a development envelope map consistent with Section 13.07.060(f)(10) of the Code illustrating the future upland developable area(s) for Planning Areas 3, 4, 12 and 14 located outside of areas unsuitable for development, such as 100- year floodplain, steep slopes and utility corridors/ easements.
- c. Task 3: Prepare and submit an access map addressing the Town's Roadway Design and Construction Criteria Manual for Planning Areas 3, 4, 12 and 14 showing limits of access upon all roadway frontages and feasible public access points for the MU Mixed-Use Planning Areas.
- d. Task 4: Prepare and submit a conceptual drainage/stormwater map consistent with Town's Storm Drainage and Environmental Criteria Manual that illustrates the location and limits of future regional drainage facilities traversing and adjacent to Planning Areas 3, 4, 12 and 14. Identify the projected location and extent of future site-generated drainage necessary to accommodate future development based upon known site characteristics, such as grading, topography and soil conditions for the MU Mixed- Use Planning Areas.
- e. Task 5: Prepare and submit a conceptual overlot grading map consistent with Town's Storm Drainage and Environmental Criteria Manual and Section 13.07.060(g)(11) of the Code that illustrates the future grading of Planning Areas 3, 4, 12 and 14 necessary to support development, including contours, slopes and direction of stormwater flow.
- f. Task 6: The Concept Plan will incorporate the results of Tasks 1 through 5 illustrating the existing conditions affecting future development, projected development envelope, roadway access points, drainage/ stormwater limits and overlot grading for Planning Areas 3, 4, 12 and 14. The Concept Plan shall serve as the basis for evaluation of the appropriate location and extent of the required Commercial Area upon a minimum one- third (1/3) of the developable land within the MU Mixed-Use Planning Areas.

- g. Task 7: Divide Planning Areas 3, 4, 12 and 14 into two subareas each: one for the required commercial use upon a minimum one- third (1/ 3) of the developable land and the other for the remainder which shall retain the existing mixed- use zone designation. In the alternative, the applicant may elect to satisfy the requirement to zone a minimum of one-third (1/3) of total developable land of Planning Areas 3, 4, 12 and 14 by allocating the commercial zoning across no less than two (2) MU Mixed-Use Planning Areas; each of which shall be divided as described herein.
 - h. Task 8: Prepare and submit a table of permitted commercial uses consistent with the existing MU Mixed-Use Planning Areas contained in this Development Plan and Guide and identify any requested revisions by addition, deletion, or modification for Town approval.
 - i. Task 9: Upon review and direction by Town staff, utilize the Concept Plan to prepare and submit a complete application for the Segment 2 (or Segment 2A, as applicable) Sketch and Preliminary Plan that addresses the required Commercial Area, as described herein.
- G. Compliance with the Requirement: The requirement to provide for future commercial use upon a minimum of one- third (1/ 3) of the developable area of the MU Mixed Use Planning Areas 3, 4, 12 and 14 shall be deemed to have been satisfied upon successful completion of the Concept Plan Scope of Work described herein and Town Council approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan consistent with the Tasks described above; provided, however, that Property Owner may, at its option, provide the Concept Plan consistent with Task 6 above with the submittal of the Development Sketch and Preliminary Plan for the MU Mixed-Use Planning Areas 3, 4, 12 and 14.

4. Uses Permitted by Right – Mixed Use Planning Areas 12, 14, 35, 36, 43 and 44

- a. Retail
 - (1) Grocery store
 - (2) Convenience retail shopping facilities, including but not limited to:
 - a. drug stores
 - b. liquor stores
 - c. convenience grocery
 - (3) Specialty retail including but not limited to:
 - a. art gallery
 - b. antiques
 - c. artisan shops
 - d. gift shop
 - e. pet shops
 - f. florists
 - g. bookstore

- h. stationery stores
- i. retail food specialty shops which sell food products not intended to be consumed on the premises
- j. butcher shops
- k. candy stores
- l. bakeries
- m. doughnut shops
- n. dairy product shops
- o. toy and game stores
- p. battery and accessory stores
- q. bicycle stores
- r. music stores
- s. sporting goods store

(4) Hardware and building material stores

(5) General retail merchandise and apparel shops, including but not limited to:

- a. junior department stores
- b. craft and hobby stores
- c. discount department stores
- d. clothing stores
- e. shoe stores
- f. furniture stores
- g. household appliance stores
- h. floor covering, drapery and upholstery stores
- i. electronics stores
- j. cosmetic store

b. Development Sales and Marketing Center

c. Eating and Drinking Establishments

- (1) restaurants
- (2) fast food, drive-through or carryout restaurants
- (3) ice cream parlors
- (4) coffee shops
- (5) delicatessens
- (6) lounge, bar, or microbrewery

d. Personal Services

- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
- (2) day care centers
- (3) health clubs

e. Entertainment-Indoors

- (1) indoor movie theaters
- (2) performance arts
- (3) bowling alleys
- (4) skating rinks (both ice and roller)
- (5) pool halls
- (6) arcade amusement centers

f. General Office and Professional Services

- (1) business and professional offices
- (2) medical and dental offices and clinics
- (3) banks and other financial service establishments, with or without drive-through facilities

g. Commercial Convenience Grocery

- (1) Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors, coffee shops and delicatessens.
- (2) Convenience service establishments, including but not limited to barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
- (3) Low intensity specialty goods and service establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
- (4) Conventional restaurants.
- (5) Fast food, drive-in or carryout restaurants.
- (6) Electronic funds transfer facilities.
- (7) Photo service facilities.
- (8) Medical and dental offices and clinics.
- (9) Business and professional offices.
- (10) Private recreational and park uses, country clubs, recreational facilities, including but not limited to open space, tennis courts, swimming pools and jogging, riding, hiking, and biking trails.
- (11) Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums, except for PA, 12, 14, 35, 36, 43 and 44 which are retail uses only.
- (12) Nursery schools and day/childcare centers.
- (13) Retail food and food service establishments, including but not limited to groceries and supermarkets, and cafeterias.
- (14) General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount

department stores; clothing stores; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.

- (15) Personal service establishments.
- (16) General retail business establishments, including but not limited to card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden, plant, and floral shops; and bicycle stores.
- (17) Car care centers, gasoline service/stations, tire sales and service, car wash.
- (18) Commercial entertainment businesses, including but not limited to indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.
- (19) Banks, savings and loan and other financial service establishments.
- (20) Public utility administrative and business offices.
- (21) Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- (22) Motels, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.
- (23) Transit facilities.
- (24) Universities, Colleges, or higher educational type uses.
- (25) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
- (26) Sales Center - conversion to a recreation facility adjacent to open space.

h. Agricultural. Until such time that PA 44 develops commercially, or until such time that Planning Areas 3,4,12 and 14 develop, permitted uses include:

- (1) Farming, including plowing, tillage, cropping, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
- (2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
- (3) Open space.
- (4) Selling agricultural products not requiring a state tax license.

i. Residential

- (1) Duplex, Triplex, and Fourplex Dwelling Units.
- (2) Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- (3) Condominiums
- (4) Independent and/or Assisted Living.

- (5) Group Homes
- (6) Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- (7) A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- (8) Attached or detached private garages (3 cars maximum).
- (9) Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- (10) Public Open Space.
- (11) Public and private schools and related administrative facilities for elementary and secondary education.
- (12) Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, swimming pools and jogging, riding, hiking, and biking trails.
- (13) Public parks, playgrounds, and other recreational areas.
- (14) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
- (15) All those uses permitted within the Parks, Open Space Land Use categories.

5. Uses Permitted by Special Review (except Uses by Special Review shall be prohibited in PA-44)

- a. Common recreation vehicle storage area.
- b. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- c. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- d. Child Care Centers.
- e. Small animal veterinary clinics with no outside facilities.

6. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

7. Development Standards

- a. Floor/Area Ratio.
The maximum floor-area ratio for each development tract: Within the Mixed-Use Planning Areas shall be six tenths (.60) to one (1).

- b. **Maximum Number of Dwelling Units.** The maximum density allowed for all Planning Areas designated as Mixed Use is 22 dwelling units per acre. Density adjustments and variations as described in Section I, Part C. cannot be used to increase the maximum allowed density within a Mixed-Use District, unless the request is processed as a Major Amendment to the Development Plan and Guide.
- c. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:
 - Building front 0 feet
 - Building side 0 feet
 - Building rear 0 feet
- d. **Building Setback: Residential.** For residential components within Mixed Use (MU) zoning, the building setback standards outlined in the Townhome/Patio Home (THE) Land Use Category shall apply. For Multi-family Dwelling Units, the setbacks shall be:
 - Building front 0 feet
 - Building side 0 feet
 - Building rear 4 feet from alley
 - Building rear 0 feet
- e. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or
 - ii) shall be governed by the applicable building code.
- f. **Building Height.**
 - i) Buildings or structures in Mixed Use Planning Areas are permitted up to 45 feet in height without special review and up to 50 feet in height with Special Review.
 - ii) However, in Planning Areas 9, 12, 14, 35, 36, 43, and 44, buildings or structures are permitted up to 50 feet in height without Special Review and up to 60 feet in height with Special Review.
- g. **Minimum Lot Size:** The minimum lot size for Townhome Dwelling Units in the MU Mixed Use Planning Areas shall be one-thousand two hundred fifty (1,250) square feet with a width not less than twenty (20) feet.

I. Commercial Use Areas

1. Intent

To provide for a broad range of retail goods and services, business, and professional services

There are two areas of the PD Plan that are designated as Commercial. One is located at the southeast corner of Chambers Road and Stroh Road and one is located at the

southwest corner of Chambers Road and Stroh Road. These Commercial Planning areas are anticipated to develop as commercial; retail, offices, and service uses.

2. Uses Permitted by Right in the Commercial Planning Areas 3 and 4

Planning Director Determination for and Unlisted Use: If an unlisted use is proposed, the Planning Director shall determine the appropriate designation of a specific use type by considering potential impacts of the use including the nature and compatibility of the use and whether it includes dwellings, sales, processing, or storage and typical operations, employment characteristics, nuisances, and requirements for public services and utilities.

a. Public, Institutional, and Civic Uses

- (1) Community and Cultural
 - a. Community Facilities including Outdoor Recreational Facilities
 - b. Commercial Day Care Facility
 - c. Public Safety Facility
 - d. Parks and Open Space
- (2) Educational Facilities
- (3) Healthcare Facilities
 - Medical and Dental Clinics

b. Commercial Uses

- (1) Veterinary Clinic and Hospital
- (2) Retail and Service Commercial

c. Recreation and Entertainment

- (1) Indoor and Outdoor Recreational Facilities
- (2) Indoor and Outdoor Entertainment Facilities

d. Food and Beverage Services

- (1) Bar and Lounge
- (2) Microbrewery, Cidery, Distillery or Winery
- (3) Restaurant with or without:
 - a. Drive through facilities
 - b. Liquor Sales
 - c. Indoor and Outdoor Seating

e. Office, Business and Professional Services

- (1) Administrative, Professional and Government Offices
- (2) Automated Teller Machines (Stand Alone or associated with a Financial Institution)
- (3) Financial Institution with or without Drive through Facilities
- (4) Research and Development
- (5) Development Sales and Marketing Center

f. Personal Services

- (1) Self Service Laundry
- (2) Personal Instruction or Studio
- (3) Person Service, General

- (4) Health Clubs

g. Retail Sales

- (1) Building Materials and Supplies including outdoor greenhouse sales (Outdoor display is limited to 25% of the gross floor area of the principal building)
- (2) General Retail (any size and product)
- (3) Outdoor Sales and display as an accessory use
- (4) Convenience Retail Shopping Facility
- (5) Temporary/Seasonal Outdoor Markets

h. Lodging Facilities

- (1) Bed and Breakfast
- (2) Hotel/Motel

i. Transportation, Vehicles and Equipment

- (1) Automotive Fuel Service and Sales with or without:
 - i. Car wash
 - ii. Convenience Retail
 - iii. Parts and tire sales
- (2) Automotive repair (minor)
- (3) Standalone car wash

3. Uses Permitted by Special Review

- (1) Outdoor Recreational Facilities
- (2) Outdoor Entertainment Facilities

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Floor/Area Ratio.** The maximum floor-area ratio for each development tract within the Commercial: None

- b. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:

Building front 10 feet
Building side 0 feet
Building rear 10 feet

- c. **Building Separation.** The minimum building or structure separation shall be the greater of:

- i) ten (10) feet or
- ii) shall be governed by the applicable building code.

- d. **Building Height:** Buildings or structures in the Commercial Planning Areas 3 and 4 are permitted up to 60 feet in height.

- e. **Minimum Lot Size:** None.

I. Fire Station

Intent

PA-45 is intended to be a future Fire Station location. If this site is not selected/constructed as a Fire Station, this Planning Area (PA-45) can only be used for the commercial uses allowed within the Mixed Use (MU) designation, excluding residential uses, and excluding uses allowed by special review. The Mixed Use (MU) Development Standards shall apply if not developed as a Fire Station, as provided herein.

J. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods. Parks to include pocket parks, neighborhood parks and regional parks.

2. Park Designations

- a. Pocket
- b. Neighborhood
- c. Community
- d. Regional

3. Development Criteria for parks

- a. Pocket Park
 - (1) Refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140(c)(9) Design criteria for parks, trails, and open space.
 - (2) Size: $\frac{1}{4}$ to $\frac{1}{2}$ acre
 - (3) Location/Orientation: Centrally located within the residential development and/or easily accessible by residents without the use of vehicles. A 5-10-minute walking distance
 - (4) Frontage: Required on one, preferred two or more local streets.
 - (5) Minimum development features and/or amenities: Turf and landscape plantings to provide shade over at least 15% of the area, benches in shade and sun, bike racks and trash receptacles. Optional features: a small shade structure, small playground and/or small-scale tot-lot, picnic tables, minimal signage, security lighting.
- b. Neighborhood Park
 - (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools
 - (2) Size: Determined by Town Council, refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140(c)(2)(c). A minimum of 3 acres in size.
 - (3) Location/Orientation: Within an immediate neighborhood with a $\frac{1}{4}$ to $\frac{1}{2}$ mile service radius. Neighborhood parks shall serve as an extension of the neighborhood around them. They shall be a social and recreation focal point. Interconnected to trails/sidewalks low-volume streets within walking/biking distance of most users.
 - (4) Frontage: High visibility to surrounding local streets. On street parking

- (5) Minimum development features and/or amenities: 50%/50% split between active and passive recreational uses. Active recreational features may include: a children's playground, unobstructed open play areas for practice or pick-up games and low impact recreation options such as bocce ball and/or horseshoes. Other amenities should include picnic shelters, internal trails, benches, trash receptacles, bike racks, public art, signage, and security lighting.

c. Community Park

- (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools
- (2) Size: Determined by Town Council, refer the Town of Parker Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140 (c)(2)(c). A minimum of 10 acres in size.
- (3) Location/Orientation: Within an immediate neighborhood with a 2.5 - mile service area. Located adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.
- (4) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.
- (5) Development features and/or amenities: Lighted sports fields, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, permanent rest room facility, security lighting, signage, large play structures, game courts, disc golf, climbing wall, skate park and/or other similar popular activities, jogging trails, informal ball fields for youth play, low impact recreation options such as bocce ball and/or horseshoes, parking lots, an area for outdoor farmer's markets and/or outdoor concerts.

d. Regional Park

- (1) Size: A minimum of 100 acres in size.
- (2) Location/Orientation: Located to service the community within a distance of a 6 mile radius, adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.
- (3) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.
- (4) Development features and/or amenities: A community activity center that includes sports fields and courts, multiuse fields that are both lighted and unlighted, tennis courts, basketball court, rest room building, concession building, play structures for the 2-5 yrs. of age and separate play structures for 5-12 yrs. of age, walkways and trails, parking lots, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, security lighting, signage, jogging

trails, low impact recreation options such as bocce ball and/or horseshoes.

4. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Free standing light fixtures 14' and under.

5. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

6. Development Standards

- a. **Building Setback- Street.** The minimum building setback from any public street right-of-way line shall be:
Building front 25 feet
Building side 20 feet
Building rear 25 feet
- b. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) twenty (20) feet, or
 - ii) shall be governed by the applicable building code.
- c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet

K. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define, and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks
- d. Community Gardens
- e. Drainage Facilities
- f. Picnic shelters.
- g. Frisbee golf
- h. Recreation Center with associated parking and outdoor recreational amenities
- i. Observation platforms/overlook
- k. Interpretive Signage or elements
- l. Fitness incline/challenge steps
- m. Nature play features
- n. Dog waste station
- o. Trash receptacles

- p. Outdoor nature classroom
- q. Programmable indoor or outdoor space

3. Development Standards

- a. **Building Setback-Street.** The minimum building setback from any public street right-of-way line shall be:
 Building front 25 feet
 Building side 15 feet
 Building rear 25 feet
- b. **Building Separation.** The minimum building or structure separation shall be the greater of:
 i) twenty (20) feet or
 ii) shall be governed by the applicable building code.
- c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

L. Trails

The Development Plan depicts trail connections through open spaces and buffer areas and makes connections to off-site trails.

Trail connections through development parcels are anticipated. These trail connections shall be made in subsequent phases of the Town of Parker's entitlement process.

The Development Plan indicates the number of trail connections, but the exact locations will be determined in latter phases of the entitlement process. These trail connections include:

1. A trail connection along the southern edge of the property adjacent to (PA 22, 23, 24, 25 and 33).
2. One trail connection along the west property line.
3. Trail connections from the east-west drainage in the center of the site (Brandy Gulch) to the trail along Lemon Gulch and Oak Gulch.
4. One trail connection from the Crowfoot Valley buffer to the MU Planning area through Planning Areas 37.
5. Special Trail Requirements.
 - a. Future Builders of Planning Areas 22, 23, 24, 25 and 33 are advised that trail connections between Planning Areas 23 and 24 will be designed in conjunction with subdivision proposals upon these planning areas. This interconnection is intended to connect from the trail along the Hess Ranch southerly boundary, , ultimately to the regional trail in Brandy Gulch located north of Planning Areas 18, 19, 20, 21, and 32; and the regional trail along the Oak Gulch drainage located east of Planning Areas 1, 30, and 26. This trail segment will be designed and constructed by the developer or future builders for the above designated Planning Areas and secured as part of Subdivision Improvement Agreement for residential filings upon these specified Planning Areas.

Similarly, the developer or future builders of Planning Areas 2, 7, 8, 9, 11,12, and 13 are advised that each filing will be required to contribute a pro-rata share for the cost of constructing an internal trail within the open space corridor which abuts all these planning areas. This contribution will be determined at the

time of Final Plat for each planning area and specified in the Subdivision Improvement Agreement for each planning area.

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

A. General

As stated in Section III, Land Use Regulations, the maximum number of dwelling units permitted within each residential planning area shall not exceed 120% of the units shown on the Development Plan for each individual Planning Area. However, regardless of the unit count in each Planning Area, in no case will the total unit count of Planning Areas collectively exceed 3,379 units.

B. Lone Tree Intergovernmental Agreement

At the time of the Town Council's approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015, the IGA expired. The day after, September 6, 2015 the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

C. Douglas County Intergovernmental Agreement

1. In the southern part of Anthology, now "Hess Ranch", in an effort to preserve the rural roadside character of Crowfoot Valley Road, it will be necessary to maintain an average buffer area along Crowfoot Valley Road of 300', adjacent to Planning Areas 34 and 40, as represented on the Hess Ranch Development Plan. This buffer, whose intent is to screen and soften highly visible areas, should include enhanced landscape (greater density of planting as opposed to open space areas, palette of predominantly native plant materials), earth berming, and if necessary, open and transparent fencing, to visually minimize development impact.
2. The rural character of Crowfoot Valley Road shall be reflected in the development of this corridor, including:
 - a. The average 300' buffer between the adjacent residential development and Crowfoot shall be respected and the landscape in this buffer shall consist of earth berming, open and transparent fencing with a palette of plant materials that enhances and augments the existing and native landscape, as described in section 2, above.
 - b. Minimize the negative visual impact of parking areas through orientation parallel to and away from Crowfoot Valley Road, landscape screening and/or berming, and the presence of landscaped islands and planting strips within parking lots themselves to reduce the perceived sizes of the parking lot.
 - c. Screening of dumpster and service areas throughout the Mixed-Use Center through landscape and/or architectural elements.
 - d. Architecture that is articulated or enhanced on those sides that face Crowfoot Valley Road.

D. Minimum Lot Size for Townhome Dwelling Units: The minimum lot size for Townhome Dwelling Units (TDUs) shall be 1,500 square feet with a width not less than 20-feet in all

Planning Areas where TDUs are a Use Permitted by Right except for Residential Planning Area 5 and MU Mixed Use Planning Areas 3, 4, 12, 14, 35, 36, 43 and 44.

- E. **Minimum Lot Size for Duplex Dwelling Units:** The minimum lot size for Duplex Dwelling Units shall be 2,100 square feet with a width not less than 20-feet.

I. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for HESS Ranch Development, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the HESS RANCH DEVELOPMENT PLAN AND GUIDE together with everything shown thereon and all amendments thereto.

B. Effect of Recorded Plan

The approval by Ordinance of the HESS RANCH DEVELOPMENT PLAN AND GUIDE by the Town Council and the recording of such Development Plan and Guide with the Douglas County Clerk and Recorder shall be deemed to be rezoning to a PD-Planned Development District under Section 13.04.150 of the Parker Municipal Code for the real property described in the Development Plan.

HESS RANCH PLANNED DEVELOPMENT

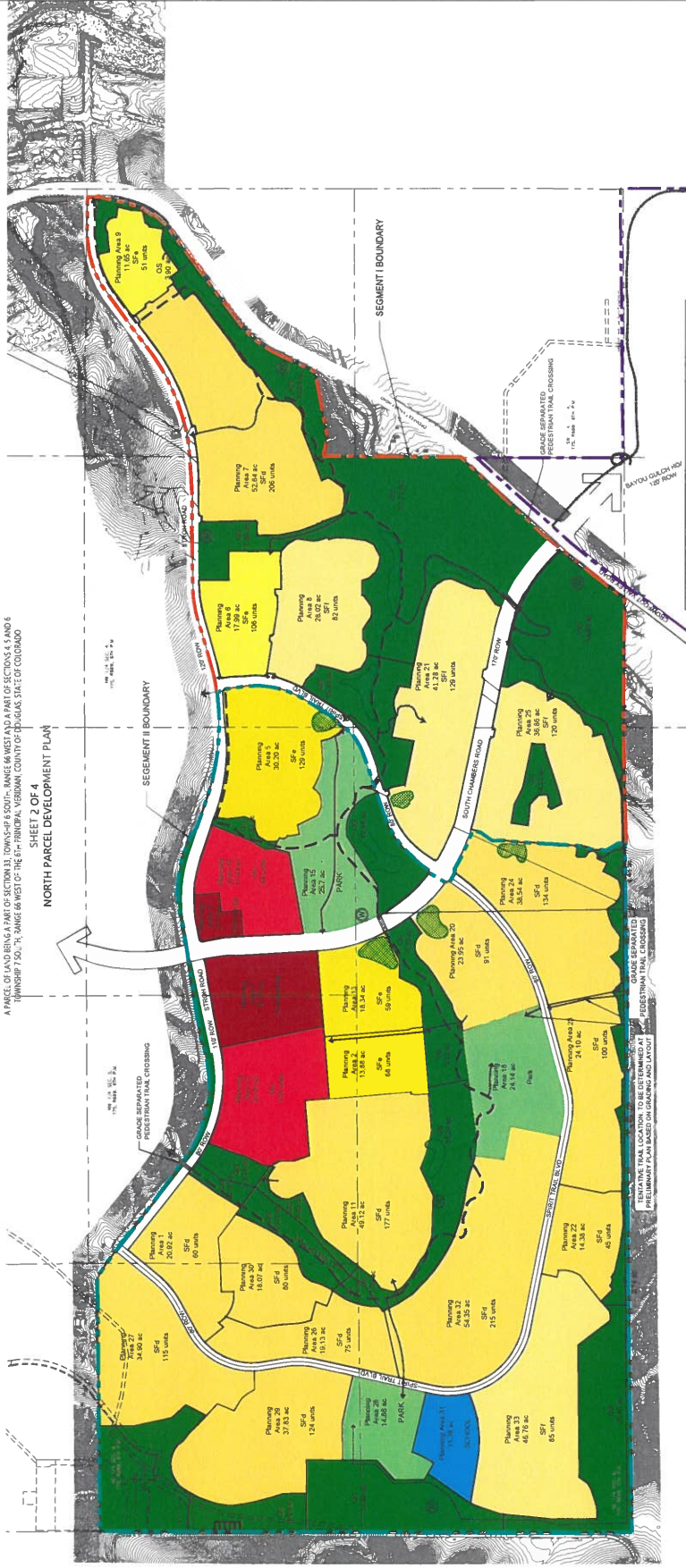
AMENDMENT NO. 4

NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, YARBOROUGH COUNTY OF COLORADO

SHEET 2 OF 4

NORTH PARCEL DEVELOPMENT PLAN



NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 4					
Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Unit)	DU (Shown on Plan)	DU (Shown on Plan)
1	SF	30.00	10.00	30	30
2	SF	13.88	5.00	69	69
3	Commercial	20.30	10.00	20	20
4	Commercial	30.20	6.00	129	129
5	Commercial	40.12	4.50	177	177
6	MU	26.55	22.00	158	158
7	MU	17.44	22.00	84	84
8	MU	25.70	22.00	84	84
9	PARK	25.70	22.00	84	84
10	PARK	25.70	22.00	84	84
11	PARK	25.70	22.00	84	84
12	PARK	25.70	22.00	84	84
13	PARK	25.70	22.00	84	84
14	PARK	25.70	22.00	84	84
15	PARK	25.70	22.00	84	84
16	PARK	25.70	22.00	84	84
17	PARK	25.70	22.00	84	84
18	PARK	25.70	22.00	84	84
19	PARK	25.70	22.00	84	84
20	PARK	25.70	22.00	84	84
21	PARK	25.70	22.00	84	84
22	PARK	25.70	22.00	84	84
23	PARK	25.70	22.00	84	84
24	PARK	25.70	22.00	84	84
25	PARK	25.70	22.00	84	84
26	PARK	25.70	22.00	84	84
27	PARK	25.70	22.00	84	84
28	PARK	25.70	22.00	84	84
29	PARK	25.70	22.00	84	84
30	PARK	25.70	22.00	84	84
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32	PARK	25.70	22.00	84	84
33	PARK	25.70	22.00	84	84
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98	PARK	25.70	22.00	84	84
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100	PARK	25.70	22.00	84	84
101	PARK	25.70	22.00	84	84
102	PARK	25.70	22.00	84	84
103	PARK	25.70	22.00	84	84
104	PARK	25.70	22.00	84	84
105	PARK	25.70	22.00	84	84
106	PARK	25.70	22.00	84	84
107	PARK	25.70	22.00	84	84
108	PARK	25.70	22.00	84	84
109	PARK	25.70	22.00	84	84
110	PARK	25.70	22.00	84	84
111	PARK	25.70	22.00	84	84
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229	PARK	25.70	22.00	84	8

HESS RANCH PLANNED DEVELOPMENT

AMENDMENT NO. 4 NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS STATE OF COLORADO

SHEET 3 OF 4

PROPOSED PLANNING AREAS

NO.	REVISION	DATE	BY
1	1st SUBMITTAL	02-08-2022	
2	Town Committee 03-08-2022	04-29-2022	

LEGEND



HESS RANCH PLANNED DEVELOPMENT AMENDMENT NO. 4 NORTH PARCEL DEVELOPMENT PLAN

Owner/Developer:
LB Parker Owner, LLC
2727 Bryant Street, Suite 200
Denver, CO 80211

DREAM ENDERS
Civil Engineer
ENR Consultants
7008 S. Alton Way, Suite F
Denver, CO 80221
303.884.1130



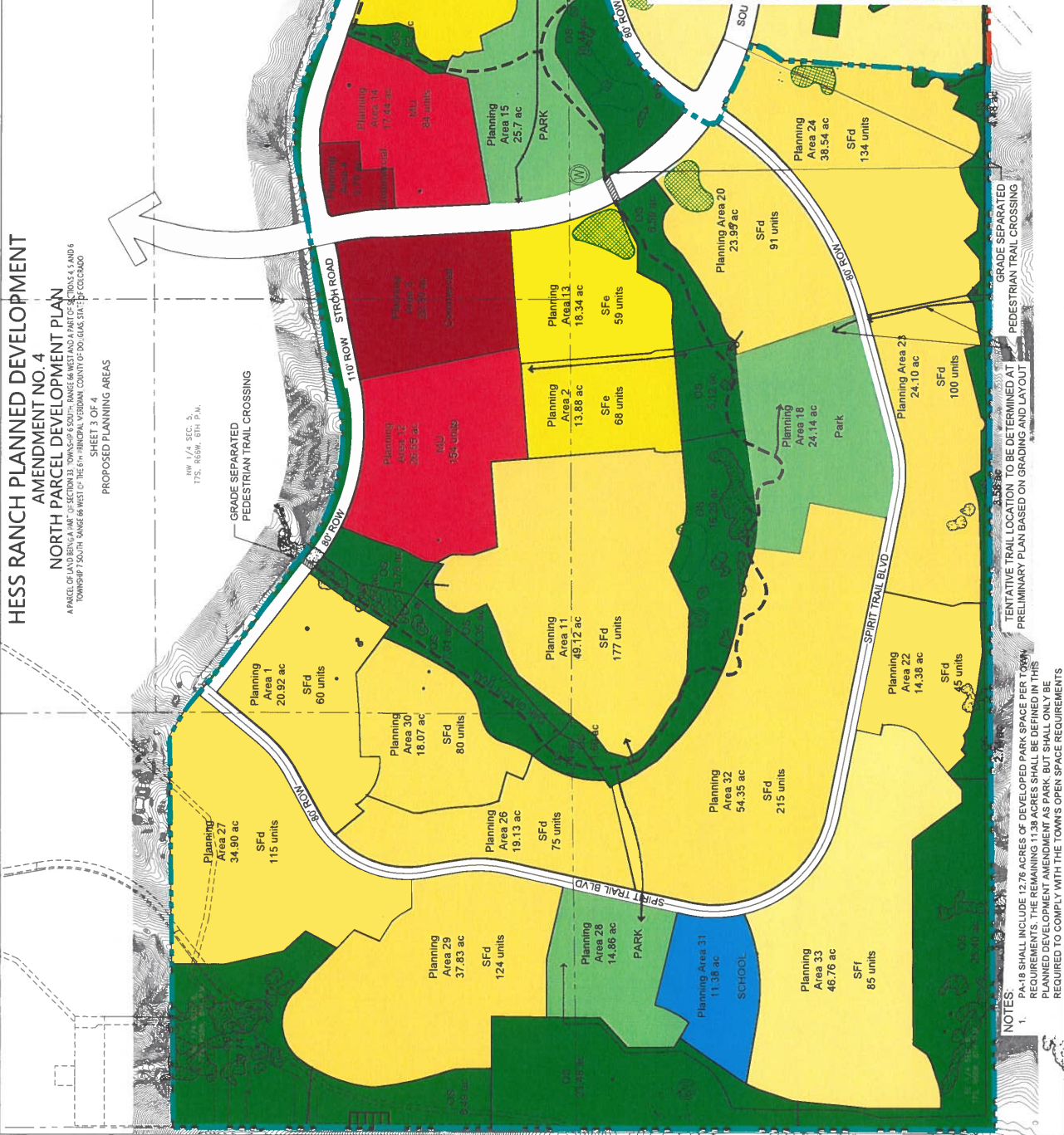
Planner / Landscape Architect
The Henry Design Group
10000 E. Hampden Ave., Suite 100
Denver, CO 80231
303.446.2888



DATE: 04-29-2022
DRAWN BY: [Signature]
APPROVED BY: [Signature]
CADD FILE: [Signature]

SHEET 3

NORTH PARCEL - SEGMENT 2 - NO AMENDMENT NO. 4				
Planning Area	Land Use	Gross Acres	Max. Density (per Acre)	RU (Show on Plan)
1	SFD	20.92	6.00	60
2	SFD	13.88	6.00	68
3	COMMERCIAL	3.70	6.00	179
4	SFD	30.20	6.00	179
5	SFD	49.12	4.50	177
6	SFD	18.34	6.00	177
7	SFD	17.44	6.00	177
8	SFD	17.44	6.00	177
9	SFD	17.44	6.00	177
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90	SFD	17.44	6.00	177
91	SFD	17.44	6.00	177
92	SFD	17.44	6.00	177
93	SFD	17.44	6.00	177
94	SFD	17.44	6.00	177
95	SFD	17.44	6.00	177
96	SFD	17.44	6.00	177
97	SFD	17.44	6.00	177
98	SFD	17.44	6.00	177
99	SFD	17.44	6.00	177
100	SFD	17.44	6.00	177
TOTAL		179.29		1,799



GRADE SEPARATED PEDESTRIAN TRAIL CROSSING

TENTATIVE TRAIL LOCATION TO BE DETERMINED AT PRELIMINARY PLAN BASED ON GRADE AND LAYOUT

NOTES:
1. AREA 18 SHALL INCLUDE 10.78 ACRES OF DEVELOPED PARK SPACE PER TOWN REQUIREMENTS. THE REMAINING 11.38 ACRES SHALL BE DEDICATED TO THIS PLANNED DEVELOPMENT AMENDMENT AS PARK, BUT SHALL ONLY BE REQUIRED TO COMPLY WITH THE TOWN'S OPEN SPACE REQUIREMENTS.
2. PARK INCORPORATES 16 ADDITIONAL DWELLING UNITS THAT ARE RELOCATED FROM SEGMENT 2.



Request for Town Council Action

Date: December 5, 2022

Submitted By: Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN**

Applicant: **LB Parker, LLC**

Location: **Located south and west of the intersection of Stroh Road and Crowfoot Valley Road**

Department: **Community Development, Bryce Matthews**

TRAKiT No.: **SUB21-066 & SUB21-067**

EXECUTIVE SUMMARY

The applicant, LB Parker, LLC, has submitted a Sketch and Preliminary Plan application for the mixed-use development of Looking Glass Segment 2A, which is part of the Hess Ranch Planned Development (PD). The proposed development consists of 658 lots for single-family residential homes, 24 acres of land for commercial use, 31.5 acres of parks and approximately 53.5 acres of open space. The subject property is located west/southwest of the intersection of Stroh Road and Crowfoot Valley Road and is immediately west of Looking Glass Segment 1, which is under construction along the west side of Crowfoot Valley Road between Stroh Road in the north and Chambers Road in the south.

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

1. Consistency with Master Plan. The proposed subdivision is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.
2. Consistency with the Land Development Ordinance and other minimum standards established by the Town. The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual and the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town.
3. Consistency with Zone District Standards or Planned Development Guide, if applicable. The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide.
4. Previous plans. All conditions of the previous plan have been met. The plan is in substantial conformance with the sketch plan.
5. Public notice requirements. The applicant has demonstrated that all public notice

requirements have been met.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

Sketch/Preliminary Plan Applications for Looking Glass Segment 2A (Application #SUB21-066, SUB21-067)

The subject property is an approximately 345.5-acre undeveloped site that is located between Looking Glass Segment 1 and the future extension of Chambers Road. It is bordered by the undeveloped Anthology North PD to the north, Douglas County to the south, Rueter-Hess Reservoir to the west and Looking Glass Segment 1 to the east. The applicant proposes a Sketch/Preliminary Plan for mixed-use development with 658 lots for single-family residential homes, 24 acres of land for commercial use, 31.5 acres of parks and approximately 53.5 acres of open space.

Parks

- **Required Parks:** The proposed Sketch/Preliminary Plan application incorporates approximately 31.5 acres of parks, which exceeds the amount of parks required by the Land Development Ordinance (LDO) as follows:

Single-Family Detached and Duplexes

Total Parks Required: Dwelling Units (658 Units) $\times$ 0.0239 Acres/Unit = 15.726 acres of required developed parkland

Open Space

- **Required Open Space:** Per the First Amendment to the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement, the Hess Ranch PD requires 282.77 gross acres of Open Space within the Looking Glass portion of the PD. Looking Glass Segment 1, which is under construction, has dedicated 136.25 acres of open space, resulting in a balance of 146.52 acres of open space to be provided in future Looking Glass phases. The Sketch/Preliminary Plan for Looking Glass Segment 2A incorporates 53.85 acres of open space. As a result, the future Looking Glass Segments 2B and 3 will be required to dedicate the remaining open space balance of 92.67 acres.

The proposed Sketch/Preliminary Plan applications are consistent with the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement, Hess Ranch PD zoning and the other applicable standards of the Land Development Ordinance. The proposed applications are also consistent with the Hess Ranch PD zoning and the Parker 2035 Master Plan as to use, residential density/yield, subdivision design, dedication of parks, trails and open space, as well as required infrastructure.

Town Council approval of the Sketch/Preliminary Plans does not formally create the lots, tracts and related improvements. Instead, Council approval of the applications will enable the applicant to proceed to the final design process in which Final Plats are prepared and approved administratively, if they are consistent with the approved Sketch/Preliminary Plans. When the applicant obtains Final Plat approval and provides the required security, the Final Plats will be filed and recorded with Douglas County, thereby creating legal lots of record with associated public improvements. When this occurs, the applicant may apply for and obtain grading permits to start initial site development.

The Planning Commission held a public hearing on the proposed Looking Glass Segment 2A Sketch and Preliminary Plans on November 10, 2022 and voted unanimously to recommend that the Town Council approve the application.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

1. P.C. Report Z22-004, SUB21-066 & 067, SUB21-059 & SUB21-060
2. Preliminary and Sketch Plans Segment 2A
3. Segment 2A Landscape and Parks Plan Part 1
4. Segment 2A Landscape and Parks Plan Part 2
5. Segment 2A Landscape and Parks Plan Part 3
6. Segment 2A Landscape and Parks Plan Part 4

RECOMMENDED MOTION

I move to approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan application subject to the following conditions:

1. The applicant shall comply with the conditions of approval listed herein in connection with Town approval of the Sketch and Preliminary Plan application. The applicant shall demonstrate compliance with the conditions of approval prior to the recordation of any Final Plat for a Planning Area or portion thereof containing residential lots.
2. The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires “All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development.”
3. The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.
4. The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers

or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.

5. Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is located in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.
6. Meters may be placed above-ground if mounted to the principal structure.
7. All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.
8. Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:
 - a. There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or
 - b. The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.
9. All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.



Planning Commission Staff Report

Planning Commission Date: 11/10/2022

Town Council Date: 12/5/2022

Hearing Type: Public Hearing
Hess Ranch PD Zoning Amendment – Zoning
Looking Glass Segment 2a Sketch and Preliminary Plan
Looking Glass Filing 8 Sketch and Preliminary Plan

TRAKiT Nos.: Z22-044, SUB21-066, SUB21-067, SUB21-059, and SUB21060

Location: The sites are located south and west of the intersection of Stroh Road and Crowfoot Valley Road.

Project Planner: Bryce Matthews, Assistant Director-Planning

Applicant: LB Parker, LLC;
Stelvio Management, LLC;
KB Home Colorado, Inc.

Executive Summary: The applicants are proposing:

1. Amendments to the Hess Ranch Planned Development zoning to relocate a proposed elementary school site in coordination with DCSD;
2. A Sketch and Preliminary Plan (Looking Glass Segment 2A) for 658 residential lots, two Mixed-Use tracts (24 +/- acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel; and
3. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the zoning.”

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan subject to the following conditions:”

The applicant shall comply with the following condition of approval in connection with Town approval of the Sketch and Preliminary Plan. The applicant shall demonstrate compliance with the condition of

approval prior to the recording of any final plat for a Planning Area or portion thereof which contains residential lots.

1. *The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires “All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development.”*
2. *The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.*
3. *The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
4. *Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is located in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
5. *Meters may be placed above-ground if mounted to the principal structure.*
6. *All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.*
7. *Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:*
 - a. *There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or*
 - b. *The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.*
8. *All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.*

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan.”

ALTERNATIVE MOTIONS

Hess Ranch PD Zoning

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

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the zoning to a future date.”

Looking Glass Segment 2A Sketch and Preliminary Plan

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan.”

“I move the Planning Commission recommend Town Council deny the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan.”

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

“I move the Planning Commission vote to continue Looking Glass Segment 2A Sketch Plan and Preliminary Plan to a future date.”

Looking Glass Filing 8 Sketch and Preliminary Plan

“I move the Planning Commission recommend Town Council deny the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan.”

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

“I move the Planning Commission vote to continue the Looking Glass Filing 8 Sketch Plan and Preliminary Plan to a future date.”

I. BACKGROUND/DISCUSSION

The subject properties are located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The site is currently undeveloped and is directly adjacent to Looking Glass Segment 1 to the east, the undeveloped Anthology North property to the north, and future phase of Looking Glass to the west.

Z22-004 PD Zoning Amendment:

The applicants are requesting the approval of a zoning amendment to the Hess Ranch PD. Specifically, the applicant is requesting the following changes:

1. **School Site Location Moved** - Due to concerns expressed by the Douglas County School District regarding the suitability for development of the current location for a future elementary school site in the PD, the applicants have agreed to pursue an Amendment to change the elementary school location to a more desirable and developable site. Currently, the school site is in Planning Area (PA)-19 and includes 11.38 acres. The school site would be relocated to a more developable site further west to PA-31. PA 19 would no longer exist in the proposed Hess Ranch Planned Development Amendment No. 4. The newly proposed site, PA-31, would maintain the same acreage as previously proposed, 11.38 acres, and be a part of the future development within Segment 2B. The remaining developable acreage within the previous PA-31 would be relocated to PA-33.

2. **Previous School Site Added to Park/Open Space** - The 11.38 acres site previously Planning Area 19 (previous school site)) would be added to the Community Park designated in Planning Area 18 (12.76 acres), creating a new 24.14-acre Community Park. Due to topographical challenges in the original PA-19, which contributed to the relocation of the school site, the developed park in PA-18 would remain 12.76 acres with the remaining 11.38 acres being maintained as undeveloped open space. The open space area has more interesting site characteristics which will complement the Brandy Gulch open space adjacent to the site. The proposal would not reduce the park area in the zoning and would still provide a 12.76 developed park along the frontage of Spirit Trail Boulevard that meets the park requirements of the Town.
3. **Permitted Dwelling Units Reallocated** - Dwelling units previously proposed within PA-31 are proposed to be reallocated to other Planning Areas within North Parcel – Segment 1 and 2. Sixteen dwelling units have been relocated from PA-14 to PA-6 (Filing 8 and located within North Parcel – Segment 1). PA-6 was previously designated for 90 dwelling units. The relocation of the 16 dwelling units would allow for a total of 106 dwelling units in PA-6. There are no changes in overall densities or dwelling units within the PD.
4. **Minor Revisions to Planning Area Boundaries** - Small changes in Planning Area boundaries and acreages were made to better align with the proposed Sketch and Preliminary Plans. The changes in boundaries are due to further definition of pocket parks, grading and street alignments. There are no changes to Open Space as allocated on PD Amendment No. 3.

SUB21-066 and SUB21-067 Sketch and Preliminary Plan Segment 2A

The approximate 345.5-acre site is located south and west of the intersection of Stroh Road and Spirit Trail Boulevard. The parcel is currently undeveloped. The Sketch and Preliminary Plans request approval of 658 residential lots, two Mixed-Use tracts (24 +/-) acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel.

The charts below show consistency with the Hess Ranch Planned Development Amendment No. 4.

PD Dwelling Unit Maximums

LAND USE SUMMARY		
LOTS		
PLANNING AREA	FILING NO.	NUMBER OF LOTS
PA3 & PA4	9	2 (COMMERCIAL)
PA5	10	50
PA5	11	79
PA24	12	76
PA24	13	58
PA20	14	91
PA13	15	59
PA2	16	68
PA11	17	73
PA11	18	57
PA11	19	47
TOTAL		658

Segment 2A Land Use Summary			
Planning Areas	Lots Permitted	Filing No.	Lots Proposed
PA3 & PA4	N/A	9	2 (Commercial)
PA5	129	10	50
		11	79
PA24	134	12	76
		13	58

PA20	91	14	91
PA13	59	15	59
PA2	68	16	68
PA11	177	17	73
		18	57
		19	47
	658		658

The proposed maximum dwelling units proposed are consistent with those allowed under the PD.

Parks and Open Space

Required Parks:

Single-Family Detached and Duplexes

Total Amount = Dwelling units × 0.0239 acres/unit

15.726 = 658 × 0.0239 acres/unit

The applicant is providing approximately 31.5 acres of parks within Segment 2A.

Required Open Space:

Per the First Amendment to Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch requires 282.77 gross acres of Open Space within the North Parcel. North-Parcel Segment 1 has dedicated 136.25 acres of open space resulting in a remaining 146.52 acres of open space to be provided in Segment 2. The Sketch and Preliminary Plan is for Segment 2a and is providing 53.847 acres of open space. The remaining filings for Segment 2b will be required to dedicate the outstanding remainder of 92.673 acres. Future Tracts A-1 and A-2 are zoned as Mixed-Use Planning Areas within the PD and allow for a mix of residential and commercial uses. Tract LL will be a future senior park space for the proposed age restricted community.

LOOKING GLASS SEGMENT 2A			
<i>Tract Area</i>	<i>Dwelling Units</i>	<i>Planned Development Open Space (ac)</i>	<i>Park Land Dedication (ac)</i>
<i>Looking Glass - Segment 2a</i>			
Tract E		1.820	
Tract F		10.43	
Tract T		4.486	
Tract BB		6.594	
Tract KK		0.3643	
Tract CC		5.127	
Tract JJ		3.778	
Tract QQ			1.06
Tract V V		1.605	
Tract PP		16.291	
Tract SS		3.352	
Tract D			25.686
Tract G (pool)			0.700
Tract R			2.511
Tract AA			1.506
Total proposed	0	53.847	31.463
Total required Segment 2A	658	53.488	15.73
Future Tract A-1, A-2 and LL	238		2.78

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

SUB21-059 and SUB21-060 Sketch and Preliminary Plan Looking Glass F8

The 19.4664-acre site is located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The parcel is currently undeveloped and the last parcel to be developed within Segment 1 of Looking Glass. The Sketch and Preliminary Plans requests approval of 106 residential lots for paired homes and 11 tracts. Filing 8 corresponds with PA-6 in the PD and allows for SFe development. The SFe designation in the PD allows for a variety of residential land use types ranging in intensity from single family detached to condominium dwelling units. The current version of the PD, Hess Ranch Planned Development Amendment No. 3, allows for 90 dwelling units in PA-6. If the PD zoning Amendment No. 4 is approved 16 additional units will be transferred to the planning area, for a maximum of 106 dwelling units. The charts below show consistency with the Hess Ranch Planned Development Amendment No. 4.

PD Dwelling Unit Maximums

NORTH PARCEL - SEGMENT 1 - PD AMENDMENT NO. 4					
	Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFe	17.99	6.00	106
	7	SFd	52.84	4.50	206
	8	SFf	28.02	3.20	82
	9	SFe	11.65	6.00	51
	21	SFf	41.28	3.20	129
	25	SFf	36.86	3.20	120
	SUBTOTAL		188.64	-	694
		Open Space	136.25		
		Right of Way	28.97		
AMENDMENT SUBTOTAL			353.86	-	

The proposed maximum dwelling units proposed are consistent with those allowed under the Hess Ranch Planned Development Amendment No. 4.

Parks and Open Space

Required Parks:

There are 694 dwelling units in Looking Glass Filing Segment 1, which includes Filing 8. Based on code requirements for parks dedications, a total of 16.59 acres of park space is required in Segment 1. Filings 2 through 7 have already provided a total of 17.04 acres and no further park requirement is required for Filing 8.

Required Open Space:

Per the First Amendment to the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch 282.77 gross acres of Open Space are required within the North Parcel. Section 13.07.145 – Common Open Space, as applied to property zoned for planned development (PD), total development parcel means the total gross land area subject to the PD Development Guide (Master Plan) and does not

mean the land area contained in each separate filing of a larger, phased planned development. North-Parcel Segment 1 has dedicated 136.25 acres of open space resulting in a remaining 146.52 acres of open space to be provided in Segment 2. No further Open Space dedication is required in Filing 8.

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

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1984	A portion of the northeast corner of the subject property was voluntarily annexed by the Town (Ordinance 2.27) and zoned Stroh Ranch PD allowing for a variety of residential and commercial uses.
2003	The remainder of the subject property was voluntarily annexed by the Town (Ordinance 2.140), combined with the easterly vacant portion of the property, and zoned as Sunmarke PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to rename the PD from Sunmarke to Anthology and to amend the roadway network, open space reservation and other land uses.
2008	Town Council approved a PD Amendment to make minor changes to the roadway network and land uses.
2015	The PD-Planned Development zoning covering the subject property was split from the northerly portion of the property and named Hess Ranch. The amended PD, approved by Town Council, allowed for a variety of residential and commercial uses.
2019	The current PD-Planned Development rezoning was amended to allow for dendritic design of Segment 1 of the subject property and was approved by Town Council.
2020	Town Council approved an annexation amendment and rezoning for the Planned Development for dendritic drainage design, preservation of the commercial zoning at

	the intersection of Stroh Road and Chambers Road and a re-alignment of rights-of-way.
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III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development		
Master Plan Area	Medium Density Residential, Low-Density Residential and Neighborhood Center		
Site Acreage	Entire PD: 1,135.86 acres Segment 2A: 345.495 acres Filing 8: 19.4664 acres		
Subdivision	Looking Glass Segment 2A Sketch and Preliminary Plan Looking Glass Segment 1 Filing 8 Sketch and Preliminary Plan		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Undeveloped (Anthology North)
South	Douglas County	Douglas County Zoning	Large lot residential
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Crowfoot Valley Road and single-family detached residential units
West	Medium Density Residential	PD - Planned Development	Reuter Hess Reservoir

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Low Density Residential: Consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. Medium Density Residential: The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. Neighborhood Center: Neighborhood Centers should be planned to serve the basic needs of the surrounding resi-

	dents. Typical uses within Neighborhood Centers 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 Center should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Center 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 Centers 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.A, B, D, E, F, G, H, I Housing and Neighborhoods 2, 2.A, 5, 5.A Natural Resource Protection 1.A, B, C, 2, 2.A, C, D, 4.B, C, D, E, F, G, H, I Open Space and Recreation 1, 1.A, 2, 2.A, 3, 3.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for low and medium density residential uses, as well as mixed-use and commercial planning areas within a Neighborhood Center per the General Land Use Plan. The proposed amendment to the Hess Ranch PD will facilitate the development of the future school and is consistent with the request made by the Douglas County School District. The Sketch and Preliminary plans for Segment 2A and Filing 8 propose densities, maximum dwelling units, parks, and open space consistent with the requirements of the PD.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY			
Provisions	Existing/Required	Proposed	Analysis

Setbacks	Setbacks, Residential roadway buffers, and open space buffers are established in the Hess Ranch PD Amd. 4.	Building setbacks will be reviewed at the time of building permit submittal. All lots are consistent and meet and exceed residential roadway buffer and other buffer requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	Densities and maximum dwelling units per each Planning Areas are established in the Hess Ranch PD Amd. 4 SFd: 4.5 DU/Acre SFf: 3.2 DU/Acre SFe: 6 DU/Acre MU: 22 DU/Acre Commercial: N/A	All planning areas are consistent with the Hess Ranch Amd. 4 and reflect the transfer of units caused by the relocation of the school site at the behest of the Douglas County School District	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Heights are established in the Hess Ranch PD Amd. 4. SFd: 35 ft. SFf: 35 ft. SFe: 35 ft. MU: 45 ft or 50 ft UbSr Commercial: 60 ft.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size for each land use designation is established in the Hess Ranch PD Amd. 4 SFd: 3,500 sf. SFf: 3,500 sf. SFe: 2,000 sf/duplex 3,500 sf MU: 1,200/townhomes Commercial: None	The proposed minimum lot sizes range from 2,800 to 4,950 square feet which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed sketch and preliminary plans for	☒ Consistent ☐ Inconsistent ☐ N/A

		compliance. This review will be evaluated in greater detail during the Final Plat.	
Miscellaneous	See Parks and Open Space section in Background/Discussion	See Parks and Open Space section in Background/Discussion	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The proposed Sketch and Preliminary Plans are in conformance with the proposed zoning and the Land Development Ordinance.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Hess Ranch development is served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, connects these two arterial roads. The Stroh Road and Chambers Road extensions associated with Segment 2 will provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development and the regional roadway system as it has been contemplated in the approved Planned Development since 2015.

At full capacity, Stroh Road and Chambers Road will be four and six lane arterial roadways, respectively. However, as agreed to in the annexation agreement for Hess Ranch, the applicant is responsible for designing and grading the entirety of these roadways but will generally only be constructing half of the lanes of Chambers Road. The Town will construct the remaining three lanes of Chambers Road in the future when traffic counts warrant the expansion of the roadway as a part of a future Capital Improvement Program (CIP) process. The developer of the adjacent property to the north will construct the remainder of the shared portion of Stroh Road. The portion of Stroh Road that is located entirely within the Looking Glass property will be constructed in full by the Looking Glass developer.

Stroh Road, Chambers Road, and Spirit Trail Boulevard will provide access to the future commercial development and residential filings for planned individual lots. All access from these roadways will meet the Town's intersection spacing criteria.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

DCSD has expressed that the previously identified school site in the former Planning Area 19 presents challenges to the site topography, the natural drainage-way on the property, and limited access. DCSD has also expressed support for a school site to be in Planning Area 31. The disadvantages of the PA-19 Site with its steep topography and drainage issues make the site uneconomical to develop. Moving the site to PA-31 is a practical solution to these challenges. Based on consultation with DCSD's consulting civil engineer and review by DCSD Planning Department staff, DCSD is confident that the school site proposed in Planning Area 31 meets the needs of DCSD for a school required in this fast growing and underserved area.

Staff Analysis

A need exists for the zoning amendment to accommodate the request of the Douglas County School District while reallocating units on the proposed school site that were previously approved and would otherwise be lost if not relocated. The change to the Planning Areas allows for the future elementary school development and preservation of the commercial and residential development allowed by the PD.

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

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

Applicant's Response

- **Constructability:** The design guidelines require that school sites be relatively flat and constructible, free of easements land encumbrances, and located away from hazardous uses. PA-31 is considerably flatter than the site proposed in Planning Area 19.
- **Separation of Traffic:** The site should offer opportunities for separation of traffic for busses and cars. DCSD Design Guidelines recommend two access points from adjacent streets to distribute bus and auto traffic and to avoid congestion and traffic conflicts. Within PA-31 access can easily be provided from the collector street located to the east of the site. Such access is on the inside curve of the collector affording acceptable sight distance for motorists. It was also noted in the December 9th meeting between DCSD and Town of Parker staff that traffic at this point along the collector is in an area where traffic volumes may be less than other areas. Specifically, traffic from this point is expected to diverge travelling either north or south at this point of access.
- **Access:** Consistent with the Design Guidelines, DCSD looks to ensure that a public vehicular access be available along the common property line of the PA-31 school site and the adjacent park site. If the opportunity for joint access to the park and school exists DCSD has determined that this approach is generally acceptable.
- **Public Park and Community Trail:** The adjacency to a proposed park and regional trails affords the opportunity for joint use of public investments and facilities and promotes safe walking routes to the school.
- **Utilities:** PWSD water and sewer lines exist to the west and may be available for convenient connection to serve the proposed school site. This joint utility line corridor also presents an opportunity for adding new storm drainage improvements along this utility corridor. This could mean that utilities would be consolidated thereby more efficiently using land for this important infrastructure. It is our understanding that dry utilities will be available as the area develops.
- **Stormwater/Drainage Improvements:** Drainage improvements needed for the P-31 school site may be less than required in other school site locations. The property is essentially at the "headwaters" of area drainage ways meaning that the amount of offsite drainage that needs to be accommodated is likely more minimal.
- **Need for New School Construction:** The Crowfoot Valley corridor is one of the fastest growing areas in Douglas County School District's service area. The development in Looking Glass, Trails at Crowfoot, Anthology North and the new Tanterra PD subdivision will all continue to contribute to this growth and subsequent increased school enrollment into the future.
- **Adjacency to Other School Sites:** DCSD has been asked to comment on the proximity of the proposed Anthology North school site to the proposed site in Hess PD, Planning Area 31. Using the measurement of driving on the collector street between sites, the

Planning Area 31 site is closer than the Planning Area 19 site to the proposed Anthology North school site. However, students will likely use local streets and the proposed community trail system in neighborhood open space areas. If using this measurement instead the distance between the two sites and the Anthology North site is nearly identical.

Staff Analysis

The subject property has been identified as a suitable and more appropriate site for construction of a future school than the previously designated PA-19. The applicant has accommodated DCSD's request and allowed for the relocation, which has triggered the PD amendment. Parks and dwelling unit counts site wide are remaining the same. Likewise, the new school locations adjacency to the park space to the north allows for joint use potential.

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's Response

There has been no error in the original zoning.

Staff Analysis

There was no error in the original zoning but the request to change the previously designated school site to a more appropriate and economically feasible site for development necessitated the entitlement request.

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

Applicant's Response

N/A-Zoning request came from discussions with DCSD as result of their due diligence evaluating the school site on PA-19 after original PD adoption and designation.

Staff Analysis

The request to change the previously designated school site to a more appropriate and economically feasible site for development necessitated the zoning amendment request. Staff facilitated discussions between DCSD and the applicant to come to an amicable and mutually agreed upon solution for the development of the future school while maintaining the entitlements previously granted to the applicant concerning density and dwelling units.

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

Applicant's Response

There are no changes proposed to the circulation system or anticipated traffic movements.

Staff Analysis

Town of Parker Engineering staff have reviewed the Sketch and Preliminary Plan approvals. The zoning change does not impact circulation system or anticipated traffic movements and is more beneficial to the school circulation including pick-up and drop-off. Additionally, the final platting process for the Subdivision Improvement Agreement will require infrastructure and public improvements.

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's Response

The PD Amendment request will not create a change to any municipal services that were previously anticipated by the Town.

Staff Analysis

The public improvements necessary to support the subject property were considered with the adoption of the original PD and no substantive changes in area or density are proposed . Any construction on the subject properties will be considered private and will be privately maintained.

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's Response

The PD Amendment request will not change any environmental condition that was previously anticipated. Rather - to the contrary, the modifications to the location of the school site to PA-31 and designation of PA-19 and PA-18 (now just PA-18) as a park will better accommodate the sites characteristics such as existing vegetation and topography.

Staff Analysis

The subject property is within a portion of the Town designated by the Town's Master Plan for such uses and was anticipated for residential and commercial development. The project will be required to meet all Town environmental standards as set forth in the Land Development Ordinance. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

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's Response

The PD Amendment request remains consistent with the Town of Parker 2035 Master Plan as determined by the approval of the original PD by Town Council in September of 2015. The Town's Master Plan designates this site as Low Density Residential at a gross density of 2.2 dwelling unit per acre and a Neighborhood Commercial at the corner of Stroh Road and S. Chambers Road. The PD Amendment maintains the Neighborhood Commercial area and adjacent Mixed-use areas and no change is proposed to the 3,379 dwelling units as originally approved original Hess Ranch Planned Development.

Staff Analysis

As detailed in Section IV. of this staff report, the proposed rezoning to allow for the relocation of the school site and the Amendment to the Planned Development are consistent with the Character Areas of the Parker 2035 Master Plan.

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's Response

The PD Amendment request does not propose any change to land uses that would impact or change any of the obligations related to services or the needs of the developing community. The proposed number of dwelling units remains the same for the Hess Ranch PD-North at 2,489 DUs as was originally intended. As such, there are no additional impacts to services, school needs and park land has been increased by 11.38 acres.

Staff Analysis

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

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

I. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	Advisory Comments
Aztec Consultants	No Comment
Parker Building	Advisory Comments
Fire Life Safety	Advisory Comments
Douglas County Assessor's Office	No Comment
Douglas County Planning	Advisory Comments
Douglas County School District	Approved
Parker Police	No Comment
Parker Comprehensive Planning	The proposed PD amendment and Sketch and Preliminary Plans align with the Parker 2035 Master Plan
Xcel	Advisory Comments
IREA	Advisory Comments on new CORE policy
CenturyLink	No Comment
Cherry Creek Basin Water Quality Authority	Advisory Comments
Comcast	No Comment
Parker Water and Sanitation District	Approved

VIII. CONCLUSION

The applicants are proposing:

1. Amendments to the Hess Ranch Planned Development to relocate a proposed elementary school site in coordination with DCSD and reallocate residential units in the PD without increasing the overall number;
2. A Sketch and Preliminary Plan for 658 residential lots, two Mixed-Use tracts (24 +/- acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel in Segment 2A; and
3. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the Hess Ranch PD Amendment No. 4, and the Sketch and Preliminary Plans as conditioned for Segments 2A and Filing 8.

IX. RECOMMENDED CONDITIONS

Segment 2A

1. *The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires "All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development."*
2. *The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.*
3. *The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
4. *Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
5. *Meters may be placed above-ground if mounted to the principal structure.*
6. *All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.*
7. *Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:*
 - a. *There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or*

- b. The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.*
- 8. All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.*

X. ATTACHMENTS

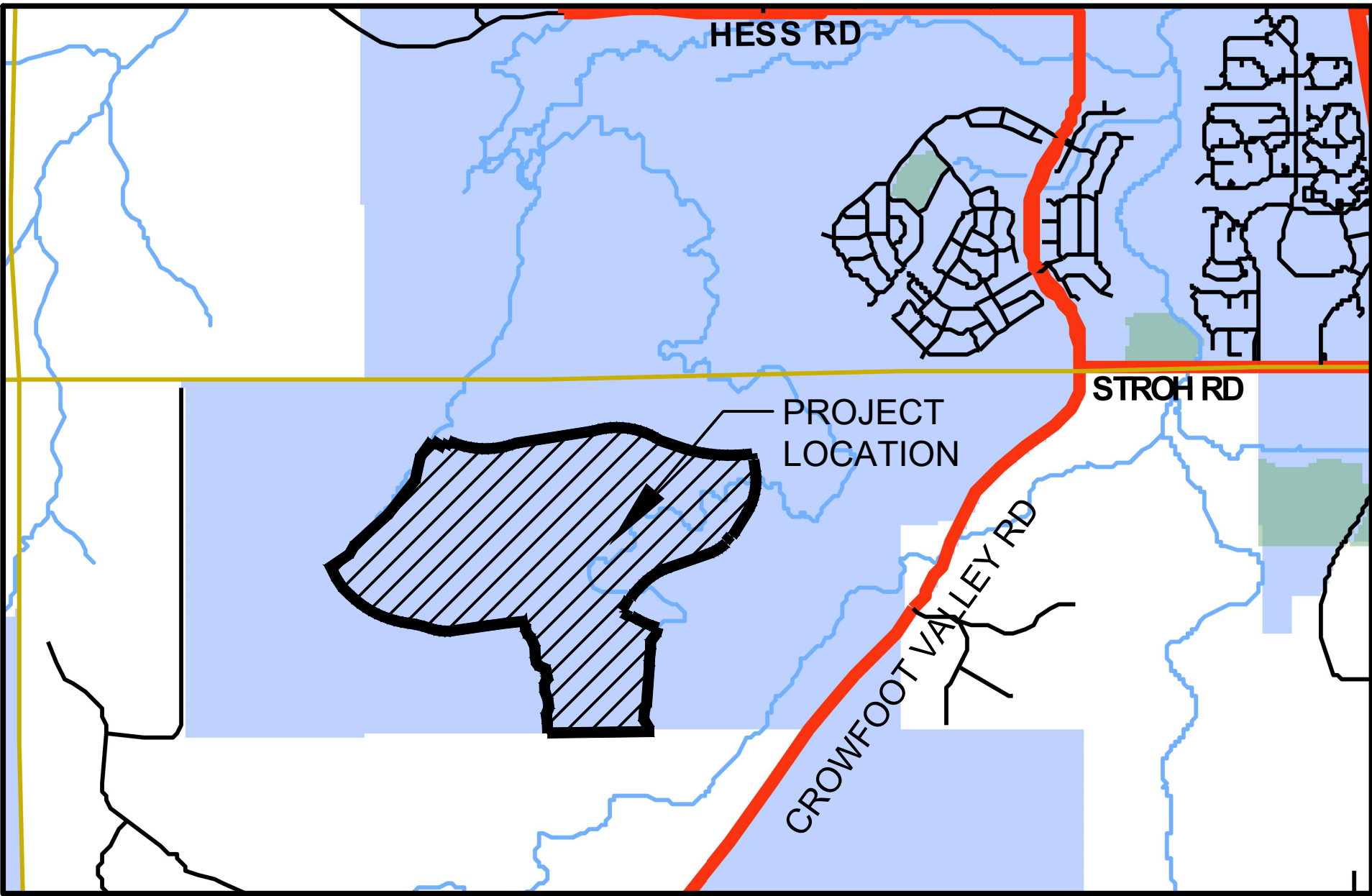
1. Hess Ranch 4th Amendment Development Guide
2. Hess Ranch 4th Amendment Development Plan
3. Preliminary and Sketch Plans Segment 2A
4. Segment 2A Landscape and Parks Plan
5. Preliminary and Sketch Plans Filing 8
6. Filing 8 Landscape and Parks Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

LOOKING GLASS SEGMENT 2A DEVELOPMENT SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

COVER SHEET



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

- 1 COVER SHEET
- 2 OVERALL PLAT
- 3 INDEX OF SHEETS
- 4-23 PLAT SHEETS

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, IN THE NORTHWEST QUARTER OF SECTION 4, AND IN THE WEST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO BEAR N89°16'12"E WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE N89°16'12"E, 31.75 FEET TO THE POINT OF BEGINNING;

THENCE N01°50'00"W, 143.38 FEET;
THENCE N07°14'58"W, 129.67 FEET;
THENCE N22°08'23"E, 101.89 FEET;
THENCE N07°14'58"W, 120.00 FEET;
THENCE N21°11'47"W, 123.65 FEET;
THENCE N02°16'40"W, 197.53 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,164.61 FEET AND A CENTRAL ANGLE OF 01°10'39" (THE CHORD OF WHICH BEARS N73°06'25"E, 44.49 FEET), 44.49 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N17°24'55" A DISTANCE OF 80.00 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,060.00 FEET AND A CENTRAL ANGLE OF 00°27'46" (THE CHORD OF WHICH BEARS N72°21'08"E, 16.64 FEET), 16.64 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE N18°33'25"W, A DISTANCE OF 36.66 FEET;
THENCE N66°41'28"W, 113.90 FEET;
THENCE N36°18'01"W, 57.56 FEET;
THENCE N09°56'56"W, 81.67 FEET;
THENCE N02°07'30"W, 148.85 FEET;
THENCE N23°43'57"W, 148.89 FEET;
THENCE N48°10'22"W, 54.92 FEET;
THENCE N25°02'08"W, 78.36 FEET;
THENCE N05°40'01"W, 54.77 FEET;
THENCE N13°42'05"E, 57.65 FEET;
THENCE N37°08'21"E, 24.39 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 9,200.00 FEET AND A CENTRAL ANGLE OF 03°34'17" (THE CHORD OF WHICH BEARS S83°05'19"W, 573.36 FEET), 573.46 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE S81°53'51"W, A DISTANCE OF 552.42 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 718.45 FEET AND A CENTRAL ANGLE OF 23°34'16" (THE CHORD OF WHICH BEARS N82°23'09"W, 293.49 FEET), 293.57 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,559.86 FEET AND A CENTRAL ANGLE OF 11°58'49", 326.16 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,479.21 FEET AND A CENTRAL ANGLE OF 36°39'54", 946.58 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE N45°57'27"W, A DISTANCE OF 154.41 FEET;
THENCE N33°28'12"W, 167.24 FEET;
THENCE N26°30'30"W, 182.09 FEET;
THENCE N55°43'53"E, 329.33 FEET;
THENCE N29°04'16"E, 149.16 FEET;
THENCE N47°30'15"E, 666.87 FEET;
THENCE N38°16'42"E, 624.14 FEET;
THENCE N12°26'51"E, 346.81 FEET;
THENCE N35°35'28"E, 294.16 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,390.00 FEET AND A CENTRAL ANGLE OF 09°01'37" (THE CHORD OF WHICH BEARS S58°55'11"E, 218.77 FEET), 218.99 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE N26°01'30"E, A DISTANCE OF 119.04 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,265.85 FEET AND A CENTRAL ANGLE OF 45°30'47" (THE CHORD OF WHICH BEARS S88°00'48"E, 979.30 FEET), 1,005.53 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE N81°01'59"E, A DISTANCE OF 1,141.54 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,142.75 FEET AND A CENTRAL ANGLE OF 50°07'53" (THE CHORD OF WHICH BEARS S81°36'36"E, 968.27 FEET), 999.86 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE S71°26'40"E, A DISTANCE OF 415.03 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,408.42 FEET AND A CENTRAL ANGLE OF 22°24'54" (THE CHORD OF WHICH BEARS S86°15'43"E, 936.22 FEET), 942.21 FEET TO WEST TERMINUS OF THE NORTH RIGHT-OF-WAY LINE OF STROTH ROAD AS SHOWN ON THE PLAT OF LOOKING GLASS FILING NO. 1 AS RECORDED AT RECEPTION NO. 2020028941 OF SAID DOUGLAS COUNTY RECORDS ;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOOKING GLASS FILING NO. 1 THE FOLLOWING 21 COURSES:

1. ALONG A LINE NON-TANGENT TO SAID CURVE S05°15'37"E, A DISTANCE OF 71.80 FEET TO A POINT ON A CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 87°34'16" (THE CHORD OF WHICH BEARS S51°28'29"E, 27.68 FEET), 30.57 FEET TO A POINT OF TANGENT;
3. ALONG SAID TANGENT S07°41'21"E, 173.10 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET AND A CENTRAL ANGLE OF 39°26'44", 626.50 FEET TO A POINT OF TANGENT ;
5. S31°45'23"W, 327.29 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 04°33'58", 59.77 FEET TO A POINT OF COMPOUND CURVE;
7. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°30'09", 33.34 FEET;
8. ALONG A LINE NON-TANGENT TO SAID CURVE S41°49'31"W, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE;
9. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°30'09" (THE CHORD OF WHICH BEARS S00°25'25"E, 29.61 FEET), 33.34 FEET TO A POINT OF COMPOUND CURVE;
10. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 23°39'20", 309.65 FEET TO A POINT OF TANGENT;
11. ALONG SAID TANGENT S70°59'00"W, 586.56 FEET TO A POINT OF CURVE;
12. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 30°16'00", 528.25 FEET TO A POINT ON A CURVE;
13. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,000.42 FEET AND A CENTRAL ANGLE OF 06°32'41" (THE CHORD OF WHICH BEARS S43°30'08"W, 114.21 FEET), 114.28 FEET;
14. ALONG A LINE NON-TANGENT TO SAID CURVE S34°10'02"W, A DISTANCE OF 81.85 FEET TO A POINT OF CURVE;
15. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 93°09'56", 32.52 FEET;
16. ALONG A LINE NON-TANGENT TO SAID CURVE S29°55'17"W, A DISTANCE OF 193.43 FEET TO A POINT ON A CURVE;
17. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87°40'37" (THE CHORD OF WHICH BEARS S09°40'17"E, 41.56 FEET), 45.91 FEET;
18. ALONG A LINE NON-TANGENT TO SAID CURVE S60°30'34"E, A DISTANCE OF 101.34 FEET TO A POINT OF TANGENT ;
19. S55°49'58"E, 10.00 FEET TO A POINT ON A CURVE;
20. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°48'02" (THE CHORD OF WHICH BEARS N77°34'03"E, 34.35 FEET), 37.87 FEET TO A POINT OF REVERSE CURVE;
21. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,695.00 FEET AND A CENTRAL ANGLE OF 14°11'21", 419.77 FEET TO A POINT ON THE WESTERLY LINE OF LOOKING GLASS FILING NO. 7 SUBDIVISION AS RECORDED AT RECEPTION NO. 2021089563 OF SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 10 COURSES:
1. ALONG A LINE NON-TANGENT TO SAID CURVE S16°46'42"W, 90.34 FEET;
2. S36°44'54"W, 138.77 FEET;
3. S01°18'00"E, 103.53 FEET;
4. S06°24'08"W, 180.20 FEET;
5. S00°51'50"E, 65.59 FEET;
6. S04°08'00"W, 565.00 FEET;
7. S23°25'25"W, 74.16 FEET;
8. S04°08'00"W, 149.07 FEET;
9. S31°10'52"E, 139.68 FEET;
10. S00°43'48"E, 57.39 FEET TO A POINT ON SAID SOUTH LINE;
THENCE ALONG SAID SOUTH LINE S89°16'12"W, 1,464.93 FEET TO THE POINT OF BEGINNING, CONTAINING 15,049,783 SQUARE FEET OR 345.495 ACRES, MORE OR LESS.

LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	31.82
LARGEST RESIDENTIAL LOT WIDTH	148.57
AVERAGE RESIDENTIAL LOT WIDTH	51.9

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	345.495	15049762	100%
NET AREA (EXCLUDING PUBLIC ROW)	279.316	12167005	81%
TOTAL NUMBER OF RESIDENTIAL LOTS	658 UNITS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	2 UNITS	-	-
AREA OF RESIDENTIAL LOTS	163.875	7138395	47%
TOTAL NUMBER OF TRACTS	47 TRACTS	-	-
AREA OF TRACTS	110.488	69304	32%
AREA OF PUBLIC STREET DEDICATION	66.179	2882757	19%
SMALLEST RESIDENTIAL LOT	0.114	4950	-
LARGEST RESIDENTIAL LOT	0.347	15115	-
AVERAGE RESIDENTIAL LOT	0.157	6836	-

LAND USE SUMMARY		
PLANNING AREA	FILING NO.	NUMBER OF LOTS
PA3 & PA4	9	2 (COMMERCIAL)
PA5	10	50
PA5	11	79
PA24	12	76
PA24	13	58
PA20	14	91
PA13	15	59
PA2	16	68
PA11	17	71
PA11	18	57
PA11	19	47
TOTAL		658

TRACT	AREA (SQ. FT.)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE
A-1	752745	17.281	RETAINED BY OWNER	FUTURE FILING & DRAINAGE
A-2	1066491	24.483	RETAINED BY OWNER	FUTURE FILING & DRAINAGE
A	39033	0.895	PWSD	FUTURE FILING & DRAINAGE
B	57	0.001	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
C	79287	1.820	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
D	1118880	25.686	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
E	79258	1.820	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
F	454535	10.435	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
G	30507	0.700	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
H	62872	1.443	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
J	3586	0.082	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
K	3793	0.087	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
L	95239	2.187	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
M	69284	1.591	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
N	73894	1.696	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
P	5727	0.131	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
Q	8342	0.192	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
R	109385	2.511	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
S	1953	0.045	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
T	195408	4.486	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
U	23869	0.548	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
V	16039	0.368	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
W	24348	0.559	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
X	154516	3.547	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
Y	158368	3.636	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
Z	22623	0.519	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
AA	65615	1.506	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
BB	287238	6.594	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
CC	223325	5.127	HOA	OPEN SPACE & DRAINAGE
DD	5370	0.123	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
EE	4626	0.106	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
FF	4638	0.106	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
GG	16765	0.385	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
HH	12124	0.278	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
JJ	164583	3.778	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
KK	15870	0.364	HOA	UTILITIES, PUBLIC ACCESS & DRAINAGE
LL	121019	2.778	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
MM	15402	0.354	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
NN	18575	0.426	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
PP	709641	16.291	HOA	OPEN SPACE
QQ	46170	1.060	HOA	UTILITIES, PUBLIC ACCESS & DRAINAGE
RR	8668	0.199	HOA	OPEN SPACE & DRAINAGE
SS	146019	3.352	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
TT	23986	0.551	HOA	UTILITIES & PUBLIC ACCESS
UU	10805	0.248	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS & DRAINAGE
VV	69896	1.605	HOA	LANDSCAPING, UTILITIES & PUBLIC ACCESS
WW	3391	0.078		
TOTAL	4765506	109.401		

OPEN SPACE SUMMARY

Tract	Acres
Dedicated Open Space	
E	1.82
F	10.435
T	4.486
BB	6.594
CC	5.127
JJ	3.778
PP	16.291
RR	3.352
UU	1.605
Total	53.488

PARK SUMMARY

Tract	Acres
Community Park	
D	25.686
Neighborhood Pool	
G	0.7
Neighborhood Park	
R	2.511
AA	1.506
QQ	1.060
Total	5.077
Park Total	31.463

NOTES

1. HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE TRACTS, TREE LAWNS, AND MEDIAN LANDSCAPING.
2. UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
3. 5' SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE TOWN OF PARKER FOR CONSTRUCTION AND MAINTENANCE OF SIDEWALKS.
4. LANDSCAPING MAY BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES AND EASEMENTS BUT NO SOLID STRUCTURES. SOLID STRUCTURES INCLUDE, BUT NOT LIMITED TO FENCES AND UTILITY BOXES. SHRUBS AND PLANTING SHALL BE NO TALLER THAN 3 FEET AND TREE CANOPIES SHALL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA SHALL BE MAINTAINED BY THE LANDOWNER OR HOA.
5. THE 100-YEAR FLOODPLAIN DELINEATED ON THE PLAT IS THE REGULATORY 100-YEAR FLOODPLAIN AS DEPICTED ON THE TOWN OF PARKER FLOOD INSURANCE RATE MAP PANEL 080310 0089 F, DATED SEPTEMBER 30, 2005.
6. BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO WHICH BEARS N89°16'12"E. SAID LINE IS MONUMENTED AS SHOWN HEREON.
7. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
8. MONUMENT SIGN, MASONRY FENCE COLUMNS, WINDOW WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.

NOTES

LOOKING GLASS SEGMENT 2A SKETCH & PRELIMINARY PLAN
CONDITION(S) OF APPROVAL

THE APPLICANT SHALL COMPLY WITH THE FOLLOWING CONDITION OF APPROVAL IN CONNECTION WITH TOWN APPROVAL OF THE LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN. THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH THE CONDITION OF APPROVAL PRIOR TO THE RECORDING OF ANY FINAL PLAT FOR A PLANNING AREA OR PORTION THEREOF WHICH CONTAINS RESIDENTIAL LOTS.

1. THE LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN (THE PLAN) SHALL COMPLY WITH SECTION 13.10.090(A), UTILITIES, OF THE MUNICIPAL CODE AS AMENDED THAT REQUIRES "ALL ON-SITE UTILITIES SERVING A SUBDIVISION OR SINGLE USE SHALL BE PLACED UNDERGROUND. ON-SITE UTILITIES SHALL INCLUDE IMPROVEMENTS, FACILITIES, EQUIPMENT, AND APPURTENANCES FOR SERVICE TO INDIVIDUAL LOTS AS PART OF A PLAT, REPLAT, OR SITE PLAN. THE COST OF UNDERGROUNDING UTILITIES SHALL BE BORNE BY THE DEVELOPMENT."
2. THE PLAN SHALL INCORPORATE THE USE OF A SIDE AND REAR YARD UTILITY EASEMENT(S) ONLY FOR ON-SITE UTILITIES PROVIDING ELECTRIC SERVICE TO INDIVIDUAL RESIDENTIAL LOTS.
3. THE PLAN MAY INCORPORATE THE INSTALLATION OF ABOVE-GROUND UTILITY ELEMENTS FOR THE PROVISION OF ELECTRIC SERVICE TO INDIVIDUAL RESIDENTIAL LOTS SUCH AS PEDESTALS, TRANSFORMERS OR OTHER EQUIPMENT PROVIDED THEY ARE PLACED IN A REAR-YARD UTILITY EASEMENT ONLY. SAID ELEMENTS SHALL BE PLACED AT OR NEAR THE REAR CORNER WHERE THE REAR-YARD AND SIDE-YARD UTILITY EASEMENTS MEET TO THE MAXIMUM EXTENT PRACTICABLE.
4. WHERE THE INSTALLATION OF ABOVE-GROUND UTILITY ELEMENTS IN THE REAR-YARD UTILITY EASEMENT IS INFEASIBLE, SUCH ELEMENTS MAY BE PLACED ABOVE-GROUND IN THE SIDE-YARD UTILITY EASEMENT PROVIDED IT IS LOCATED IN THE SIDE-YARD UTILITY EASEMENT BETWEEN THE REAR OF THE PRINCIPAL STRUCTURE AND THE REAR PROPERTY LINE. SAID ELEMENTS SHALL BE PLACED AT OR NEAR THE REAR CORNER WHERE THE REAR-YARD AND SIDE-YARD UTILITY EASEMENTS MEET TO THE MAXIMUM EXTENT PRACTICABLE.
5. METERS MAY BE PLACED ABOVE-GROUND IF MOUNTED TO THE PRINCIPAL STRUCTURE.
6. ALL ABOVE-GROUND EQUIPMENT VISIBLE FROM TOWN STREETS AND RIGHTS-OF-WAY SHALL BE SCREENED IN ACCORDANCE WITH A TOWN-APPROVED LANDSCAPING PLAN.
7. WHERE AN APPLICANT IS UNABLE TO COMPLY WITH CONDITION OF APPROVAL SUBSECTIONS #1-6 ABOVE, THE APPLICANT MAY APPLY TO THE TOWN COUNCIL FOR APPROVAL OF A MODIFICATION OR WAIVER OF THE STANDARDS SUBJECT TO A DEMONSTRATION THAT:
(1) THERE IS A HARDSHIP RELATED TO THE EXCEPTIONAL NARROWNESS, SHALLOWNNESS OR SHAPE OF A SPECIFIC PIECE OF PROPERTY, OR BY REASON OF EXCEPTIONAL TOPOGRAPHIC CONDITIONS OR OTHER EXTRAORDINARY AND EXCEPTIONAL SITUATION OR CONDITION OF SUCH PIECE OF PROPERTY; OR
(2) THE UTILITY HAS REFUSED TO PROVIDE SERVICE AND SAID DECISION IS UPHELD BY THE COLORADO PUBLIC UTILITIES COMMISSION.
8. ALL STRUCTURES AND USES, EXCEPT FOR TEMPORARY USES AUTHORIZED BY THIS TITLE, SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.

APPLICANT/DEVELOPER:

DREAM FINDERS HOMES
2727 BRYANT STREET, SUITE 200.
DENVER, COLORADO 80211
CONTACT: MATT CHILDERS
2811-799-3727

PLANNER:

HENRY DESIGN GROUP
1501 WAZEE STREET SUITE
1-C, DENVER, COLORADO
80202
303-446-2368

ENGINEER/SURVEYOR:

EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, CO 80112
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EMK

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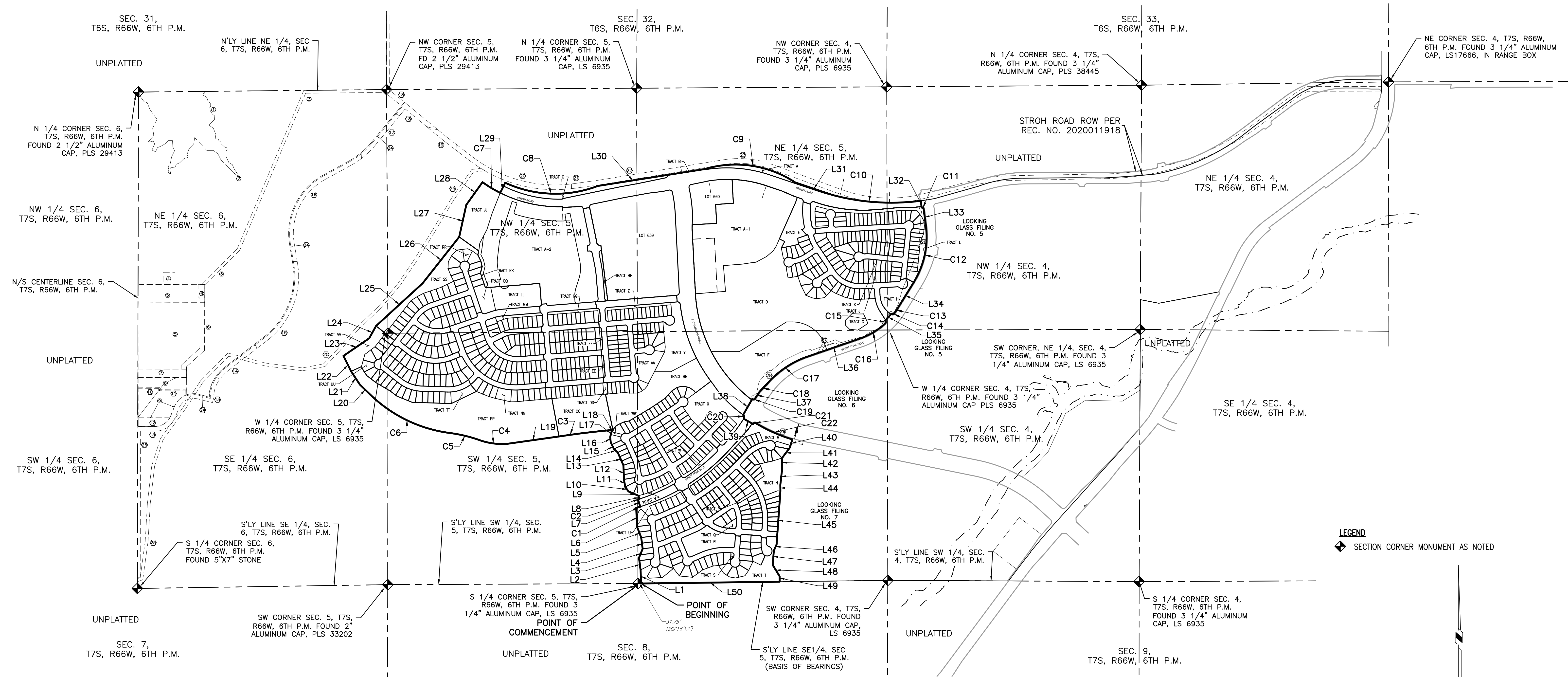
LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN
DATE PREPARED: JUNE, 2020
REVISED : NOVEMBER 1, 2022
APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

SHEET 1 OF 23

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

OVERALL PLAT



BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N1°50'00"W	143.38'
L2	N7°14'58"W	129.67'
L3	N22°08'23"E	101.89'
L4	N7°14'58"W	120.00'
L5	N21°11'47"W	123.65'
L6	N2°16'40"W	197.53'
L7	N17°24'55"W	80.00'
L8	N18°33'25"W	36.66'
L9	N66°41'28"W	113.90'
L10	N36°18'01"W	57.56'
L11	N9°56'56"W	81.67'
L12	N2°07'30"W	148.85'
L13	N23°43'57"W	148.89'
L14	N48°10'22"W	54.92'
L15	N25°02'08"W	78.36'
L16	N5°40'01"W	54.77'
L17	N13°42'05"E	57.65'
L18	N3°08'21"E	24.39'
L19	S81°53'51"W	552.42'
L20	N45°57'27"W	154.41'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N33°28'12"W	167.24'
L22	N26°30'30"W	182.09'
L23	N55°43'53"E	329.33'
L24	N29°04'16"E	149.16'
L25	N47°30'15"E	666.87'
L26	N38°16'42"E	624.14'
L27	N12°28'51"E	346.81'
L28	N35°35'28"E	294.16'
L29	N26°01'30"E	119.04'
L30	N81°01'59"E	1141.54'
L31	S71°26'40"E	415.03'
L32	S9°15'37"E	71.80'
L33	S7°41'21"E	173.10'
L34	S31°45'23"W	327.29'
L35	S41°49'31"W	100.00'
L36	S70°59'00"W	586.56'
L37	S34°10'02"W	81.85'
L38	S29°55'17"W	193.43'
L39	S60°30'34"E	101.34'
L40	S16°46'42"W	90.34'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S36°44'54"W	138.77'
L42	S1°18'00"E	103.53'
L43	S6°24'08"W	180.20'
L44	S0°51'50"E	65.59'
L45	S4°08'00"W	565.00'
L46	S23°25'25"W	74.16'
L47	S4°08'00"W	149.07'
L48	S31°10'52"E	139.88'
L49	S0°43'48"E	57.39'
L50	S89°16'12"W	1464.93'

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	2164.61	1°10'39"	44.49	N73°06'25"E	44.49
C2	2060.00	0°27'46"	16.64	N72°21'08"E	16.64
C3	9200.00	3°34'17"	573.46	S83°05'19"W	573.36
C4	718.45	23°34'16"	295.57	N82°23'09"W	293.49
C5	1559.86	11°58'49"	326.16	N76°35'26"W	325.56
C6	1479.21	36°39'54"	946.58	N64°14'53"W	930.52
C7	1390.00	9°01'37"	218.99	S58°55'11"E	218.77
C8	1265.85	45°30'47"	1005.53	S88°00'48"E	979.30
C9	1142.75	50°07'53"	999.86	S81°36'36"E	968.27
C10	2408.42	22°24'54"	942.21	S86°15'43"E	936.22
C11	20.00	87°34'16"	30.57	S51°28'29"E	27.68
C12	910.00	39°28'44"	626.50	S12°02'01"W	614.20
C13	750.00	4°33'58"	59.77	S34°02'22"W	59.75
C14	20.00	95°30'09"	33.34	S84°04'26"W	29.61
C15	20.00	95°30'09"	33.34	S0°25'25"E	29.61
C16	750.00	23°39'20"	309.65	S59°09'20"W	307.45
C17	1000.00	30°16'00"	528.25	S55°51'00"W	522.13
C18	1000.42	6°32'41"	114.28	S43°30'08"W	114.21
C19	20.00	93°09'56"	32.52	S80°44'59"W	29.05
C20	30.00	87°40'37"	45.91	S9°40'17"E	41.56
C21	25.00	86°48'02"	37.87	N77°34'03"E	34.35
C22	1695.00	14°11'21"	419.77	S66°07'37"E	418.69

- (#) = EXISTING EASEMENT
(1) = PARCEL 1 INUNDATION EASEMENT REC NO. 2016033844
(2) = PARCEL 2 INUNDATION EASEMENT REC NO. 2016033845
(3) = PWS D EASEMENT REC. NO. 2008076491
(4) = HESS RANCH TANK SITE REC. NO. 2003111059
(5) = WELL SITE EASEMENT REC. NO. 2003111061
(6) = 50' NON-EXCLUSIVE WATER EASEMENT REC. NO. 2017068650
(7) = WELL SITE EASEMENT REC. NO. 2016033843
(8) = WELL SITE EASEMENT REC. NO. 2002092203
(9) = WELL SITE EASEMENT REC. NO. 2003111060
(10) = IREA EASEMENT REC. NO. 2009047130
(11) = IREA EASEMENT REC. NO. 2005049290
(12) = WELL SITE EASEMENT REC. NO. 2003111060
(13) = UTILITY EASEMENT REC. NO. 2003122710
(14) = UTILITY EASEMENT BOOK 2138, PAGE 71

- (15) = UTILITY EASEMENT BOOK 2138, PAGE 66
(16) = UTILITY EASEMENT BOOK 2138, PAGE 61
(17) = UTILITY EASEMENT BOOK 2138, PAGE 56
(18) = UTILITY EASEMENT BOOK 2138, PAGE 46
(19) = UTILITY EASEMENT BOOK 2138, PAGE 41
(20) = UTILITY EASEMENT BOOK 2138, PAGE 36
(21) = UTILITY EASEMENT BOOK 2138, PAGE 31
(22) = UTILITY EASEMENT BOOK 2138, PAGE 26
(23) = UTILITY EASEMENT BOOK 2138, PAGE 21
(24) = IREA EASEMENT REC. NO. 2005049290
(25) = 30' SANITARY EASEMENT REC. NO. 2014039222
(26) = WATER LINE EASEMENT REC. NO. 2014039220
(27) = PWS D UTILITY EASEMENT REC. NO. 2020053287
(28) = TOWN OF PARKER SLOPE EASEMENT REC. NO. 2020072219
(29) = IREA UTILITY EASEMENT REC. NO. 2021008966

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DATE PREPARED: JUNE, 2020
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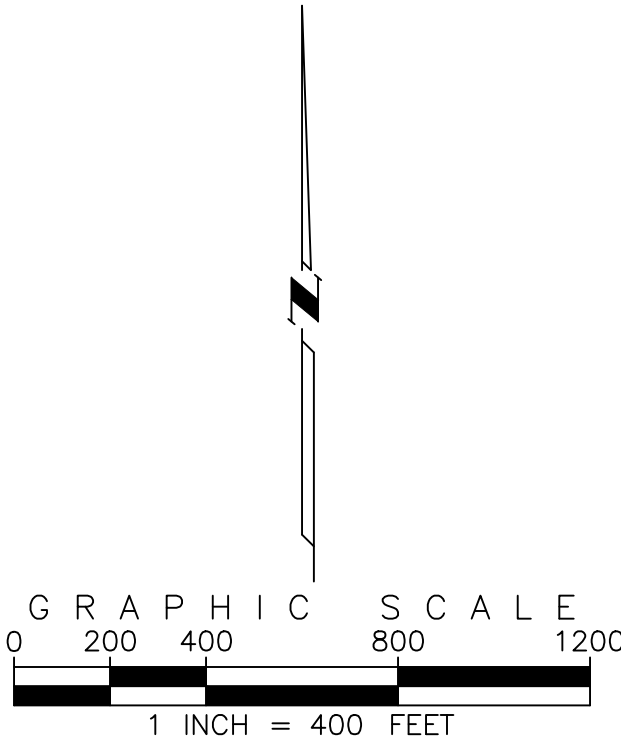
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MATT CHILDERS
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Denver, Colorado 80211

SHEET 2 OF 23

LOOKING GLASS SEGMENT 2A DEVELOPMENT
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INDEX OF SHEETS



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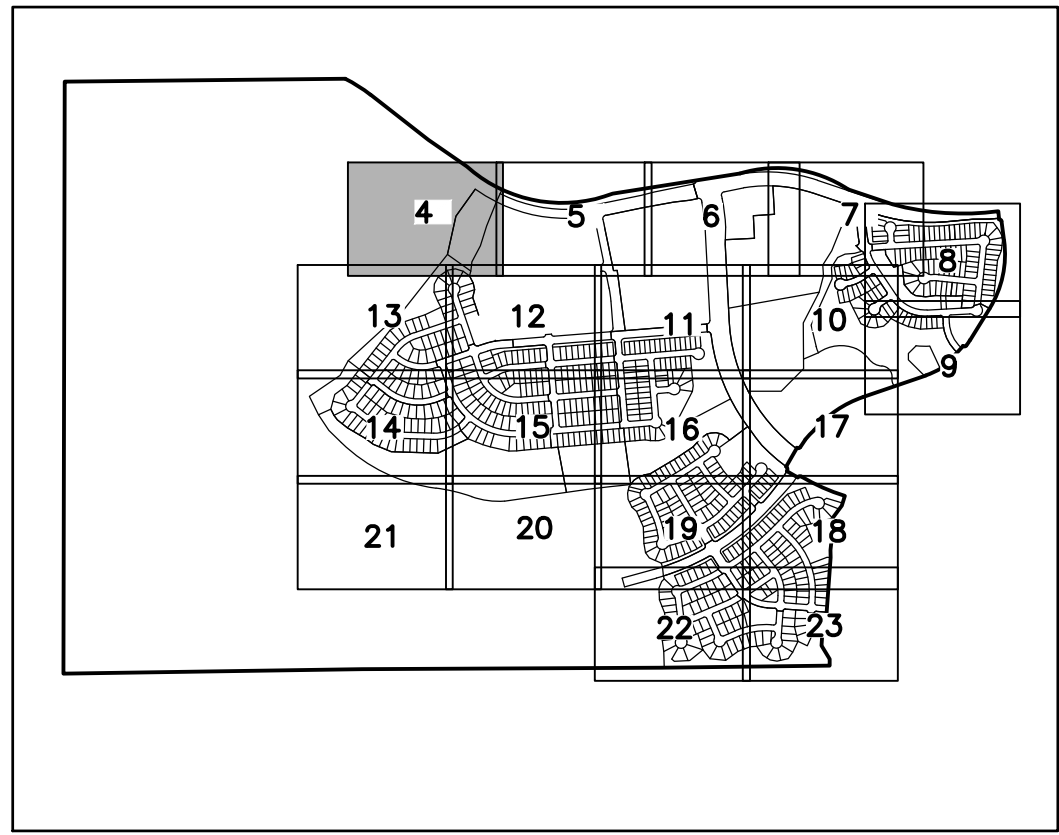
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PLAT SHEET



KEY MAP
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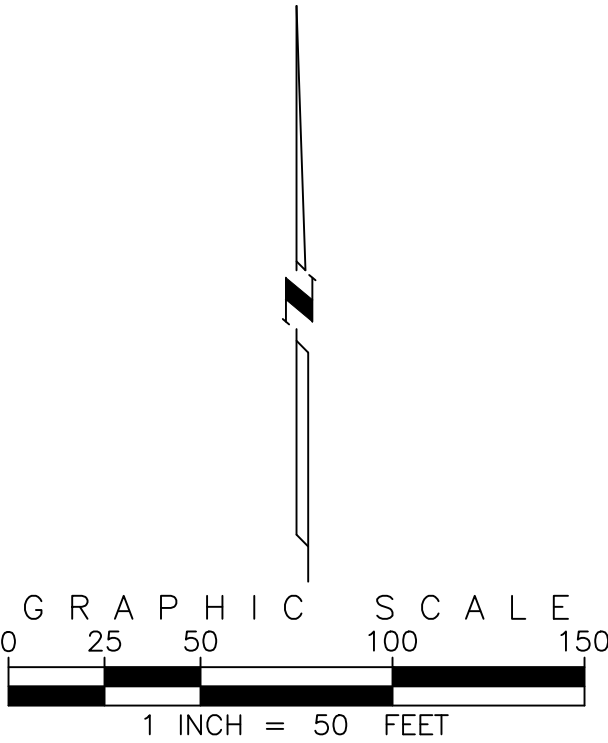
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WLY LINE NW 1/4 SEC. 5, T7S, R66W, 6TH P.M.

NW 1/4 SEC. 5,
T7S, R66W, 6TH P.M.

FOR CONTINUATION SEE SHEET 5



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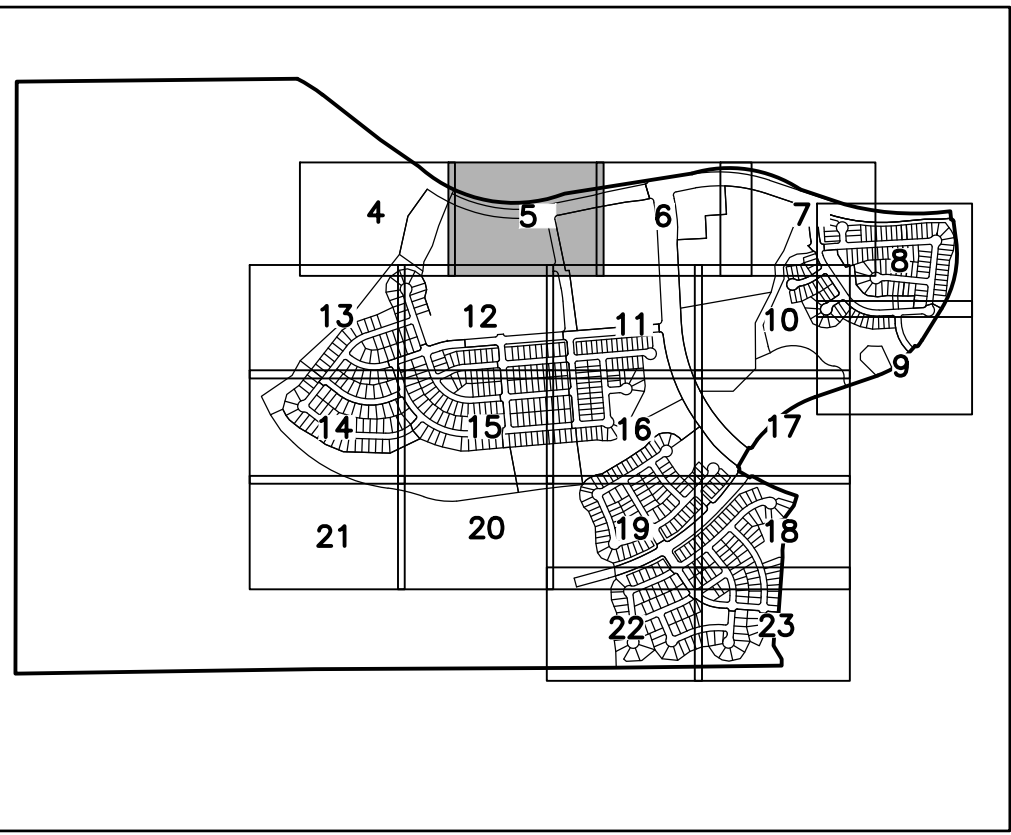
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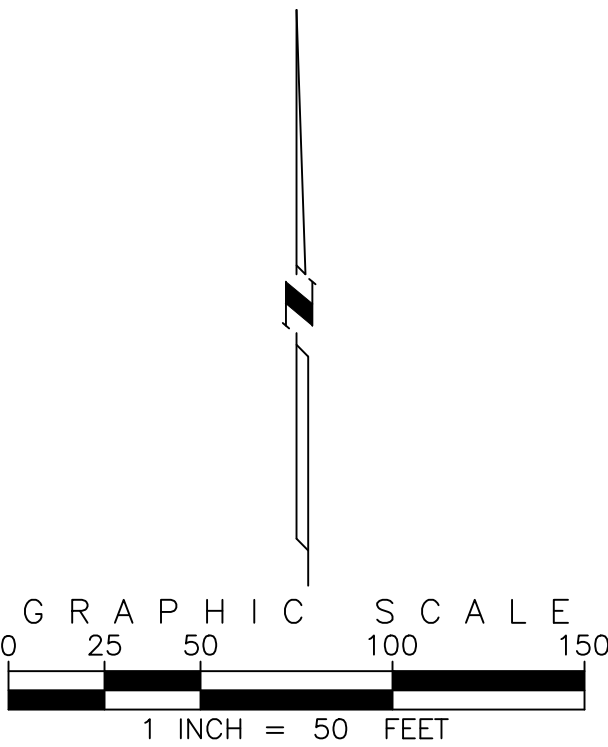
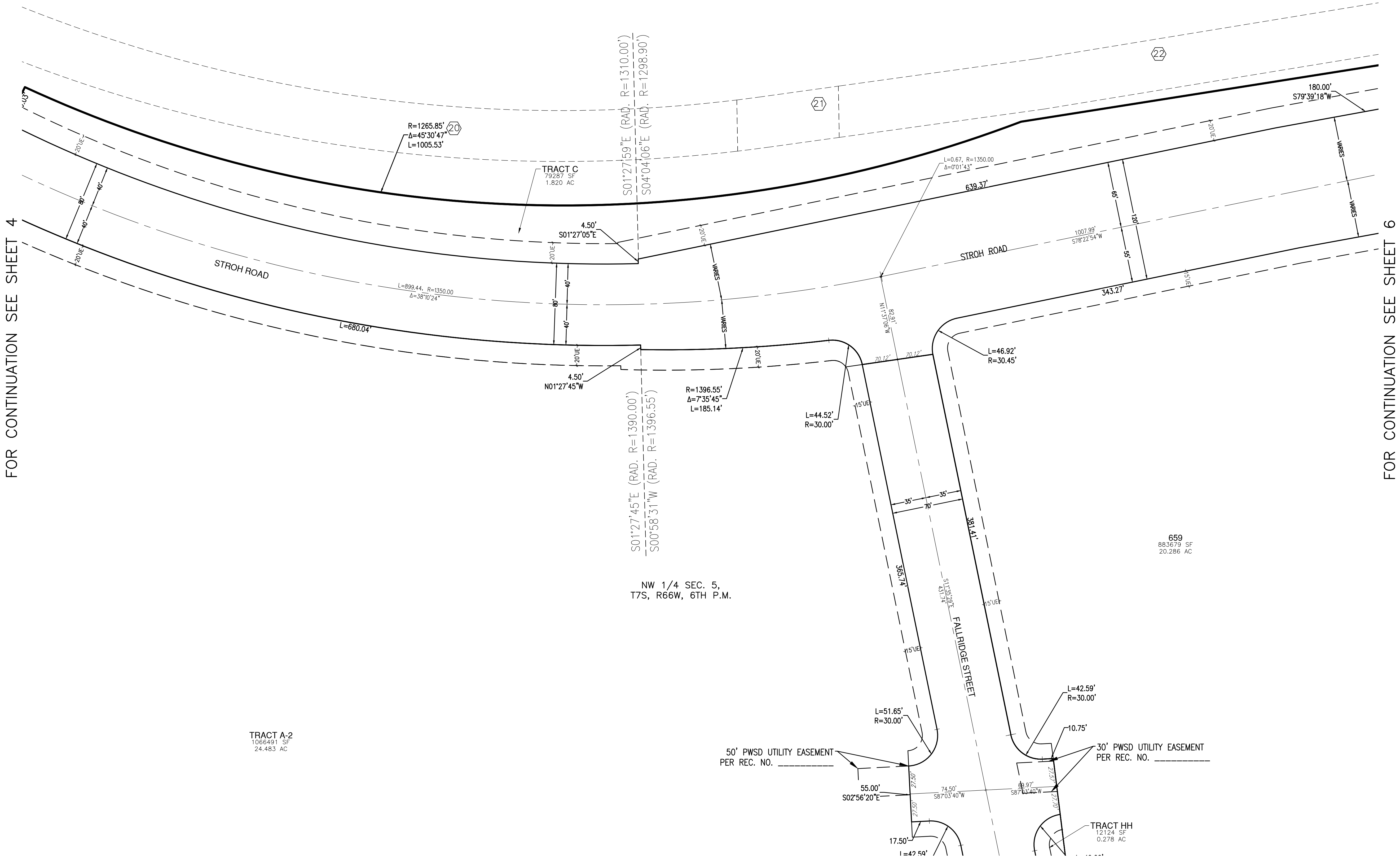
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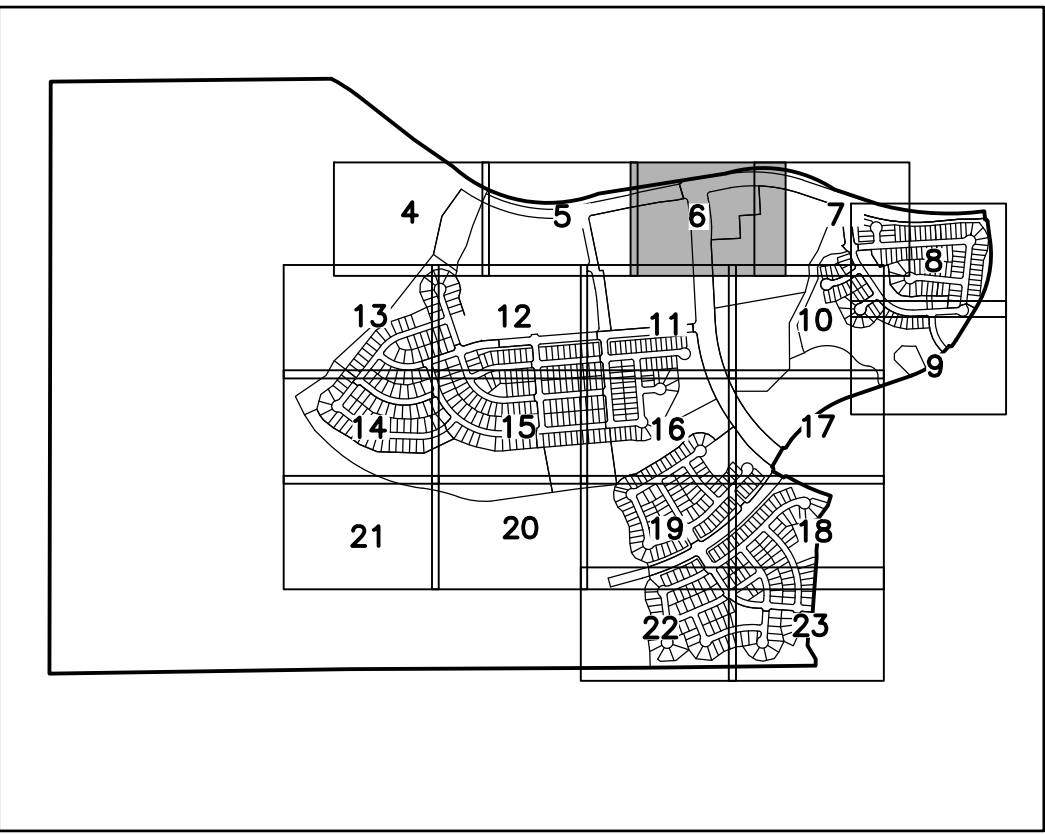
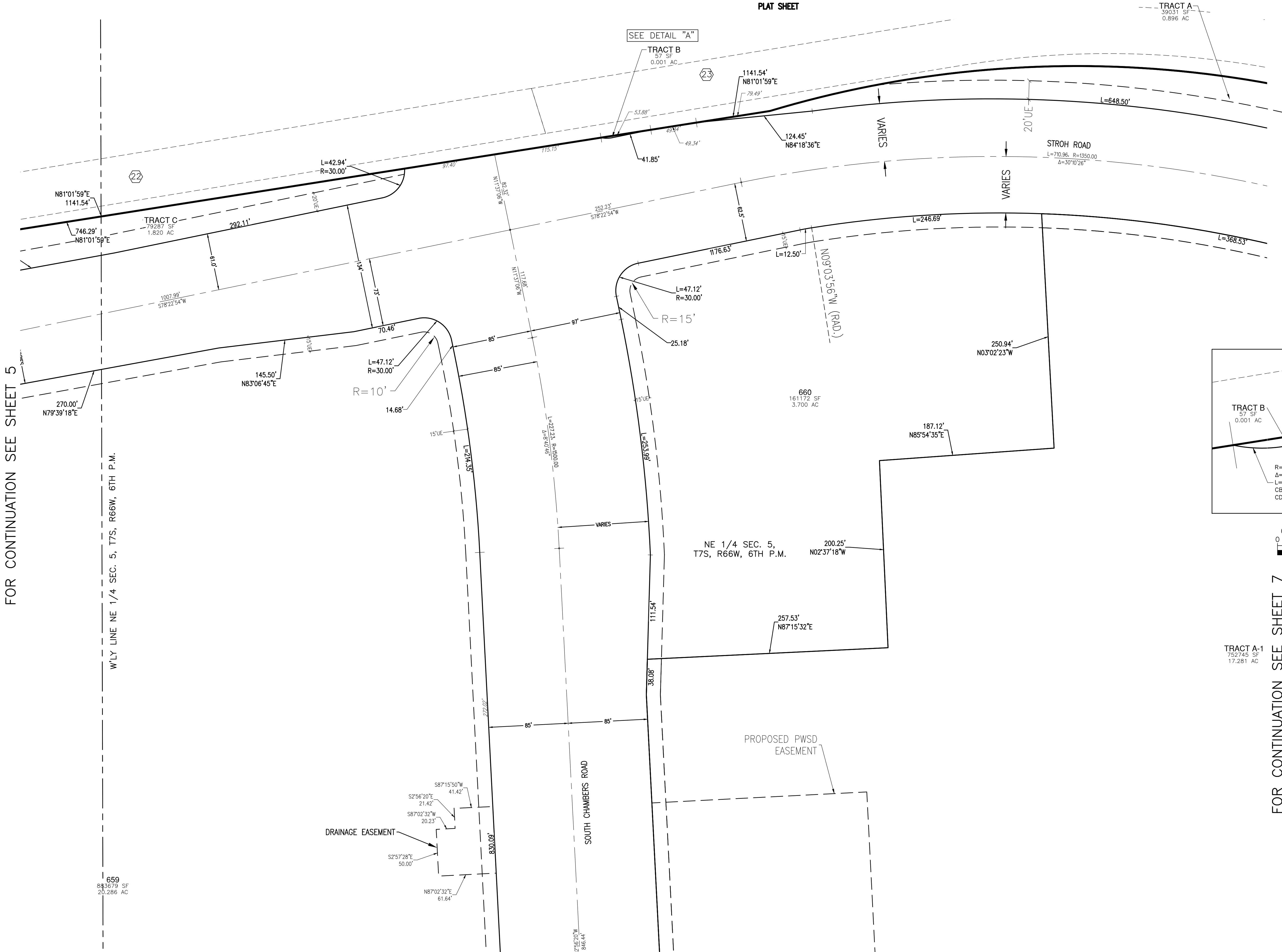
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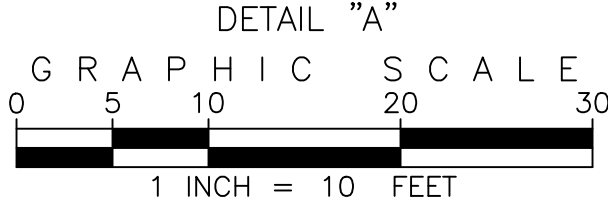
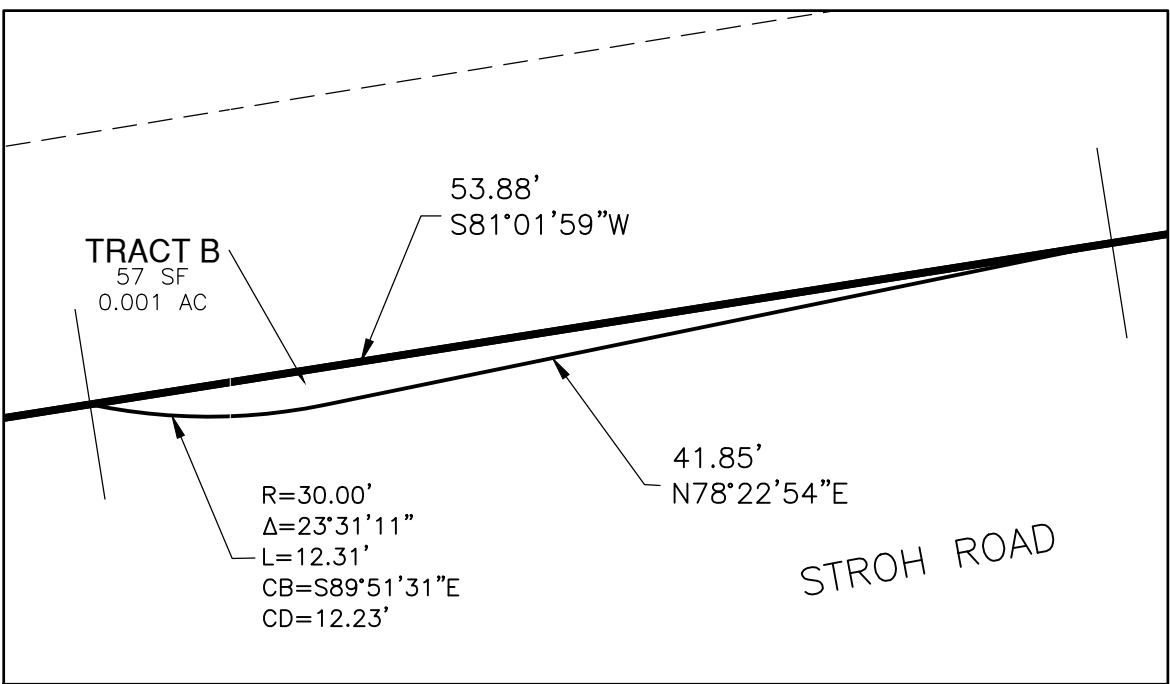


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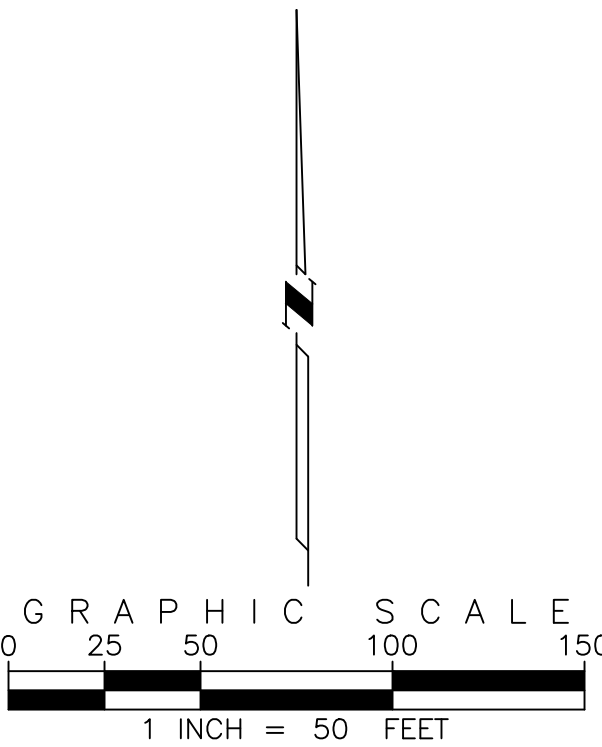
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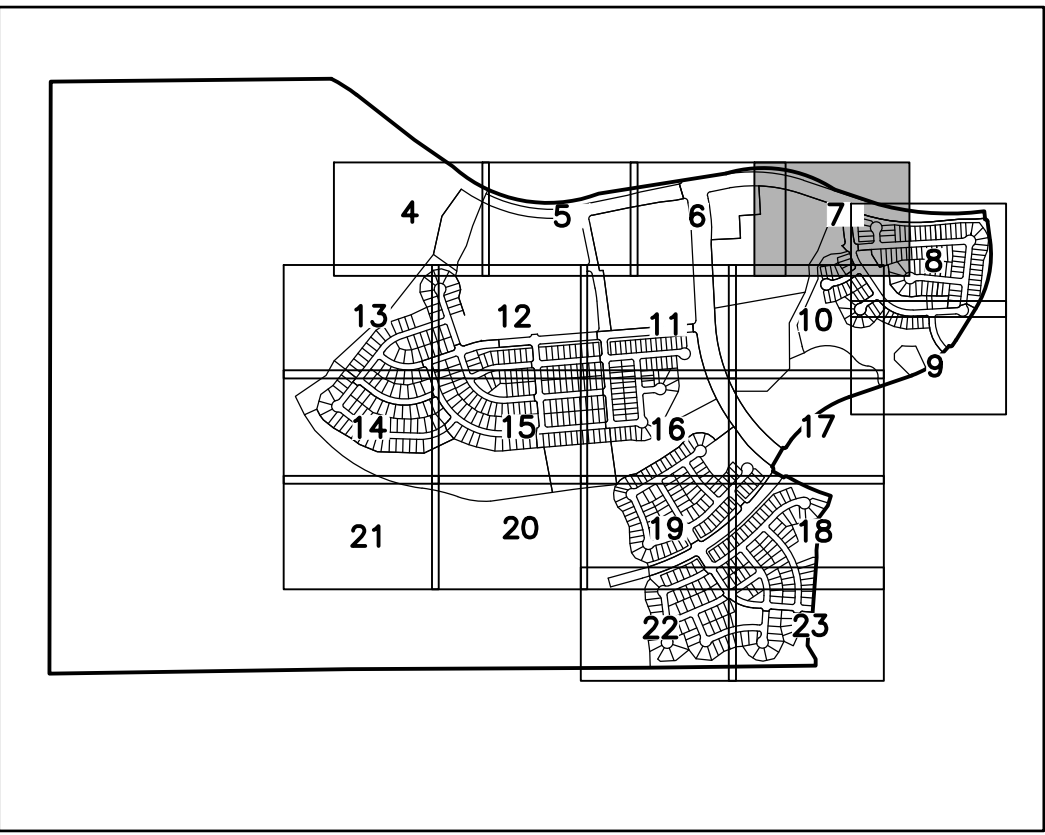
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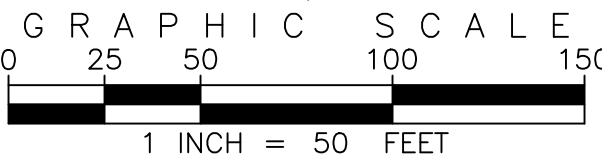
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FOR CONTINUATION SEE SHEET 22

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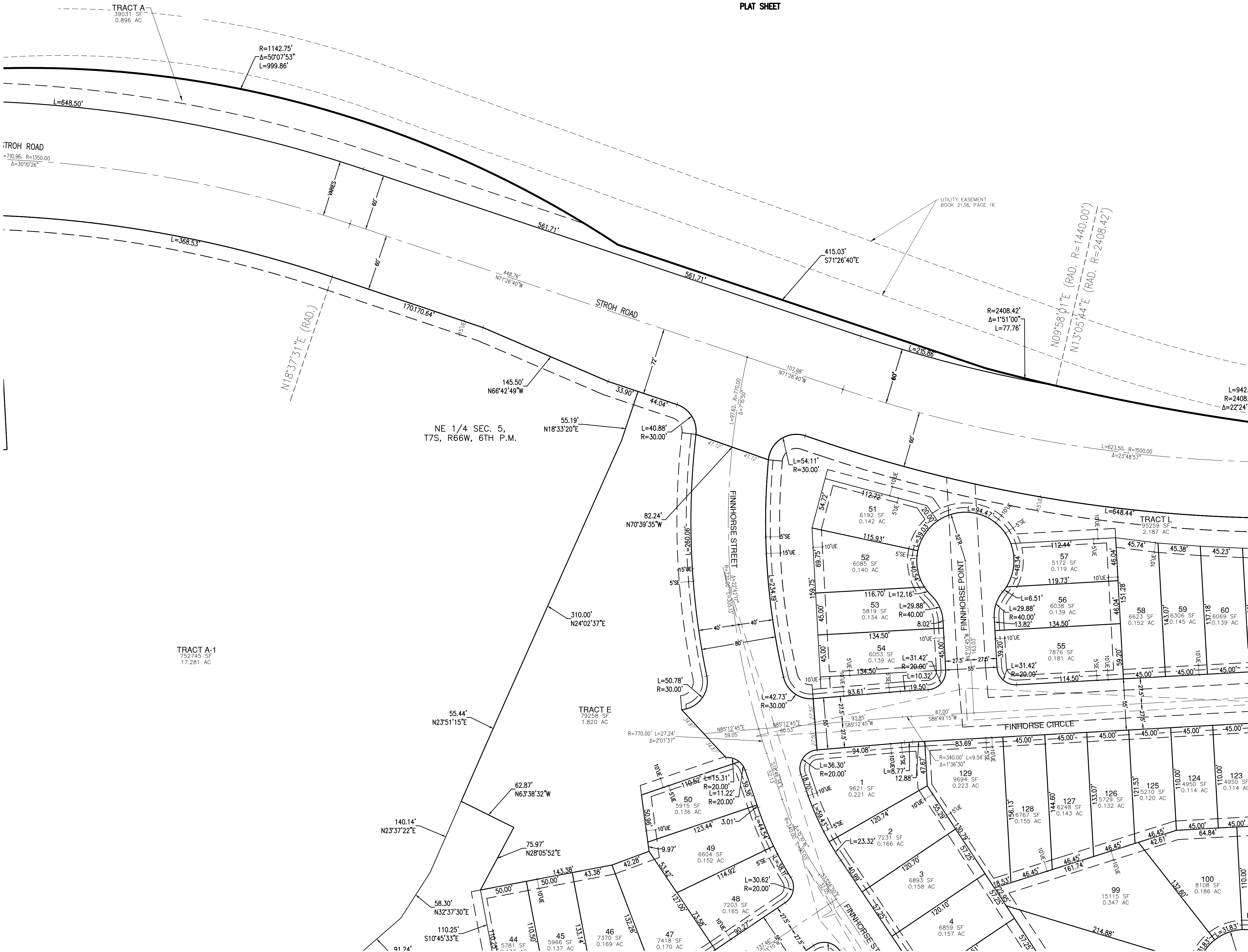
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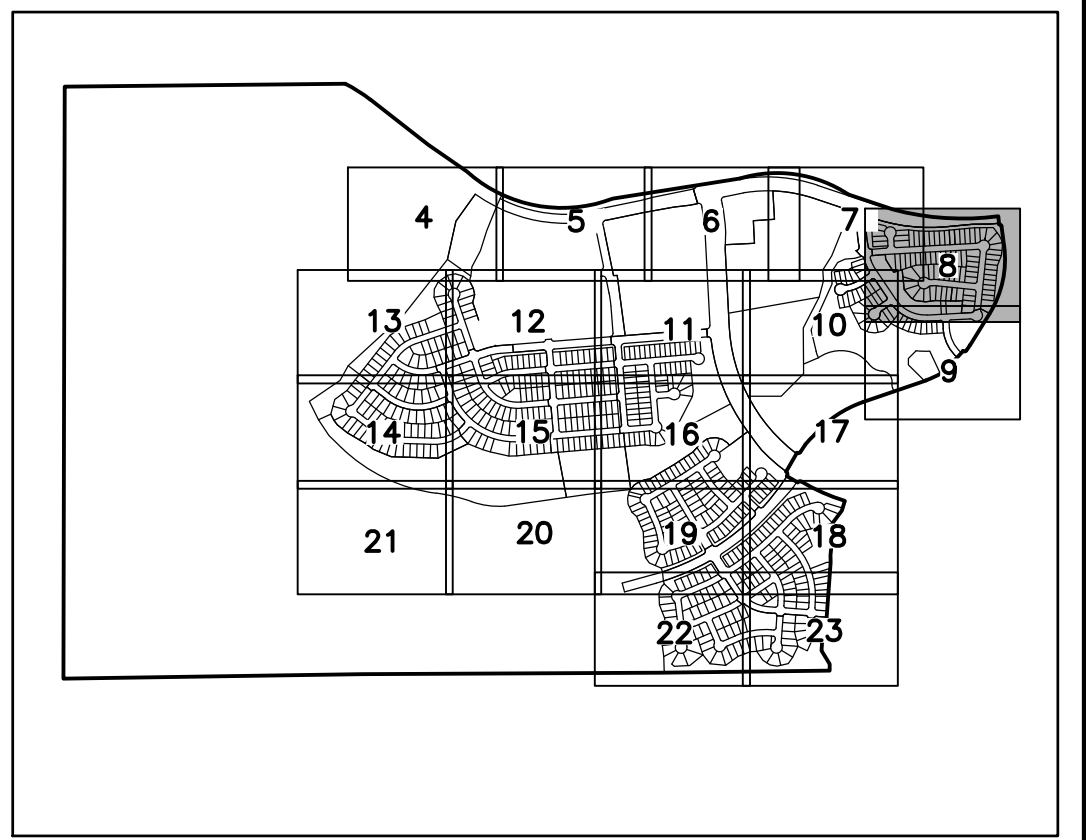
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MOST NW'LY CORNER
LOOKING GLASS FILING NO. 1



KEY MAP
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SEE SHEET 2 FOR EASEMENTS

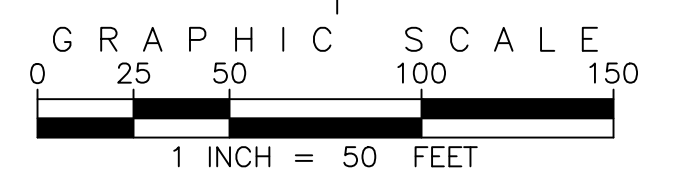
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FINNHORSE STREET



LEGEND

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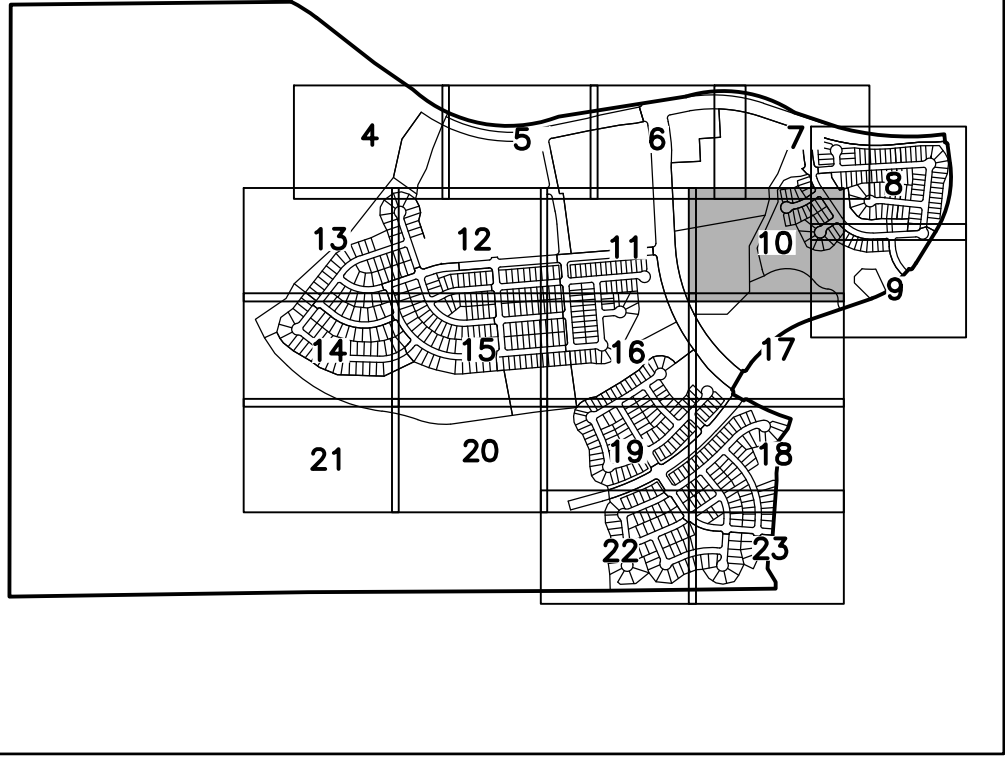
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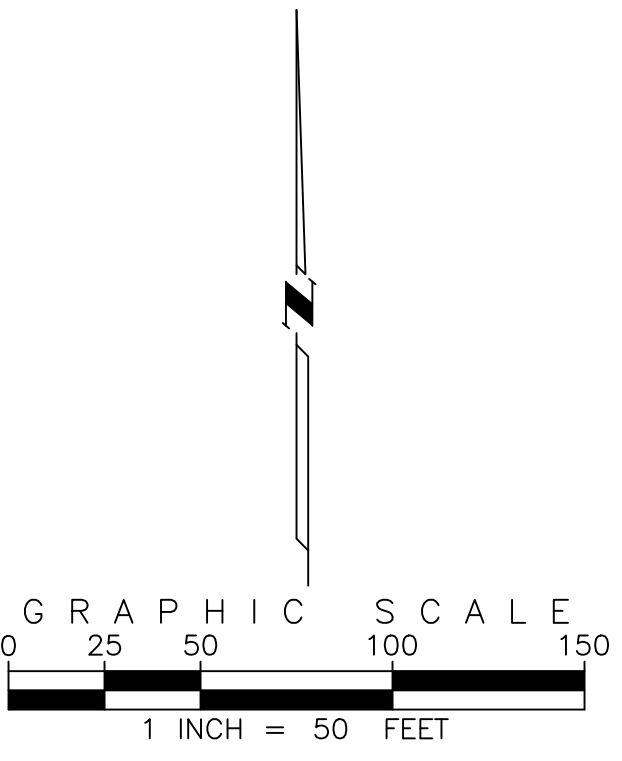
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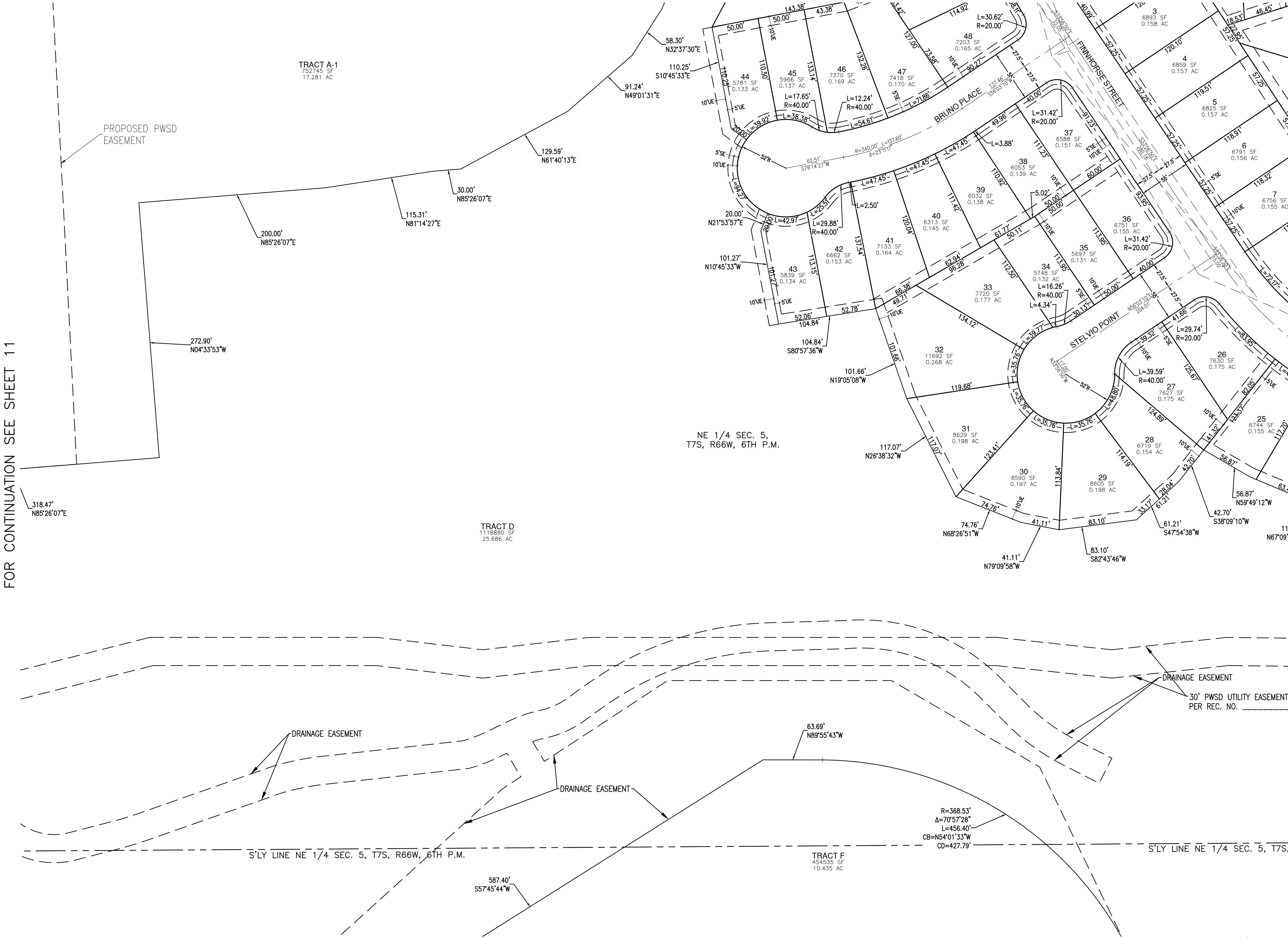


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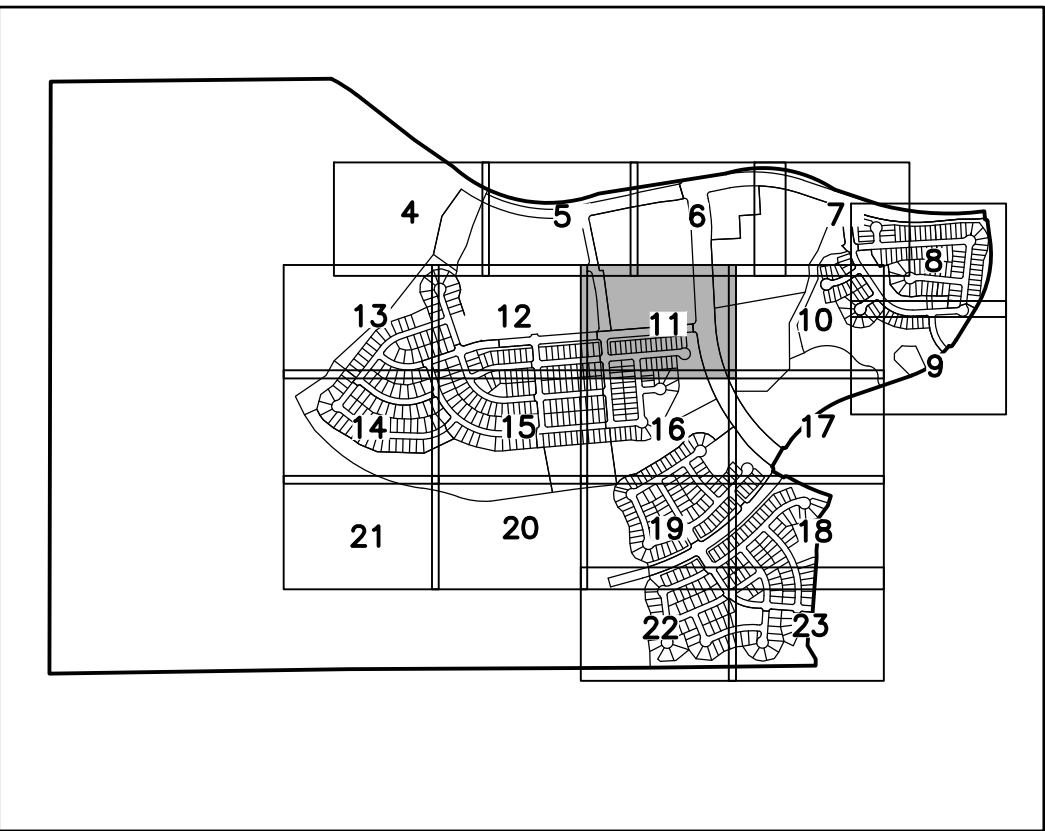
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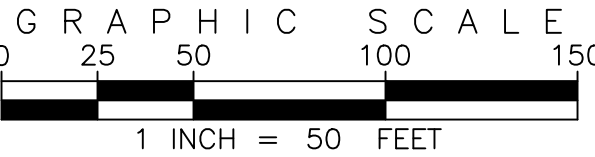
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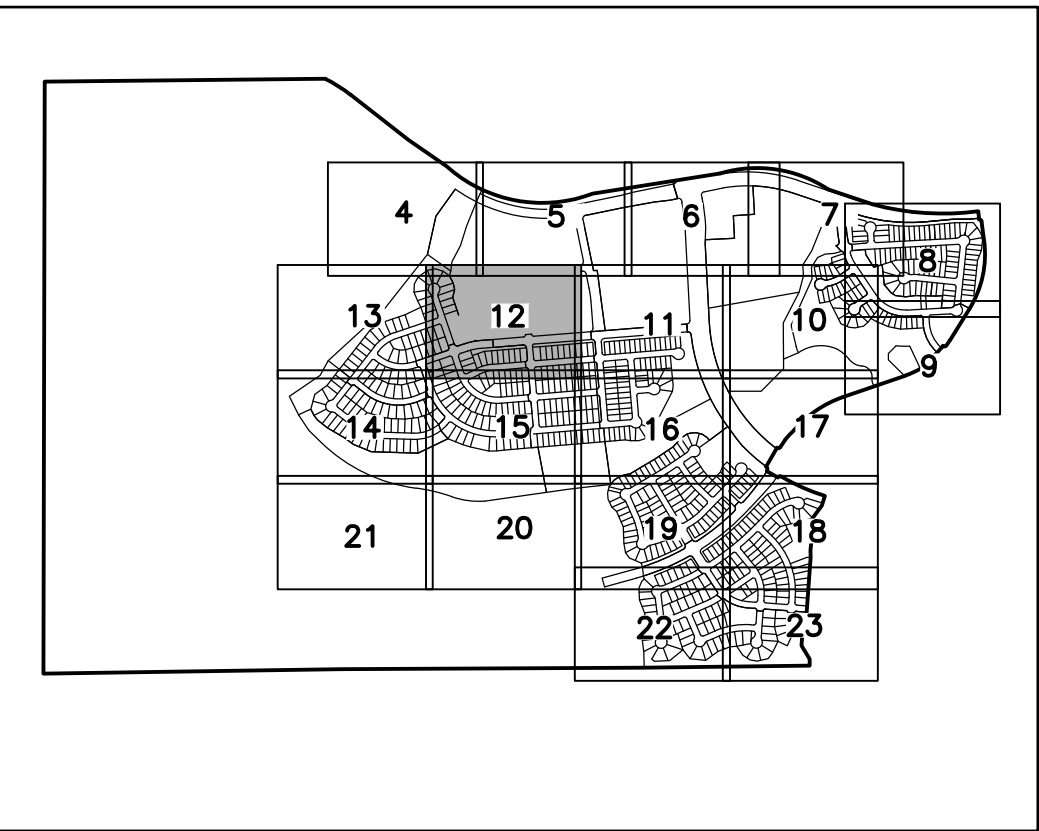
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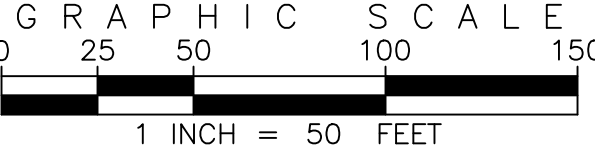


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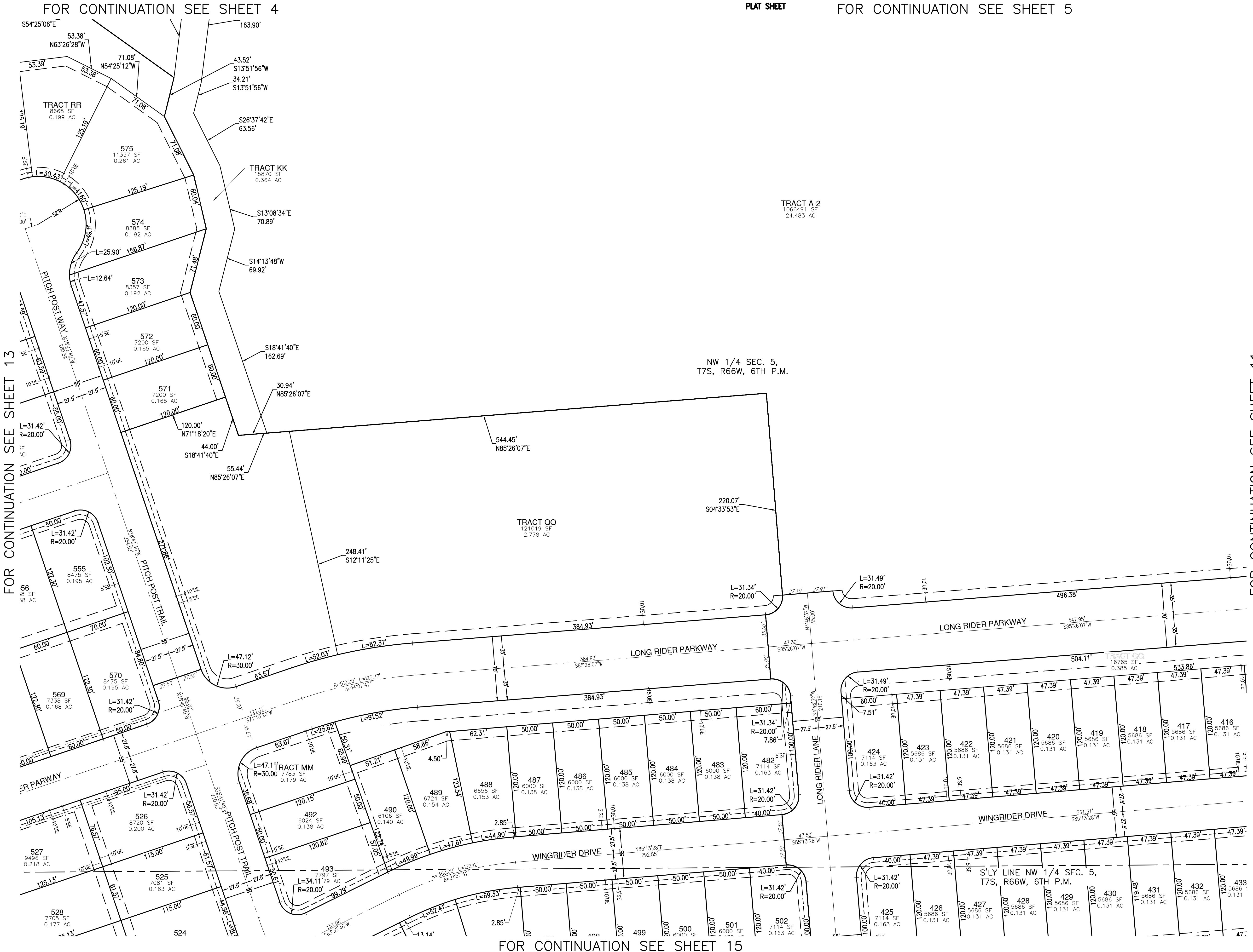


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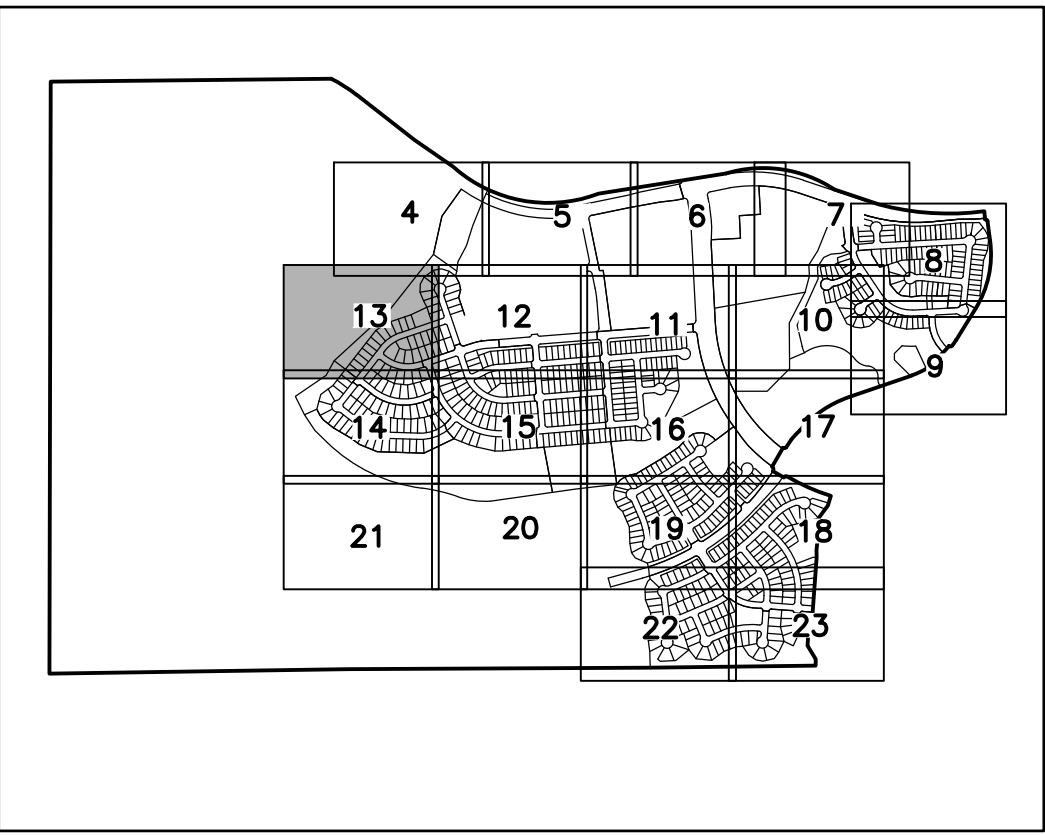


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345.495 ACRES

PLAT SHEET

FOR CONTINUATION SEE SHEET 4



KEY MAP
NOT TO SCALE

SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
- SLE SIGHT LINE EASEMENT
- DE DRAINAGE EASEMENT
- SECTION CORNER MONUMENT AS NOTED

NE 1/4 SEC. 6,
T7S, R66W, 6TH P.M.

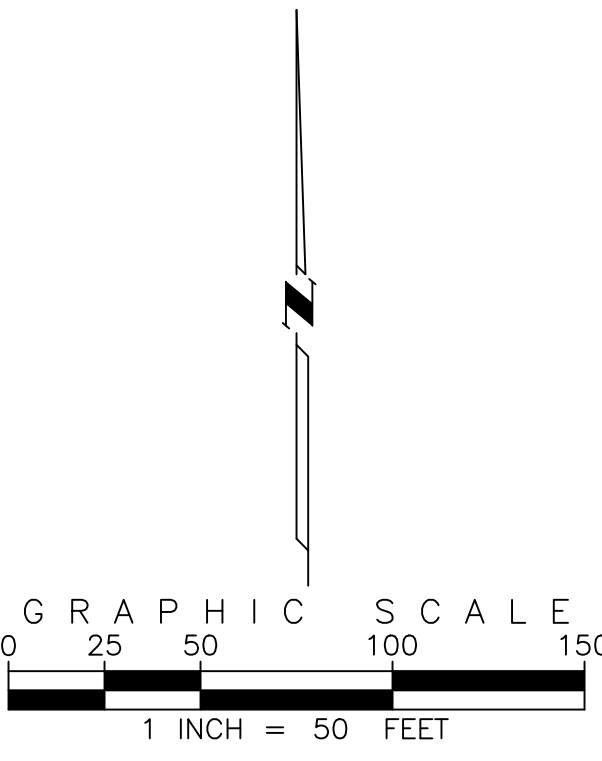
W'LY LINE NW 1/4 SEC. 5, T7S, R66W, 6TH P.M.

30' SANITARY EASEMENT
REC. NO. 2014039222

NW 1/4 SEC. 5,
T7S, R66W, 6TH P.M.

TRACT SS
146019 SF
3.352 AC

FOR CONTINUATION SEE SHEET 12



PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

DATE PREPARED: JUNE, 2020

REVISED: NOVEMBER 1, 2022

APPLICANT/DEVELOPER

DREAM FINDERS HOMES

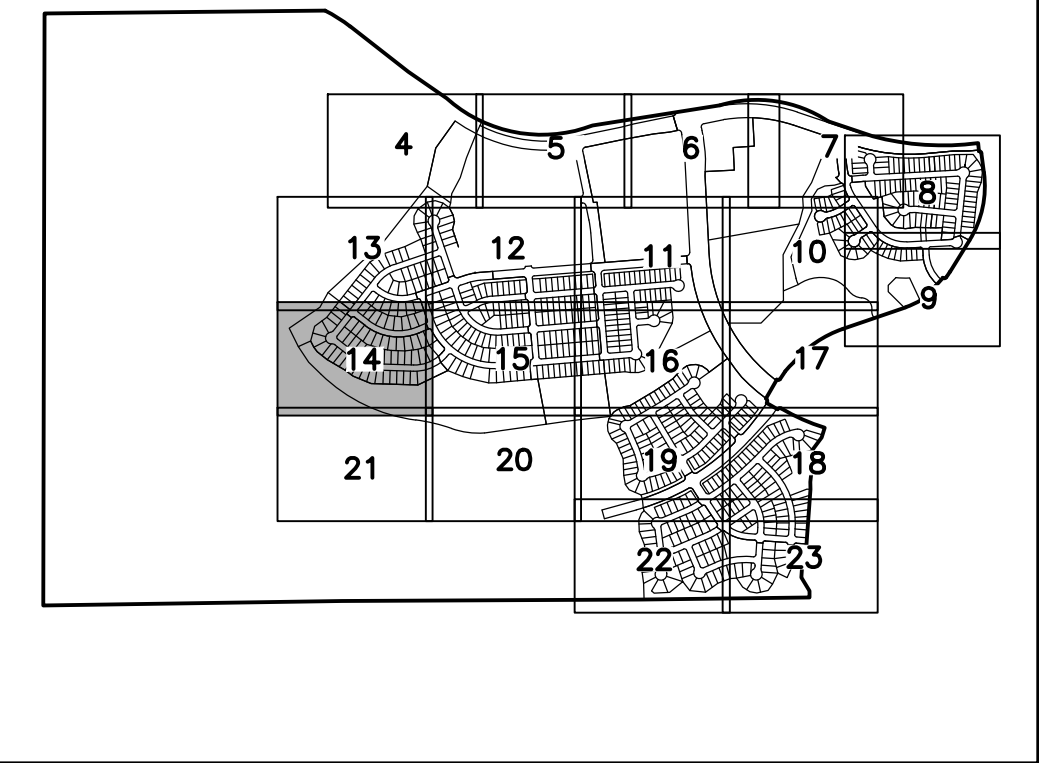
MATT CHILDERS

2727 Bryant Street, Suite 200
Denver, Colorado 80211

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

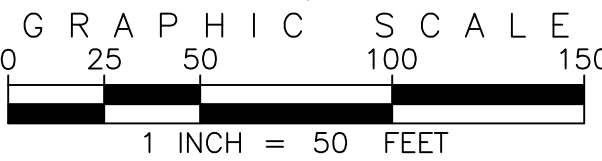
FOR CONTINUATION SEE SHEET 13 PLAT SHEET



KEY MAP
NOT TO SCALE

SEE SHEET 2 FOR EASEMENTS

- LEGEND
- X' UTILITY EASEMENT
 - SE SIDEWALK EASEMENT
 - UE UTILITY EASEMENT
 - PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
 - SLE SIGHT LINE EASEMENT
 - DE DRAINAGE EASEMENT
 - SECTION CORNER MONUMENT AS NOTED



PREPARED BY

EMK EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMK.com

JOB NO. 13095.00

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

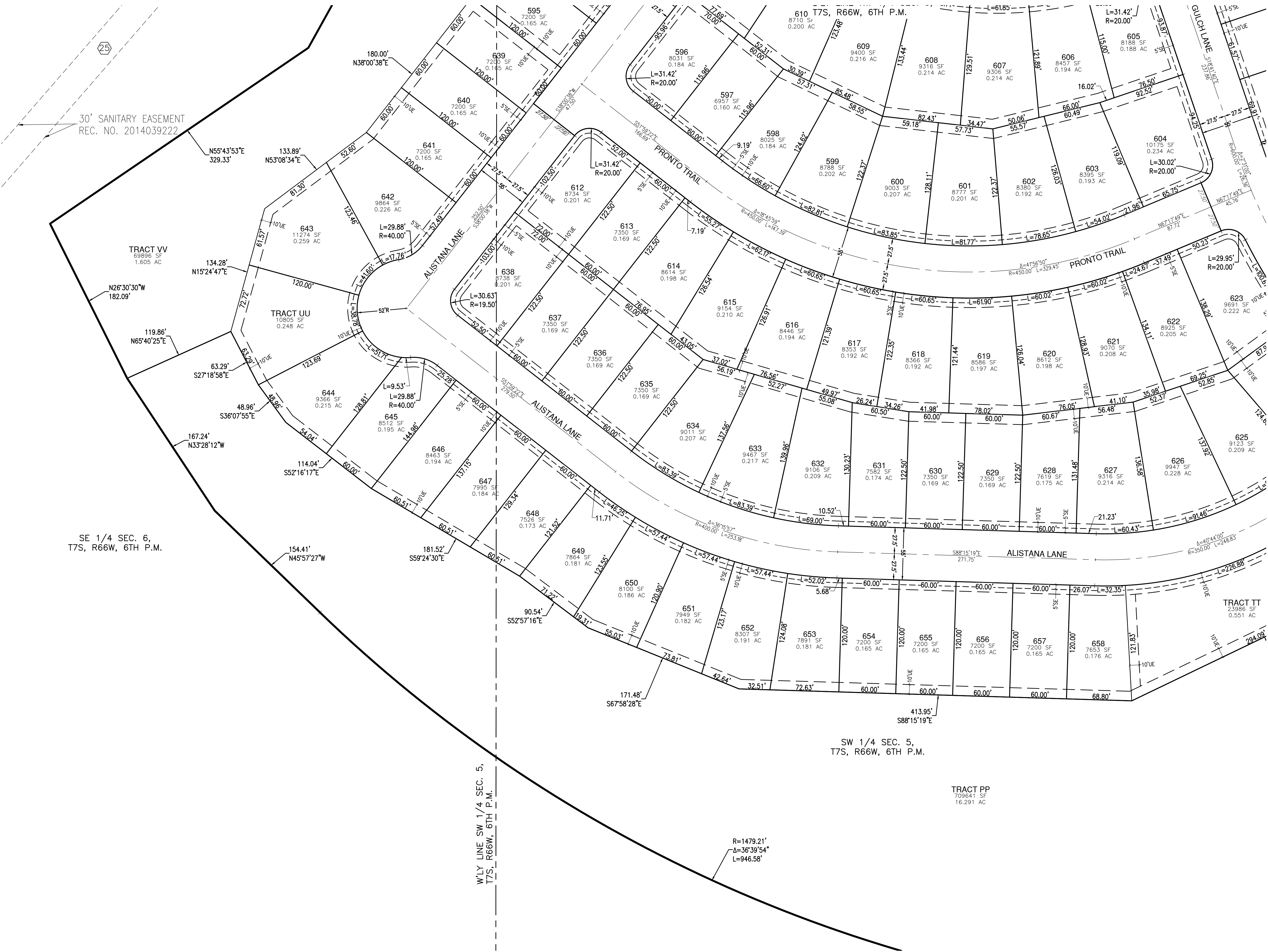
DATE PREPARED: JUNE, 2020
REVISED: NOVEMBER 1, 2022

APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

SHEET 14 OF 23

FOR CONTINUATION SEE SHEET 21

FOR CONTINUATION SEE SHEET 15

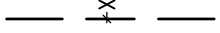
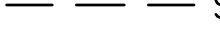
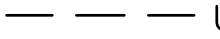
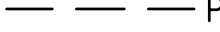
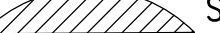
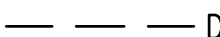


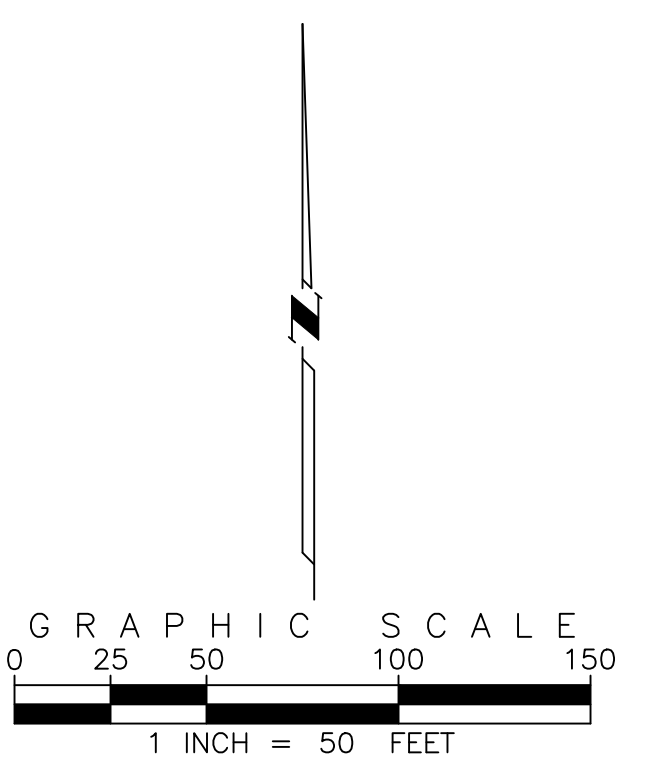
A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

PLAT SHEET



LEGEND

- | | |
|---|---|
|  | X' UTILITY EASEMENT |
|  | SE SIDEWALK EASEMENT |
|  | UE UTILITY EASEMENT |
|  | PWS'D PARKER WATER & SANITATION DISTRICT EASEMENT |
|  | SLE SIGHT LINE EASEMENT |
|  | DE DRAINAGE EASEMENT |
|  | SECTION CORNER MONUMENT AS NOTED |



PREPARED BY



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
 7006 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, COLORADO 80112-2019
 (303)694-1520 www.EMKC.com

JOB NO. 13095.00

LOOKING GLASS SEGMENT 2A DEVELOPMENT

SKETCH/PRELIMINARY PLAN

DATE PREPARED: JUNE, 2020
REVISED : NOVEMBER 1, 2022

APPLICANT/DEVELOPER

APPLICANT/DEVELOPER

APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS

MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

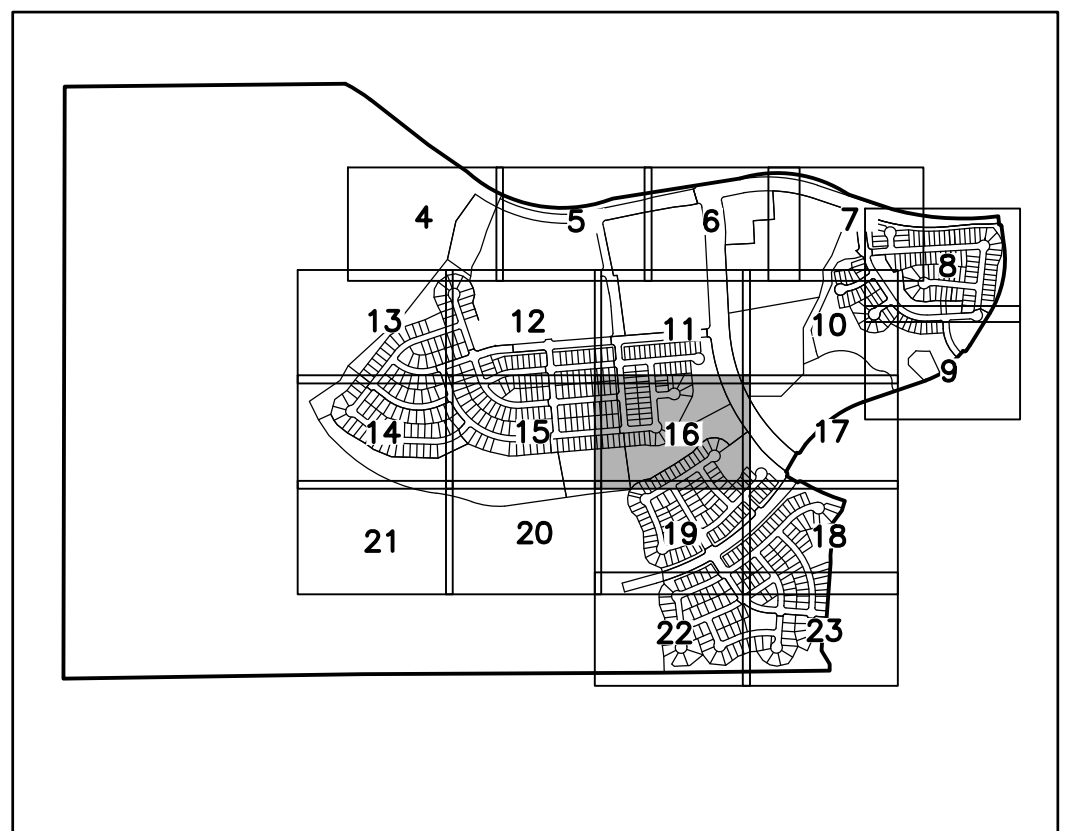
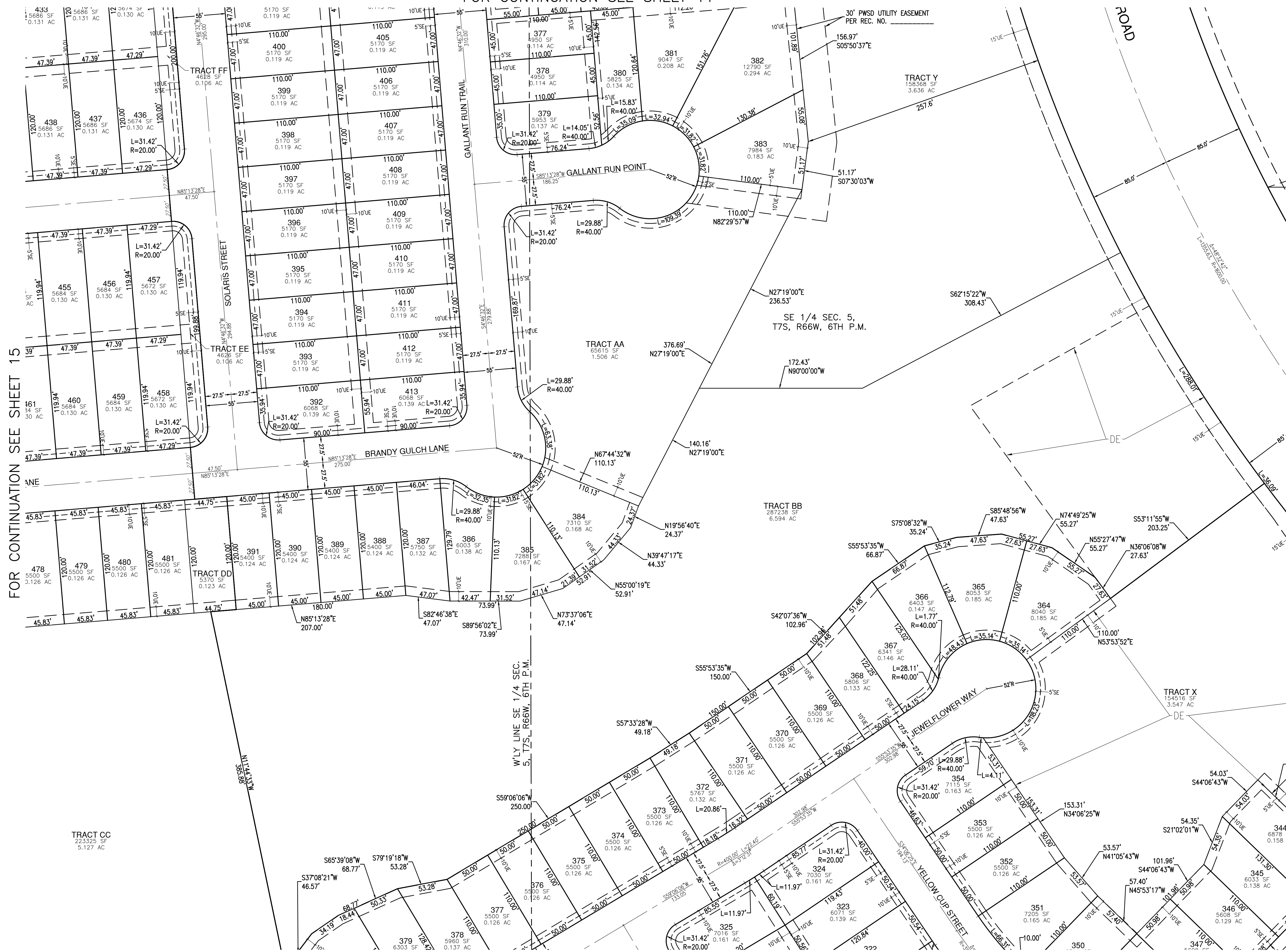
SHEET 15 OF 23

LOOKING GLASS SEGMENT 2A DEVELOPMENT SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

FOR CONTINUATION SEE SHEET 11

PLAT SHEET

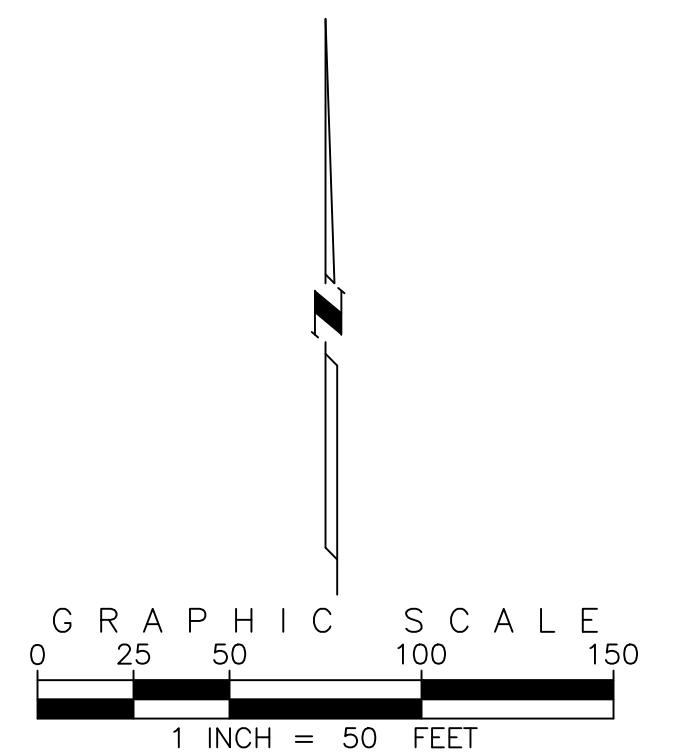


KEY MAP
NOT TO SCALE

SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
- SLE SIGHT LINE EASEMENT
- DE DRAINAGE EASEMENT
- SECTION CORNER MONUMENT AS NOTED



PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com
JOB NO. 13095.00
**LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN**
DATE PREPARED: JUNE, 2020
REVISED: NOVEMBER 1, 2022
APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

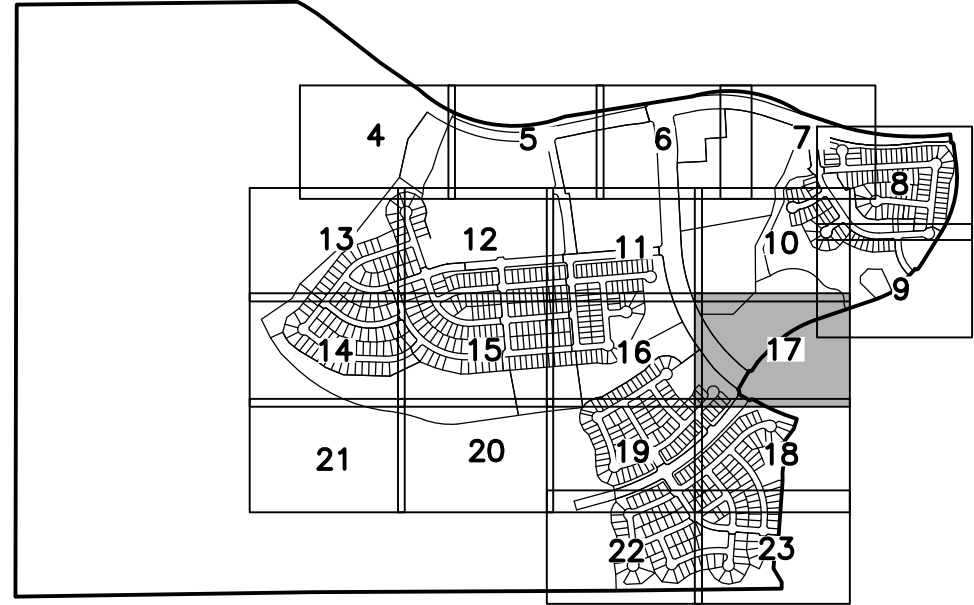
FOR CONTINUATION SEE SHEET 10

PLAT SHEET

FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 16

FOR CONTINUATION SEE SHEET 18

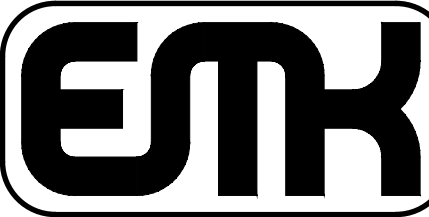
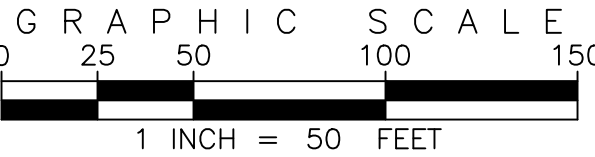


KEY MAP
NOT TO SCALE

SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
- SLE SIGHT LINE EASEMENT
- DE DRAINAGE EASEMENT
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PREPARED BY
EMK CONSULTANTS, INC.
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CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

DATE PREPARED: JUNE, 2020

REVISED: NOVEMBER 1, 2022

APPLICANT/DEVELOPER

DREAM FINDERS HOMES

MATT CHILDERS

2727 Bryant Street, Suite 200
Denver, Colorado 80211

SHEET 17 OF 23

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

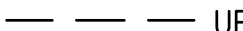
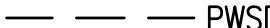
PLAT SHEET

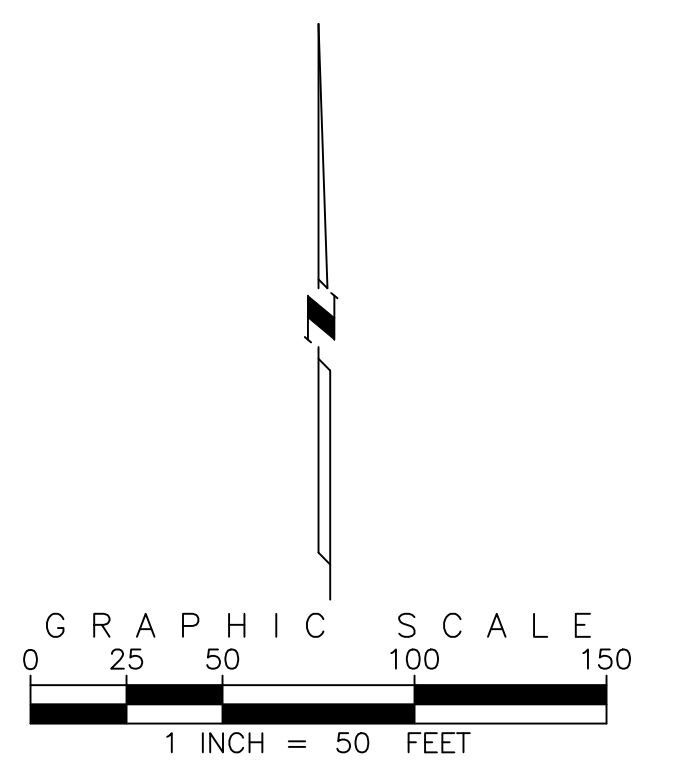


FOR CONTINUATION SEE SHEET 23



LEGEND

- | | |
|---|---|
|  | X' UTILITY EASEMENT |
|  | SE SIDEWALK EASEMENT |
|  | UE UTILITY EASEMENT |
|  | PWS D PARKER WATER & SANITATION DISTRICT EASEMENT |
|  | SLE SIGHT LINE EASEMENT |
|  | DE DRAINAGE EASEMENT |
|  | SECTION CORNER MONUMENT AS NOTED |



PREPARED BY



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKc.com

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

DATE PREPARED: JUNE, 2020
REVISED : NOVEMBER 1, 2022

APPLICANT/DEVELOPER

APPLICANT/DEVELOPER

APPLICANT/DEVELOPER

DREAM FINDERS HOMES
MATT CHILBERS

MATT CHILDERS
2727 Bryant Street, Suite 200

2727 Bryant Street, Suite 200
Denver, Colorado 80211

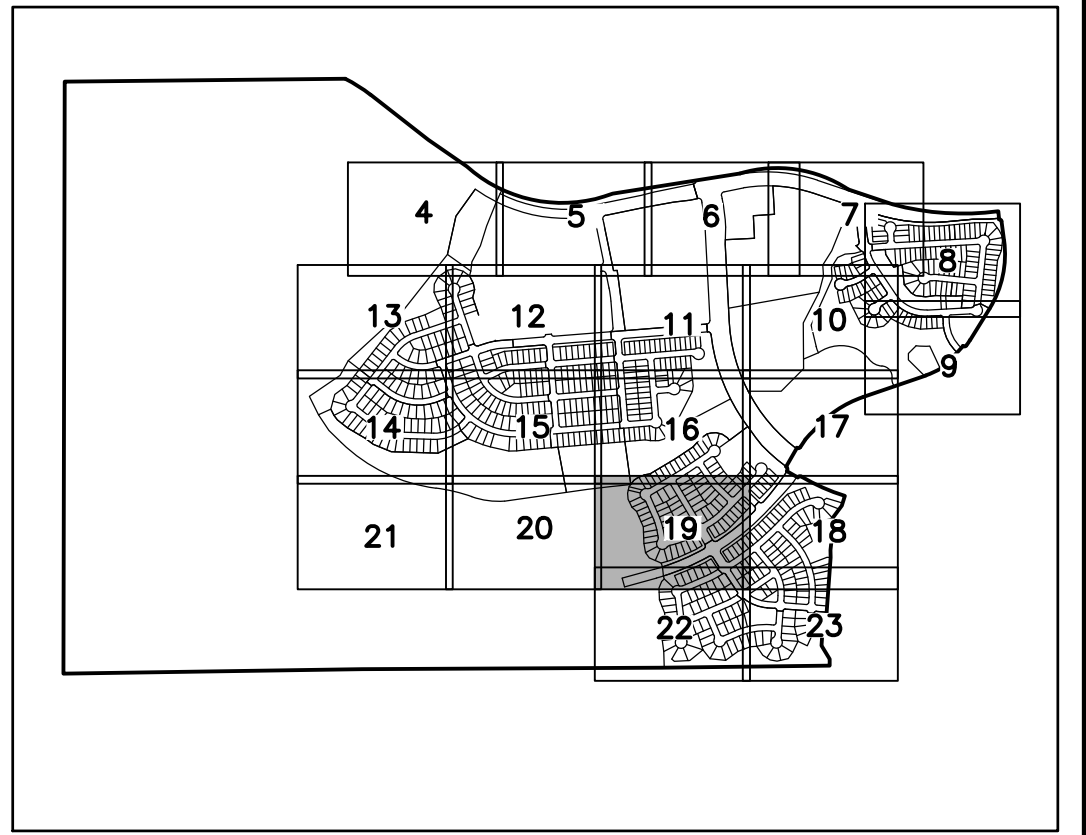
SHEET 18 OF 23

LOOKING GLASS SEGMENT 2A DEVELOPMENT SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

FOR CONTINUATION SEE SHEET 16

PLAT SHEET



KEY MAP
NOT TO SCALE

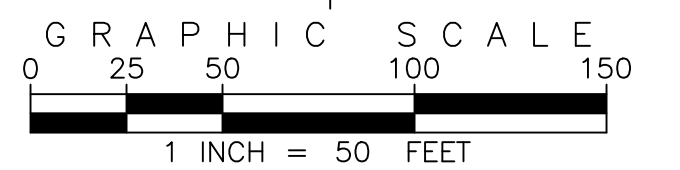
SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
- SLE SIGHT LINE EASEMENT
- DE DRAINAGE EASEMENT
- SECTION CORNER MONUMENT AS NOTED

FOR CONTINUATION SEE SHEET 20

FOR CONTINUATION SEE SHEET 18



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LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13095.00
**LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN**

DATE PREPARED: JUNE, 2020
REVISED: NOVEMBER 1, 2022

APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

SHEET 19 OF 23

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

FOR CONTINUATION SEE SHEET 15

PLAT SHEET

TRACT CC
223325 SF
5.127 AC

R=9200.00'
Δ=3°34'17"
L=573.46'

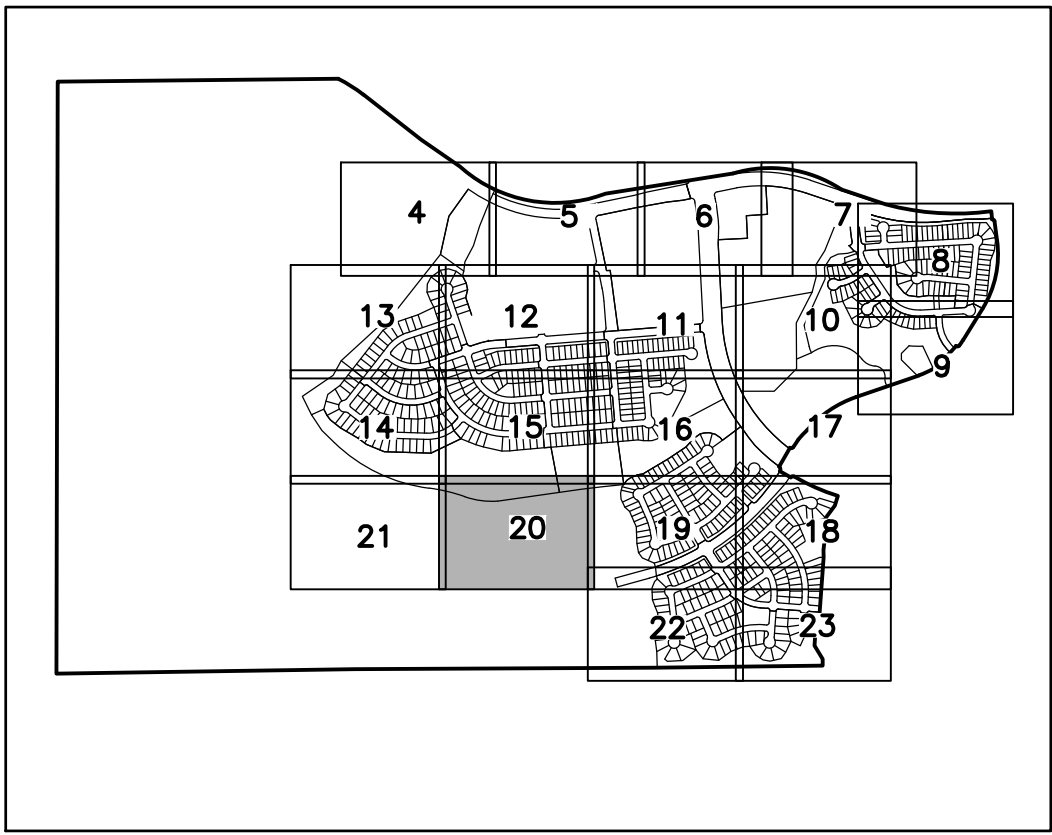
TRACT PP
709641 SF
16.291 AC

S81°53'51"W
552.42'

R=718.45'
Δ=23°34'16"
L=295.57'

R=1559.86'
Δ=11°58'49"
L=326.16'

SW 1/4 SEC. 5,
T7S, R66W, 6TH P.M.

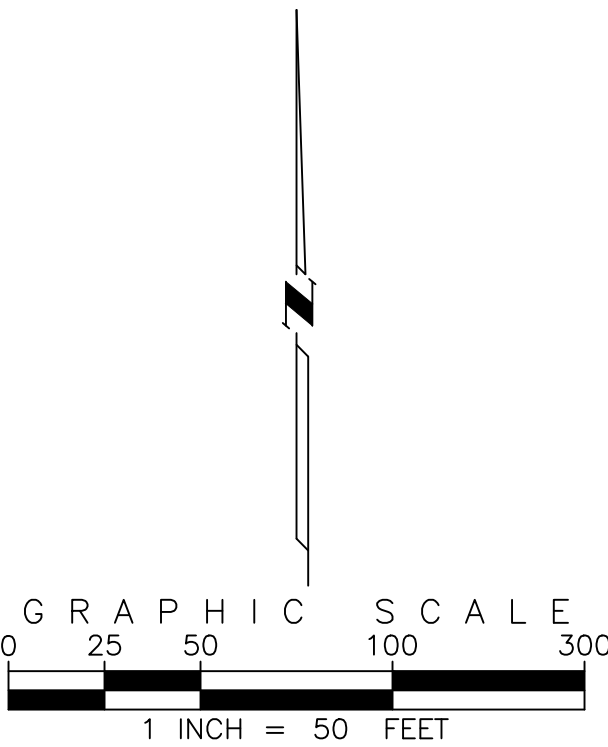


KEY MAP
NOT TO SCALE

SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
- SLE SIGHT LINE EASEMENT
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7006 SOUTH ALTON WAY, BLDG. F
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LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

DATE PREPARED: JUNE, 2020
REVISED : NOVEMBER 1, 2022

APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

FOR CONTINUATION SEE SHEET 14

PLAT SHEET

TRACT PP
709641 SF
16.291 AC

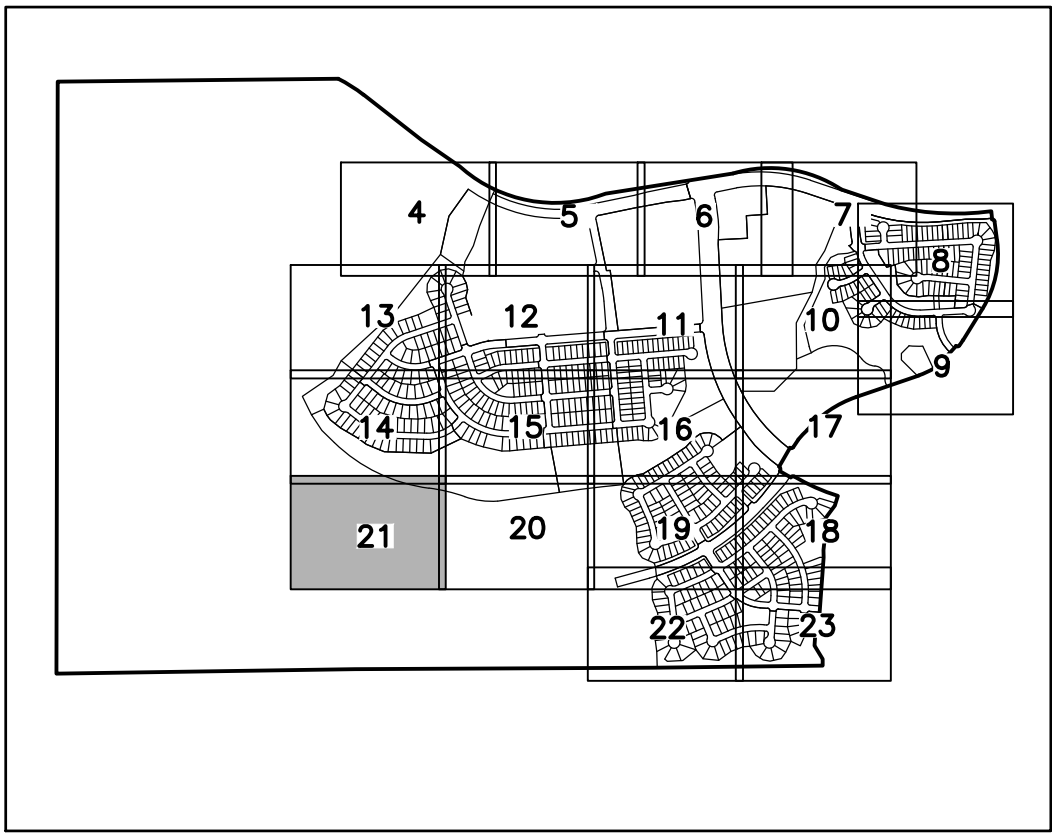
R=1559.86'
Δ=11°58'49"
L=326.16'

SW 1/4 SEC. 5,
T7S, R66W, 6TH P.M.

SE 1/4 SEC. 6,
T7S, R66W, 6TH P.M.

W'LY LINE SW 1/4 SEC. 5, T7S, R66W, 6TH P.M.

FOR CONTINUATION SEE SHEET 22

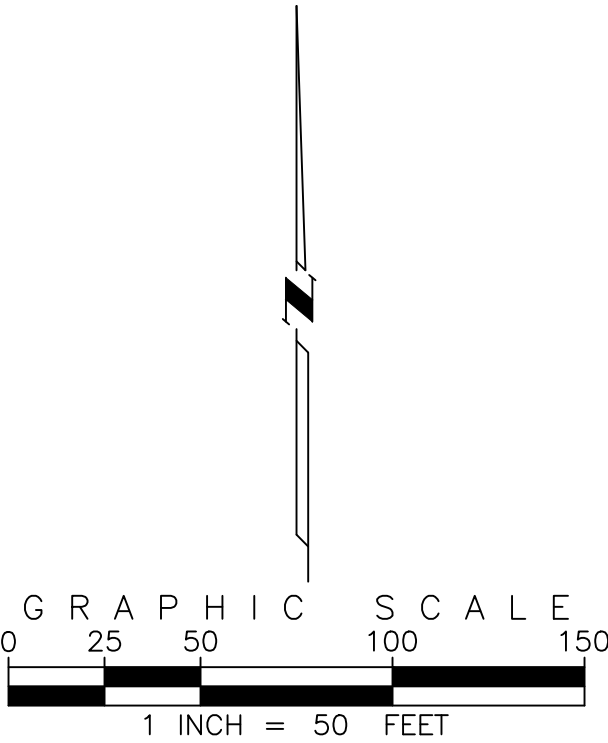


KEY MAP
NOT TO SCALE

SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
- SLE SIGHT LINE EASEMENT
- DE DRAINAGE EASEMENT
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LAND DEVELOPMENT
ENGINEERING & SURVEYING
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CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13095.00
LOOKING GLASS SEGMENT 2A DEVELOPMENT
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DATE PREPARED: JUNE, 2020
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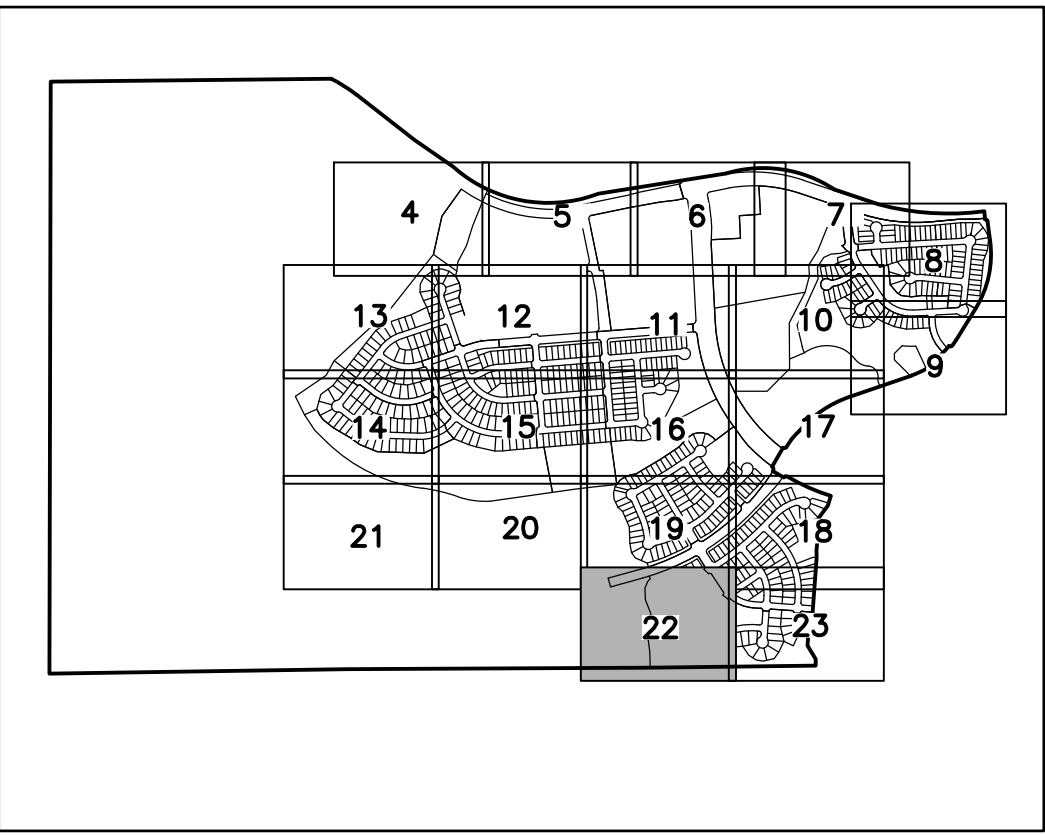
APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

PLAT SHEET

FOR CONTINUATION SEE SHEET 19



KEY MAP
NOT TO SCALE

SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
- SLE SIGHT LINE EASEMENT
- DE DRAINAGE EASEMENT
- SECTION CORNER MONUMENT AS NOTED

SW 1/4 SEC. 5,
T7S, R66W, 6TH P.M.

FOR CONTINUATION SEE SHEET 23

PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMK.com

JOB NO. 13095.00
**LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN**
DATE PREPARED: JUNE, 2020
REVISED: NOVEMBER 1, 2022
APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

SHEET 22 OF 23

LOOKING GLASS SEGMENT 2A DEVELOPMENT SKETCH/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
345.495 ACRES

FOR CONTINUATION SEE SHEET 18

PLAT SHEET

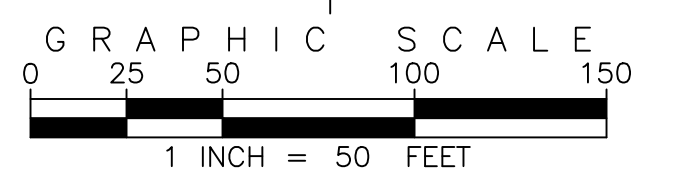


KEY MAP
NOT TO SCALE

SEE SHEET 2 FOR EASEMENTS

LEGEND

- X' UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- PWSD PARKER WATER & SANITATION DISTRICT EASEMENT
- SLE SIGHT LINE EASEMENT
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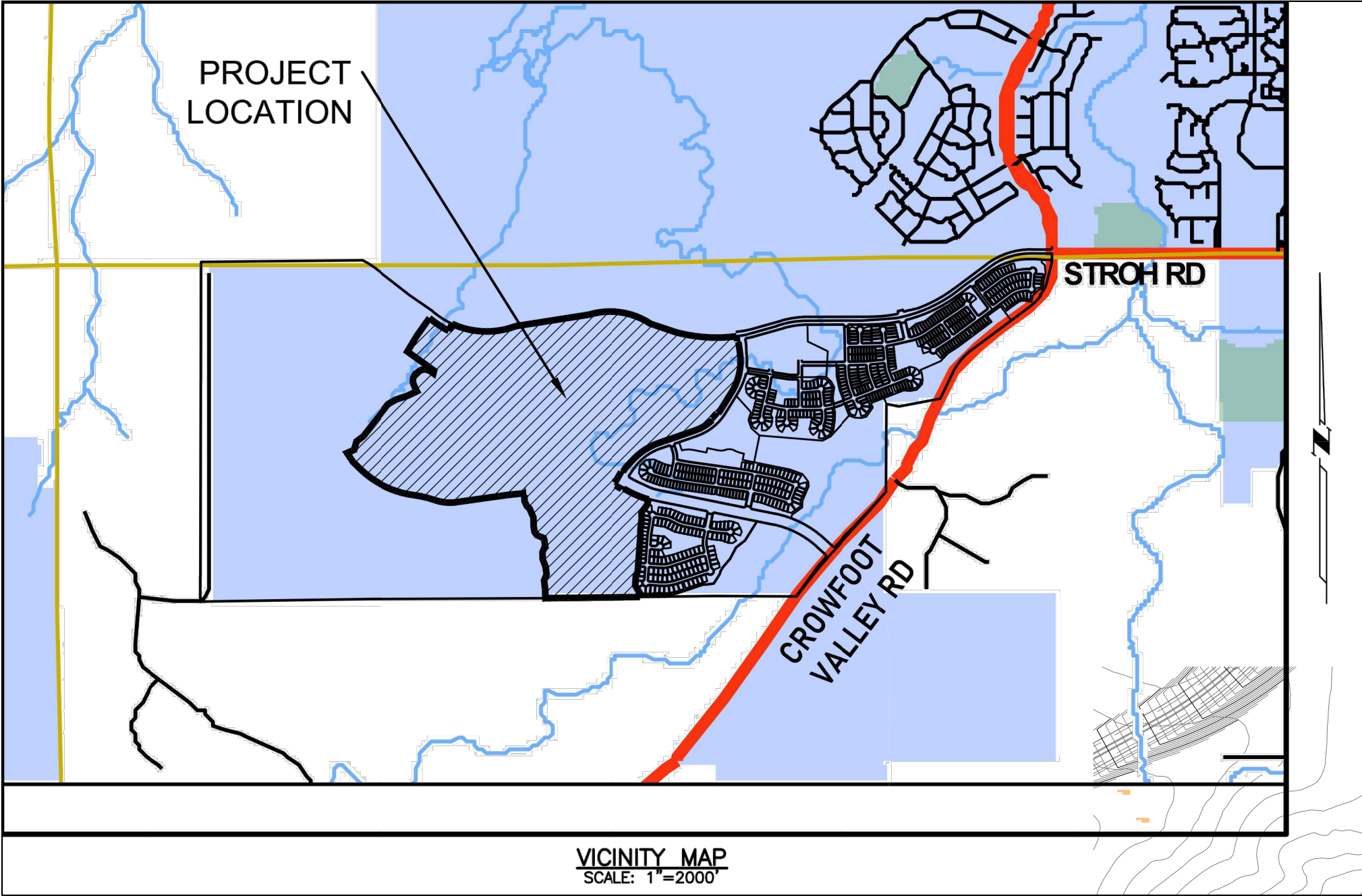
PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKco.com

JOB NO. 13095.00
**LOOKING GLASS SEGMENT 2A DEVELOPMENT
SKETCH/PRELIMINARY PLAN**

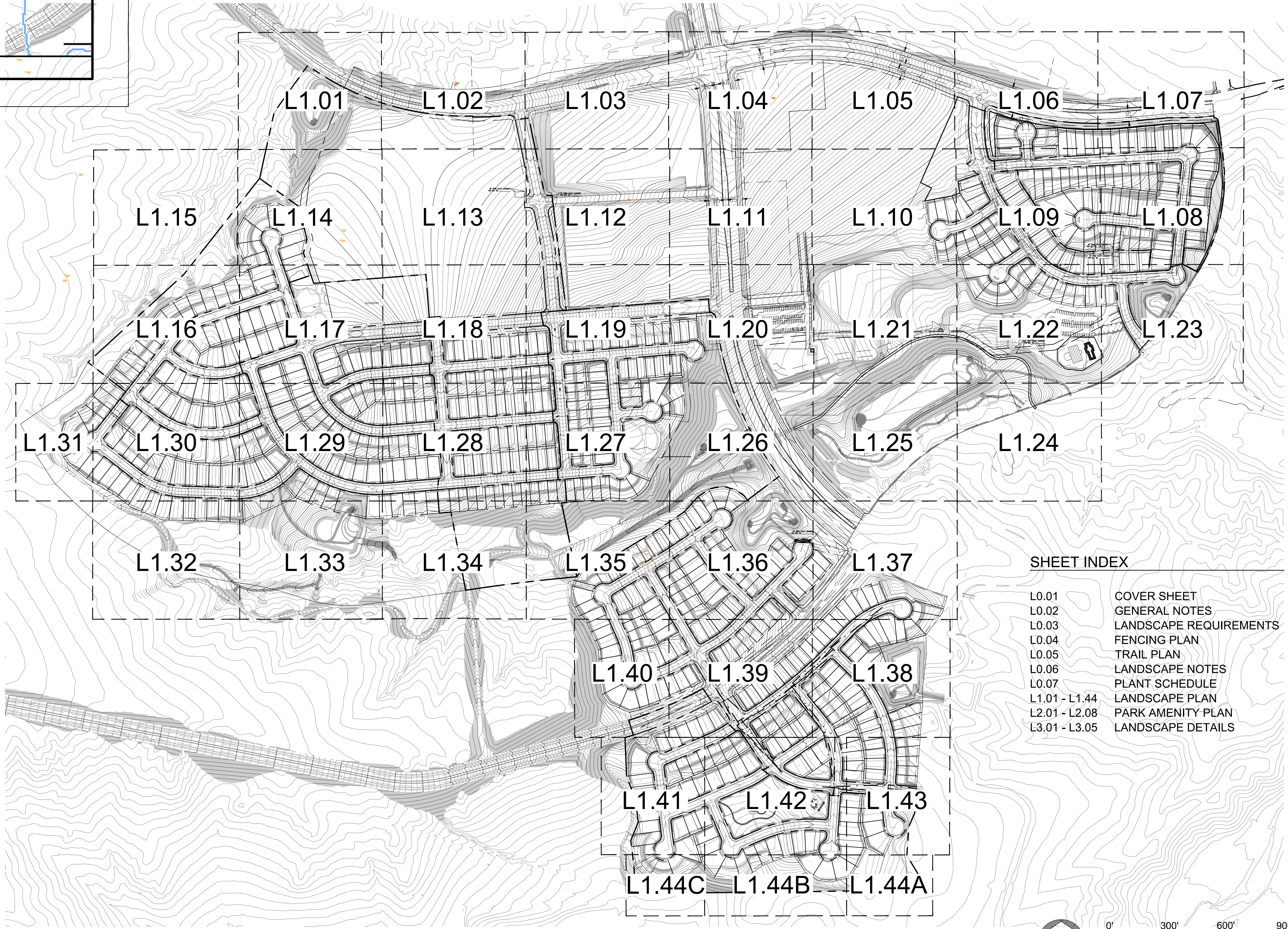
DATE PREPARED: JUNE, 2020
REVISED: NOVEMBER 1, 2022

APPLICANT/DEVELOPER
DREAM FINDERS HOMES
MATT CHILDERS
2727 Bryant Street, Suite 200
Denver, Colorado 80211

SHEET 23 OF 23

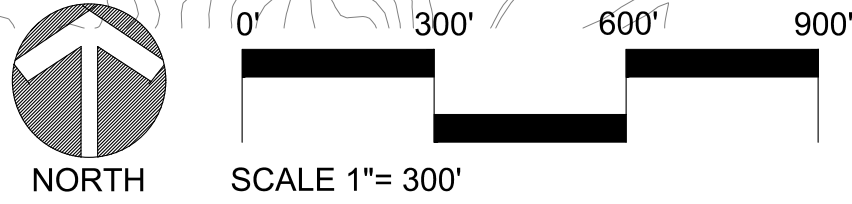


LOOKING GLASS SEGMENT 2A
SEGMENT 2A DEVELOPMENT SKETCH
& PRELIMINARY PLAN
COVER SHEET



SHEET INDEX	
L0.01	COVER SHEET
L0.02	GENERAL NOTES
L0.03	LANDSCAPE REQUIREMENTS
L0.04	FENCING PLAN
L0.05	TRAIL PLAN
L0.06	LANDSCAPE NOTES
L0.07	PLANT SCHEDULE
L1.01 - L1.44	LANDSCAPE PLAN
L2.01 - L2.08	PARK AMENITY PLAN
L3.01 - L3.05	LANDSCAPE DETAILS

OVERALL PLAN
SCALE: 1"= 300'-0"



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

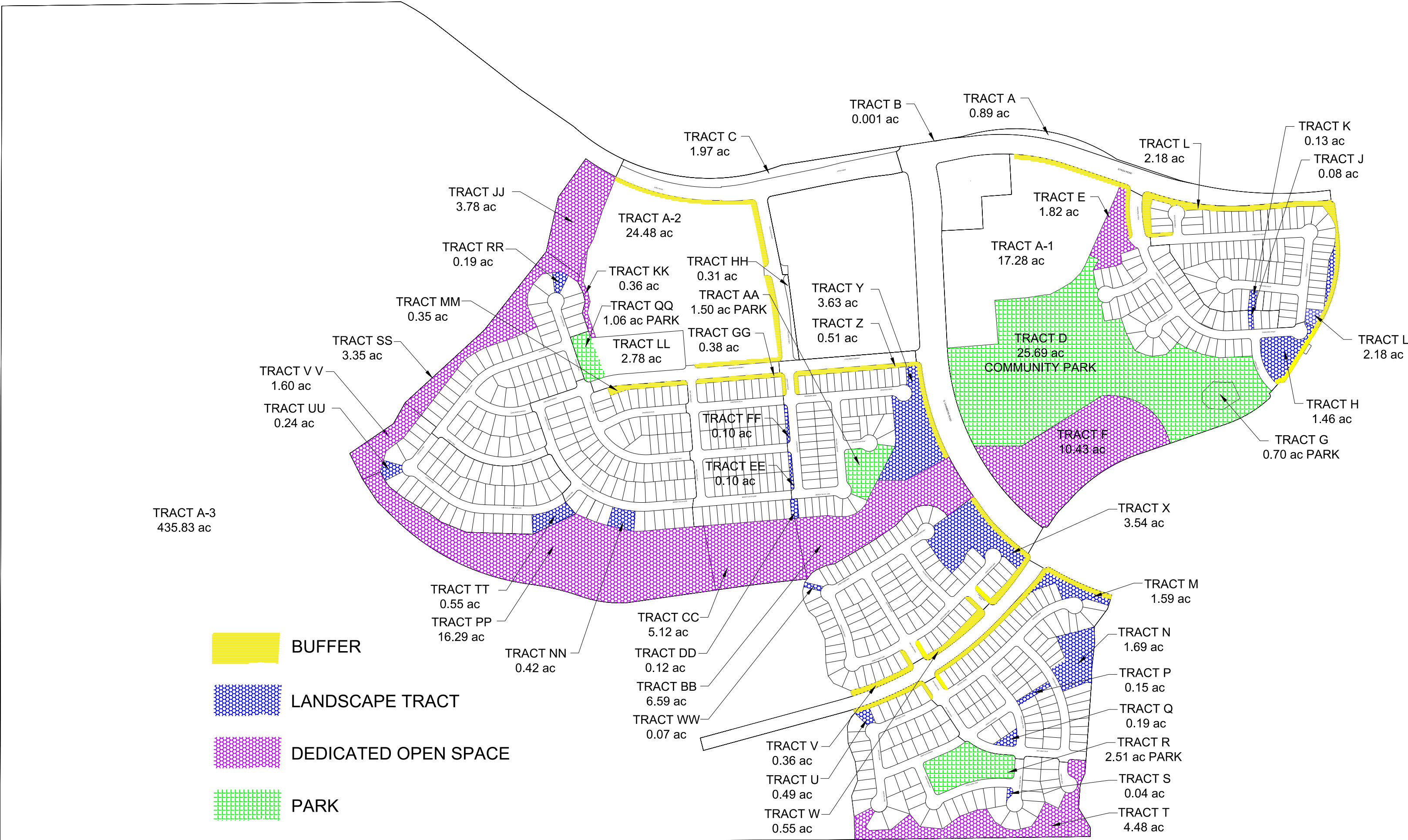
LOOKING GLASS SEGMENT 2A - OVERALL REQUIREMENTS

TOWN OF PARKER LANDSCAPE REGULATIONS-13.06.070

- (g)Plant material specifications.
- (1)Plant materials shall be selected from the Town's recommended plant list. Species not included in the recommended plant list may be submitted for consideration, so long as the species is not on the excluded list. All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock ANSI Z60.1-2004, as amended. Selected plant materials shall be healthy and shall be nursery-grown and adapted to the local area. Artificial plant materials are prohibited within landscaped areas; this includes synthetic turf.
- (2)All plant materials must meet the following requirements:
- a. Deciduous shade trees: between 2-inch caliper and 2½-inch caliper (measured six [6] inches above the ground).
- b. Ornamental and flowering trees: between 1½-inch caliper and 2-inch caliper (measured six [6] inches above the ground).
- c. Evergreens: between six (6) feet tall and eight (8) feet tall (measured to mid-point of most recent year's growth).
- d. Shrubs: five-gallon container (two [2] to three [3] feet in height for deciduous, eighteen- to twenty-four-inch spread for junipers, or as provided by the American Standard for Nursery Stock ANSI Z60.1-2004, as amended).
- (1)Landscaping shall be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity.
- (2)To the maximum extent practicable, landscaping shall include well-adapted, drought-tolerant vegetation, which generally requires less water and landscape maintenance.
- (3)Due to excessive watering requirements, seed mixtures or sod containing traditional Bluegrass, fescue or ryegrass cultivars are discouraged. Native grasses (such as Blue Grama and Buffalo Grass) are encouraged as replacements.
- (h)Planting standards.
- (1)Landscaping shall comply with the planting standards as provided in the Town's Public Works Technical Reference Manual, as amended.
- (2)Plant materials shall be spaced appropriately to allow adequate room for the plant at maturity.
- (3)Tree pits and cutouts must meet the criteria set forth in the Town's Public Works Technical Reference Manual, as amended.
- (4)Landscaping shall be protected from vehicles by the placement of wheel stops, curbs or other acceptable means, approved by the Town.
- (5)All trees shall be spaced appropriately from light poles, signs, structures, etc.
- (6)Trees shall not be eliminated through the location of light poles in parking lot islands and within the parking lot perimeter landscaping.
- (j) Irrigation requirements.
- (1)All landscaped areas shall be served by a functioning automatic irrigation system, except on individual single-family residential lots.
- (2)Landscaped areas in excess of five thousand (5,000) square feet shall have a properly designed irrigation system providing full coverage to all turf and plant material areas from rotary/gear-drive sprinklers, pop-up and surface spray sprinklers, bubblers, drip or trickle irrigation, as appropriate for the area to be landscaped. Residential landscaped areas less than five thousand (5,000) square feet may be irrigated by hand, so long as an adequate water source, such as outdoor hose bibs, is within fifty (50) feet of the landscaped area.
- a. Landscape plantings are to be grouped according to water needs.
- b. Trees, shrubs and plantings in bed areas shall be irrigated by drip, bubbler systems, low volume spray heads or subsurface irrigation systems, which may include the product Netafim or approved equivalent. Subsurface irrigation systems are strongly encouraged due to their efficiency and minimized runoff potential.
- c. High-water-use turf areas, which may include Bluegrass, Fescue or other high-water-use turf, may be irrigated using pop-up or rotary/gear-drive sprinklers. Pop-up heights on sprinkler heads should be adequate to clear the grass height when extended.
- d. The use of subsurface irrigation for alternative low-water-use turf grass areas, which may include Buffalo Grass, Blue Grama or other low-water-use turf, is encouraged.
- e. Temporary or permanent irrigation must be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards as provided in the Storm Drainage and Environmental Criteria Manual, as amended. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one (1) year.
- f. c. Undeveloped lots planned for development, roadways and/or other capital improvement projects may not require temporary or permanent irrigation as determined by the Department of Engineering.
- (1)Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks and parking lots.
- (2)Rainfall or soil moisture sensors, check valves, pressure reducers, water-efficient sprinkler heads, which may include Hunter MP Rotators or approved equivalent, and flow sensor valves are all desirable to reduce unnecessary water usage.
- (k)Maintenance requirements.

- (1)All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.
- (2)Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.
- (3)Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.
- (4)Landscaping structural features (e.g. , fencing, walls, planter boxes) and site furnishings shall be maintained in a sound, structural and attractive condition.
- (5)Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.
- (6)Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.
- (7)Landscaped areas shall be free from trash and debris.
- (8)Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the site plan approval and is subject to the enforcement and penalty provisions of this Title.
- (5)In all required landscaped areas, except within public rights-of-way, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.
- a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.
- b. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.
- c. A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.
- d. The landscaping materials required by these provisions shall be distributed throughout the areas to be landscaped in such a manner as to avoid an overmassing of plant materials or, except where desirable, to obstruct views.
- (1)Landscaping proposed in the public right-of-way to fulfill a standard of this Section for on-site landscaping shall not be permitted.
- (m) Streetscape landscaping.
- (1)The intent of this Subsection is to create a uniform street landscape character and to reinforce the pedestrian environment established along streets and internal vehicle access drives.
- (2)General requirements.
- a. The streetscape landscaping scheme at intersections shall be interrupted to address site distance triangles.
- b. Site distance triangles shall be maintained and are to be designed based upon projected traffic level and speeds.
- (1)Streetscape plantings.
- a. Streetscape and median landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended.
- b. Additional requirements may be required, as outlined in this Subsection.
- c. No trees or groups of trees shall be farther apart than forty (40) feet.
- (p)Site perimeter landscaping requirements.
- (1)The intent of this Subsection is to establish minimum requirements for plantings around the perimeter of a site.
- (2)Site perimeters shall be landscaped according to the standards shown in Schedule 13.06.070A below.
- (3)Of the amount of trees required by Schedule 13.06.070A below, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.
- (4)Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Informal groups shall be a minimum of five (5) trees for each grouping to achieve massing in a manner which limits obstruction of significant views and/or screens objectionable views.

LOOKING GLASS SEGMENT 2A			
Tract Area	Dwelling Units	Planned Development Open Space (ac)	Park Land Dedication (ac)
Looking Glass - Segment 2a			
Tract E		1.820	
Tract F		10.43	
Tract T		4.486	
Tract BB		6.594	
Tract KK		0.3643	
Tract CC		5.127	
Tract JJ		3.778	
Tract QQ			1.06
Tract V V		1.605	
Tract PP		16.291	
Tract SS		3.352	
Tract D			25.686
Tract G (pool)			0.700
Tract R			2.511
Tract AA			1.506
Total proposed	0	53.847	31.463
Total required Segment 2A	658	53.488	15.73
Future Tract A-1, A-2 and LL	238		2.78



LOOKING GLASS SEGMENT 2A - LANDSCAPE REQUIREMENTS

MITIGATION TREE CHART SEGMENT 2A						
DEC. 3"	ORN. 3"	EVG. 8'	EVG. 10'	EVG. 12'	TOTAL #	TOTAL \$
142	195	0	0	169	506	451,925

LOOKING GLASS SEGMENT 2A - LANDSCAPE REQUIREMENTS - BUFFERS (1 tree and 5 shrubs per 30 lf)										
STREET	QUANTITY	UNIT	TREES REQUIRED	TREES PROVIDED	EV TREES REQUIRED (50%)	EV TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	TRACTS	
S. CHAMBERS ROAD (30')	2,193	LF	74	74	37	28	366	366	M, X, Y	
DRY CAMP DRIVE (20')	448	LF	15	16	8	8	75	75	M, U, V, W	
FANTAIL STREET (25')	579	LF	20	20	10	10	97	97	D, H	
FALLRIDGE STREET (25')	933	LF	32	32	16	16	156	156	A-2	
FINNHORSE STREET (25')	549	LF	19	19	10	10	92	92	E, L	
LONGRIDER PARKWAY (25')	2,313	LF	78	78	39	46	386	386	Y, Z, GG, MM, A-2	
JEWELFLOWER DRIVE (25')	271	LF	10	10	5	6	46	46	W, X	
SOLARIS STREET (20')	466	LF	16	16	8	8	78	78	EE, FF, GG, Z	
SPIRIT TRAIL BOULEVARD (25')	3,943	LF	132	135	66	70	658	658	H, L, M, U, V, W, X	
STROH ROAD (30')	2,899	LF	97	97	49	56	484	484	A-1, A-2, L, E	
BUFFER TOTAL	14,594	LF	493	497	247	258	2438	2438		

LOOKING GLASS SEGMENT 2A - LANDSCAPE REQUIREMENTS - TRACTS (1 tree and 5 shrubs per 1,500 sf)								
TRACT	USE	TRACT AREA	LANDSCAPE AREA	UNIT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	STROH ROAD	39,031	0	SF	0	0	0	0
B	STROH ROAD	57	0	SF	0	0	0	0
C	STROH ROAD	86,031	0	SF	0	0	0	0
D	FUTURE PARK	1,119,485	400,545	SF	268	268	1336	1336
E	OPEN SPACE	79,279	53,495	SF	36	36	179	179
F	OPEN SPACE	454,535	0	SF	0	0	0	0
G	PRIVATE REC AREA	30,507	0	SF	0	0	0	0
H	OPEN SPACE	63,840	26,115	SF	18	18	88	88
J	OPEN SPACE	3,586	3,586	SF	0	0	12	12
K	OPEN SPACE	5,660	5,660	SF	0	0	19	19
L	OPEN SPACE	95,265	32,625	SF	22	22	109	109
M	OPEN SPACE	69,038	29,959	SF	20	20	100	100
N	OPEN SPACE	73,894	26,331	SF	18	18	88	88
P	OPEN SPACE	6,602	6,601	SF	5	5	23	23
Q	OPEN SPACE	8,342	8,342	SF	6	6	28	28
R	PARK	109,379	109,379	SF	73	88*	365	438*
S	OPEN SPACE	1,953	1,953	SF	2	2	7	7
T	OPEN SPACE	195,407	47,436	SF	32	32	159	159
U	OPEN SPACE	21,363	7,639	SF	6	6	26	26
V	OPEN SPACE	16,039	2,867	SF	2	2	10	10
W	OPEN SPACE	24,348	0	SF	0	0	0	0
X	OPEN SPACE	154,507	67,190	SF	45	45	224	224
Y	OPEN SPACE	158,384	45,975	SF	31	31	154	154
Z	OPEN SPACE	22,607	2,968	SF	2	2	10	10
AA	PARK	65,601	65,601	SF	44	44	219	219
BB	OPEN SPACE	287,235	0	SF	0	0	0	0
CC	OPEN SPACE	223,332	0	SF	0	0	0	0
DD	OPEN SPACE	5,358	5,358	SF	4	4	18	18
EE	OPEN SPACE	4,626	4,626	SF	4	4	16	16
FF	OPEN SPACE	4,628	4,628	SF	4	4	16	16
GG	OPEN SPACE	16,765	750	SF	1	1	3	3
HH	OPEN SPACE	13,547	0	SF	0	0	0	0
JJ	OPEN SPACE	164,583	0	SF	0	0	0	0
KK	OPEN SPACE	15,855	0	SF	0	0	0	0
LL	FUTURE FILING	121,009	0	SF	0	0	0	0
MM	OPEN SPACE	15,420	3,153	SF	3	3	11	11
NN	OPEN SPACE	18,556	18,556	SF	13	13	62	62
PP	OPEN SPACE	709,636	0	SF	0	0	0	0
QQ	PARK	46,170	46,170	SF	31	64	154	154
RR	OPEN SPACE	8,668	8,668	SF	6	9	29	29
SS	OPEN SPACE	146,013	0	SF	0	0	0	0
TT	OPEN SPACE	23,986	23,986	SF	16	27	80	80
UU	OPEN SPACE	10,805	10,805	SF	8	11	37	37
VV	OPEN SPACE	69,913	0	SF	0	0	0	0
WW	OPEN SPACE	3,391	3,391	SF	3	3	12	12
A-1	FUTURE FILING	753,932	0	SF	0.0	0	0	0
A-2	FUTURE FILING	1,066,491	0	SF	0.0	0	0	0
A-3	FUTURE FILING	18,985,037	0	SF	0.0	0	0	0
TRACT TOTAL		25,619,696	1,074,358	SF	723	788	3,594	3,667

* Tree and shrub quantities represent 20% enhancement over required quantity

LOOKING GLASS SEGMENT 2A - STREET TREE REQUIREMENTS (1 tree per 40 lf)				
STREET NAME	LENGTH	UNIT	TREES REQUIRED	TREES PROVIDED
ALISTANA LANE	4,103	LF	103	103
AMARYLLIS AVENUE	1,312	LF	33	34
BRANDY GULCH LANE	3,937	LF	99	99
BRUNO PLACE	459	LF	12	12
S. CHAMBERS ROAD	3,538	LF	89	98
DAFFODIL COURT	195	LF	5	5
DAFFODIL DRIVE	2,248	LF	57	58
DAFFODIL LANE	632	LF	16	16
DAFFODIL POINT	1,186	LF	30	32
DAFFODIL WAY	1,390	LF	36	41
DRY CAMP DRIVE	2,284	LF	58	58
FANTAIL LANE	517	LF	13	14
FALLRIDGE STREET	1,660	LF	42	44
FINNHORSE STREET	2,507	LF	63	65
FINNHORSE CIRCLE	2,790	LF	70	70
FINNHORSE POINT	114	LF	3	4
GALLANT RUN TRAIL	835	LF	21	22
GALLANT RUN POINT	161	LF	5	5
HONEY HUSH LANE	1,195	LF	30	30
HONEY HUSH TRAIL	968	LF	25	26
JEWELFLOWER DRIVE	149	LF	4	6
JEWELFLOWER LANE	1,594	LF	40	41
JEWELFLOWER WAY	1,997	LF	50	50
LONG RIDER PARKWAY	3,665	LF	92	92
LONG RIDER LANE	904	LF	23	24
PITCH POST TRAIL	2,742	LF	69	74
PITCH POST WAY	359	LF	9	9
PRONTO TRAIL	1,304	LF	33	35
RED DAWN PLACE	772	LF	20	21
SOLARIS STREET	993	LF	25	30
SPIRIT TRAIL BOULEVARD	1,378	LF	35	37
STELVIO POINT	264	LF	7	7
STROH ROAD	7,137	LF	179	179
WINGRIDER DRIVE	3,249	LF	82	85

NO.	REVISION	DATE
1	SKETCH PLAN- 1st SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



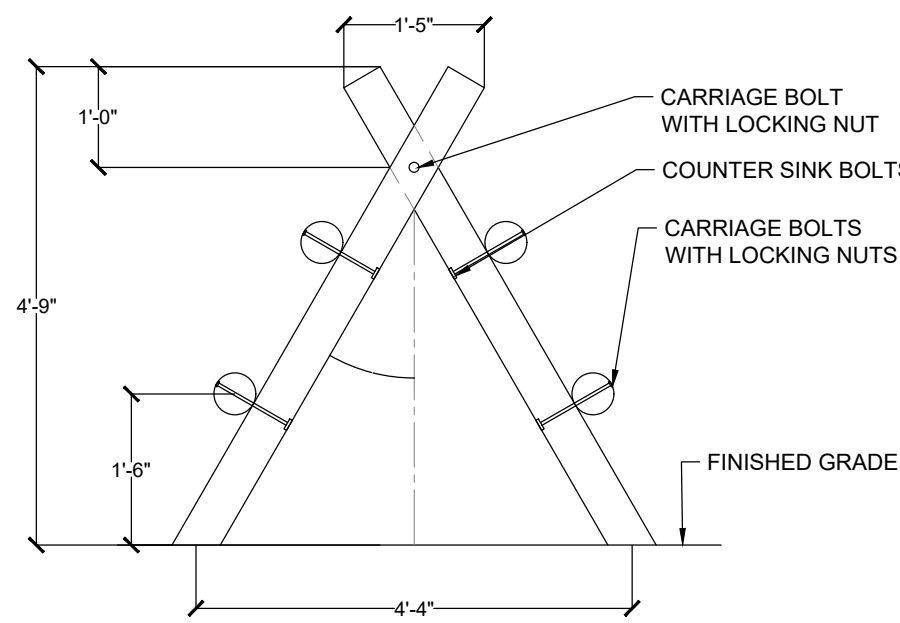
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



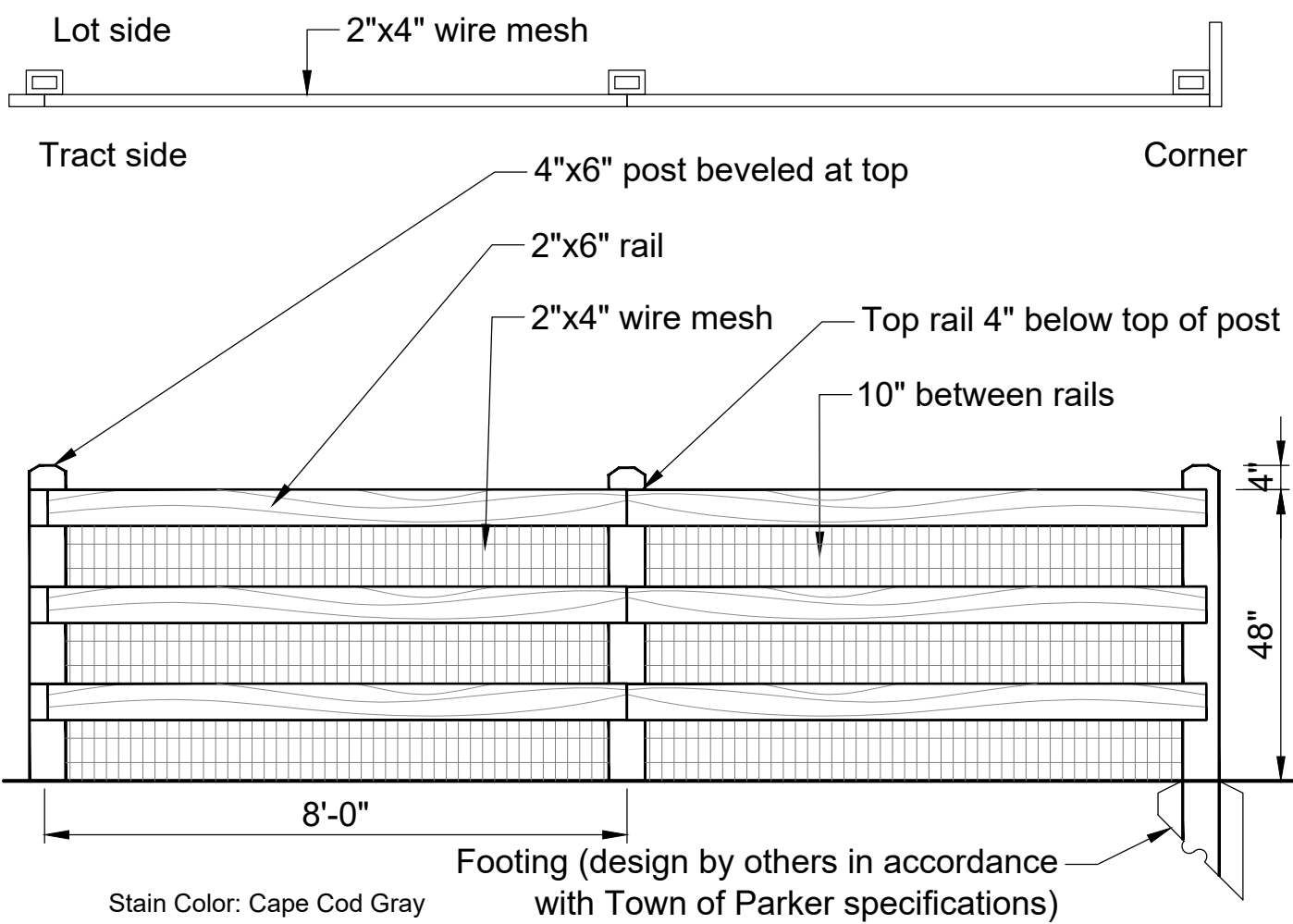
DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

LS REQUIREMENTS
L0.03

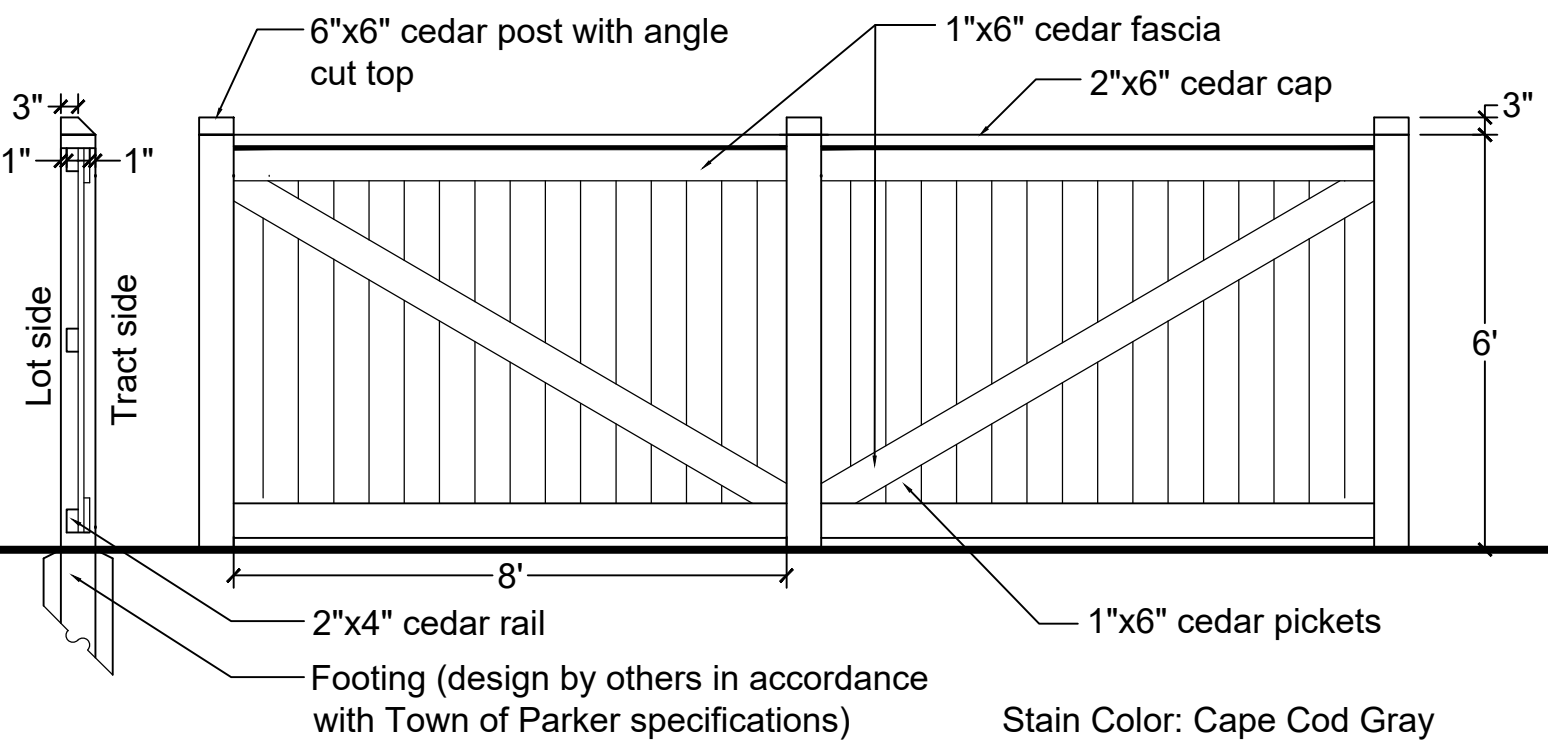
LOOKING GLASS SEGMENT 2A - OVERALL FENCING PLAN



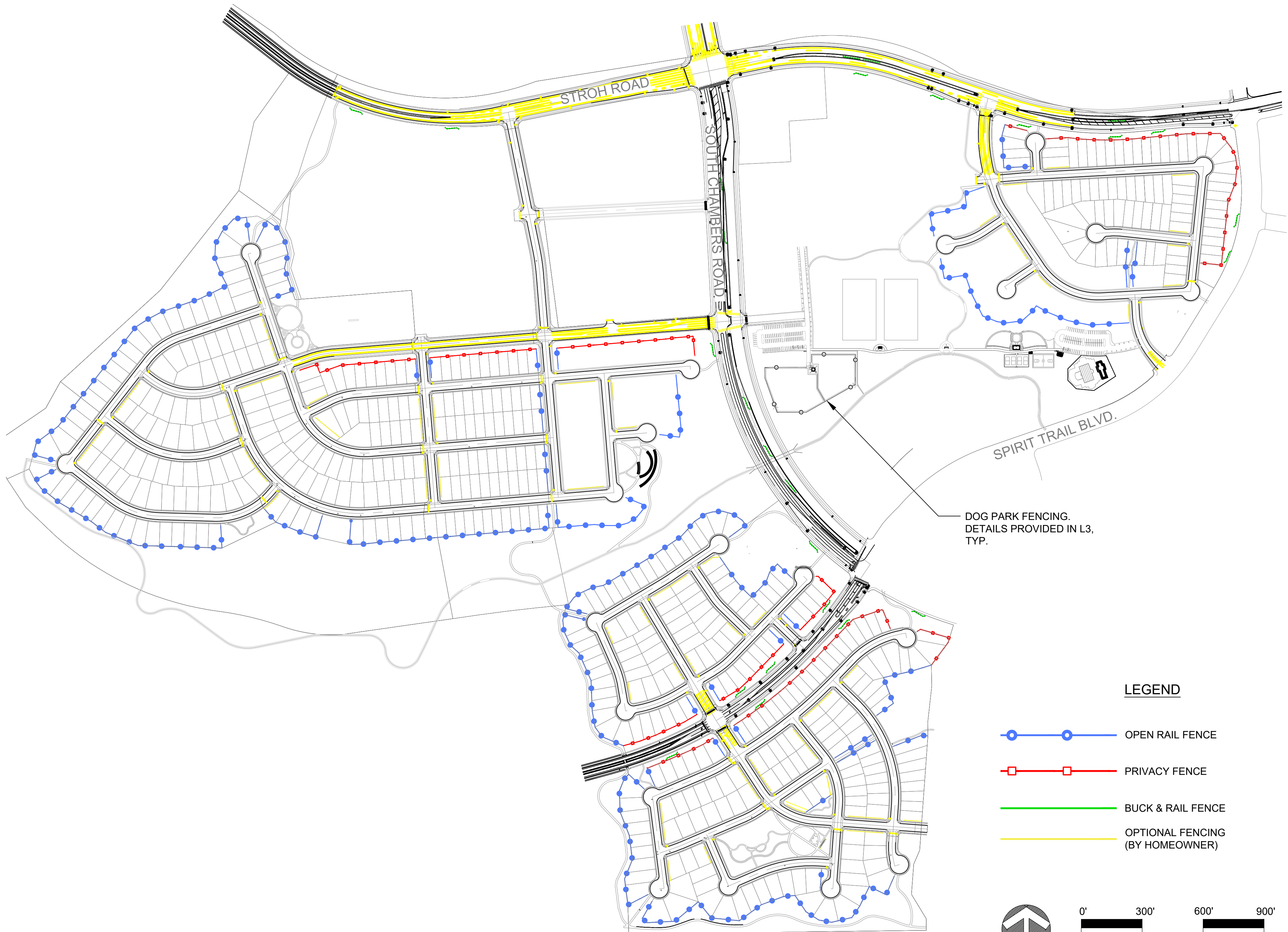
A BUCK & RAIL FENCE- SECTION DETAIL



B OPEN RAIL FENCE



C SOLID PRIVACY FENCE



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

FENCING PLAN
L0.04

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
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STROTH ROAD

SOUTH CHAMBERS ROAD

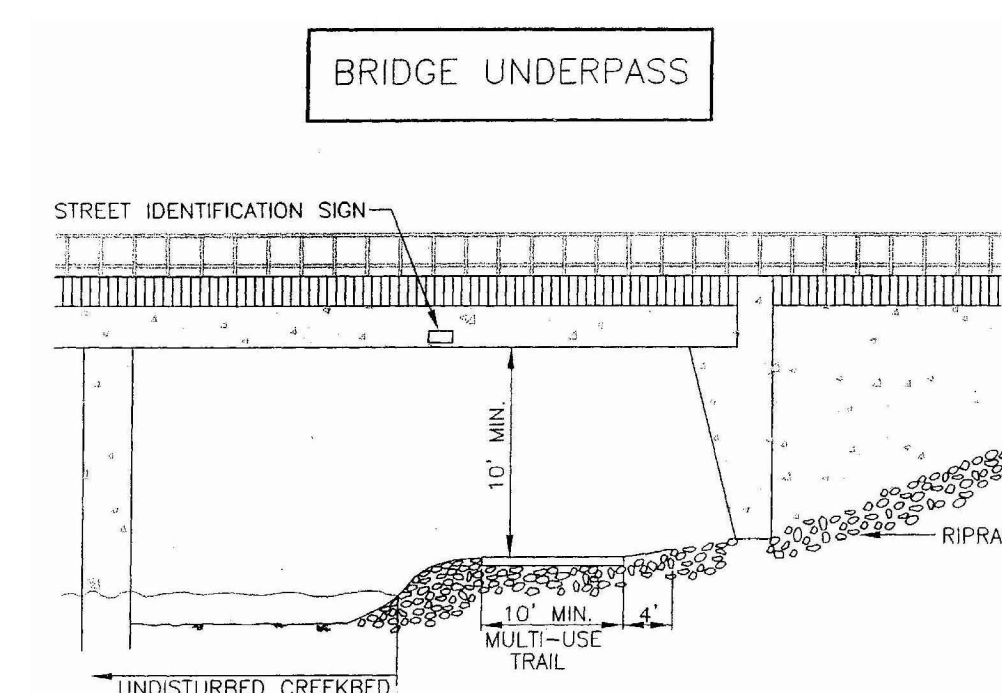
SPIRIT TRAIL BLVD.

NOTE:
LOCAL AND SOFT SURFACE TRAILS SHOWN ON THESE PLANS.

BRIDGE UNDERPASS

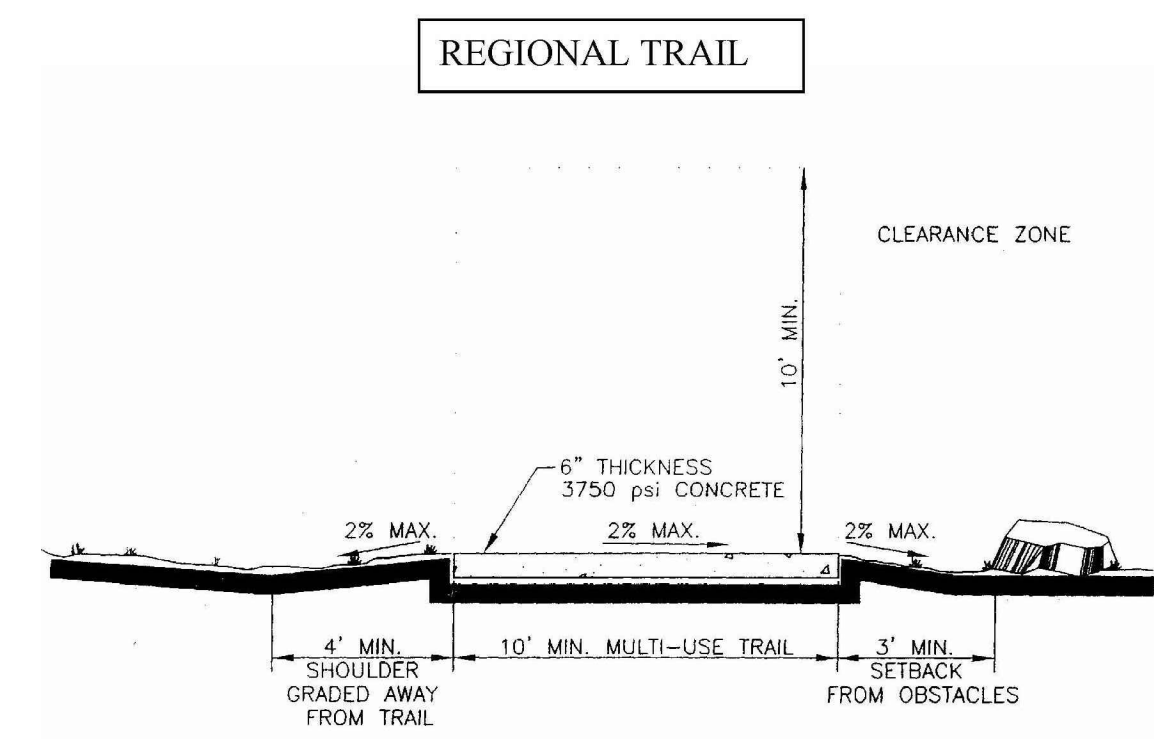
STREET IDENTIFICATION SIGN

LOCAL AND SOFT SURFACE TRAILS SHOWN ON INDIVIDUAL FILING PLANS.



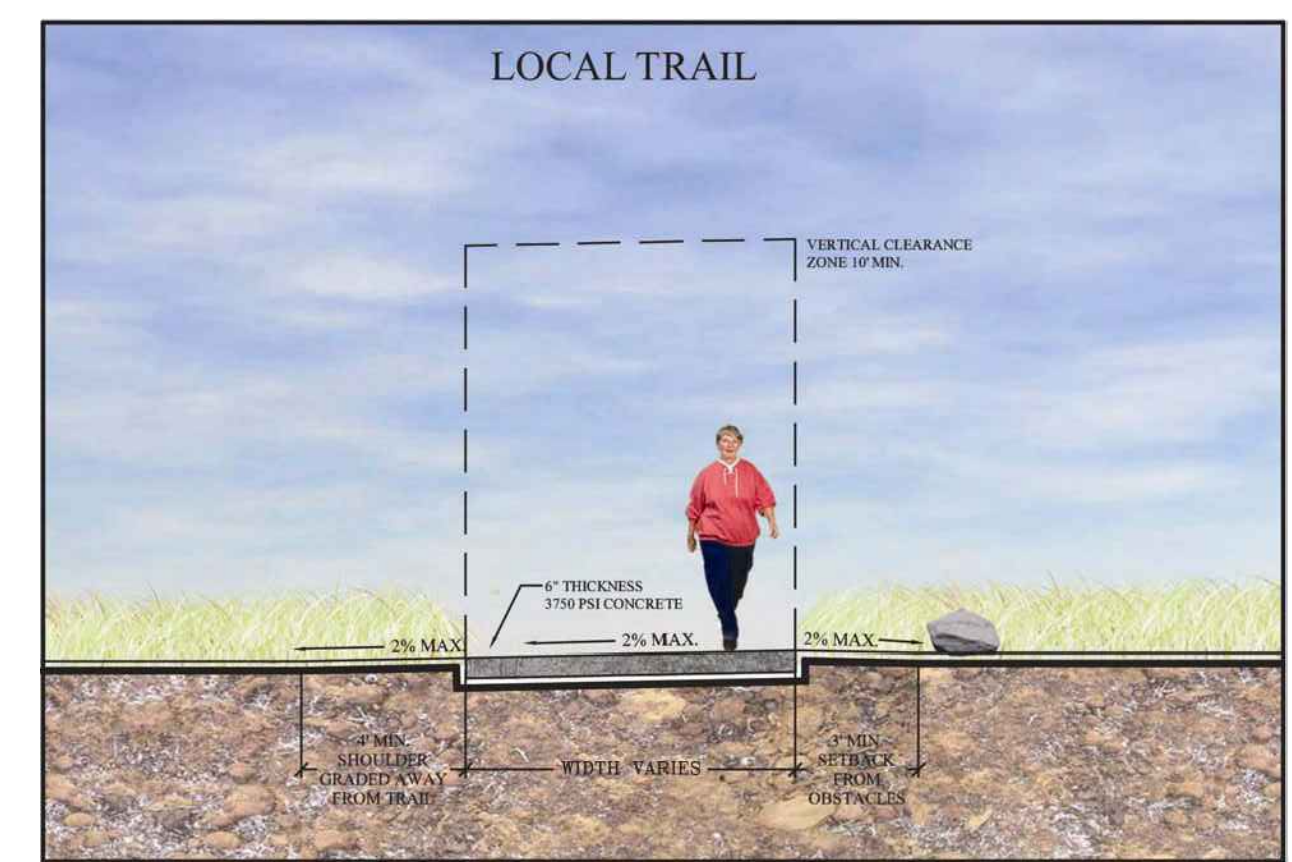
NOTE: ALL DETAILS FROM TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS AND STREETSCAPES

NOT TO SCALE



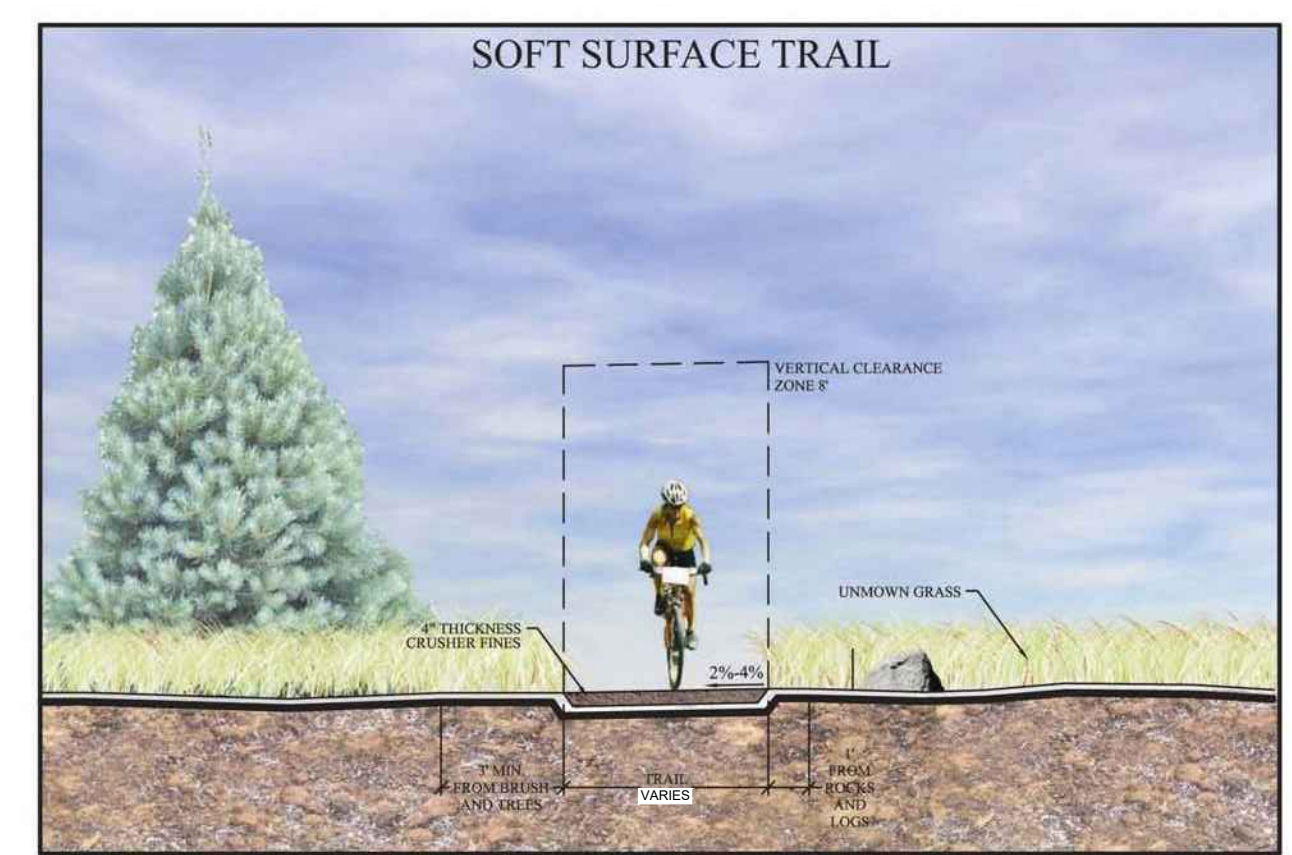
NOTE: ALL DETAILS FROM TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS AND STREETSCAPES

NOT TO SCALE



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NOT TO SCALE



0' 300' 600' 900'

SCALE 1"= 300'

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PARKER, COLORADO

SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

(NOT FOR CONSTRUCTION)

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DREAM FINDERS HOMES

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henry
design
group

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DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

TRAIL PLAN

L0.05

LOOKING GLASS - SEGMENT 2A OVERALL- LANDSCAPE NOTES

TOWN OF PARKER LANDSCAPE REGULATIONS-13.06.070

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- (2)Plant materials shall be spaced appropriately to allow adequate room for the plant at maturity.
- (3)Tree pits and cutouts must meet the criteria set forth in the Town's Public Works Technical Reference Manual, as amended.
- (4)Landscaping shall be protected from vehicles by the placement of wheel stops, curbs or other acceptable means, approved by the Town.
- (5)All trees shall be spaced appropriately from light poles, signs, structures, etc.
- (6)Trees shall not be eliminated through the location of light poles in parking lot islands and within the parking lot perimeter landscaping.

(j) Irrigation requirements.

- (1)All landscaped areas shall be served by a functioning automatic irrigation system, except on individual single-family residential lots.
- (2)Landscaped areas in excess of five thousand (5,000) square feet shall have a properly designed irrigation system providing full coverage to all turf and plant material areas from rotary/gear-drive sprinklers, pop-up and surface spray sprinklers, bubblers, drip or trickle irrigation, as appropriate for the area to be landscaped. Residential landscaped areas less than five thousand (5,000) square feet may be irrigated by hand, so long as an adequate water source, such as outdoor hose bibs, is within fifty (50) feet of the landscaped area.
- a. Landscape plantings are to be grouped according to water needs.
 - b. Trees, shrubs and plantings in bed areas shall be irrigated by drip, bubbler systems, low volume spray heads or subsurface irrigation systems, which may include the product Netafim or approved equivalent. Subsurface irrigation systems are strongly encouraged due to their efficiency and minimized runoff potential.
 - c. High-water-use turf areas, which may include Bluegrass, Fescue or other high-water-use turf, may be irrigated using pop-up or rotary/gear-drive sprinklers. Pop-up heights on sprinkler heads should be adequate to clear the grass height when extended.
 - d. The use of subsurface irrigation for alternative low-water-use turf grass areas, which may include Buffalo Grass, Blue Grama or other low-water-use turf, is encouraged.
 - e. Temporary or permanent irrigation must be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards as provided in the Storm Drainage and Environmental Criteria Manual, as amended. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one (1) year.
 - f. c. Undeveloped lots planned for development, roadways and/or other capital improvement projects may not require temporary or permanent irrigation as determined by the Department of Engineering.

(1)Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks and parking lots.

(2)Rainfall or soil moisture sensors, check valves, pressure reducers, water-efficient sprinkler heads, which may include Hunter MP Rotators or approved equivalent, and flow sensor valves are all desirable to reduce unnecessary water usage.

(k)Maintenance requirements.

- (1)All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.
- (2)Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.
- (3)Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.
- (4)Landscaping structural features (e.g. , fencing, walls, planter boxes) and site furnishings

shall be maintained in a sound, structural and attractive condition.

(5)Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.

(6)Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.

(7)Landscaped areas shall be free from trash and debris.

(8)Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the site plan approval and is subject to the enforcement and penalty provisions of this Title.

(5)In all required landscaped areas, except within public rights-of-way, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.

- a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.

- b. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.

- c. A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.

- d. The landscaping materials required by these provisions shall be distributed throughout the areas to be landscaped in such a manner as to avoid an overmassing of plant materials or, except where desirable, to obstruct views.

(1)Landscaping proposed in the public right-of-way to fulfill a standard of this Section for on-site landscaping shall not be permitted.

(m) Streetscape landscaping.

(1)The intent of this Subsection is to create a uniform street landscape character and to reinforce the pedestrian environment established along streets and internal vehicle access drives.

(2)General requirements.

- a. The streetscape landscaping scheme at intersections shall be interrupted to address site distance triangles.
- b. Site distance triangles shall be maintained and are to be designed based upon projected traffic level and speeds.

(1)Streetscape plantings.

- a. Streetscape and median landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended.

- b. Additional requirements may be required, as outlined in this Subsection.

- c. No trees or groups of trees shall be farther apart than forty (40) feet.

(p)Site perimeter landscaping requirements.

(1)The intent of this Subsection is to establish minimum requirements for plantings around the perimeter of a site.

(2)Site perimeters shall be landscaped according to the standards shown in Schedule 13.06.070A below.

(3)Of the amount of trees required by Schedule 13.06.070A below, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.

(4)Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Informal groups shall be a minimum of five (5) trees for each grouping to achieve massing in a manner which limits obstruction of significant views and/or screens objectionable views.

GENERAL NOTES

- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved landscape plan on file in the planning department. Landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy.
- Landscape material shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or hydrants.
- A 5-foot clear space shall be maintained around the circumference of fire hydrants.
- Landscaping material shown within the site plan cannot encroach into roadways that are dedicated (or designated) as fire lane easements (or corridors).
- In all landscape areas the soil will be amended with a minimum of 6 cubic yards per 1,000 square feet per Town of Parker Construction Specifications. The amendments shall be tilled to a depth of 6".
- All landscaped areas and plant material, except for non-irrigated native, restorative and dryland grass areas that comply with requirements found in section 146-1429 and/or section 146-1435, must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to requirements found in the city of aurora irrigation ordinance.
- Turf areas shall be a Kentucky and Texas bluegrass hybrid with at least half of the varieties being drought tolerant.
- All planting beds shall be mulched with 1.5" rock wood mulch to a depth of 4". weed barrier fabric underlayment required. Perennial beds to be mulched with shredded wood mulch to a depth of 4", without weed barrier fabric.
- All trees located in sod areas shall have a 3' diameter shredded bark mulch tree ring.
- All shrub beds shall be separated from turf areas by a rolled top steel edger.
- All landscaping will meet or exceed the requirements set by the Town of Parker code chapter landscape standards.
- All parking lot landscaping will meet or exceed the requirements set by the Town of Parker code ----- landscape standards.
- All fencing shall be in accordance with the Town of Parker fence, wall, and awning standards chapter -----
- All future development areas in phased development projects that have been disturbed by grading shall meet the town of parker roadway specifications manual chapter----- erosion control associated with construction activities.
- All proposed landscaping within the sight triangle shall be in compliance with Town of Parker roadway specifications.
- Trees within sight triangles shall be limbed up to 8 feet.

SOD & SEED DETAILS

SOD

Nature's Prairie Turf by Turf Master or approved equal.

DOUGLAS COUNTY PERMANENT DRILL SEEDING MIX

10% BIG BLUESTEM

10% YELLOW INDIANGRASS

10% SWITCHGRASS

10% SIDEOTS GRAMA

10% WESTERN WHEATGRASS

10% BLUE GAMA

10% THICKSPIKE WHEATGRASS

10% PRAIRIE SANDREED

10% GREEN NEEDLEGRASS

5% SLENDER WHEATGRASS

5% STREAMBANK WHEATGRASS

LANDSCAPE NOTES

- All landscape improvements shall follow the guidelines per the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes, 2008, Public Works Technical Reference Manual and Roadway Design and Construction Criteria Manual.
- All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Parker.
- All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
- All fencing shall be as indicated on the landscape plans and details.
- All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
- Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Landscape Architect and Town of Parker, Community Development Department. All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping, as well as for fill dirt in median landscape areas.
- Before planting or seeding/sodding, soil surface to be rototilled to a minimum depth of six inches (6"). Soil Amendments as specified per Town of Parker Construction Specifications and Design Considerations Manual (see page 5 Soil Preparation and page 6 Soil Amendments) shall be applied evenly across the landscape areas at a rate of six (6) cy per 1000 square feet and rototilled to a depth of six inches (6"). Surface to be finish graded to appropriate elevations and compaction.
- If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the "glaze" that is produced on the soil surface. This will prevent an interface that will impede proper root development.
- Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
- No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
- Cut off bottom ⅓ of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyprop geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
- Planting beds, with the exception of perennial plantings, shall be mulched with rock or rock cobble mulch, as specified on detail sheet on sheet L-10, to a depth of 4" with weed barrier fabric underlayment. Perennial plantings to be mulched with shredded cedar mulch to a depth of 4" without weed barrier fabric underlayment to promote spread of plants. All beds are to be contained by 4" x 14 gauge galvanized edger, DuraEdge or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits. Edger shall separate change in materials/mulch types within planting beds. All trees to receive mulch ring as specified above.
- 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.
- All relocated trees must be healthy and undamaged prior to relocation.
- All sod areas shall be NATURE'S PRAIRIE TURF by TurfMaster (R), or approved equal.
- Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
- The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
- The contractor is responsible for seeding any non seeded areas disturbed during construction.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
- Call for utility locations prior to any excavation.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
- The contractor is responsible for verifying all plant quantities.
- The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.
- When seeding in the ROW, use Douglas County Permanent Drill Seed Mix.

TOWN OF PARKER, SEED MIX 2

22% SLENDER WHEATGRASS

18% SODAR STREAMBANK WHEATGRASS

13% ARIZONA FESCUE

13% BLUE GRAMA

12% BUFFALO GRASS

12% BARLEY OR OATS

5% SPIKE MUHLY

TOWN OF PAKER, SEED MIX 3 (LOW-GROWTH MIX)

25% EPHRAIM CRESTED WHEATGRASS

23% SHEEP FESCUE

18% PERENNIAL RYEGRASS

13% CANADA BLUEGRASS

12% BARLEY OR OATS

9% BLUE FESCUE

SEEDING NOTES

- Seeding rates: drilled: 25 lbs/ acre or broadcast: 50 lbs/ acre)
- Seeding shall be done with a brillion drill or approved mechanical seeder. Seed shall be evenly distributed on a still day into a slightly moist seed bed. Seed shall be drilled ¼ inch into the prepared seed bed. If the slope is too steep to drill, seed shall be broadcast at double the application rate and covered 1/8 inch of soil with a harrow or hand rake for small areas. The seeding shall be done in two separated applications crossing the area at right angles to guarantee proper coverage. Drill seed across slopes rather than up and down, following the contour to reduce erosion.
- After seeding operations have been completed, the entire seeded area shall be hydro mulched with "conwed 2000" or approved equal hydro mulch material. The hydro mulch shall be applied by using a mechanical hydro mulcher, evenly distributed on a still day. The hydro mulch shall be applied at the rates recommended by the manufacture. Within 12 hour after seeding, the sprinkler system shall be activated to moisten seeded areas to a depth of 1 inch. All seeded areas shall be kept so moistened by frequent light watering until final acceptance of the project or as required by the Town land use land use regulations, and such watering shall be the responsibility of the contractor.
- Protect seeded slopes (greater than 2.5 horizontal to 1 vertical) with erosion control netting or other methods acceptable to the director. Cover netting with straw or other acceptable mulch.

GENERAL PLANTING NOTES:

- Disturbed areas to be re-vegetated per the grading and erosion control plans.
- Per tree conservation plan, all mitigated shrubs from removal of existing shrub masses shall be planted within the proposed landscape.
- Landscape placement in the tree lawn adjacent to lots is not final and may change based upon driveway and utility locations.
- No fences or structures will be allowed within sight triangles.
- Shrubs and plantings will be no taller than 3 feet, and tree canopies will be no lower than 8 feet within the site triangle.
- Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case any longer than one growing season.
- No trees can be placed within (7) feet of any storm sewer.

FINE GRADING NOTES:

- Slopes not to exceed 4:1 max. - 1% min.
- Satisfactory soils: asmt d 2487 soil classification groups gp, gw, gm, sw, sp, and sm, or a combination of these group symbols; free of rock or gravel larger than 3 inches (75 mm) in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
- Strip topsoil to whatever depths are encountered in a manner to prevent intermingling with underlying subsoil or other waste materials.
- Strip existing surfaces of unsuitable topsoil, including trash, debris, weeds, roots, and other waste materials.
- stockpile topsoil materials on-site without intermixing with subsoil.
- Remove existing vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface before placing fills.
- Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing material.
- Place and compact fill material in layers to required cross-sections, elevations and grades with satisfactory soil material.
- Uniformly grade areas to a smooth surface, free from irregular surface changes. comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
- Provide a smooth transition between adjacent existing grades and new grades.
- Cut out soft spots, fill low spots and trim high spots to comply with required surface tolerances.
- Site grading: slope grades to direct water away from adjacent structures and to prevent ponding. finish subgrades to required elevations within the following tolerances:
 - at locations designated for lawn or unpaved areas: plus or minus 1 inch (25 mm).
 - at designated pavement locations: plus or minus 1/2 inch (13 mm).
- Grading on slopes: install erosion stabilization fabric per manufacturers recommendations on sloped surfaces equal to or greater than a ratio of 1) vertical foot to 3) horizontal feet.
- Contractor will engage a qualified independent geotechnical engineering testing agency to perform field quality-control testing.
- Protect newly graded areas from traffic, freezing, and erosion. keep free of trash and debris.
- Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
- Where settling occurs before project correction period elapses, remove finished surface grading, backfill with additional soil material, compact, and reconstruct surface grading.
- Transport surplus satisfactory soil to designated storage areas on owner's property. Stockpile or spread soil as directed by owner.

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211


DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

henry
design
group 

DATE: 2020-03-27
JOB NO: -1242
DRAWN BY: -SA/MK/AK/
APPROVED: -KH
CADD FILE: -

LANDSCAPE NOTES

L0.06

LOOKING GLASS - SEGMENT 2A OVERALL PLANT SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHADE TREES							
16	AE	ACCOLADE ELM	ULMUS 'MORTON' ACCOLADE	2.5" CAL.	50' x 35'	B&B	MODERATE
8	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	50' x 35'	B&B	LOW
8	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL.	55' x 45'	B&B	LOW
79	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' x 35'	B&B	MODERATE
5	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL.	50' x 35'	B&B	MODERATE
4	FM	FAIRVIEW MAPLE	ACER X PLATANOIDES 'FAIRVIEW'	2.5" CAL.	45' X	B&B	MODERATE
18	GL	GREENSPIRE LINDEN	TILIA CORDATA GREENSPIRE	2.5" CAL.	35' x 30'	B&B	MODERATE
19	IH	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
11	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.5" CAL.	55' x 45'	B&B	LOW
3	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
17	NSM	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'	2.5" CAL.	30' x 30'	B&B	MODERATE
1	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL.	35' x 30'	B&B	LOW
24	SKH	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS SKYLINE	2.5" CAL.	35' x 30'	B&B	LOW
ORNAMENTAL TREES							
37	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	15' x 15'	B&B	MODERATE
24	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.	20' x 15'	B&B	LOW
47	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	20' x 15'	B&B	LOW
28	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL.	18' x 18'	B&B	LOW
8	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL.	20' x 20'	B&B	LOW
63	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	20' x 20'	B&B	LOW
25	PFC	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	2" CAL.	15' x 15'	B&B	MODERATE
85	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 20'	B&B	LOW
20	SSC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	15' x 15'	B&B	MODERATE
EVERGREEN TREES							
10	AP	AUSTRIAN PINE	PINUS NIGRA	6'	50' x 35'	B&B	LOW
83	BP	BOSNIAN PINE	PINUS HELDREICHII	6'	20' x 12'	B&B	LOW
164	CBS	COLORADO SPRUCE	PICEA PUNGENS	6'	70' x 35'	B&B	LOW
86	PNP	PINION PINE	PINUS EDULIS	6'	40' x 25'	B&B	MODERATE
154	PP	PONDEROSA PINE	PINUS PONDEROSA	6'	70' x 35'	B&B	LOW
1047	TOTAL						

STREET TREES							
SHADE TREES							
63	AE	ACCOLADE ELM	ULMUS 'MORTON' ACCOLADE	2.5" CAL.	50' x 35'	B&B	MODERATE
9	AGB	AUTUMN GOLD GINKO	GINKO BILOBA 'AUTUMN GOLD'	2.5" CAL.	30' X 45'	B&B	MODERATE
56	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL	35' x 30'	B&B	MEDIUM
92	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL.	55' x 45'	B&B	LOW
76	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' x 35'	B&B	MODERATE
53	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL.	50' x 35'	B&B	MODERATE
102	FM	FAIRVIEW MAPLE	ACER X PLATANOIDES 'FAIRVIEW'	2.5" CAL.	45' X	B&B	MODERATE
62	GL	GREENSPIRE LINDEN	TILIA CORDATA GREENSPIRE	2.5" CAL.	35' x 30'	B&B	MODERATE
182	IH	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
27	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
53	NSM	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'	2.5" CAL.	30' x 30'	B&B	MODERATE
10	RL	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL.	45' X 35'	B&B	MODERATE
64	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL.	35' x 30'	B&B	LOW
109	SCO	SCARLET OAK	QUERCUS COCCINEA	2.5" CAL.	50' x 35'	B&B	LOW
54	SH	SHADEMASTER HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL.	35' x 30'	B&B	LOW
61	SKH	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS SKYLINE	2.5" CAL.	35' x 30'	B&B	LOW
132	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 35'	B&B	LOW
13	SYC	SYCAMORE	PLATANUS OCCIDENTALIS	2.5" CAL.	50' x 35'	B&B	LOW
ORNAMENTAL TREES							
154	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	20' x 15'	B&B	LOW
18	CSO	CRIMSON SPIRE OAK	QUERCUS CRIMSON SPIRE	2" CAL.	40' x 10'	B&B	LOW
47	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL.	20' x 20'	B&B	LOW
28	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	2" CAL.	20' x 15'	B&B	LOW
7	SSC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	15' x 15'	B&B	MODERATE
44	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL.	20' x 20'	B&B	MODERATE
1516	TOTAL						

MEDIAN STREET TREES							
SHADE TREES							
22	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.5" CAL.	55' x 45'	B&B	LOW
47	IH	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
29	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
11	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL.	35' x 30'	B&B	LOW
ORNAMENTAL TREES							
9	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 20'	B&B	LOW
12	SAC	SARGENT CRABAPPLE	MALUS 'SARGENT'	2" CAL.	15' x 15'	B&B	MODERATE
130	TOTAL						

SYMBOL	COMMON NAME	LATIN NAME	MATURE SIZE (HxW)	CONTAINER	WATER USE
SUGGESTED SHRUBS					
ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS	.75 X 3.5'	5 GALLON	LOW
AJ	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	1' x 6'	5 GALLON	LOW
AJN	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	5' x 5'	5 GALLON	MODERATE
APL	APACHE PLUME	FALLUGIA PARADOXA	5' x 5'	5 GALLON	VERY LOW
AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	2.5' x 3'	5 GALLON	MEDIUM
BRD	BAILEYS RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	7' x 7'	5 GALLON	MEDIUM
CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	1.5' x 4.5'	5 GALLON	MODERATE
CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	1.5' x 7'	5 GALLON	MODERATE
CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	15' x 10'	5 GALLON	MODERATE
CMD	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODII 'CAROL MACKIE'	3' x 3'	5 GALLON	MODERATE
CSC	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	1.5' x 5'	5 GALLON	MODERATE
CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	15' x 10'	5 GALLON	MODERATE
DBU	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	7' x 7'	5 GALLON	MEDIUM
DGN	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5' x 5'	5 GALLON	MODERATE
DKL	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5' x 5'	5 GALLON	MODERATE
DKS	DARK KNIGHT SPIREA	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	3' x 3'	5 GALLON	MODERATE
DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	4.5' x 4.5'	5 GALLON	MODERATE
DSM	DWARF SNOWFLAKE MOCKORANGE	PHILADELPHUS VIRGINALIS 'MINNESOTA DWARF SNOWFLAKE'	3' x 3'	5 GALLON	MODERATE
ECB	EMERALD CAROUSEL BARBERRY	BERBERIS EMERALD CAROUSEL	5' x 5'	5 GALLON	MODERATE
FB	FERNBRUH	CHAMAEBATIARA MILLEFOLIUM	4' x 4'	5 GALLON	MODERATE
FSU	FRAGRANT SUMAC	RHUS AROMATICA	5' x 5'	5 GALLON	MODERATE
GBS	GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'	4' x 6'	5 GALLON	HIGH
GLS	GRO LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	2.5' x 7'	5 GALLON	VERY LOW
GMS	GOLDMOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	2.5' x 4'	5 GALLON	MEDIUM
GO	GAMBEL OAK	QUERCUS GAMBELII	14' X 9'	5 GALLON	MODERATE
HC	HEDGE COTONEASTER	COTONEASTER LUCIDUS	7' x 7'	5 GALLON	MEDIUM
IHD	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5' x 5'	5 GALLON	MODERATE
JML	JAMES MACFARLANE LILAC	SYRINGA x PRESTONIAE 'JAMES MACFARLANE'	8' x 6'	5 GALLON	LOW
KOR	KNOCK OUT ROSE	ROSA X KNOCK OUT	3' x 3'	5 GALLON	MODERATE
KOW	WHITE KNOCK OUT ROSE	ROSA x 'RADWHITE'	3' x 3'	5 GALLON	MODERATE
LDP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	4' x 3'	5 GALLON	MODERATE
MMV	MINI MAN DWARF MANCHURIAN VIBURNUM	VIBURNUM BUREJACTICUM 'MINI MAN'	5' x 5'	5 GALLON	LOW
MOM	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	10' x 9'	5 GALLON	MODERATE
MV	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	7' x 7'	5 GALLON	MODERATE
NC	NANKING CHERRY	PRUNUS TOMETOSA	8' x 9'	5 GALLON	MODERATE
NCC	NATIVE CHOKEBERRY	PRUNUS VIRGINIANA MELANOCARPA	14' x 10'	5 GALLON	MODERATE
NN	NATIVE NINEBARK	PHYSOCARPUS MONOGYNUS	3' x 3'	5 GALLON	MODERATE
NPR	NATIVE PINK ROSE	ROSA WOODSII	4.5' x 4.5'	5 GALLON	MODERATE
NWR	NEARLY WILD ROSE	ROSA x 'NEARLY WILD'	2.5' x 2.5'	5 GALLON	MODERATE
PCE	PEKING COTONEASTER	COTONEASTER LUCIDUS	7' x 7'	5 GALLON	MEDIUM
PHB	PURPLE HAZE BUTTERFLY BUSH	BUDDLEIJA X 'PURPLE HAZE'	6' x 5'	5 GALLON	MODERATE
PLP	PURPLE LEAF PLUM	PRUNUS CERASIFERA 'THUNDERCLOUD'	20' x 20'	5 GALLON	MODERATE
RGS	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	6' x 5'	5 GALLON	LOW
RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3' x 3'	5 GALLON	LOW
RSR	ROCK SPIREA	HOLODISCUS DUMOSUS	5' x 5'	5 GALLON	LOW
SMS	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	4.5' x 4.5'	5 GALLON	MODERATE
SS	SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	5' x 5'	5 GALLON	MODERATE
SWN	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	4.5' x 4.5'	5 GALLON	MODERATE
TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5' x 5'	5 GALLON	VERY LOW
TMM	TRUELEAF MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	6' X 6'	5 GALLON	VERY LOW
TWS	TALL WESTERN SAGEBRUSH	ARTEMISIA TRIDENTATA	8' X 8'	5 GALLON	VERY LOW
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5' X 5'	5 GALLON	LOW
SUGGESTED ORNAMENTAL GRASSES					
BAG	BLUE OAT GRASS	HELICOTOTRICHON SEMPERVIRENS	2.5' x 2'	1 GALLON	LOW
BLG	BLONDE AMBITION GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	2' x 2'	1 GALLON	LOW
DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1.5' x 1.5'	1 GALLON	MODERATE
KFG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	4.5' x 2'	1 GALLON	MODERATE
OFG	OVERDAM VARIEGATED FEATHER REED GRASS	CALAMAGROSIS 'OVERDAM'	4' x 2'	1 GALLON	MODERATE
LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	3' x 1.5'	1 GALLON	LOW
SSG	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	4' x 3.5'	1 GALLON	MODERATE
SWG	SWITCH GRASS	PANICUM VIRGATUM	4' x 2'	1 GALLON	MODERATE
TMG	THIN MAN INDIANGRASS	SORGHASTRUM NUTANS 'THIN MAN'	4' x 2.5'	1 GALLON	LOW
VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	4' x 2.5'	1 GALLON	LOW
4,980	TOTAL;	Individual Shrub and Ornamental Grass quantities will be shown at time of Final Plat			

NO.	REVISION	DATE	
		1st SUBMITTAL	2ND SUBMITTAL
1	SKETCH PLAN-	04/10/2020	08/05/2020
2	SKETCH PLAN-	05/06/2021	02-16-2022
3	SKETCH & PRELIM PLAN-	05-02-2022	06-22-2022
4	SKETCH & PRELIM PLAN-	08-29-2022	09-16-2022
5	SKETCH & PRELIM PLAN-		
6	SKETCH & PRELIM PLAN-		
7	SKETCH & PRELIM PLAN-		
8	SKETCH & PRELIM PLAN-		

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211



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303.694.1520



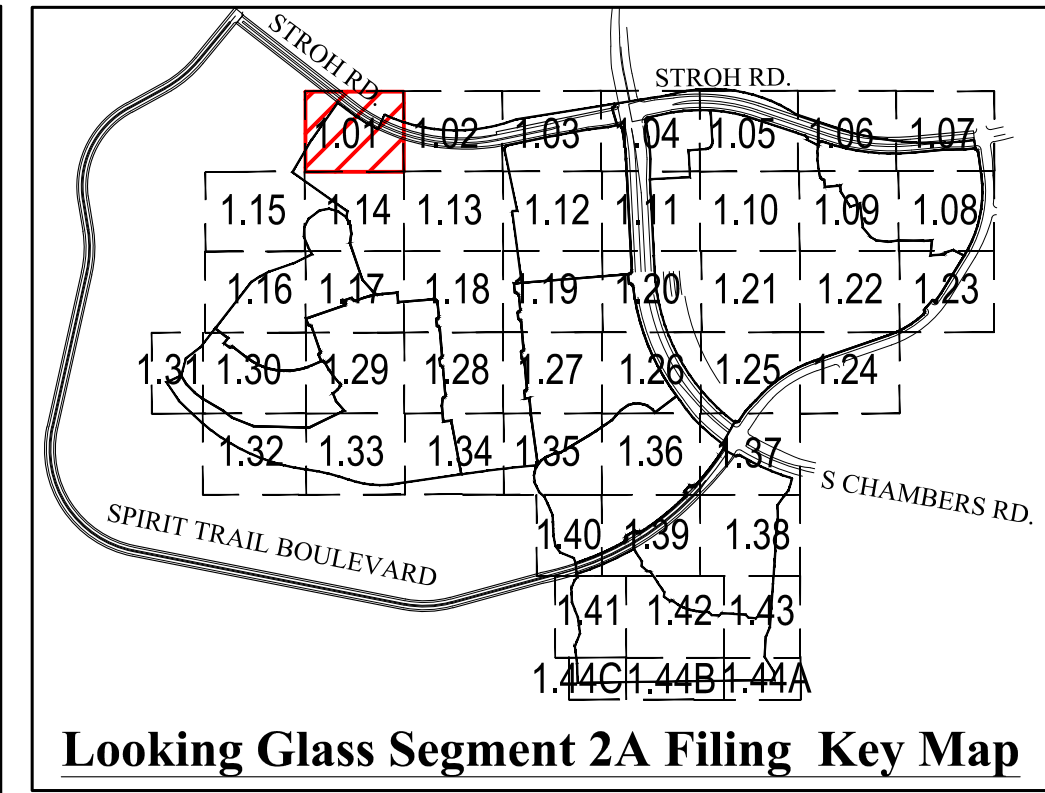
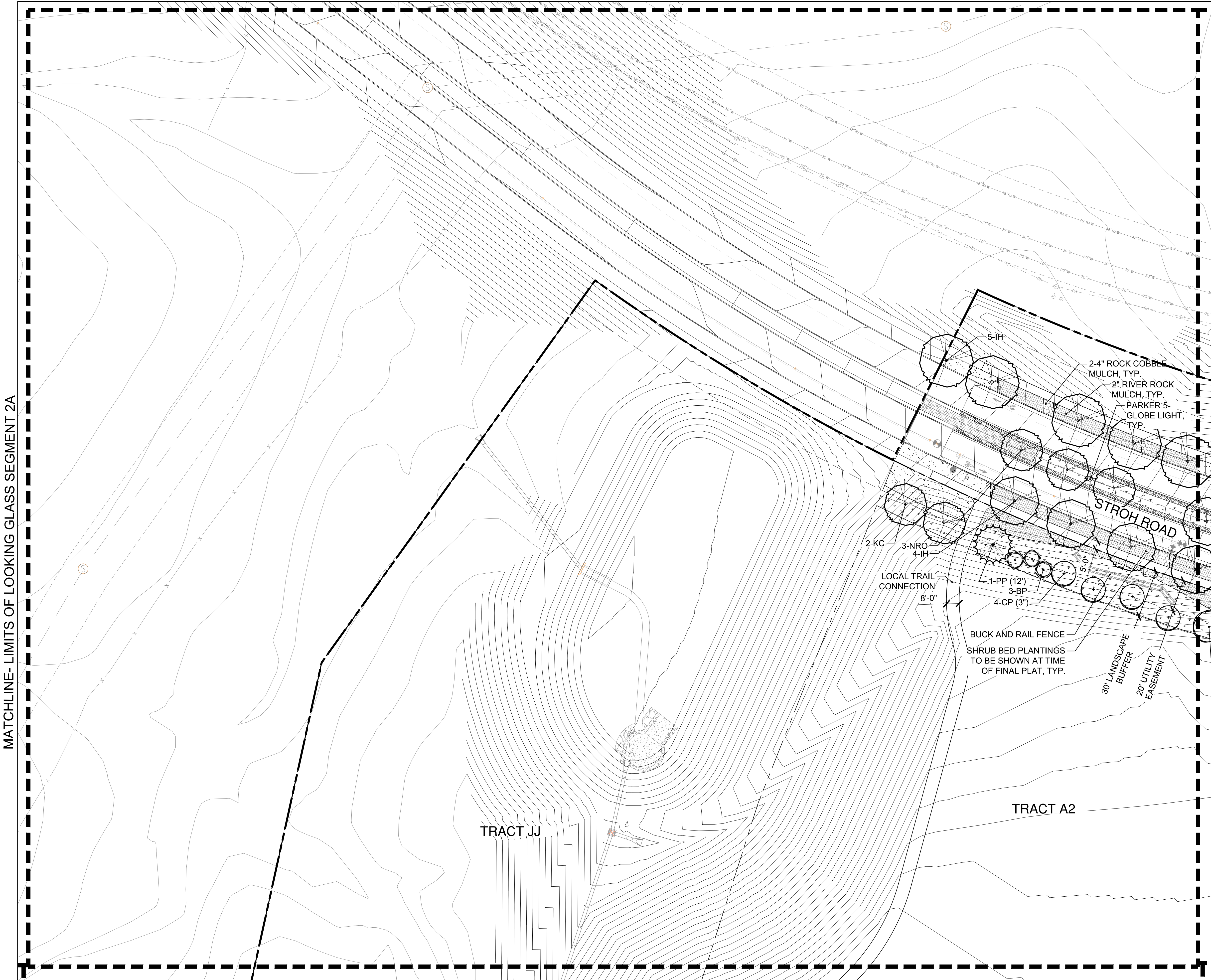
Planner / Landscape Architect
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APPROVED: - KH
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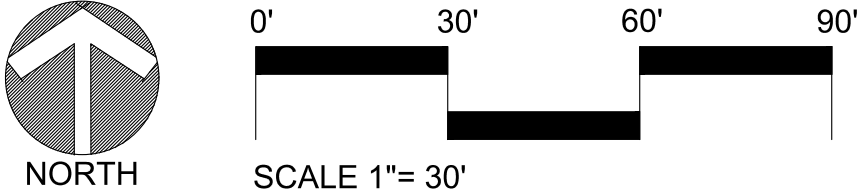
PLANT LIST
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MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A



- LEGEND**
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 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
**SEGMENT 2A DEVELOPMENT
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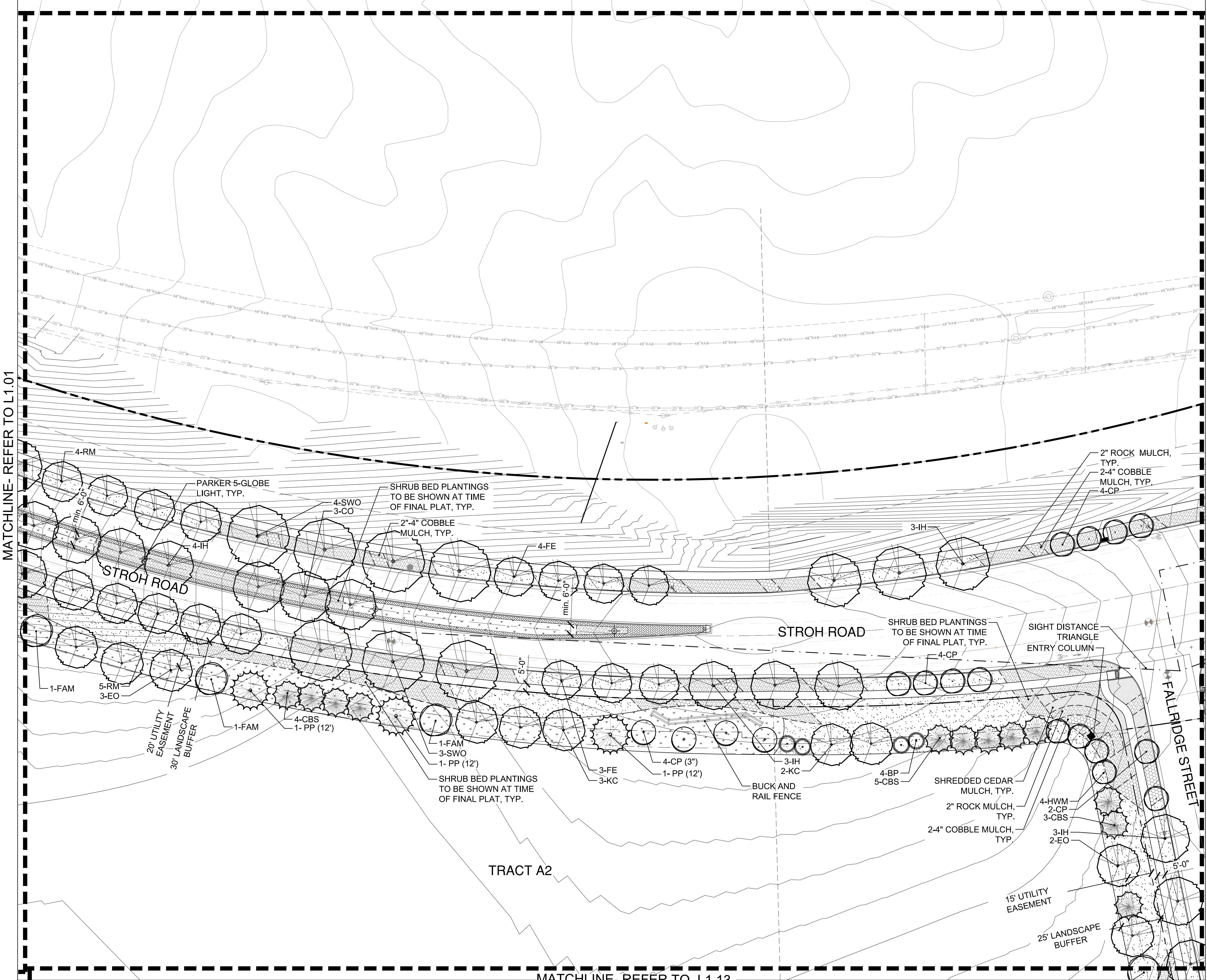


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MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

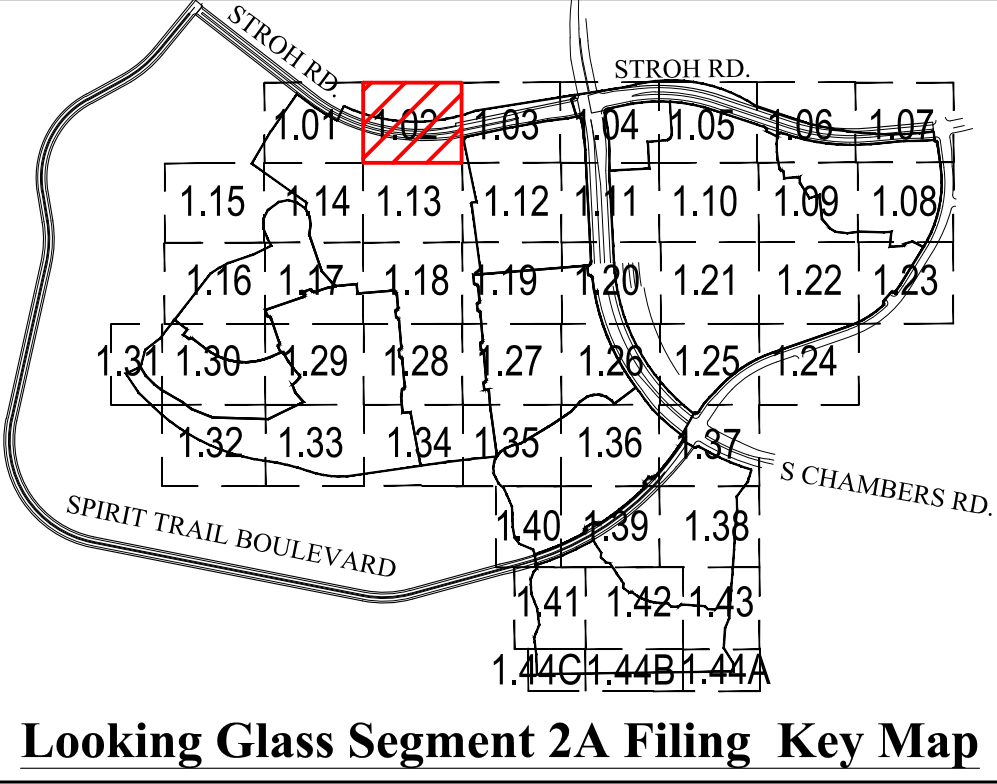


MATCHLINE- REFER TO L1.01

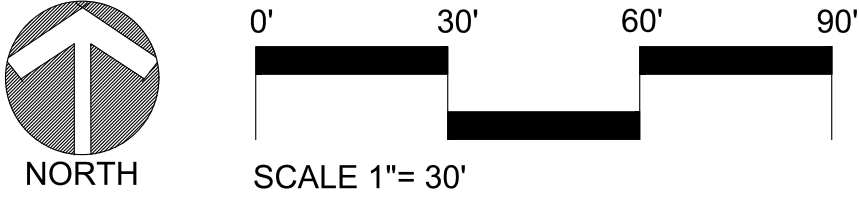
MATCHLINE- REFER TO L1.03

MATCHLINE- REFER TO L1.13

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



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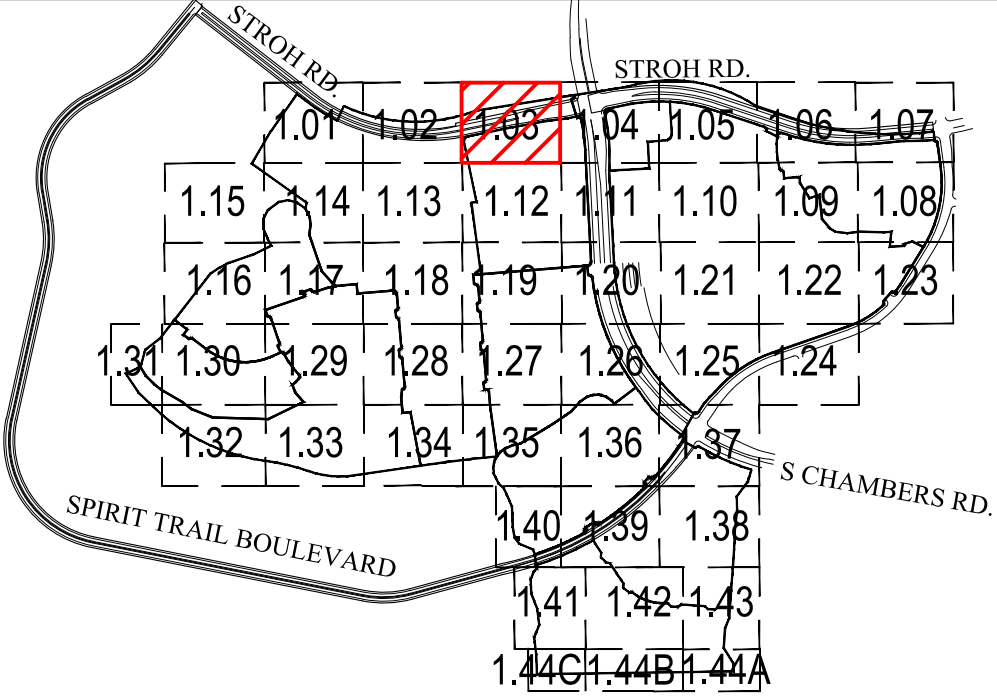
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MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

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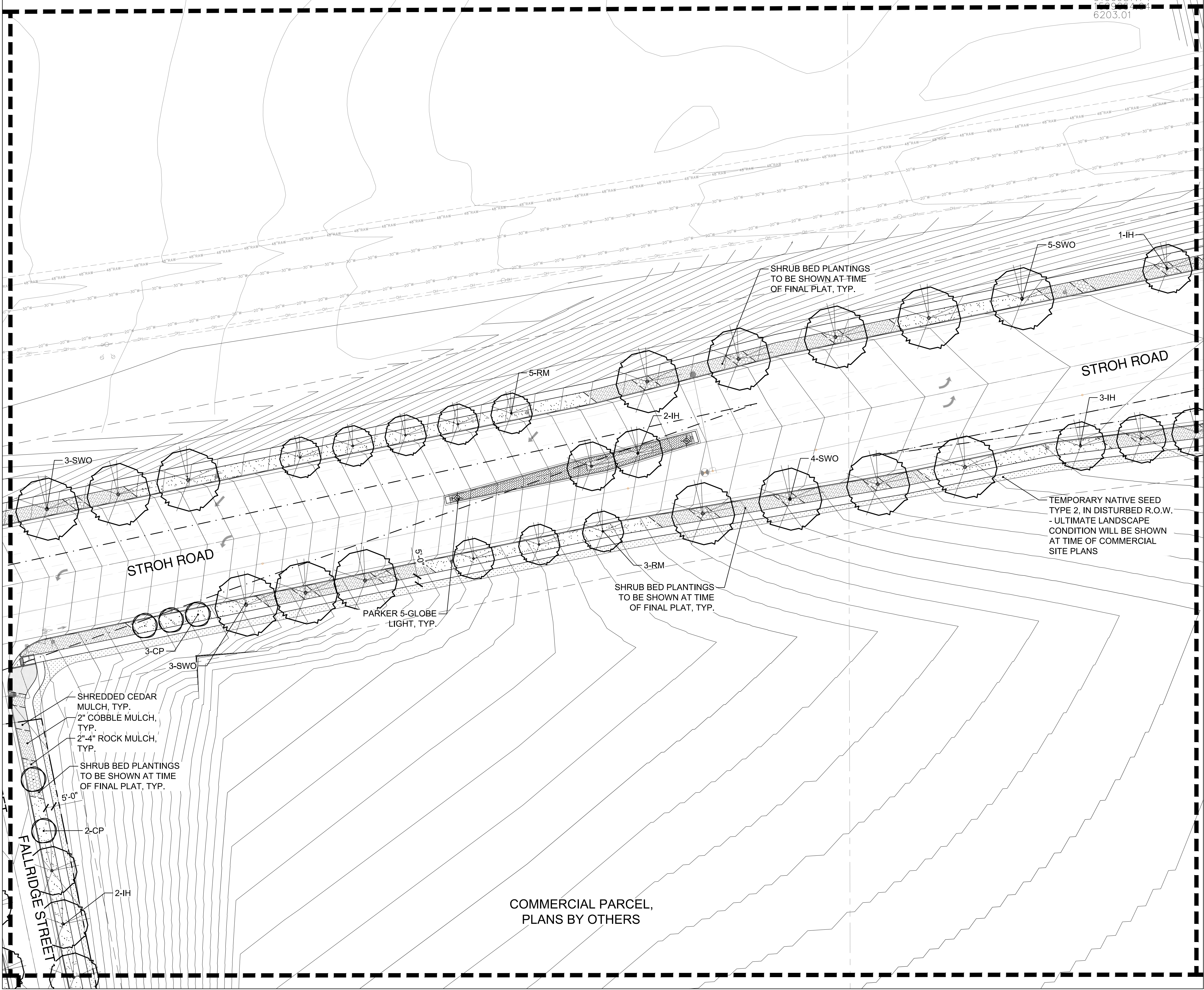
Looking Glass Segment 2A Filing Key Map

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
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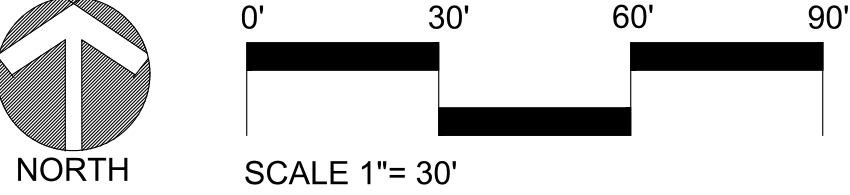
MATCHLINE- REFER TO L1.02

MATCHLINE- REFER TO L1.04



MATCHLINE- REFER TO L1.12

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
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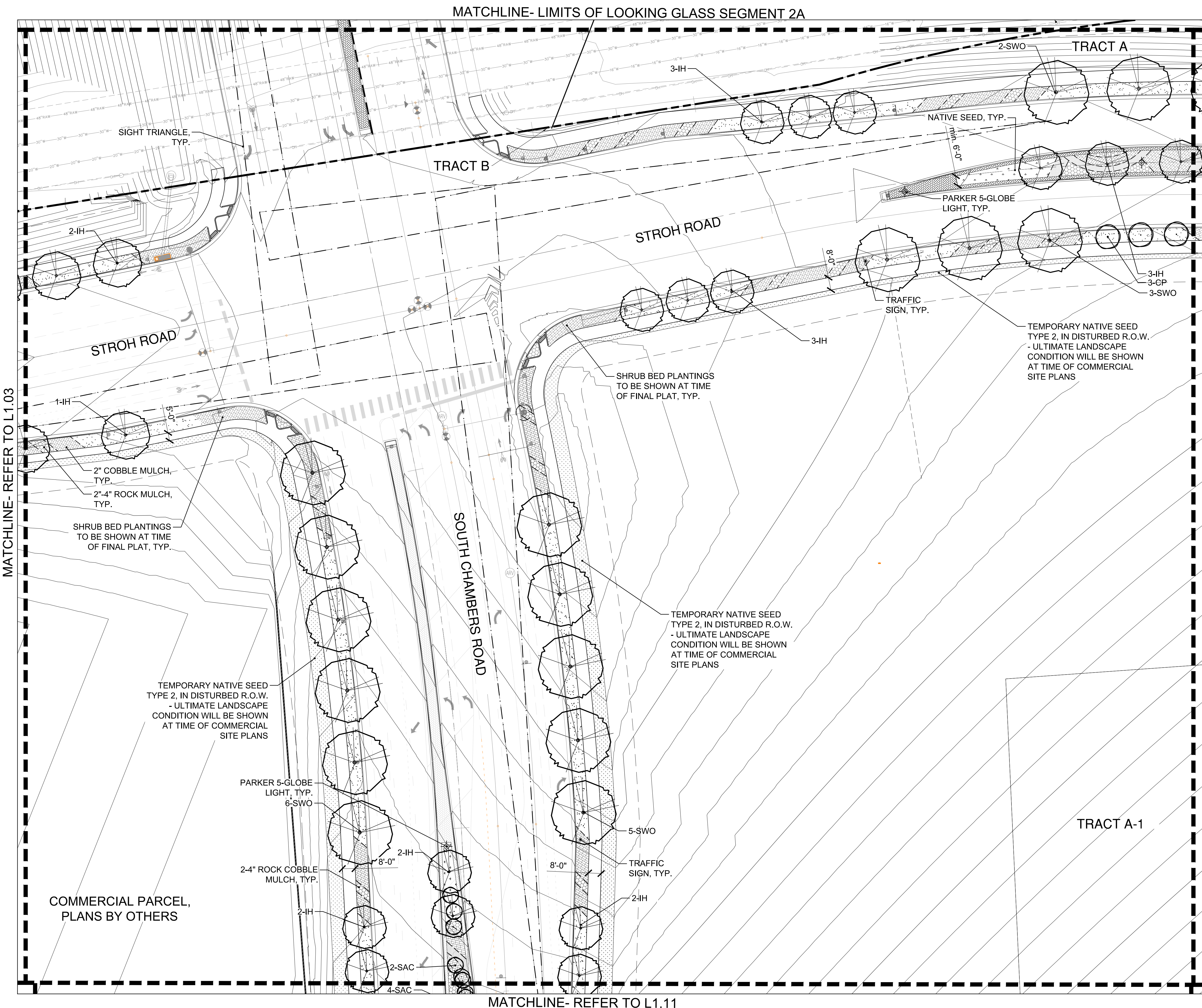
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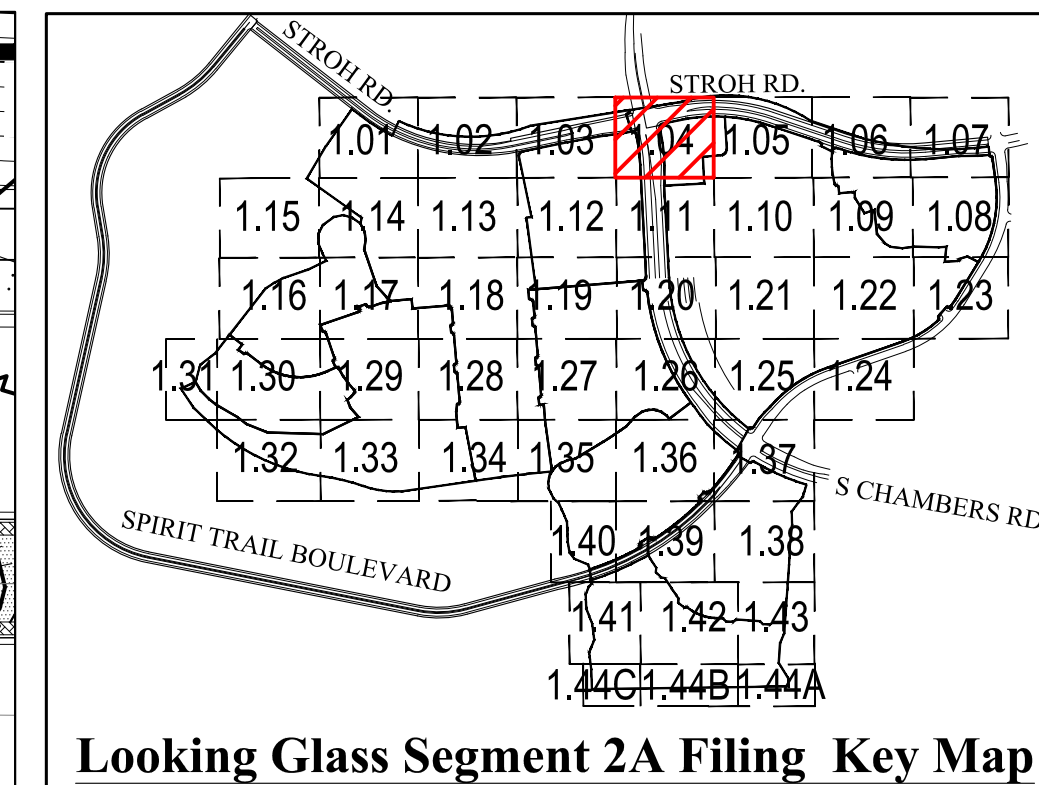
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Landscape Plan
L1.03

MATCHLINE- REFER TO L1.03

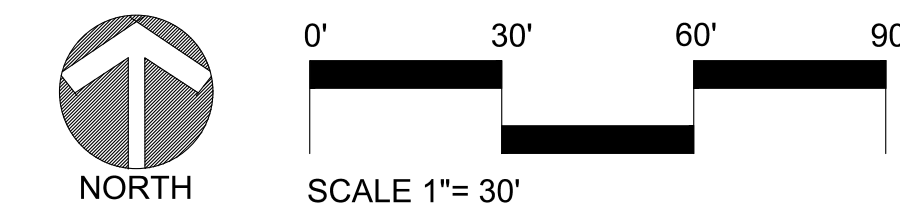


LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



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TRIANGLE
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MATCHLINE- REFER TO L1.05



LOOKING GLASS SEGMENT 2A
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**SEGMENT 2A DEVELOPMENT
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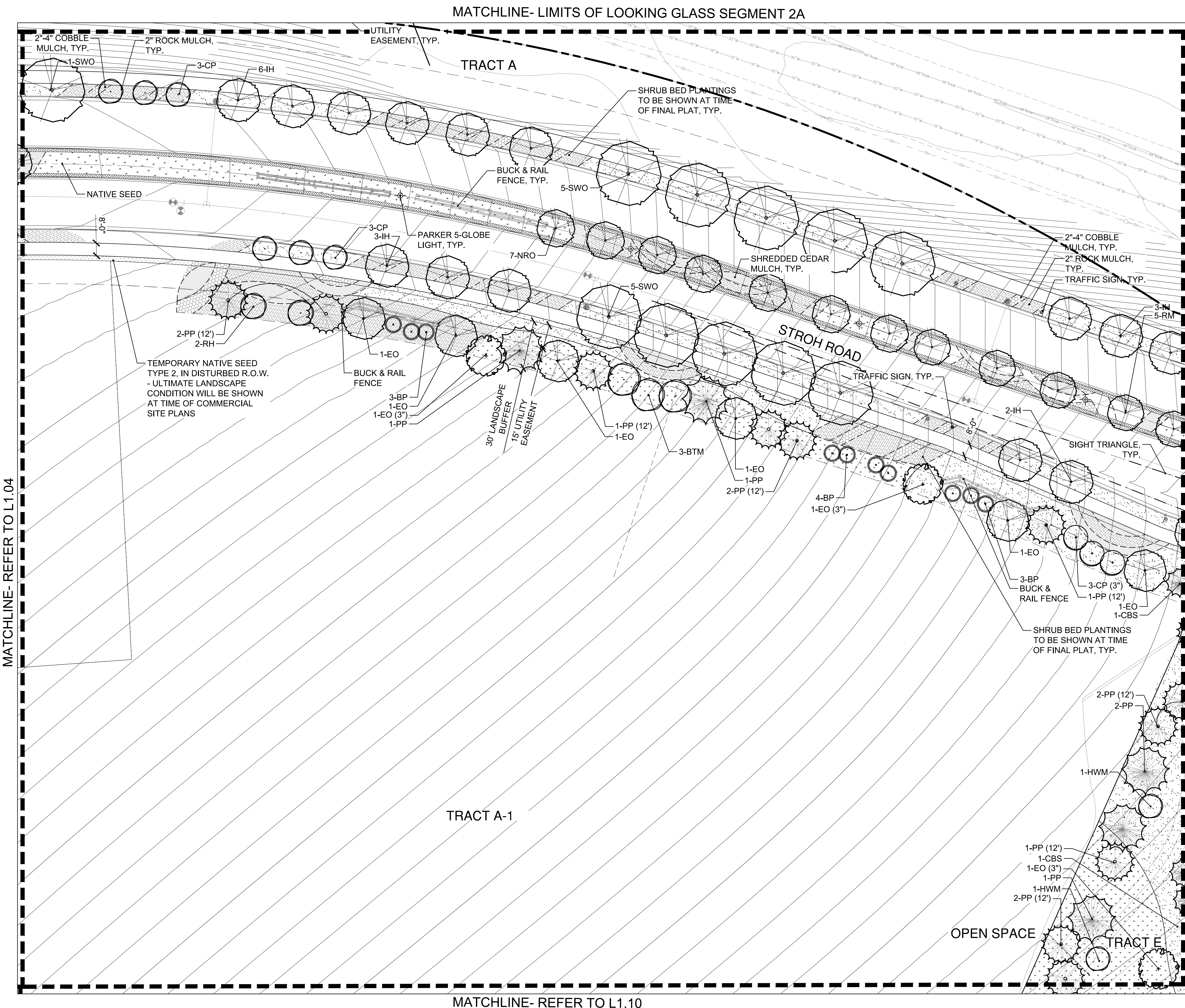
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design
group

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Landscape Plan
L1.04

MATCHLINE- REFER TO L1.04

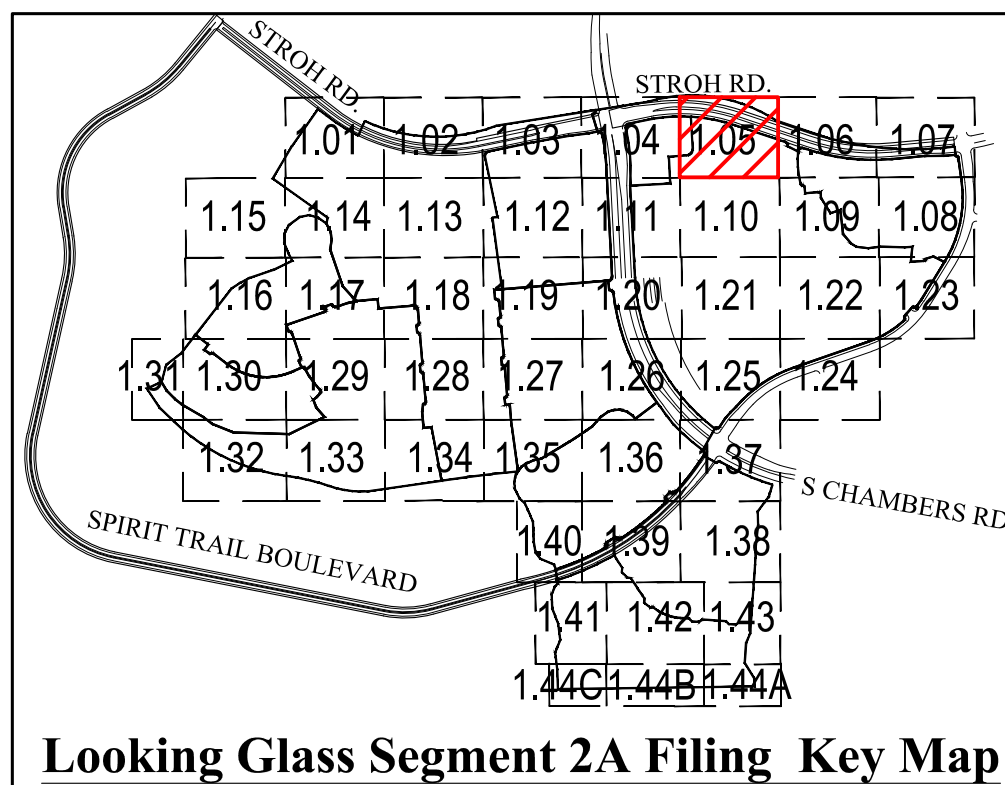


LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

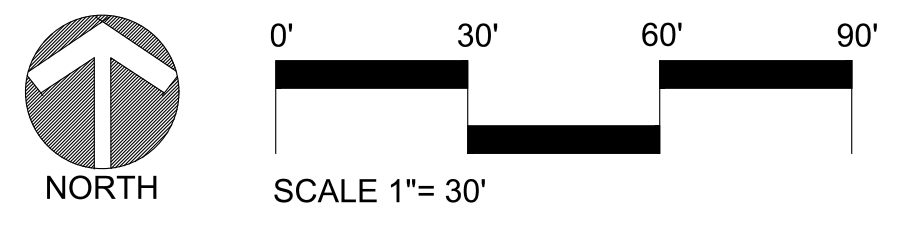
TRACT A-1

MATCHLINE- REFER TO L1.10



- LEGEND**
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MATCHLINE- REFER TO L1.06



LOOKING GLASS SEGMENT 2A
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**SEGMENT 2A DEVELOPMENT
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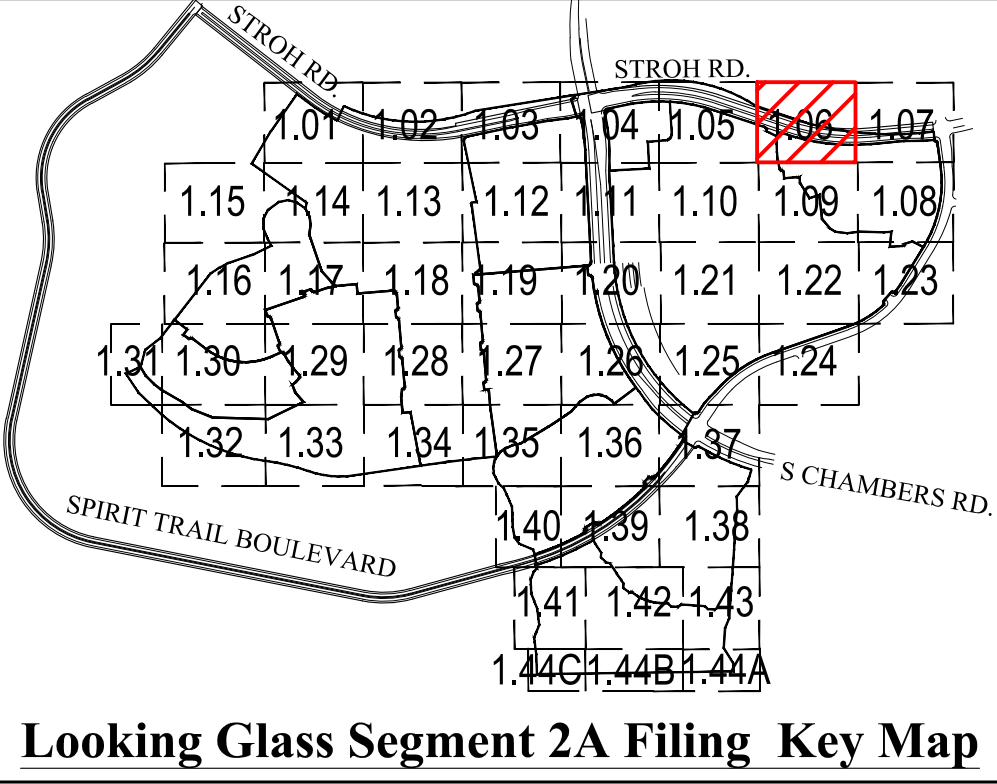
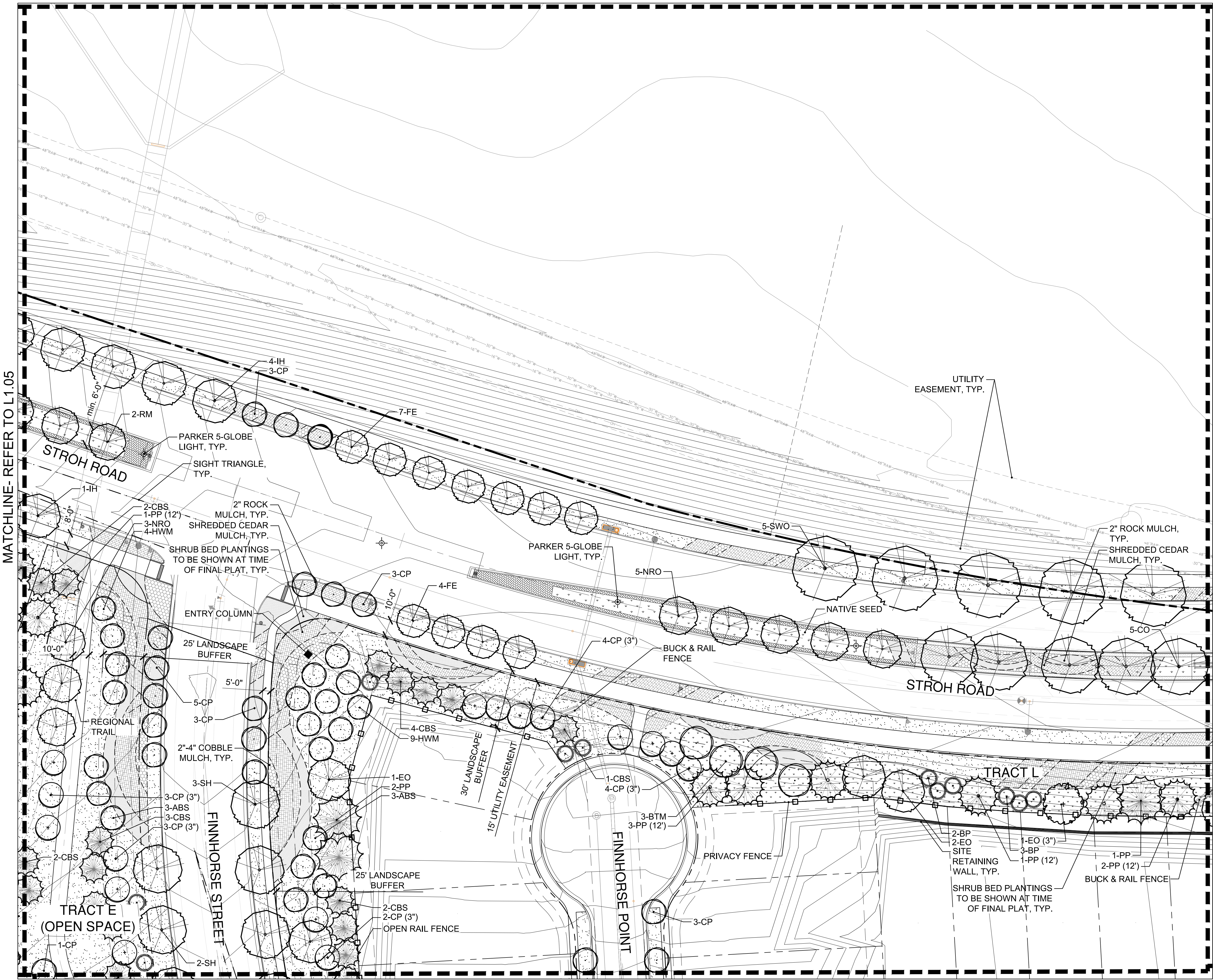
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Landscape Plan
L1.05

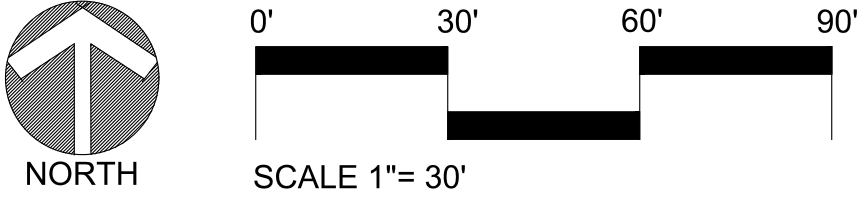
MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A



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3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"-4" ROCK COBBLE MULCH
 - 2" RIVER ROCK MULCH
 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

MATCHLINE- REFER TO L1.09



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
**SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

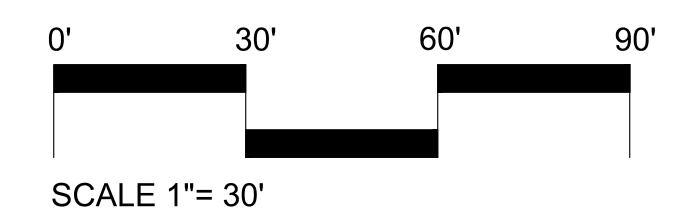


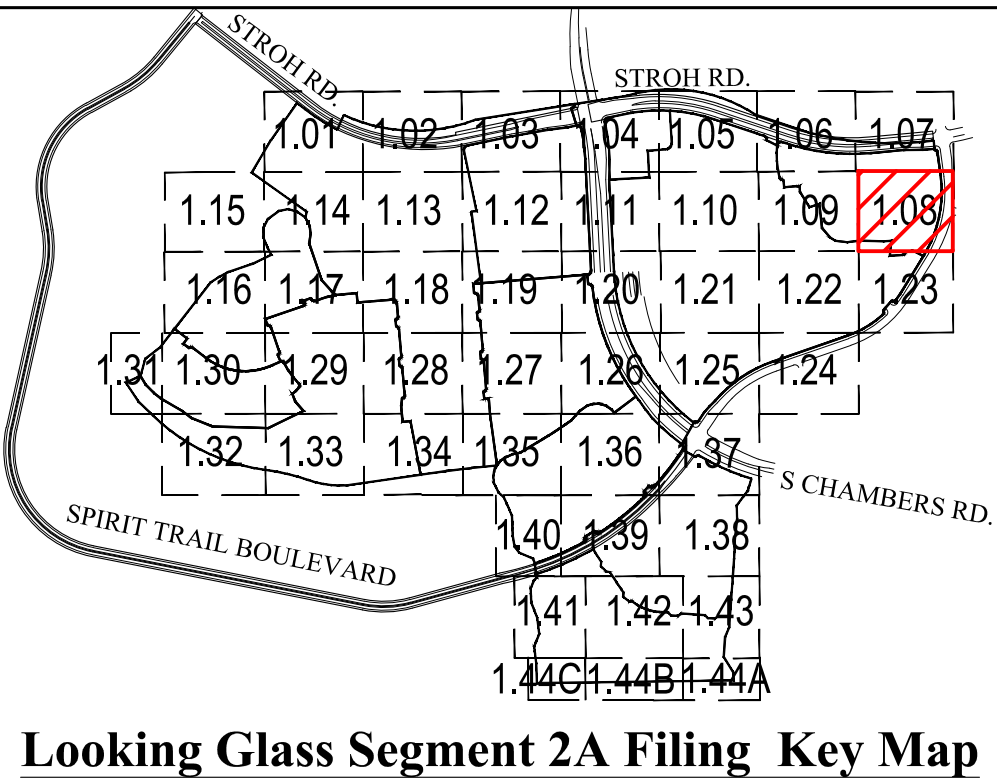
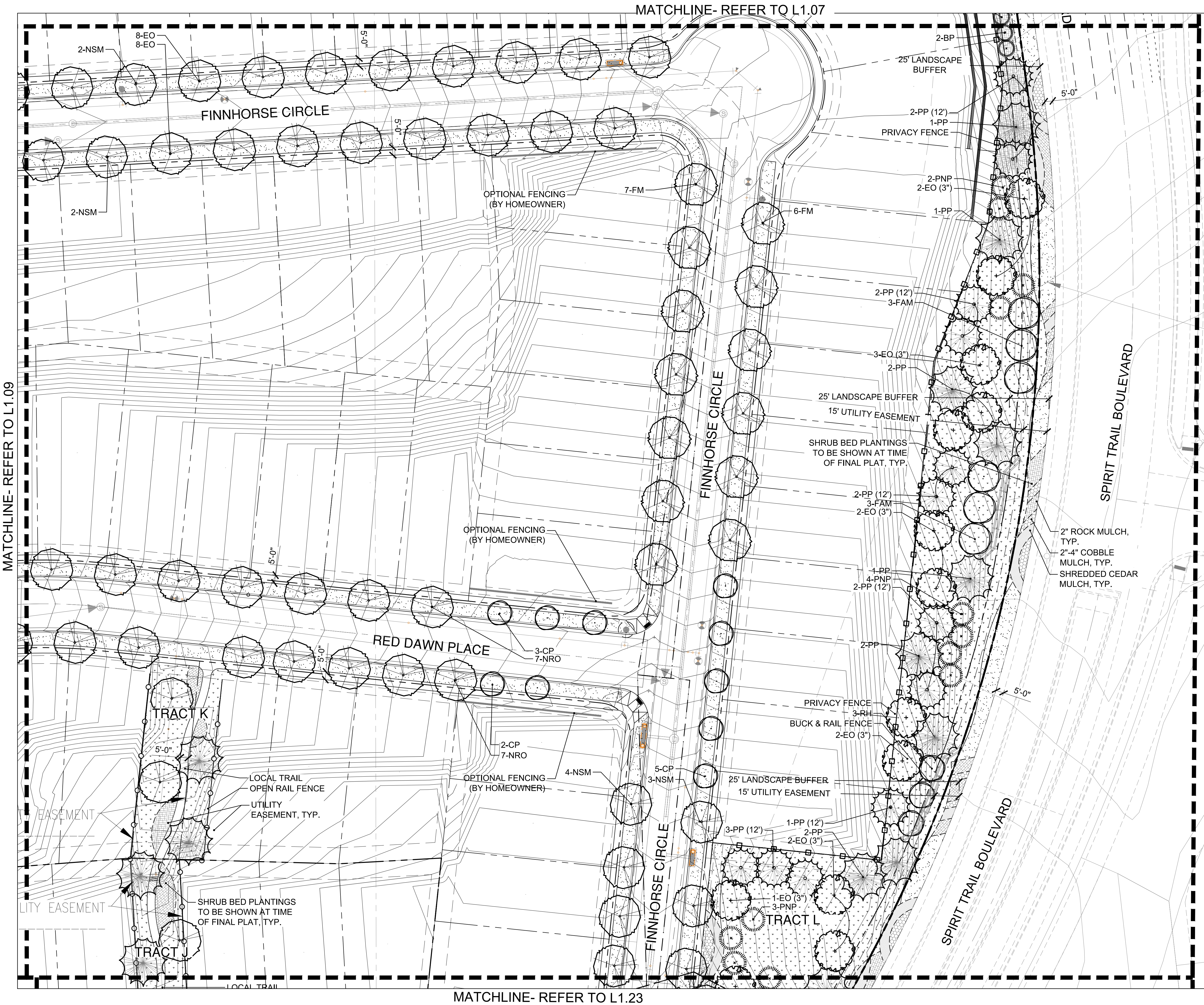
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JOB NO: 1242
DRAWN BY: -SA/MK/AK/
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.06

Landscape Plan

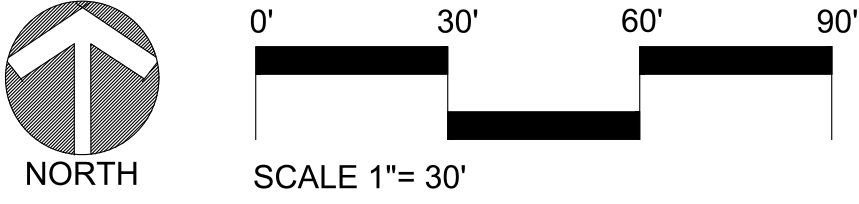
L1.07





- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
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 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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Denver, CO 80211



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Centennial, CO 80112
303.694.1520

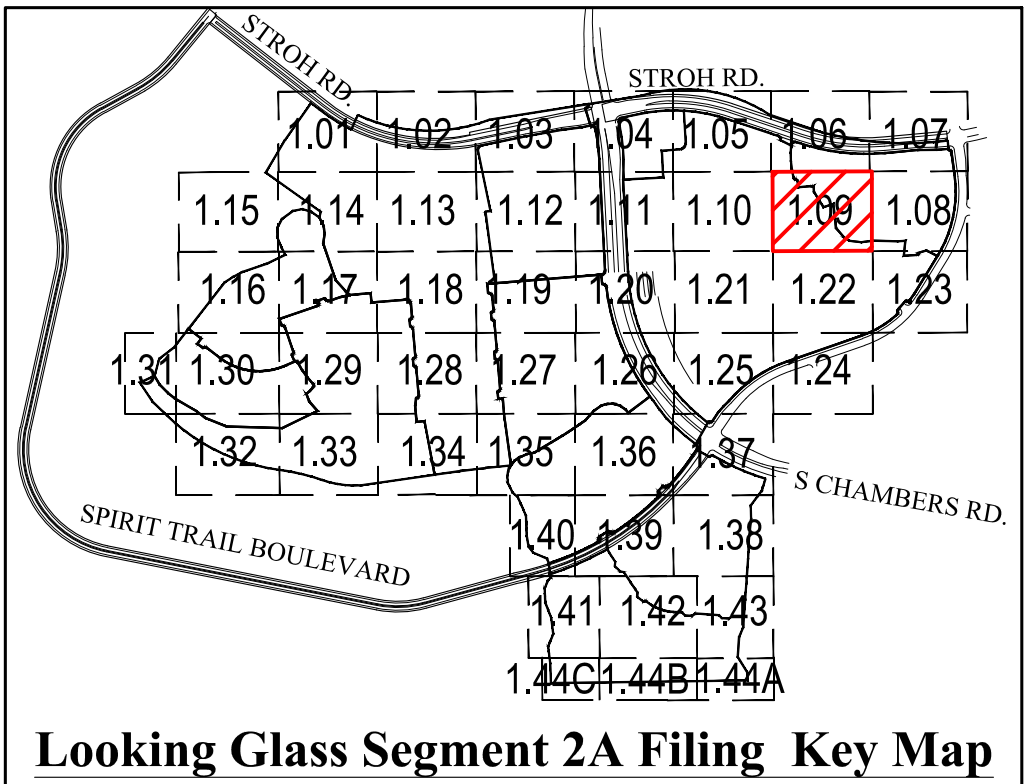
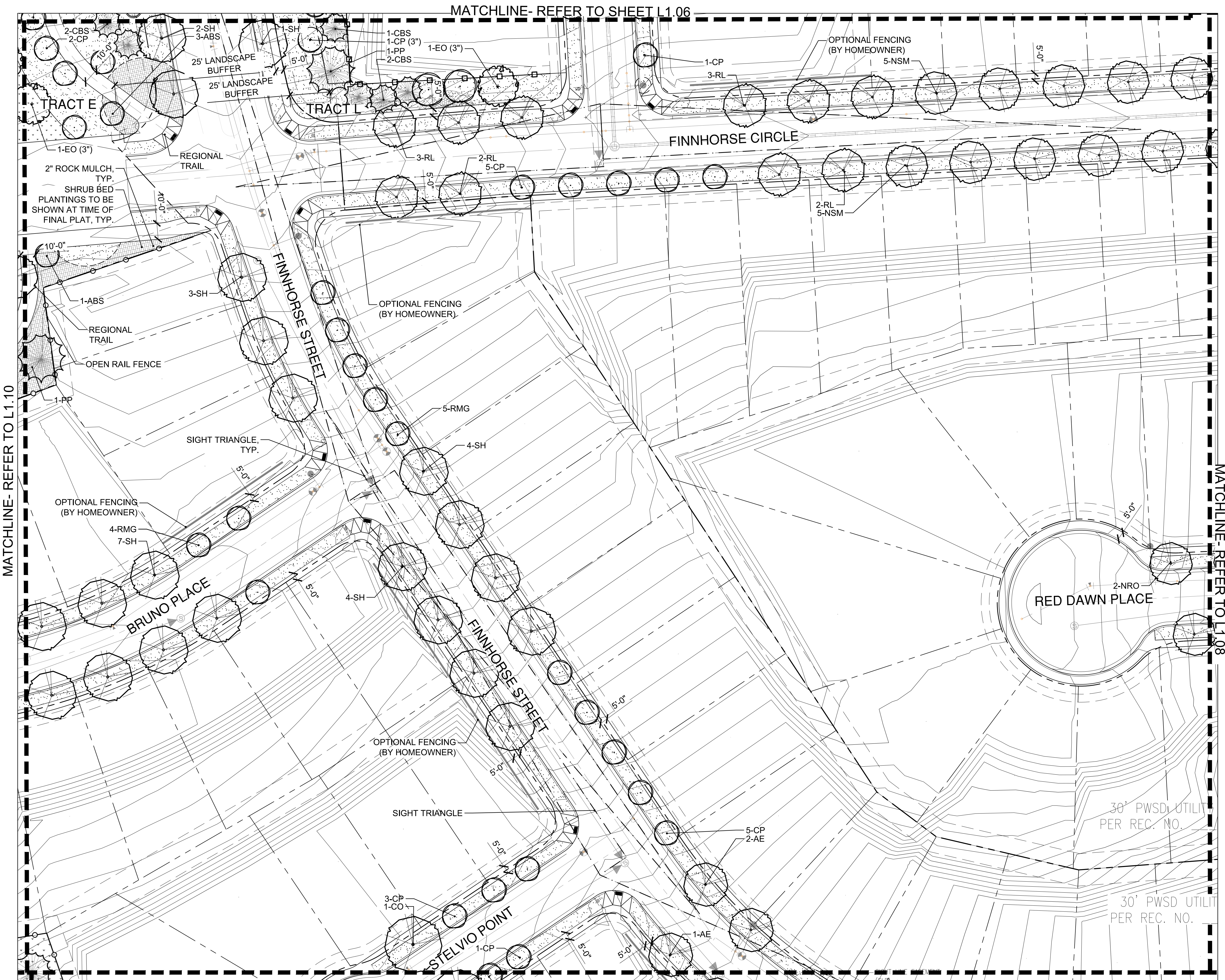


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Denver, CO 80202
303.446.2368



DATE: 2020-03-27
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APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.08



- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
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TRIANGLE
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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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Centennial, CO 80112
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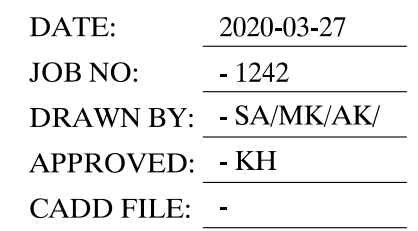


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JOB NO: - 1242
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APPROVED: - KH
CADD FILE: -

Landscape Plan

L1.09

MATCHLINE- REFER TO L1.11



Landscape Plan
L1.10

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	04-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 20
Denver, CO 80211



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Centennial, CO 80112
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The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

henry
design
group

DATE: 2020-03-27

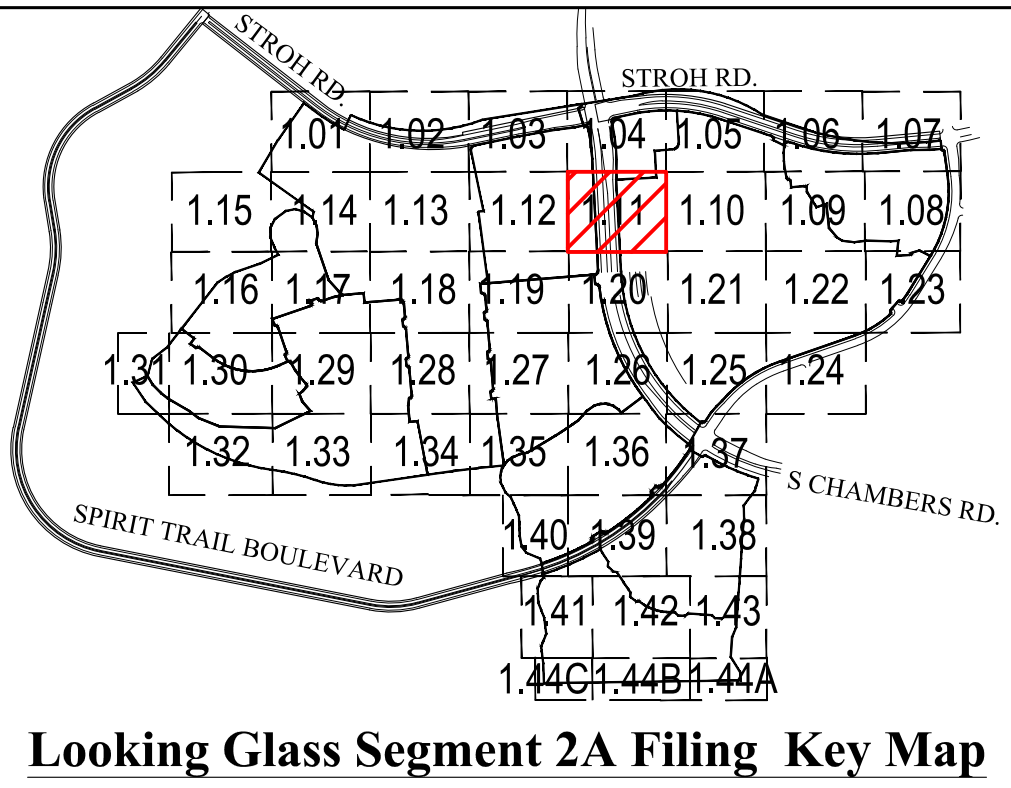
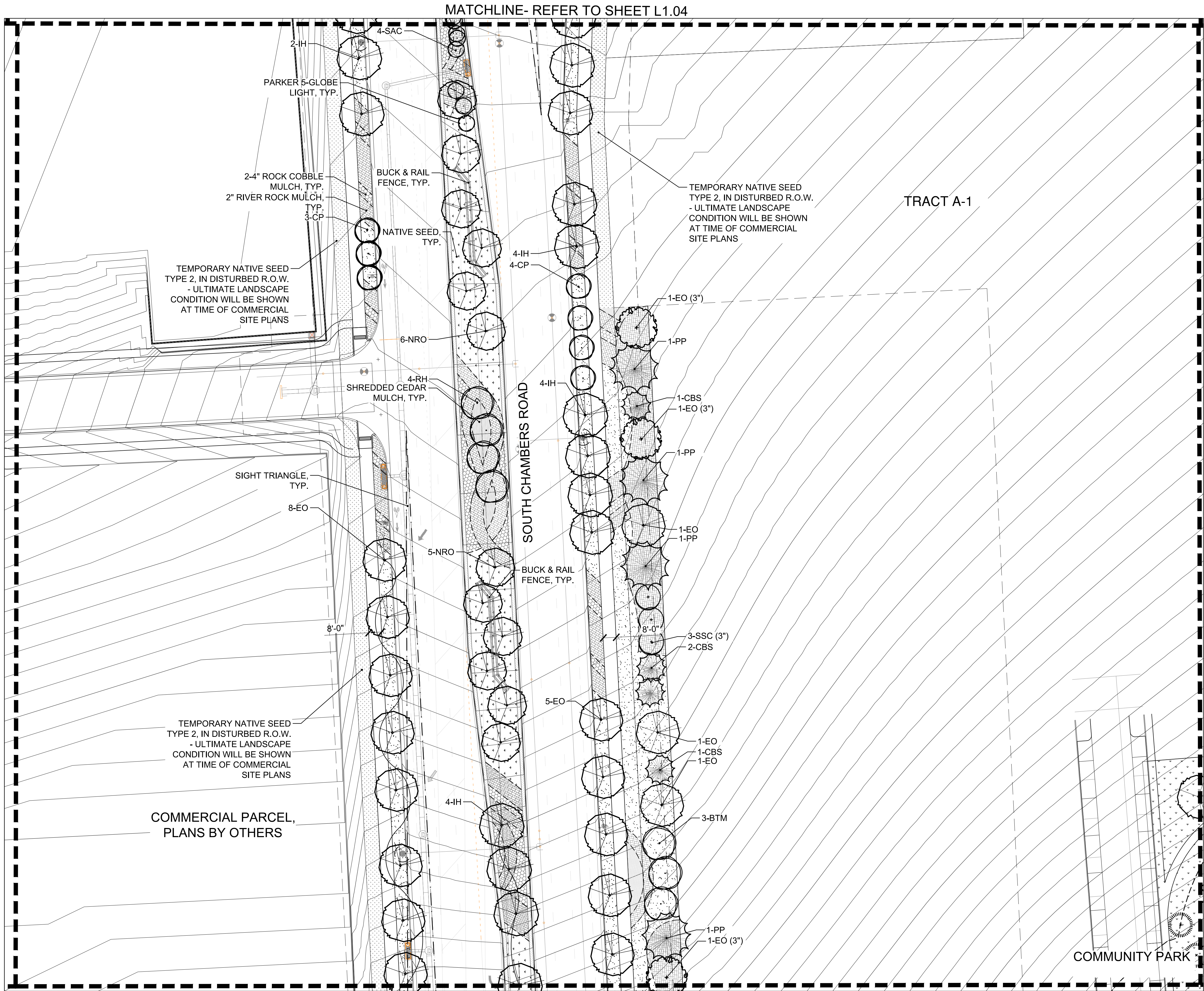
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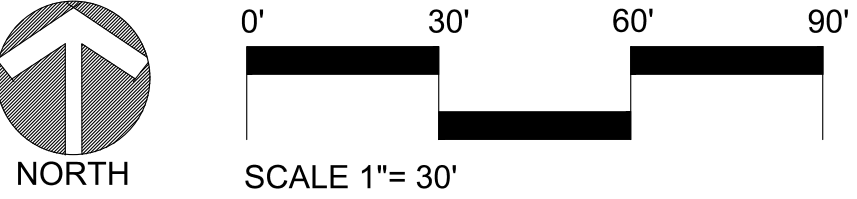
MATCHLINE- REFER TO L1.12



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
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 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY

MATCHLINE- REFER TO L1.10

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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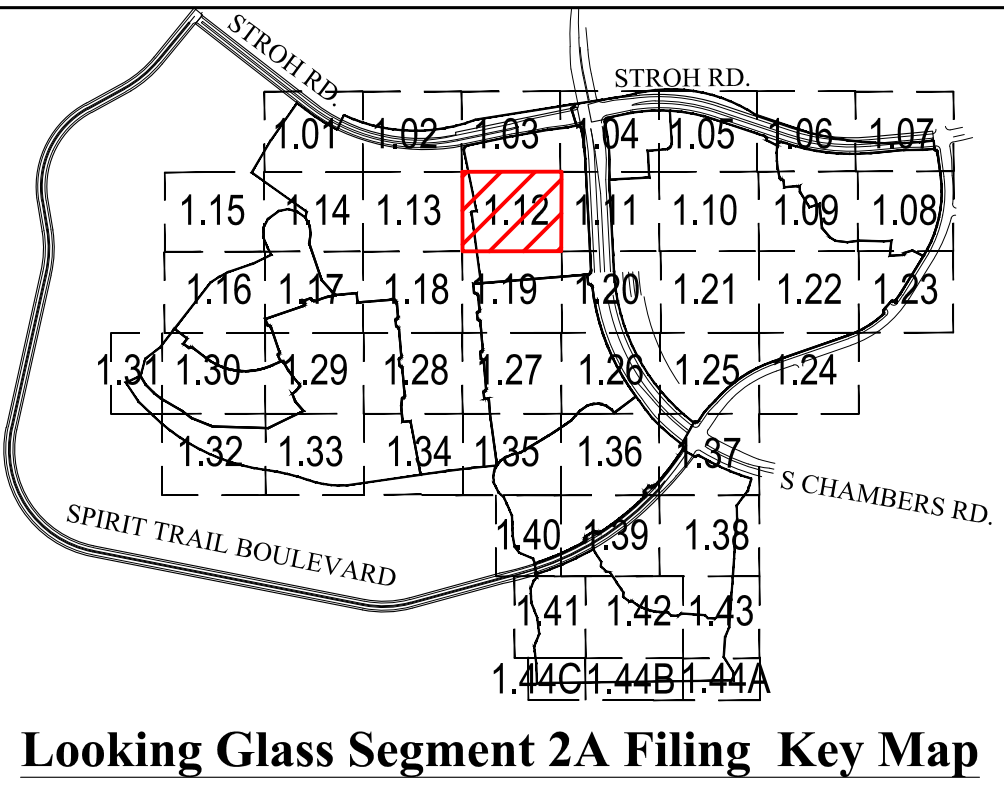
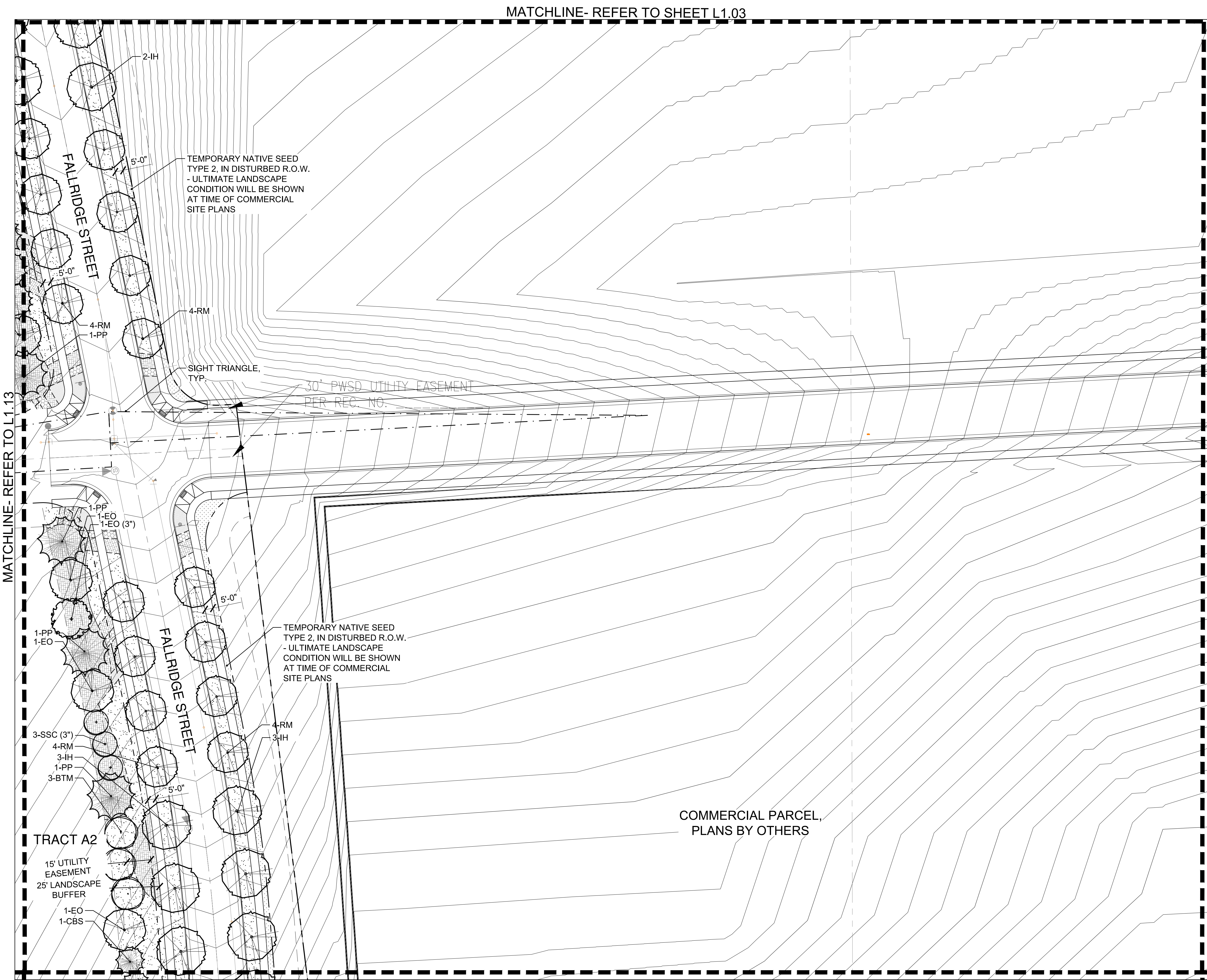


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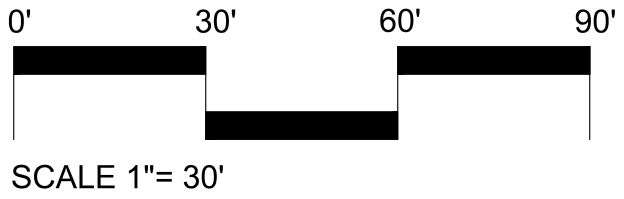


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JOB NO: - 1242
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CADD FILE: -

Landscape Plan
L1.11



- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
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TRIANGLE
 - RIGHT-OF -WAY



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
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Landscape Plan
L1.12

MATCHLINE- REFER TO L1.14

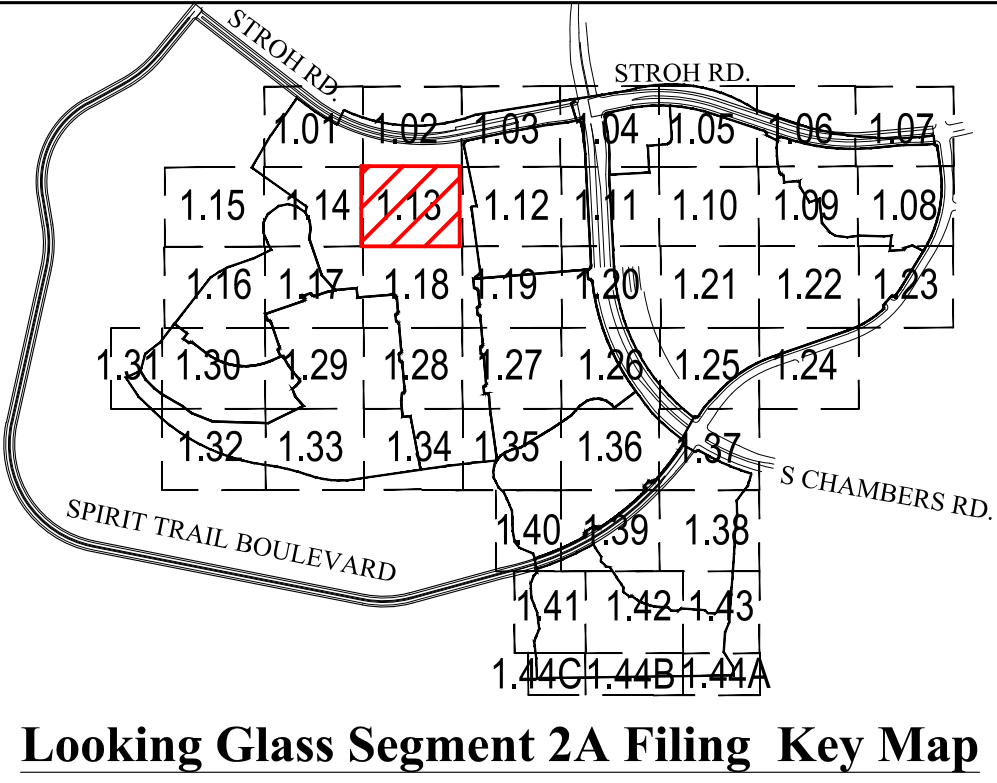
MATCHLINE- REFER TO SHEET L1.02

TRACT FOR FUTURE DEVELOPMENT

TRACT A2

50' PWSD UTILITY EASEMENT
PER REC. NO.

- 3-BTM
- 25' LANDSCAPE BUFFER
- 1-IH
- 1-PP
- 1-EO (3')
- 1-EO
- 1-PP
- 2-PP (12')
- 1-EO

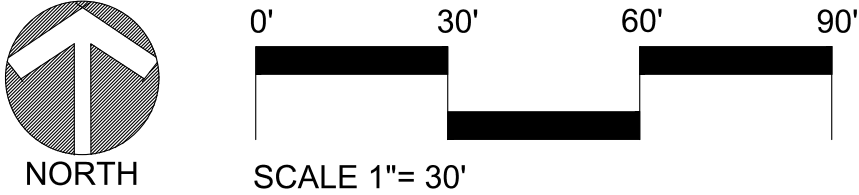


- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
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 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
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 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY

MATCHLINE- REFER TO L1.12

MATCHLINE- REFER TO L1.18

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



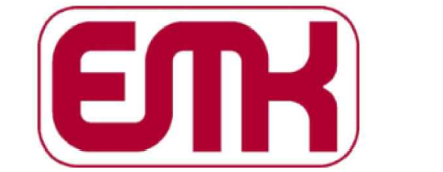
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2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
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5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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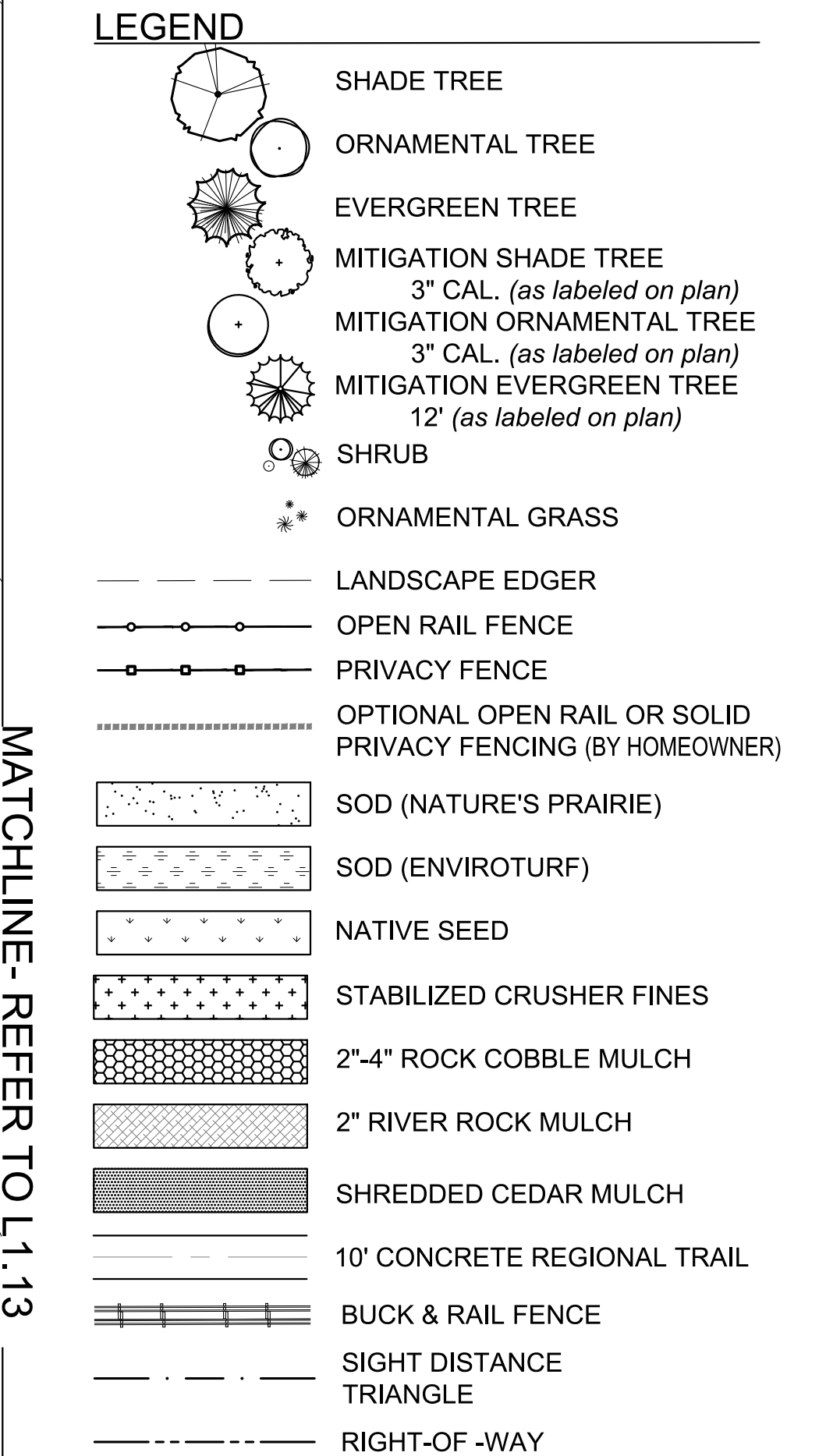
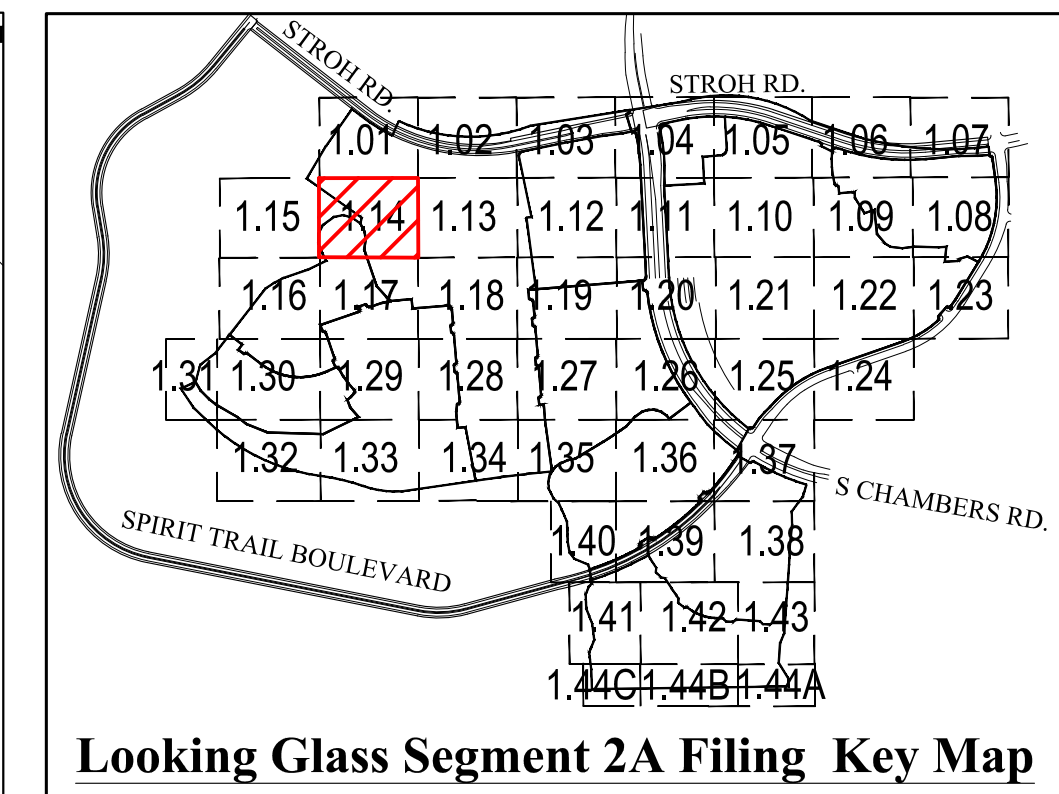
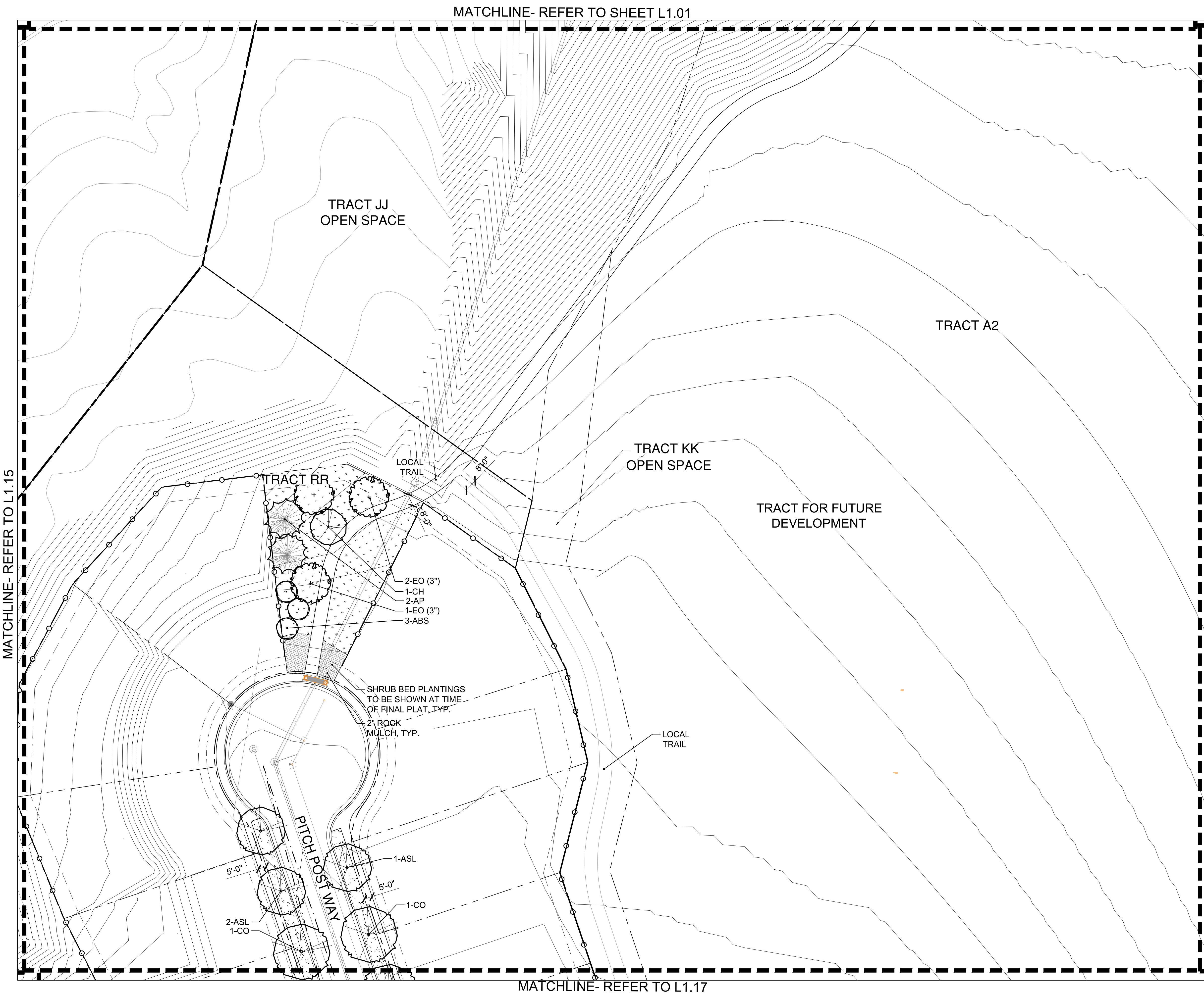


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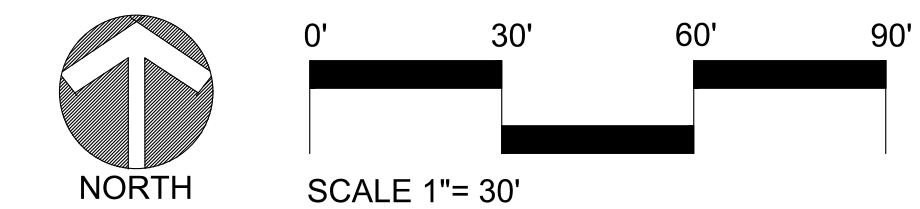


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Landscape Plan
L1.13



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
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LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
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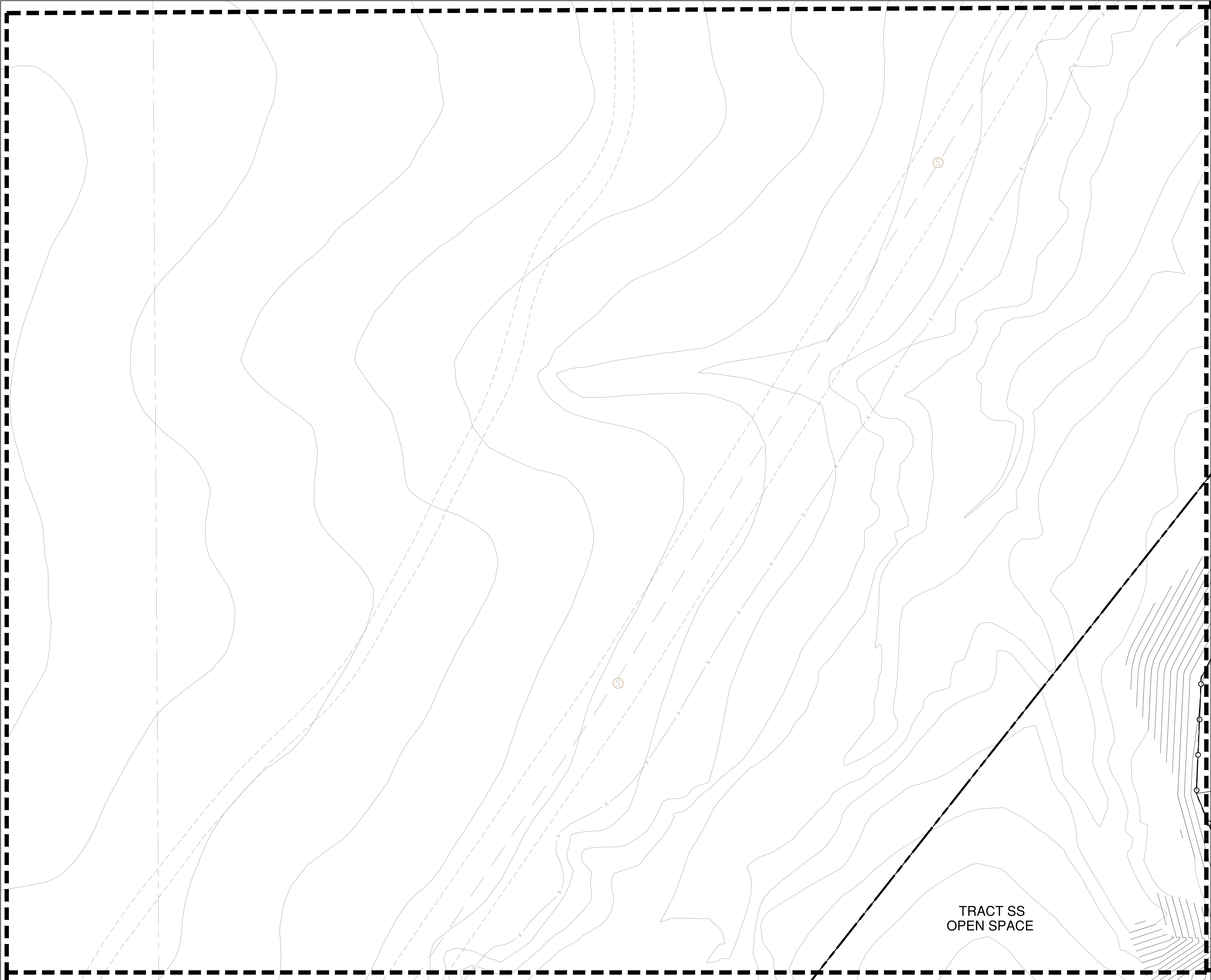
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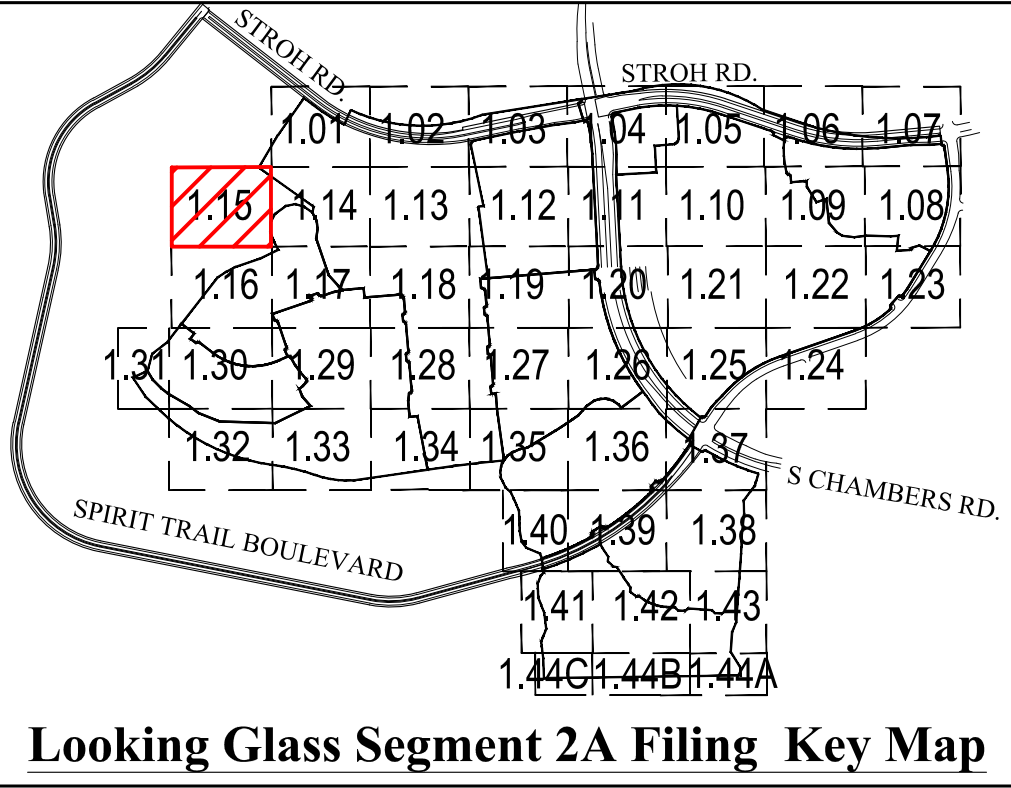
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CADD FILE: -

Landscape Plan
L1.14

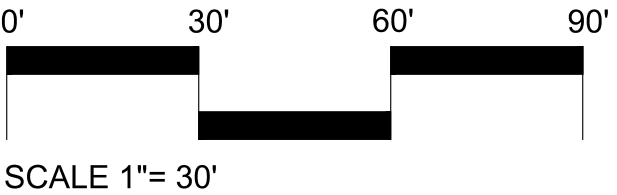
MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
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TRIANGLE
 - RIGHT-OF-WAY



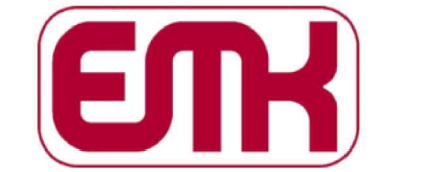
NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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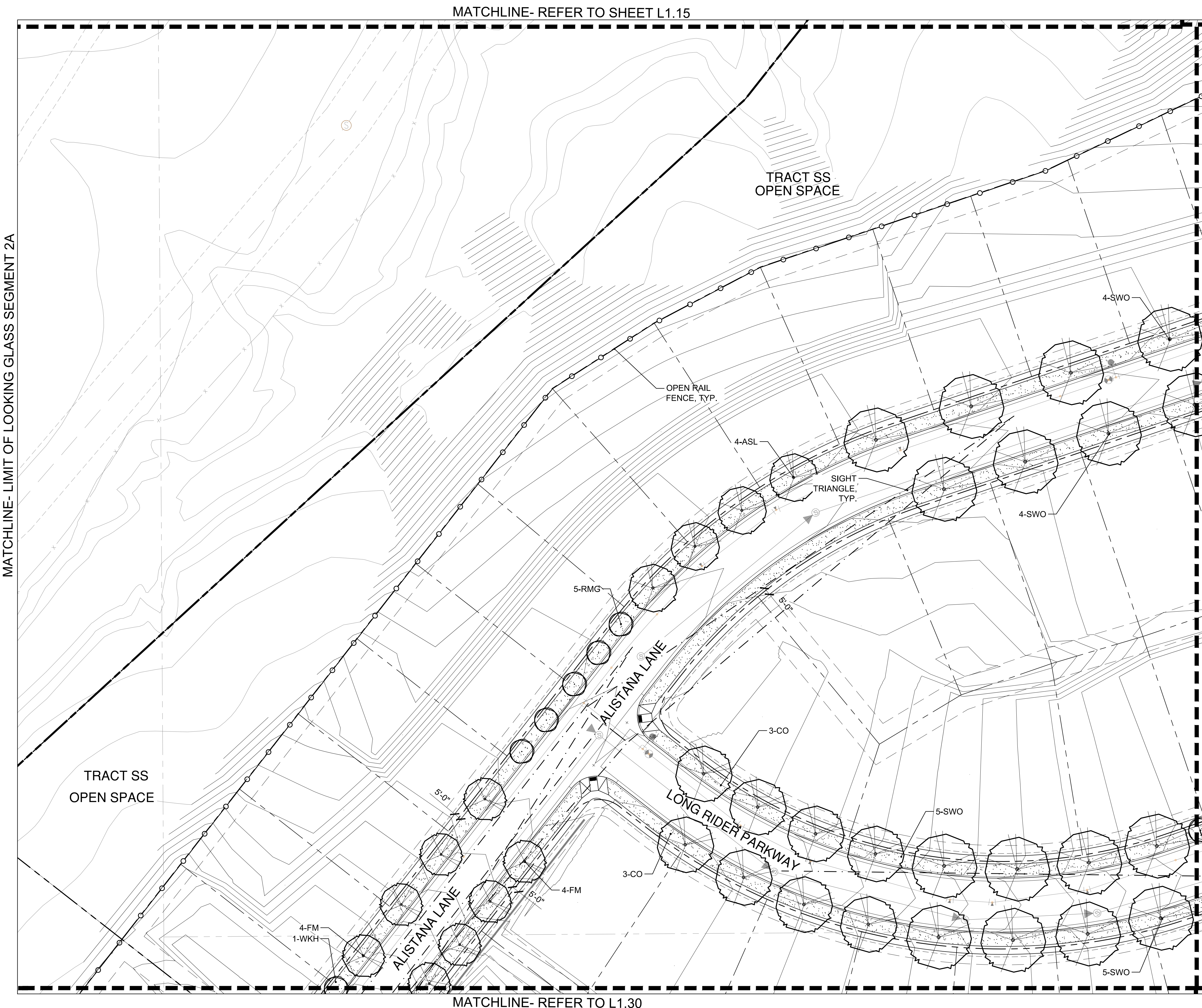
Planner / Landscape Architect
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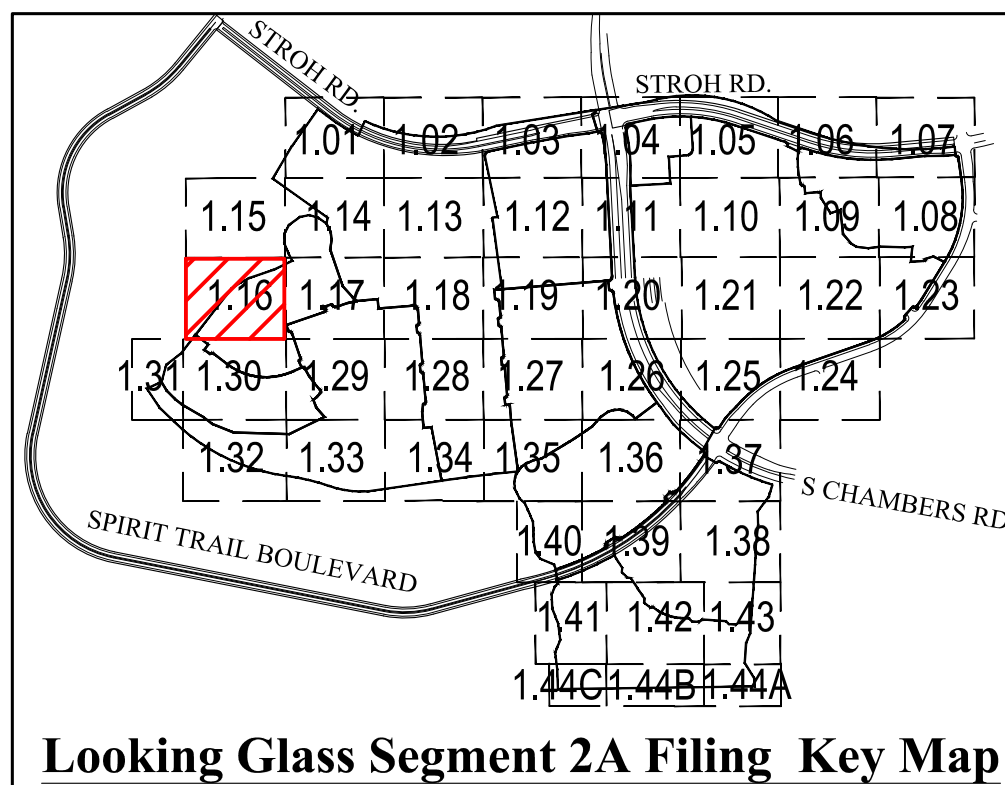
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JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.15

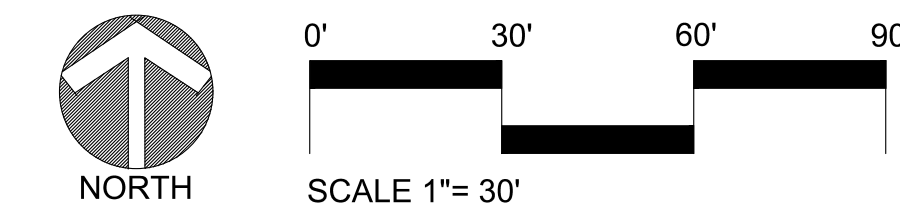
MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
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TRIANGLE
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LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
**SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

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Centennial, CO 80112
303.694.1520

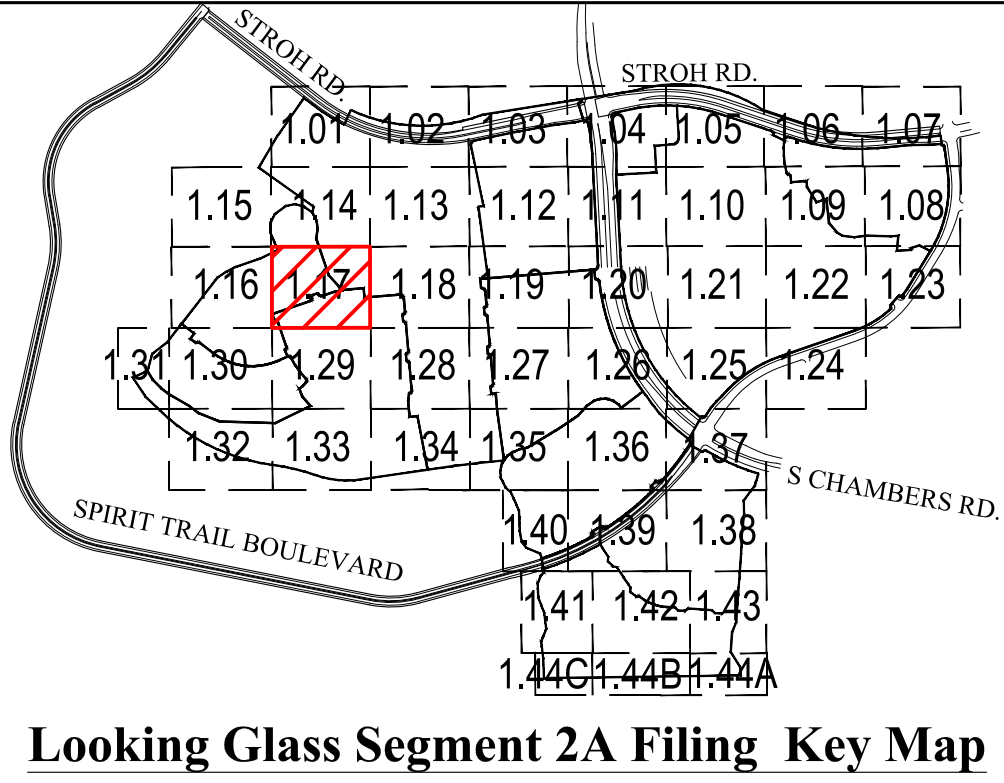
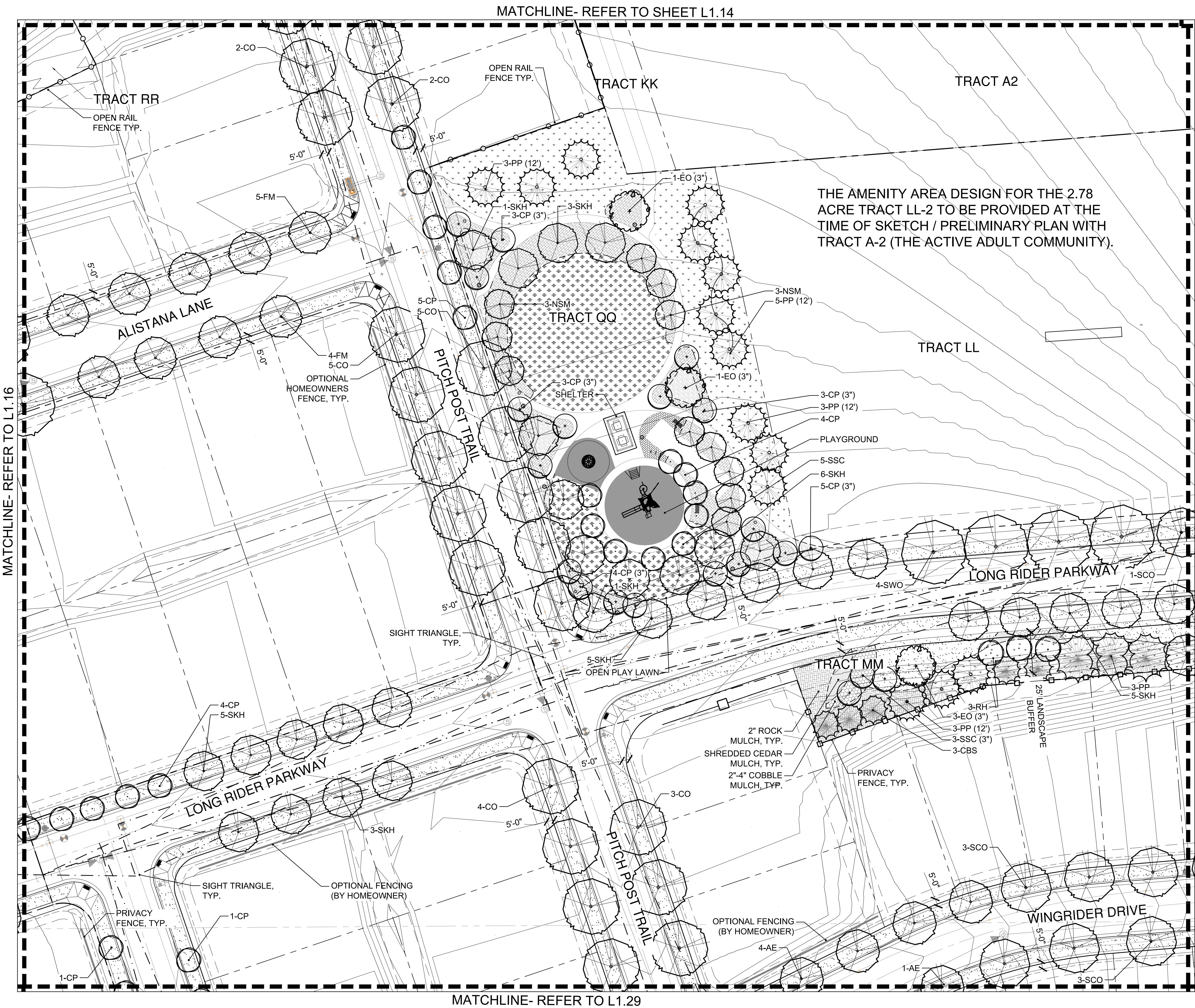


Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2020-03-27
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APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.16



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

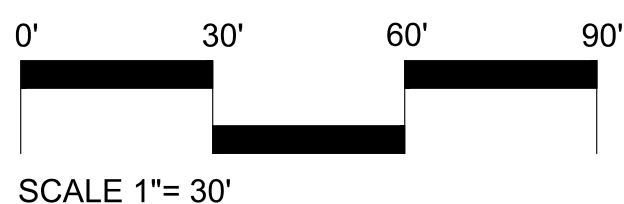


Planner / Landscape Architect
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1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

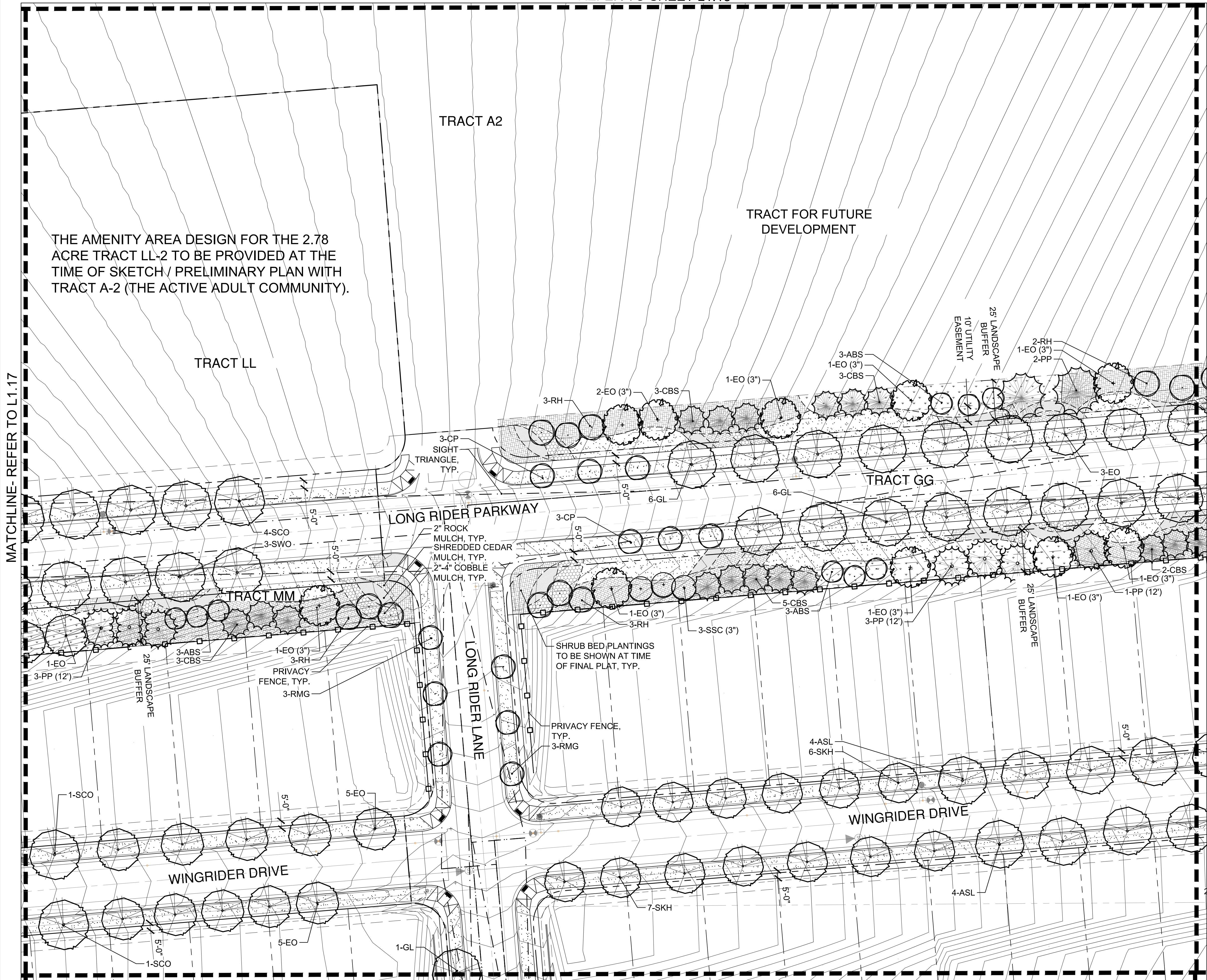


DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
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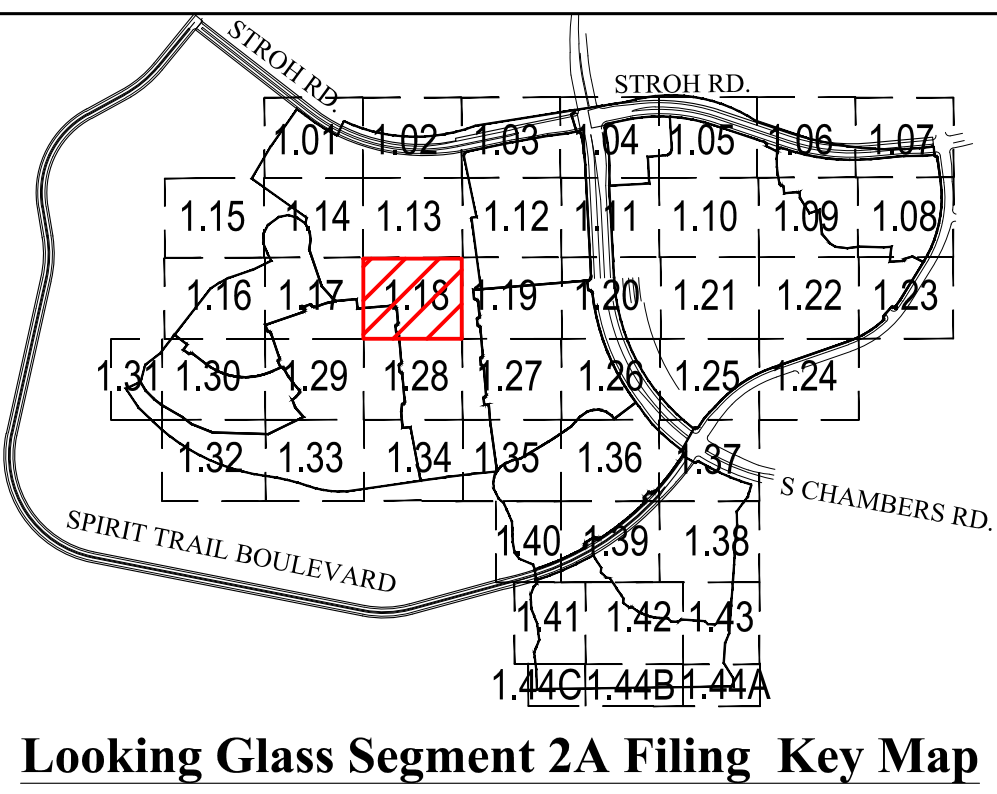
Landscape Plan
L1.17



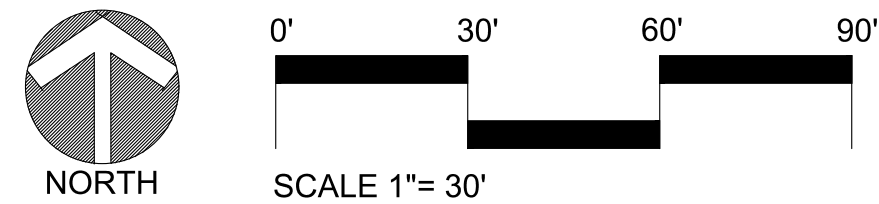
MATCHLINE- REFER TO SHEET L1.13



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"-4" ROCK COBBLE MULCH
 - 2" RIVER ROCK MULCH
 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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Denver, CO 80211



Civil Engineer
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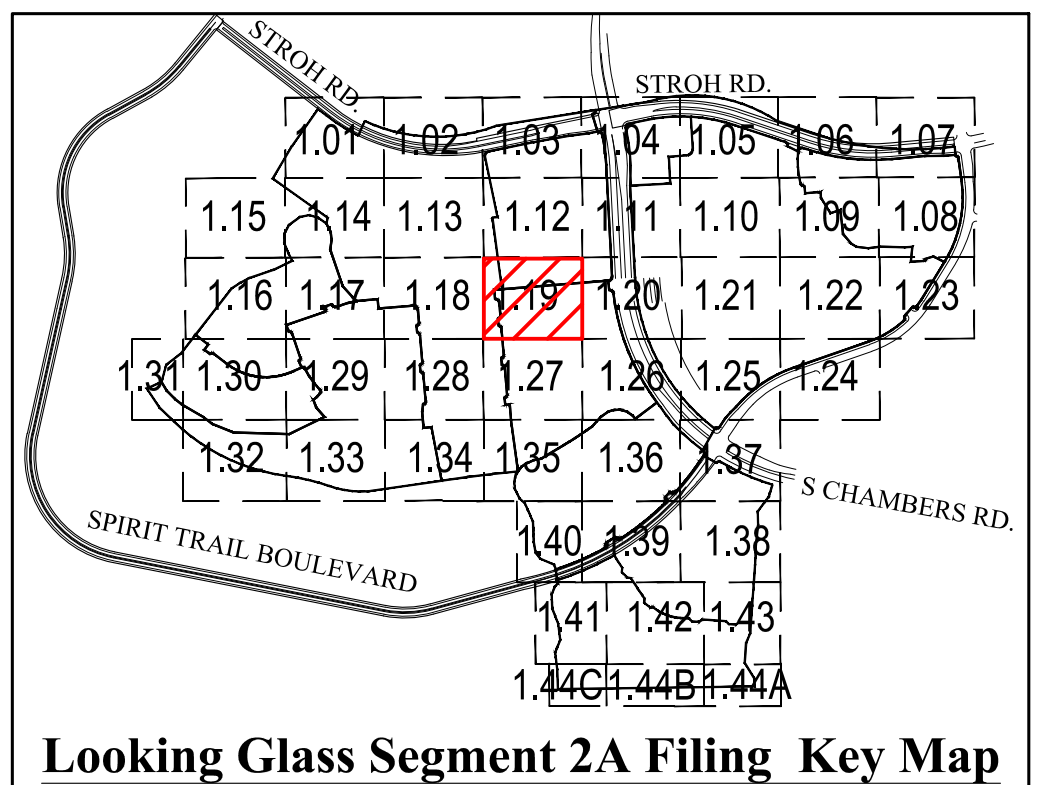
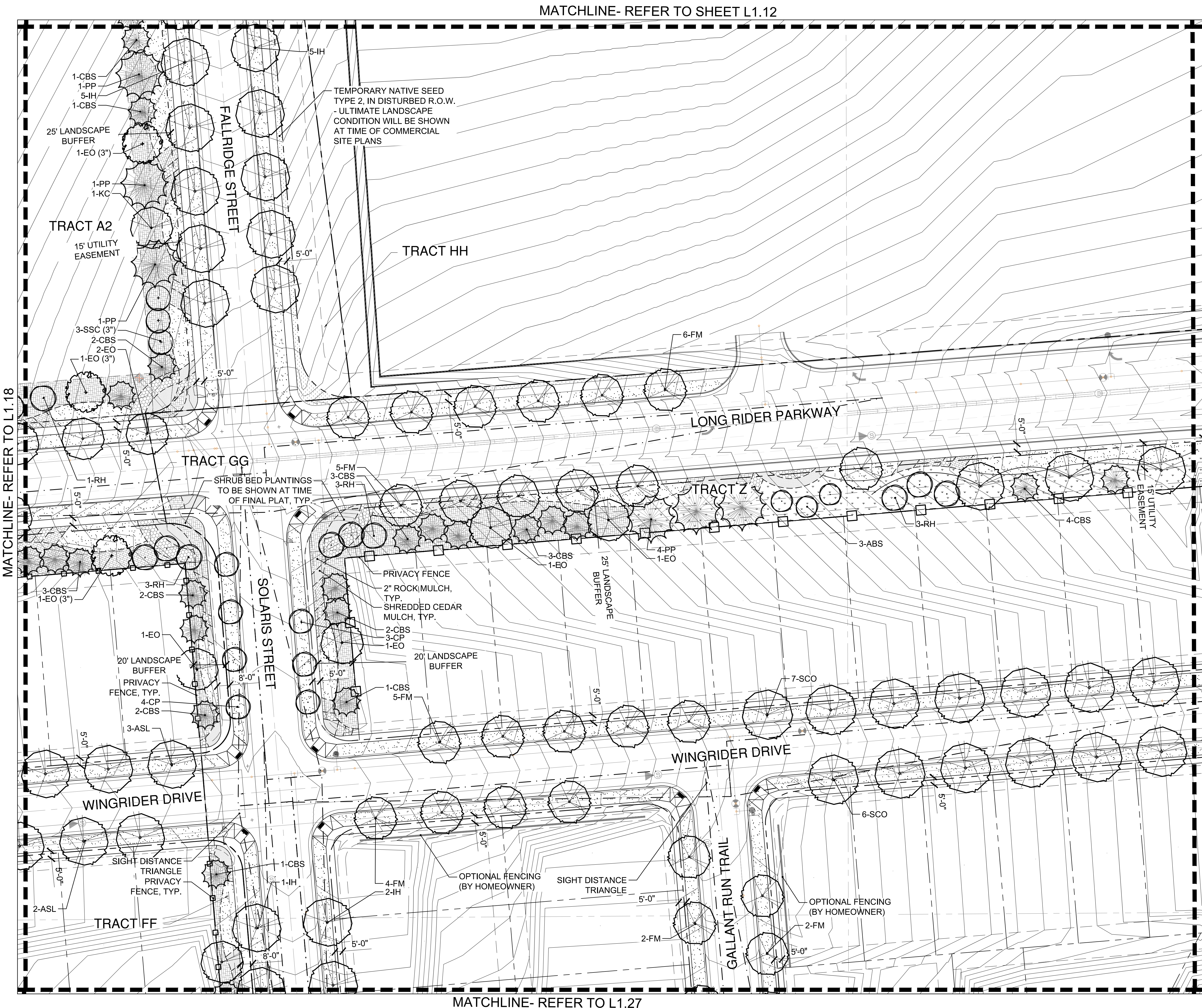


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Denver, CO 80202
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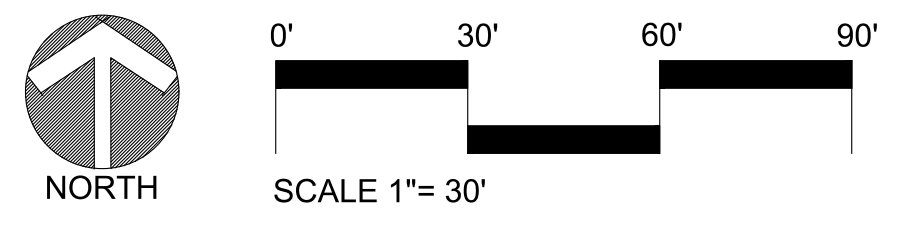
DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.18



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE 12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"-4" ROCK COBBLE MULCH
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 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE TRIANGLE
 - RIGHT-OF -WAY

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
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4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
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6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



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EMK Consultants
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Centennial, CO 80112
303.694.1520



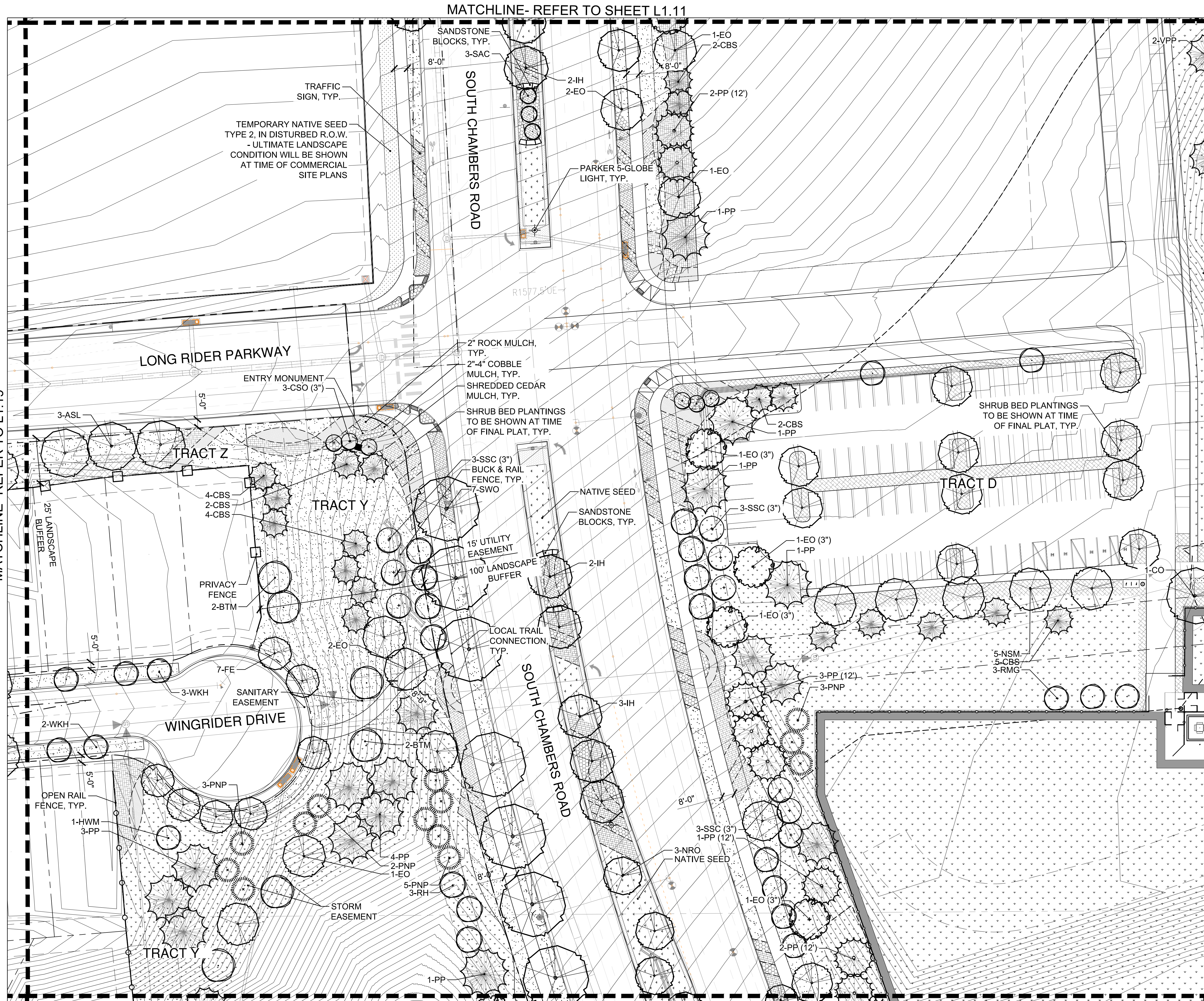
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



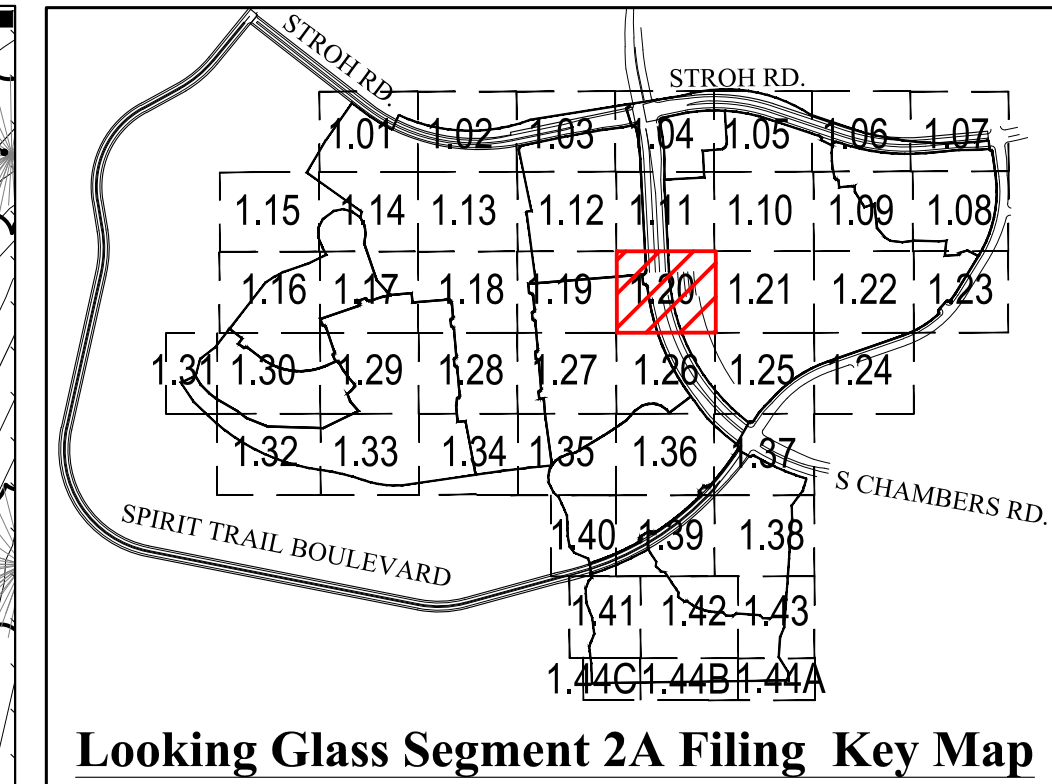
DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.19

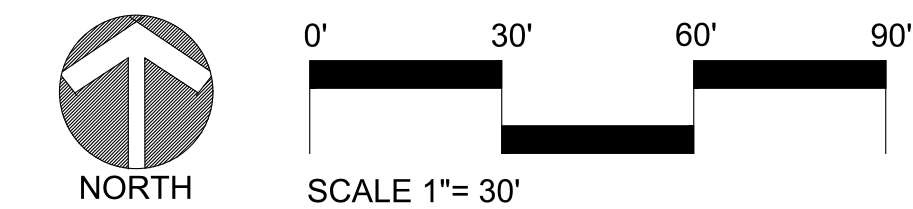
MATCHLINE- REFER TO L1.19



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"-4" ROCK COBBLE MULCH
 - 2" RIVER ROCK MULCH
 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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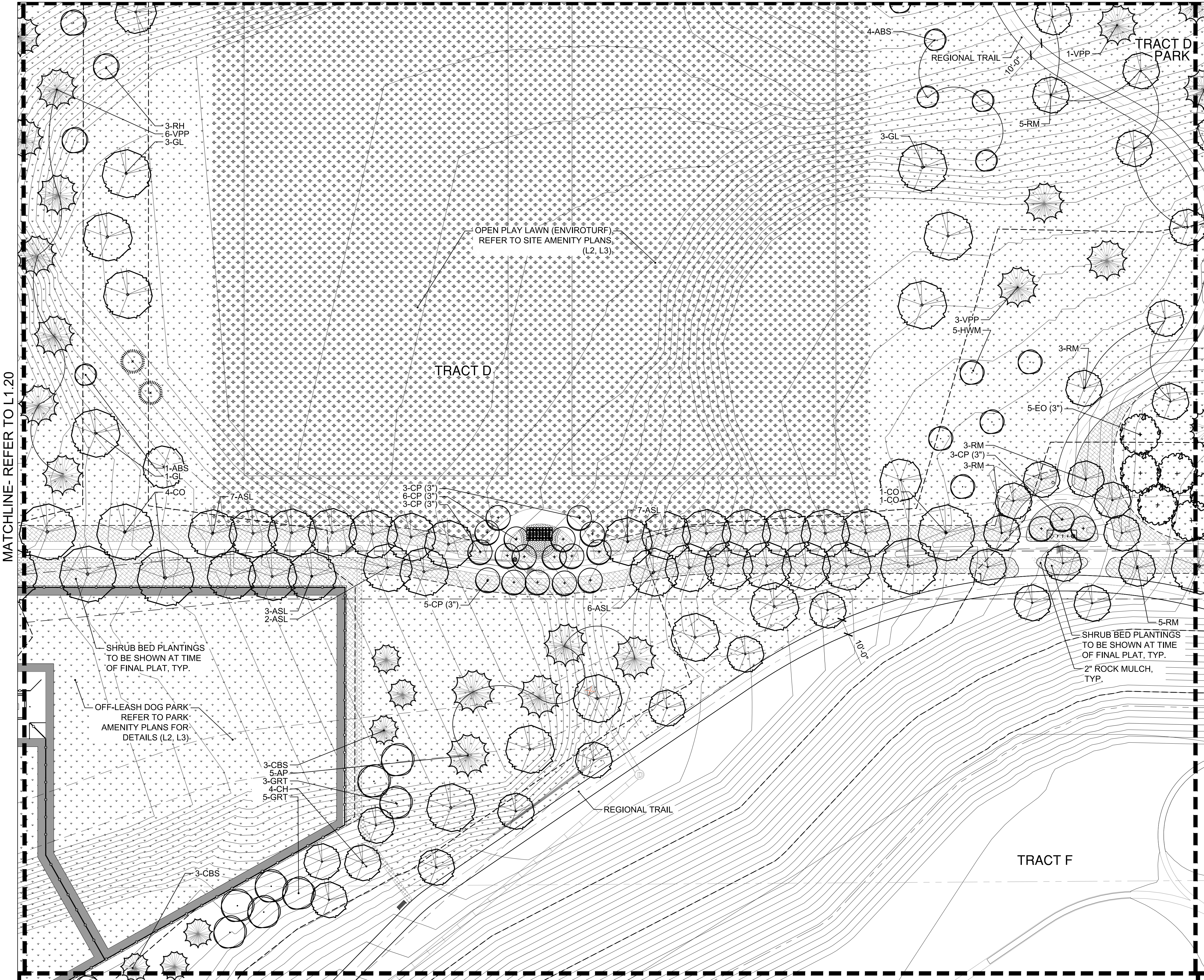
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Denver, CO 80202
303.446.2368



DATE: 2020-03-27
JOB NO: 1242
DRAWN BY: -SA/MK/AK/
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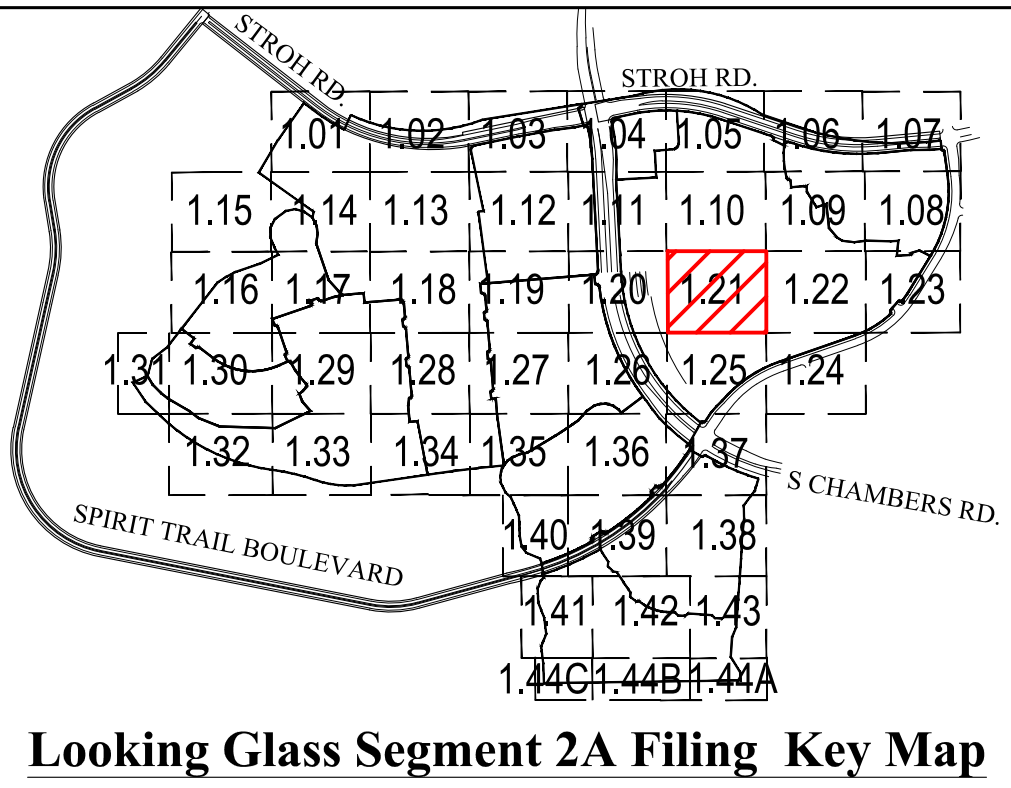
Landscape Plan
L1.20

MATCHLINE- REFER TO SHEET L1.10



MATCHLINE- REFER TO L1.25

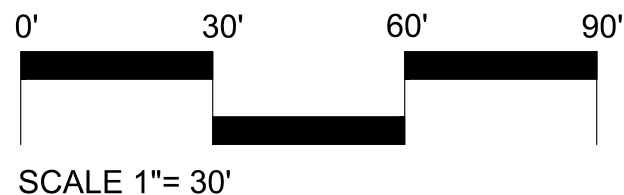
LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
- MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
- MITIGATION EVERGREEN TREE
12' (as labeled on plan)
- SHRUB
- ORNAMENTAL GRASS
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- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE
TRIANGLE
- RIGHT-OF-WAY

MATCHLINE- REFER TO L1.22



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
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Matt Childers
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Denver, CO 80211



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Centennial, CO 80112
303.694.1520



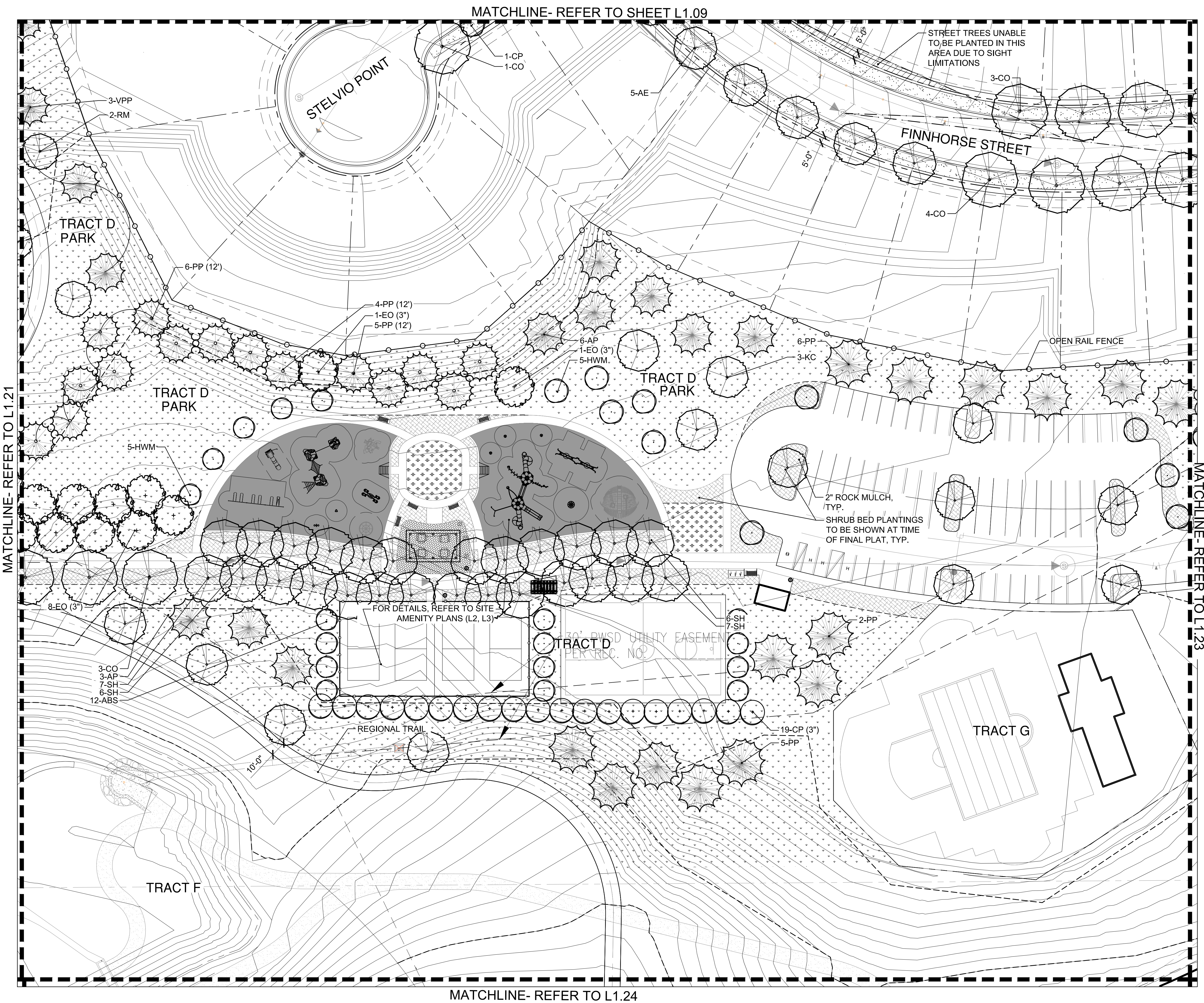
Planner / Landscape Architect
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1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



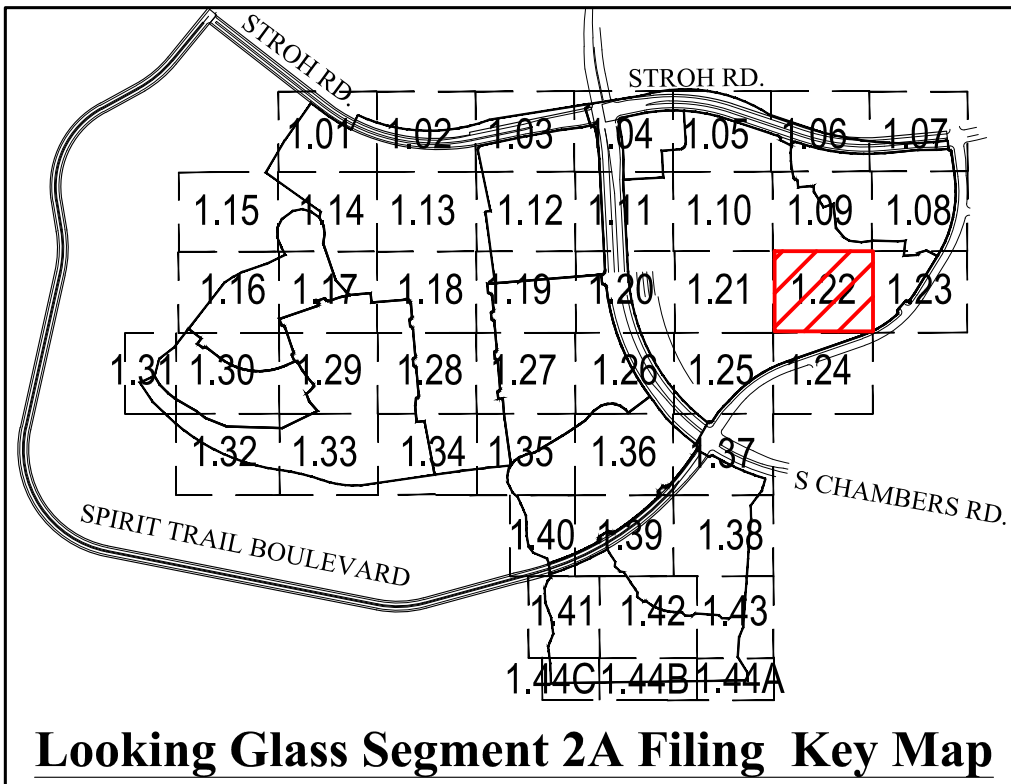
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JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.21

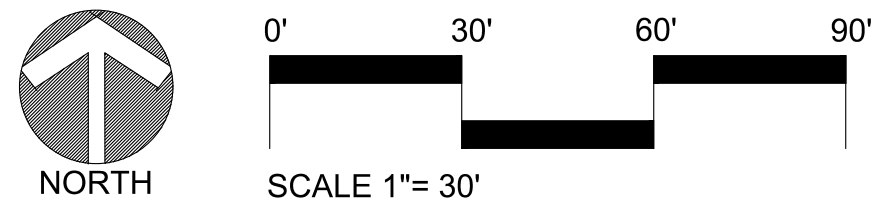
MATCHLINE- REFER TO L1.21



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
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 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
**SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



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303.694.1520



Planner / Landscape Architect
The Henry Design Group
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Denver, CO 80202
303.446.2368

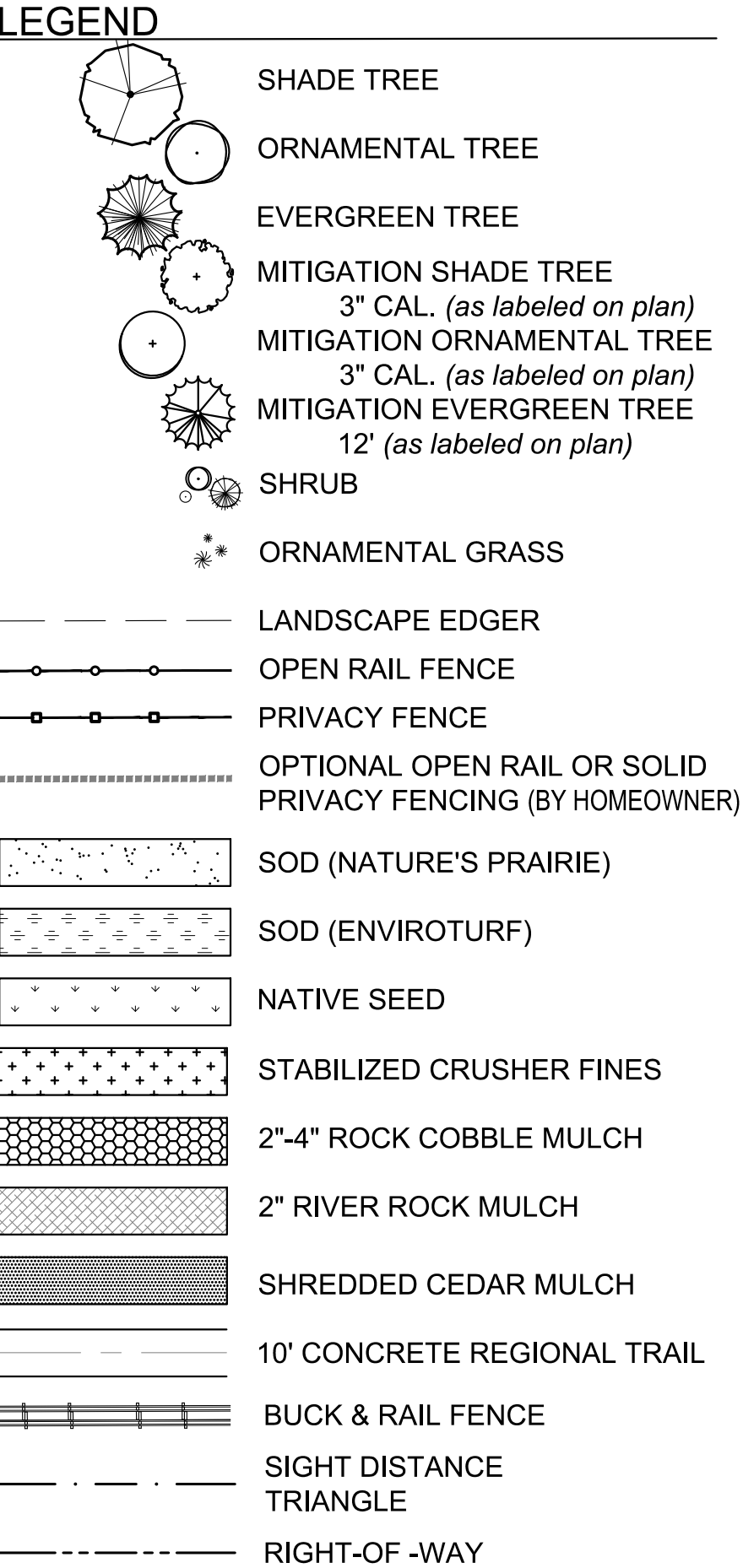


DATE: 2020-03-27
JOB NO: - 1242
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APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.22

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NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	08-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	09-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	03-16-2023

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
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Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
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 Denver, CO 80202
 303.446.2368

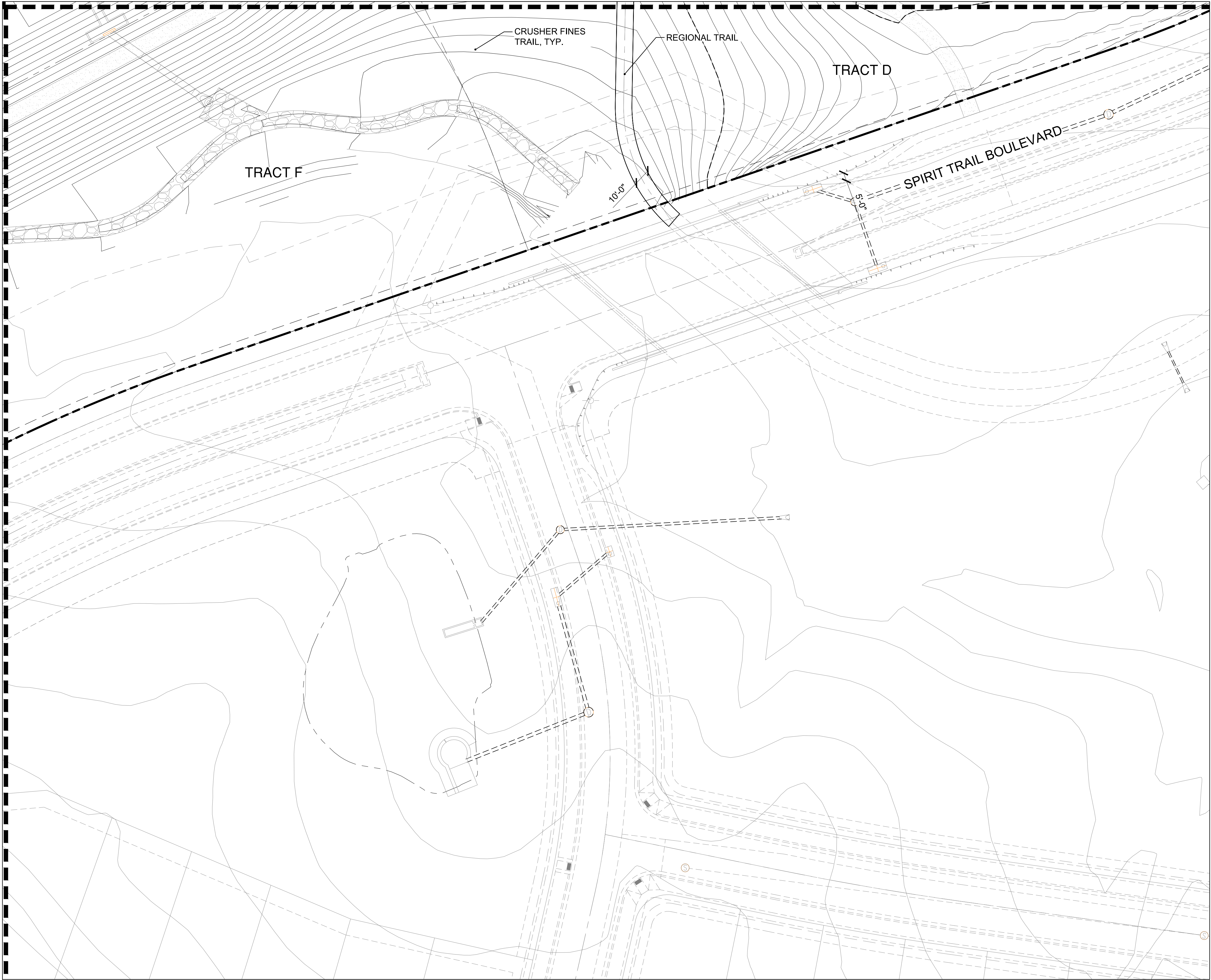
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design
group

DATE: 2020-03-27
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APPROVED: - KH
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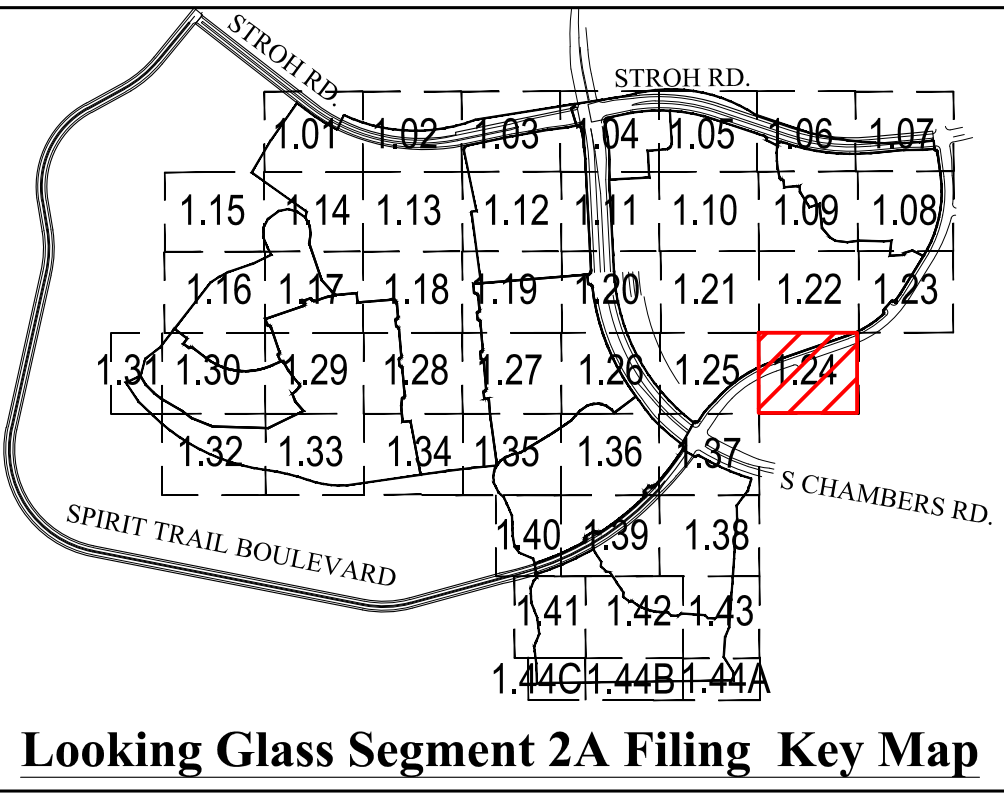
Landscape Plan
L1.23

MATCHLINE- REFER TO L1.25

MATCHLINE- REFER TO SHEET L1.22

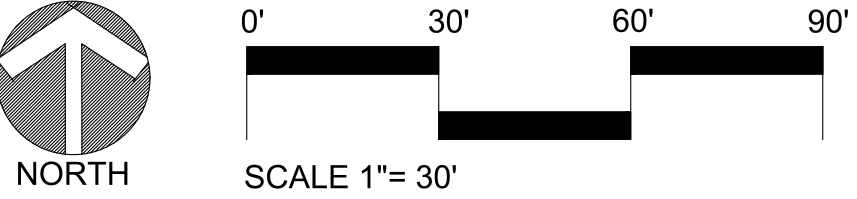


MATCHLINE- LOOKING GLASS SEGMENT 1



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"-4" ROCK COBBLE MULCH
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 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



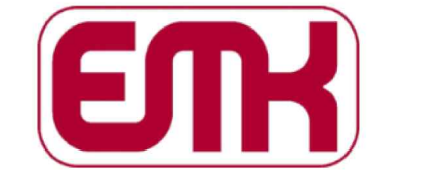
NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH & PRELIM PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
**SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

Owner/Developer
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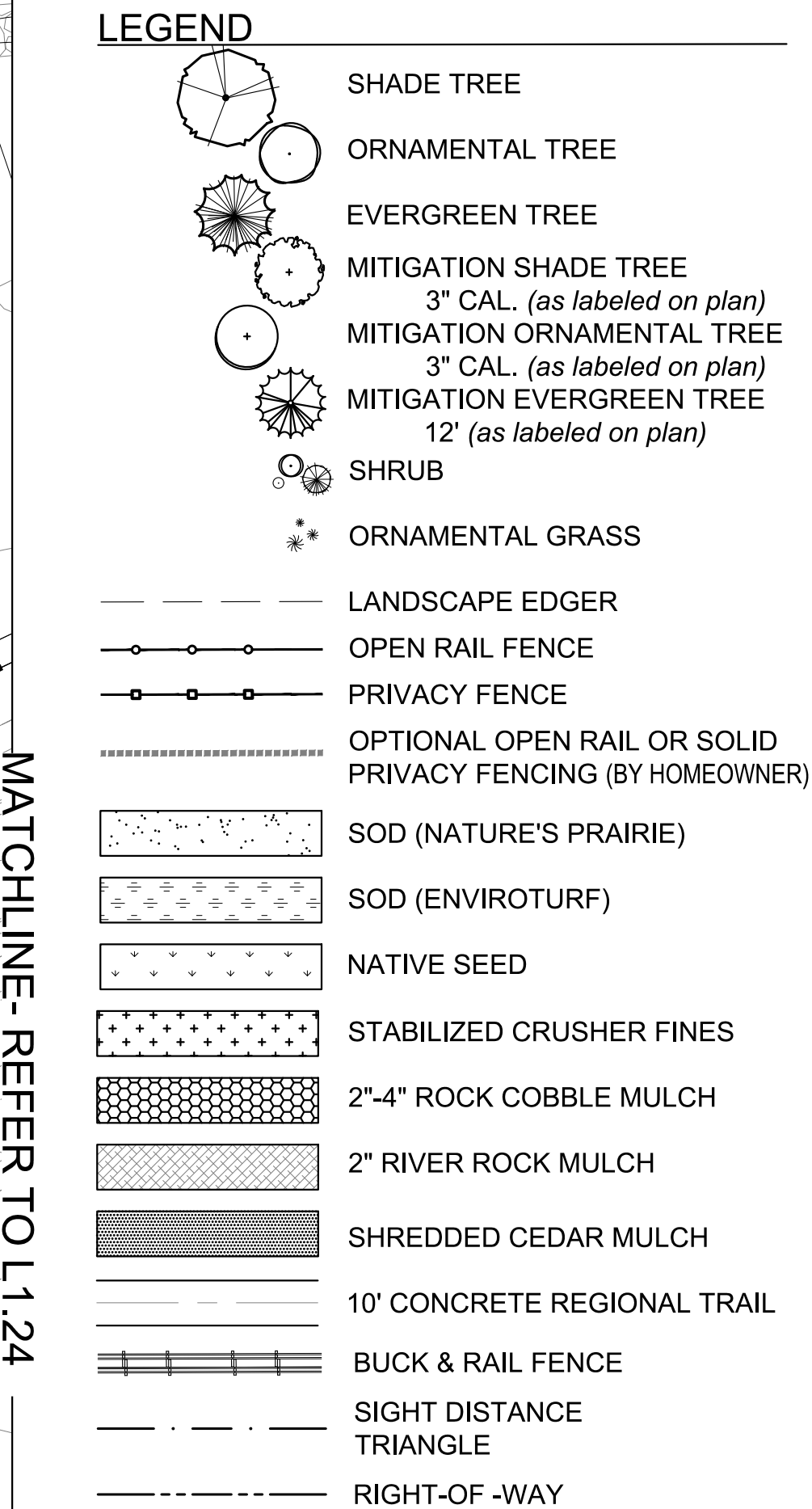


DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.24

MATCHLINE- REFER TO L1.26

-----MATCHLINE-----REFER TO L1.24



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
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Denver, CO 80211



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Planner / Landscape Architect
The Henry Design Group
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Denver, CO 80202
303.446.2368

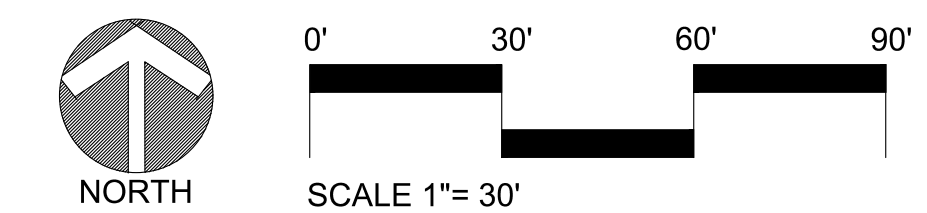
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design
group

DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

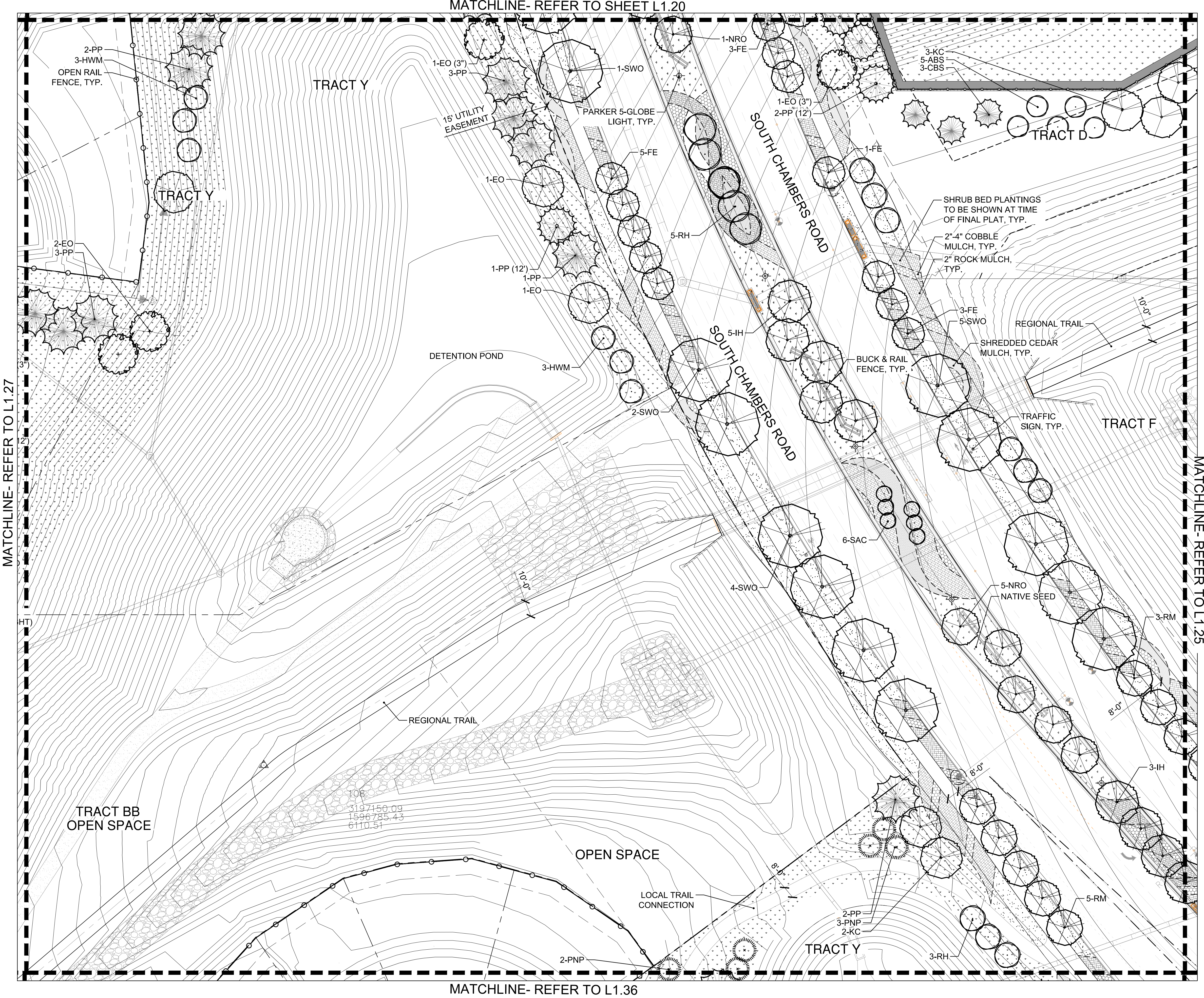
Landscape Plan

L1.25

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

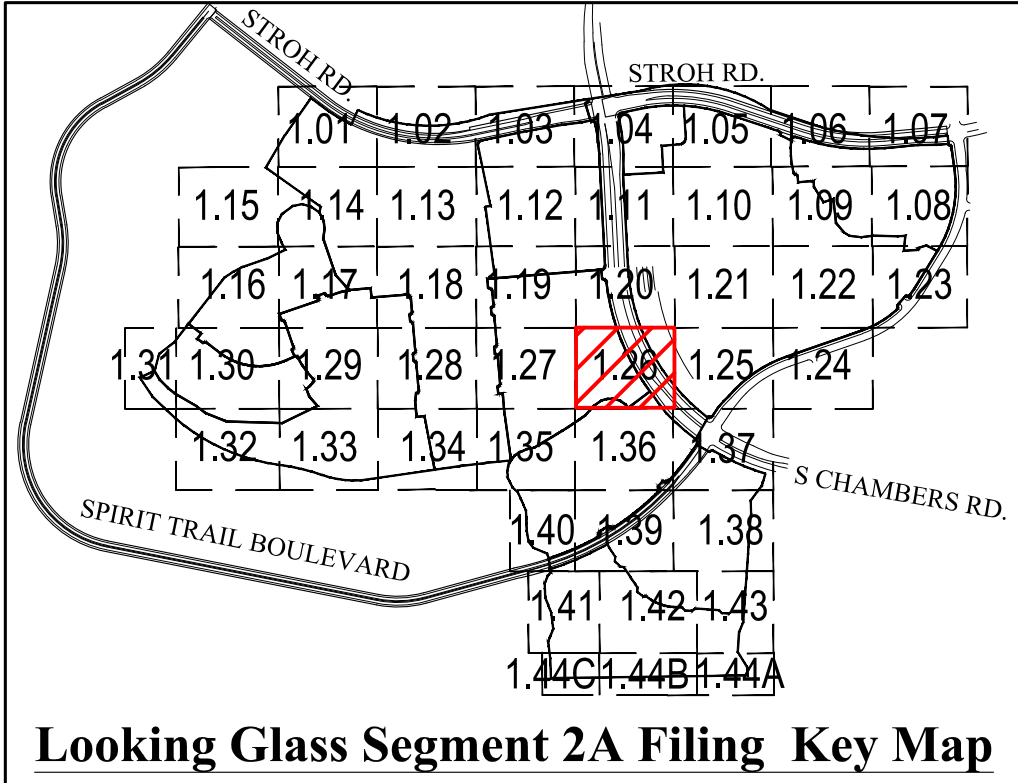


MATCHLINE- REFER TO L1.27



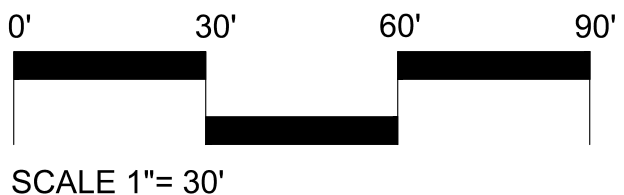
MATCHLINE- REFER TO SHEET L1.20

MATCHLINE- REFER TO L1.36



LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
- MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
- MITIGATION EVERGREEN TREE 12' (as labeled on plan)
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
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- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF-WAY



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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Centennial, CO 80112
303.694.1520



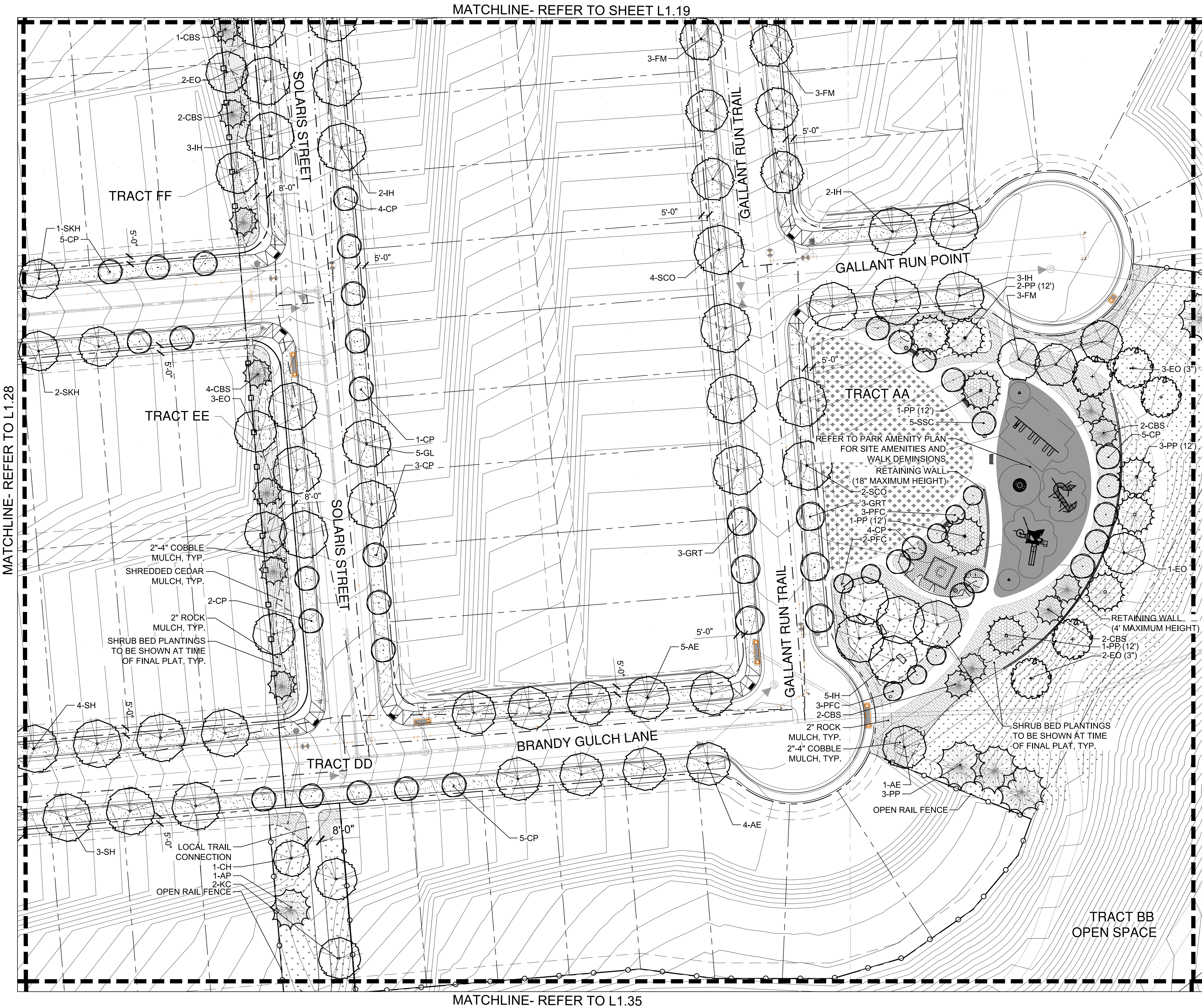
Planner / Landscape Architect
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1501 Wazee St., Suite 1-C
Denver, CO 80202
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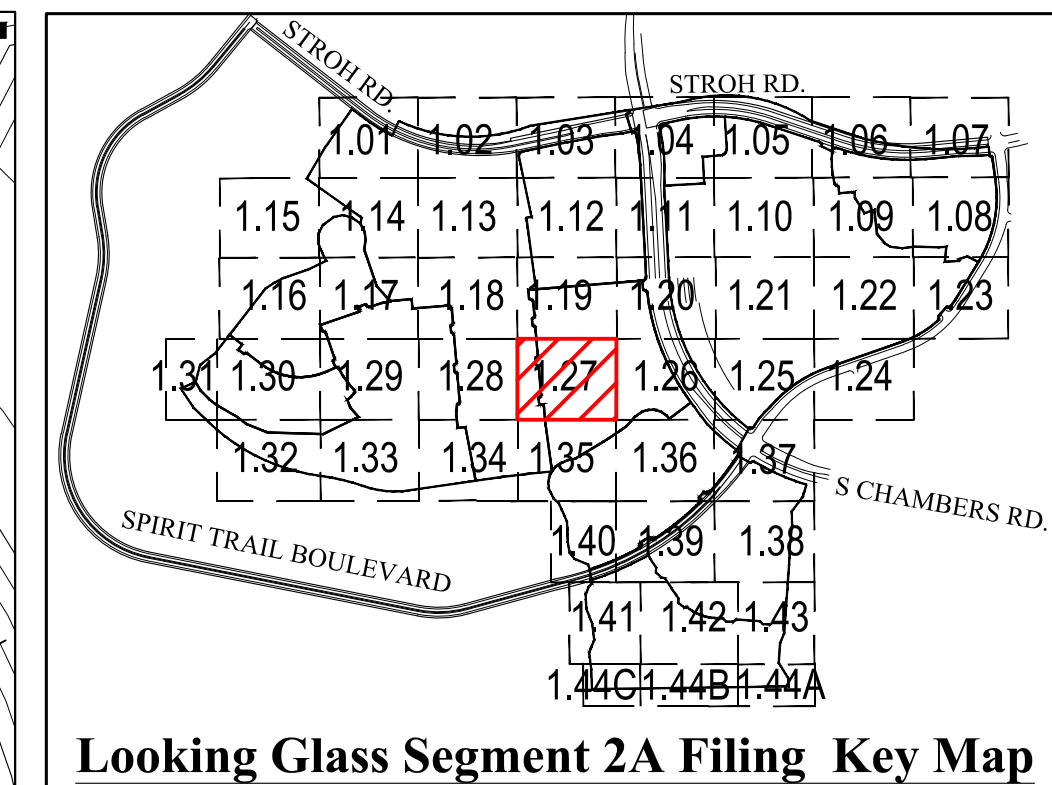
DATE: 2020-03-27
JOB NO: 1242
DRAWN BY: -SA/MK/AK/
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.26

MATCHLINE- REFER TO L1.28

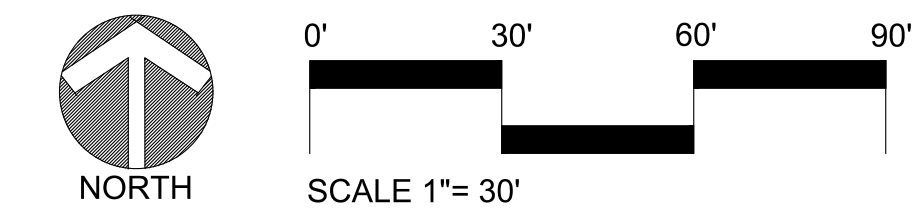


LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"-4" ROCK COBBLE MULCH
 - 2" RIVER ROCK MULCH
 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY

MATCHLINE- REFER TO L1.26



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



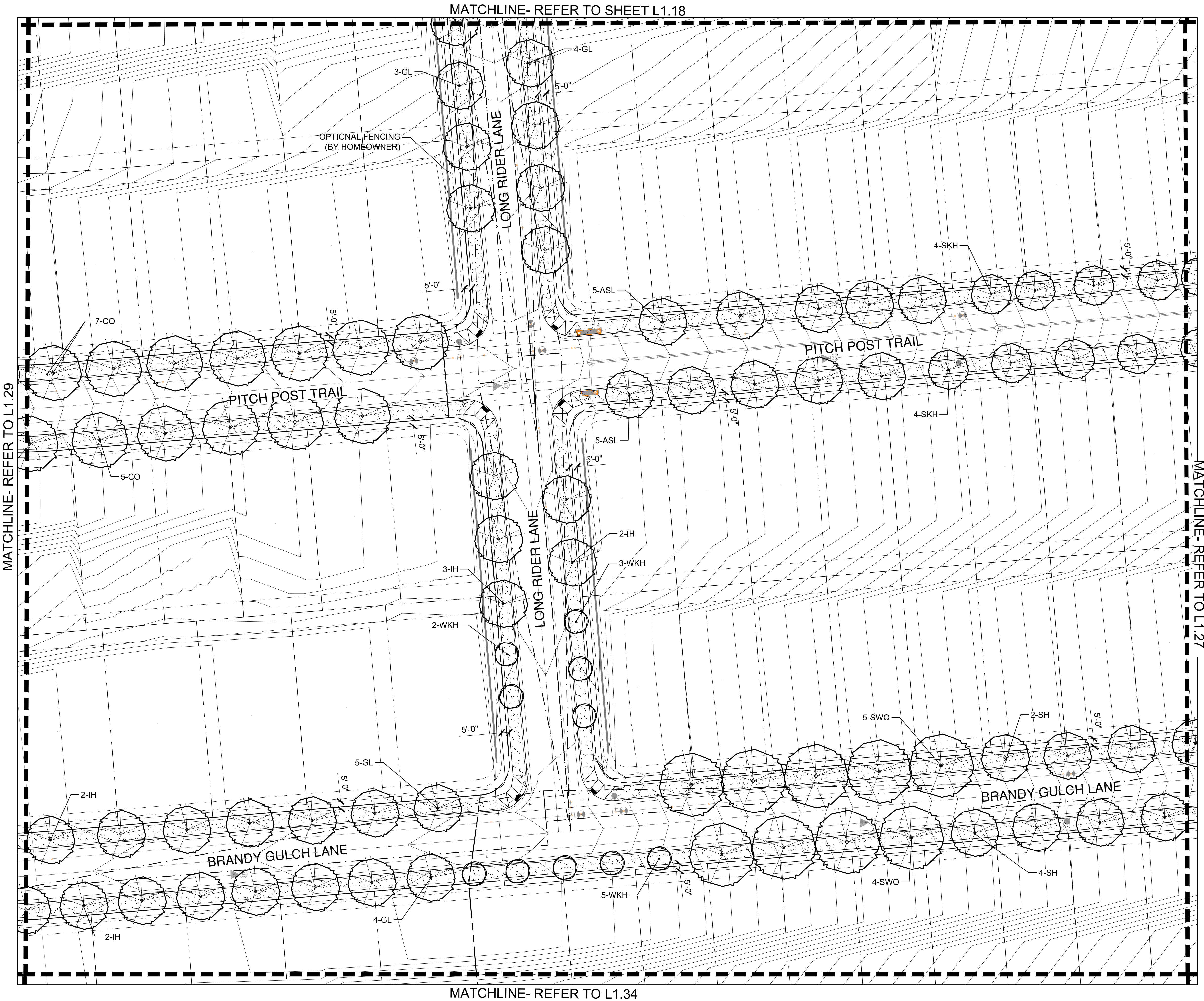
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



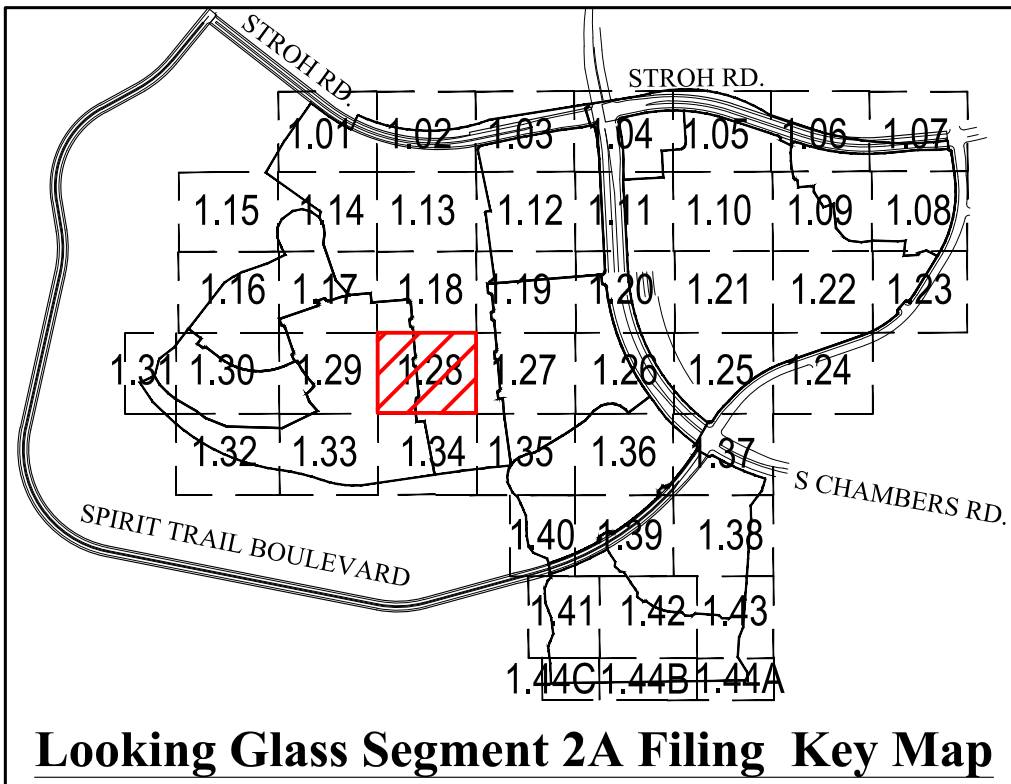
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JOB NO: 1242
DRAWN BY: -SA/MK/AK/
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.27

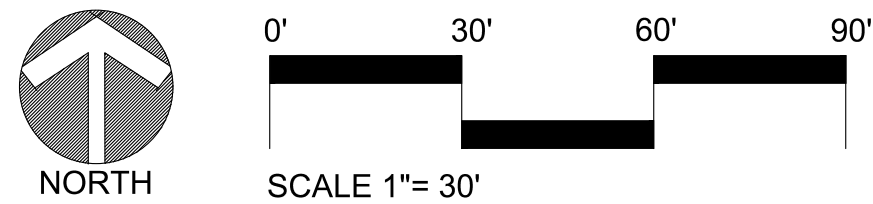
MATCHLINE- REFER TO L1.29



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
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 - 2"-4" ROCK COBBLE MULCH
 - 2" RIVER ROCK MULCH
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 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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2727 Bryant Street, Suite 200
Denver, CO 80211



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EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



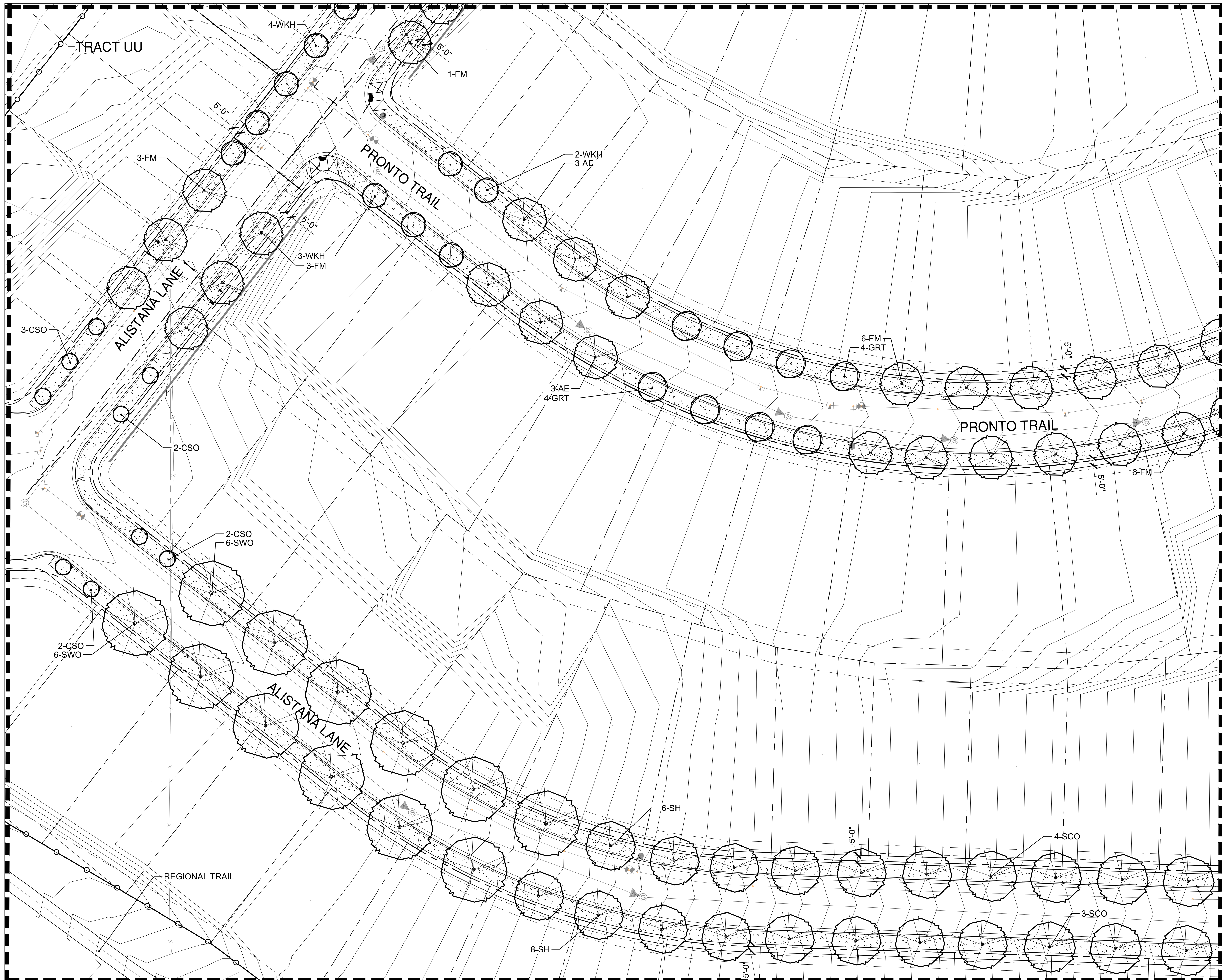
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



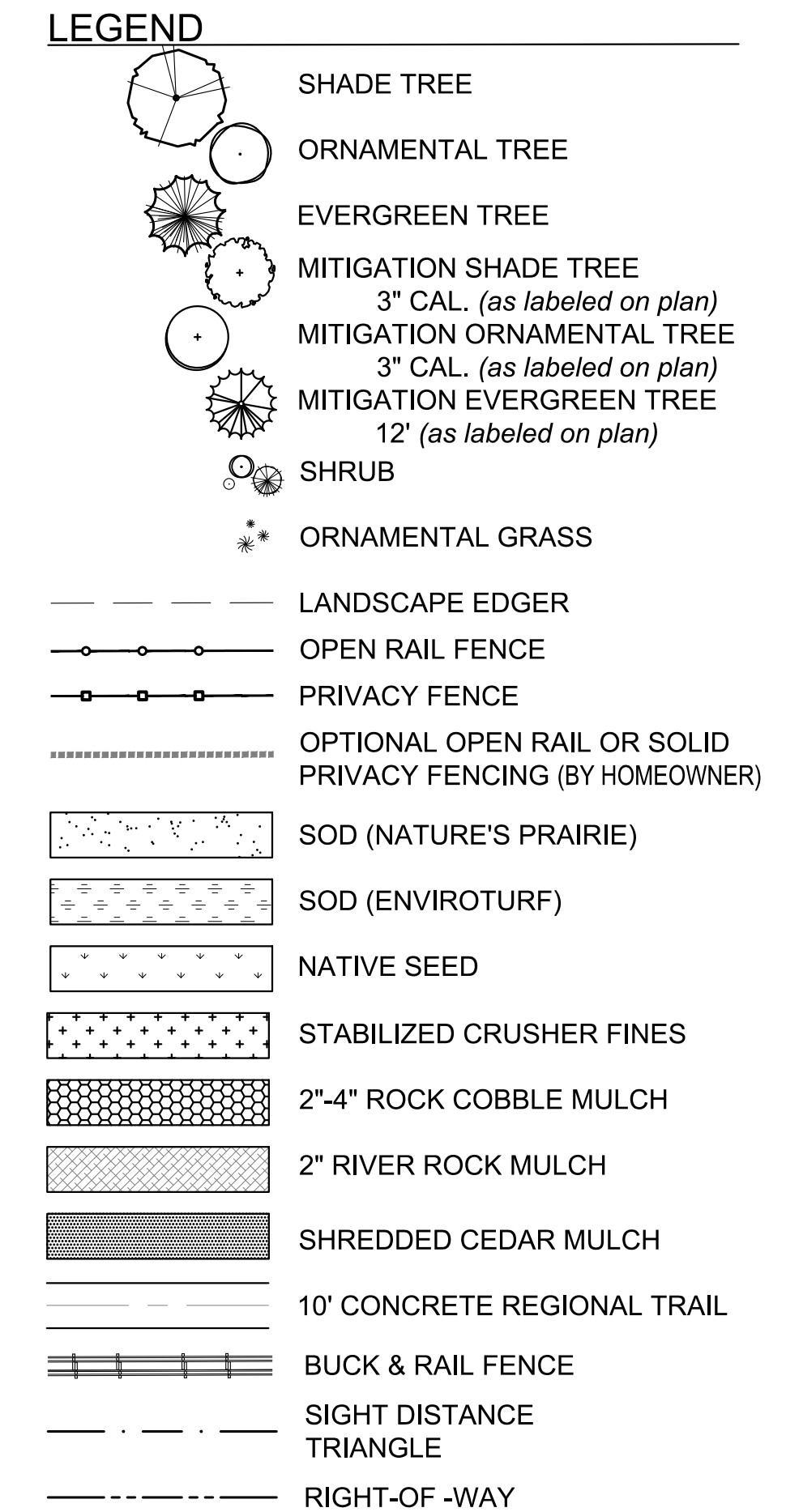
DATE: 2020-03-27
JOB NO: 1242
DRAWN BY: -SA/MK/AK/
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.28

MATCHLINE- REFER TO L1.31



MATCHLINE- REFER TO L1.32



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
**SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

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Matt Childers
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Denver, CO 80211



DREAM FINDERS HOMES

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303.694.1520

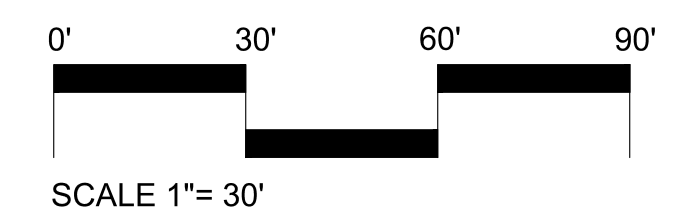


Planner / Landscape Architect
The Henry Design Group
 1501 Wazee St., Suite 1-C
 Denver, CO 80202
 303.446.2368

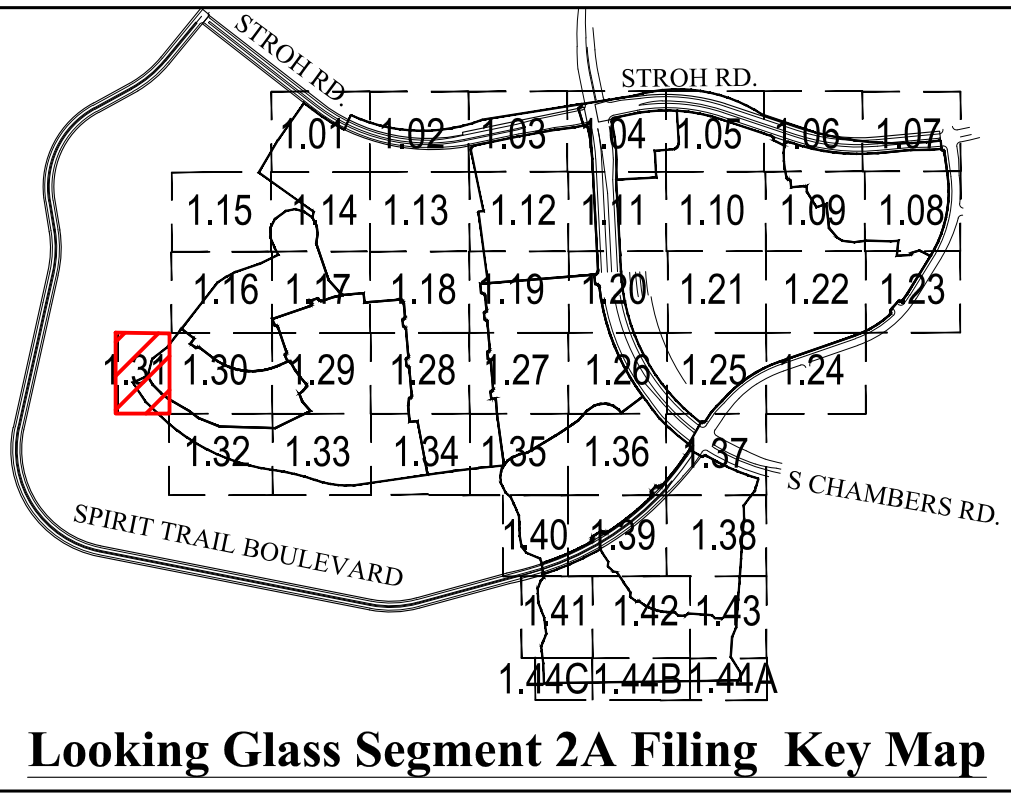
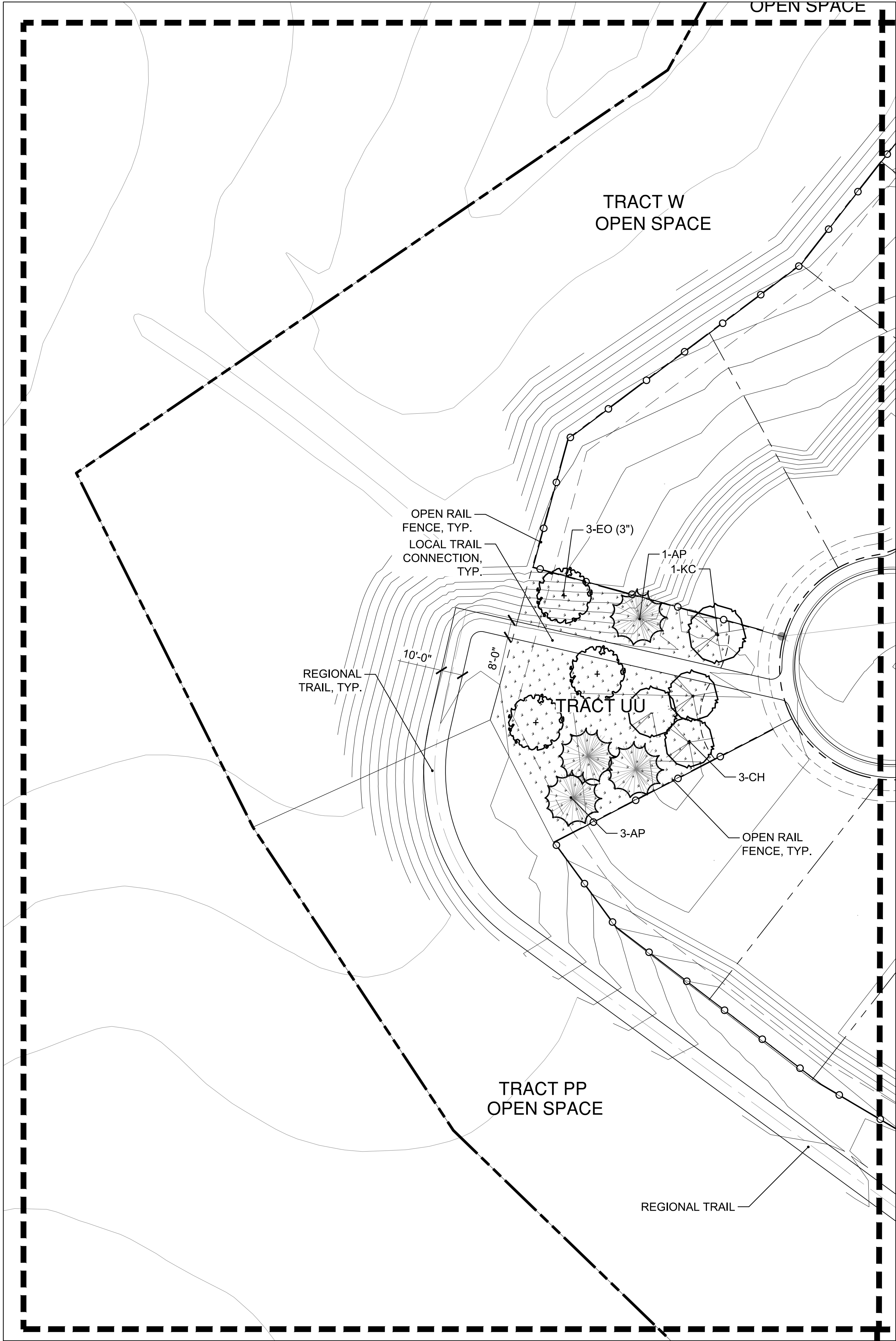
Henry
Design
Group

DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

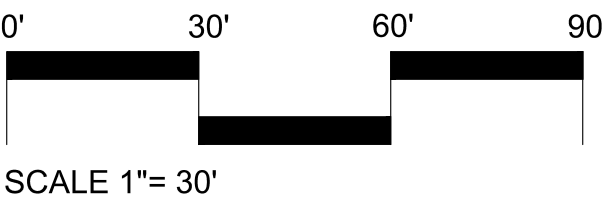
Landscape Plan
L1.30



MATCHLINE-LIMIT OF LOOKING GLASS SEGMENT 2A



- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
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 - 2" RIVER ROCK MULCH
 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF -WAY



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
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303.694.1520



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1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



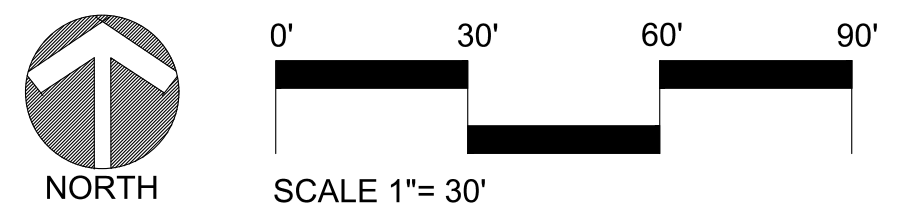
DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.31

—MATCHLINE— LIMIT OF LOOKING GLASS SEGMENT 2A

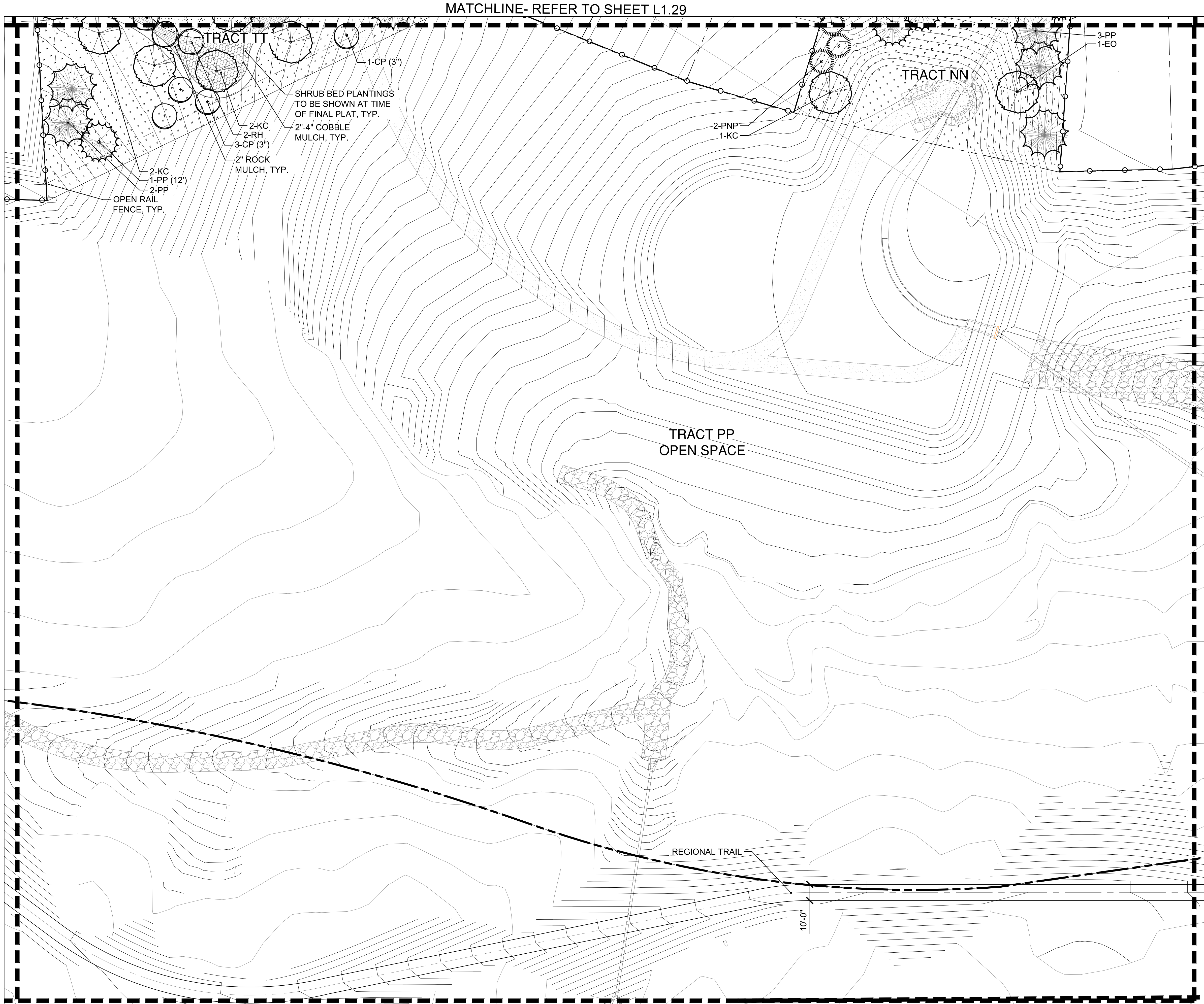


LANDSCAPE ENLARGEMENT PLAN- B
SCALE: 1"= 30'-0"



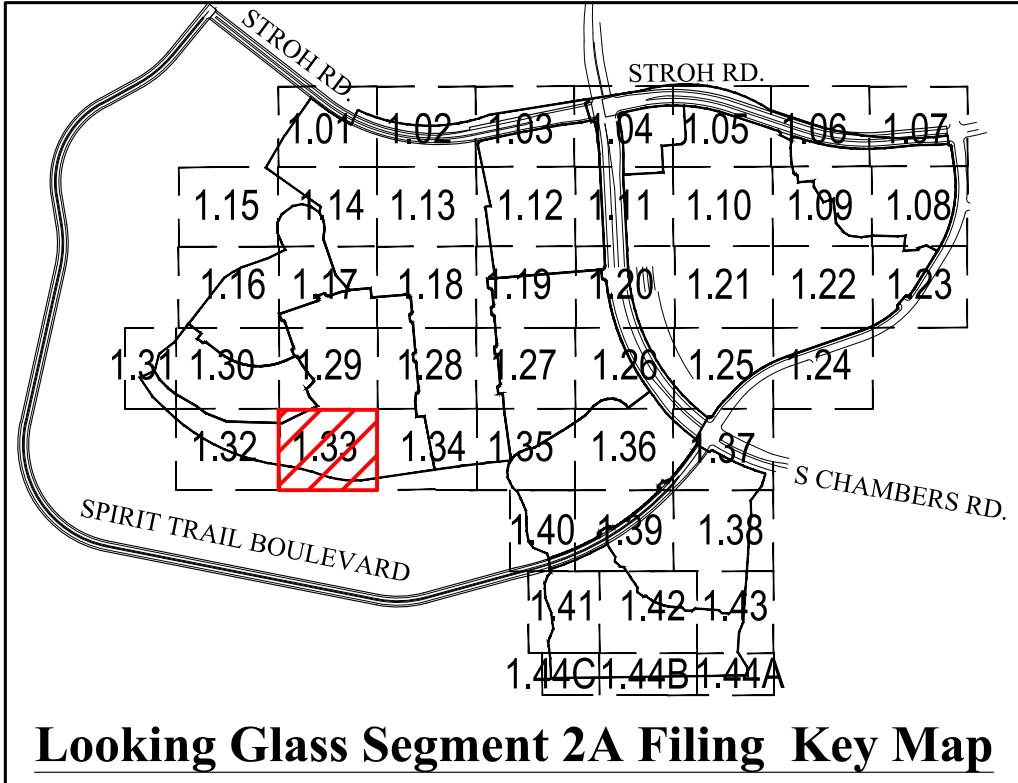
Landscape Plan
L1.32

MATCHLINE- REFER TO L1.32

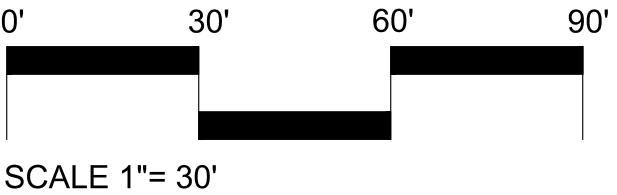


LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

MATCHLINE- LIMIT TO LOOKING GLASS SEGMENT 2A



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY

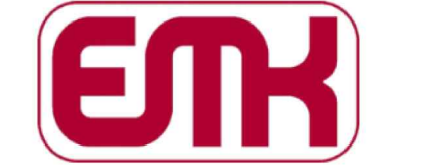


LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
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Planner / Landscape Architect
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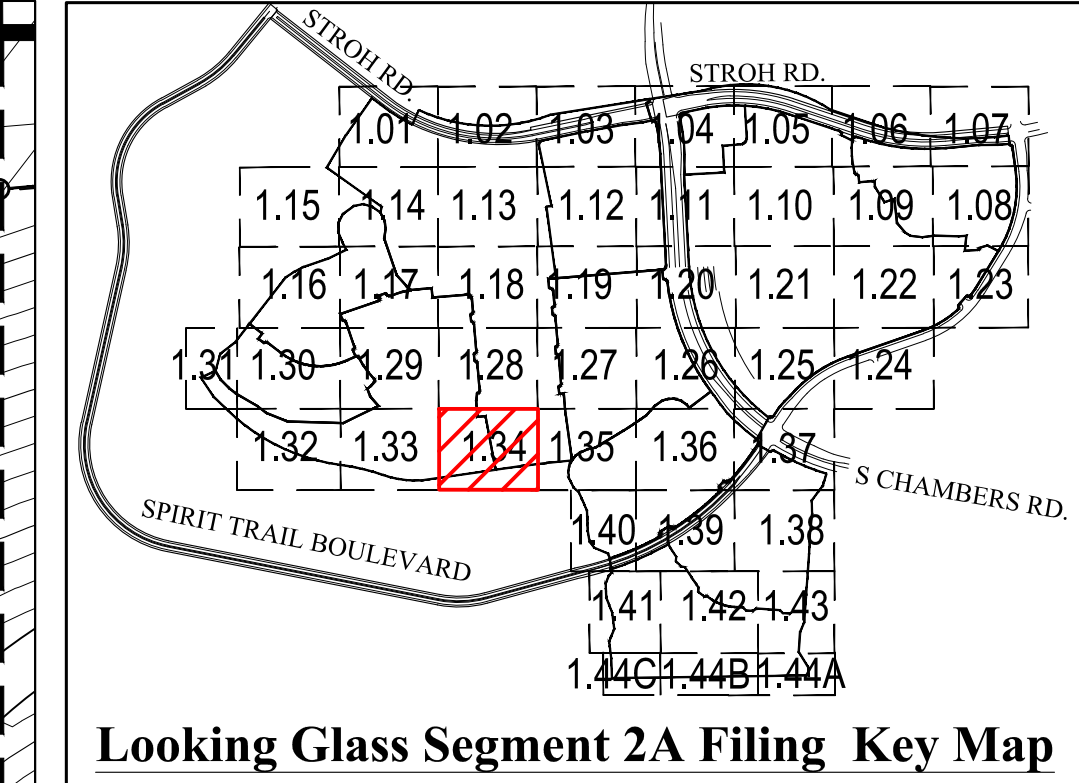


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JOB NO: - 1242
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APPROVED: - KH
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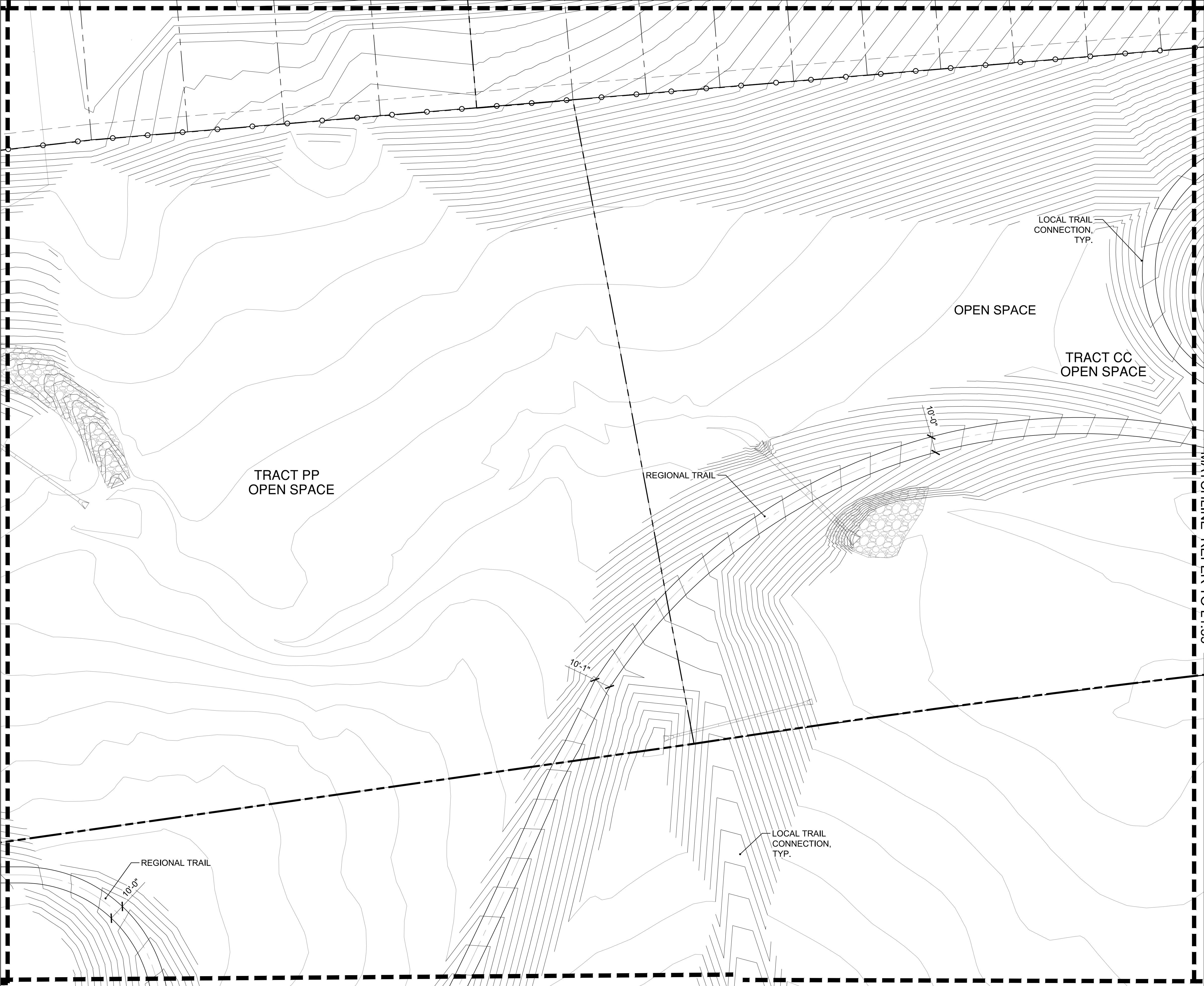
Landscape Plan
L1.33

MATCHLINE- REFER TO L1.33

MATCHLINE- REFER TO SHEET L1.28



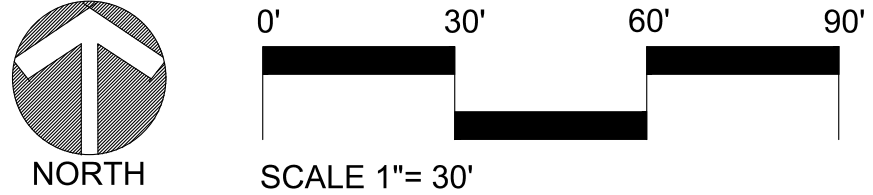
- LEGEND**
- SHADE TREE
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 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
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 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY



MATCHLINE- REFER TO L1.35

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

MATCHLINE- LIMITS OF LOOKING GLASS SEGMENT 2A

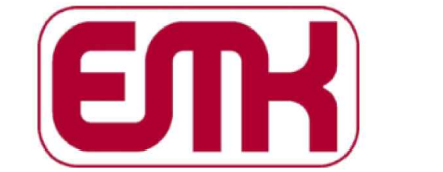


LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
**SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

Owner/Developer
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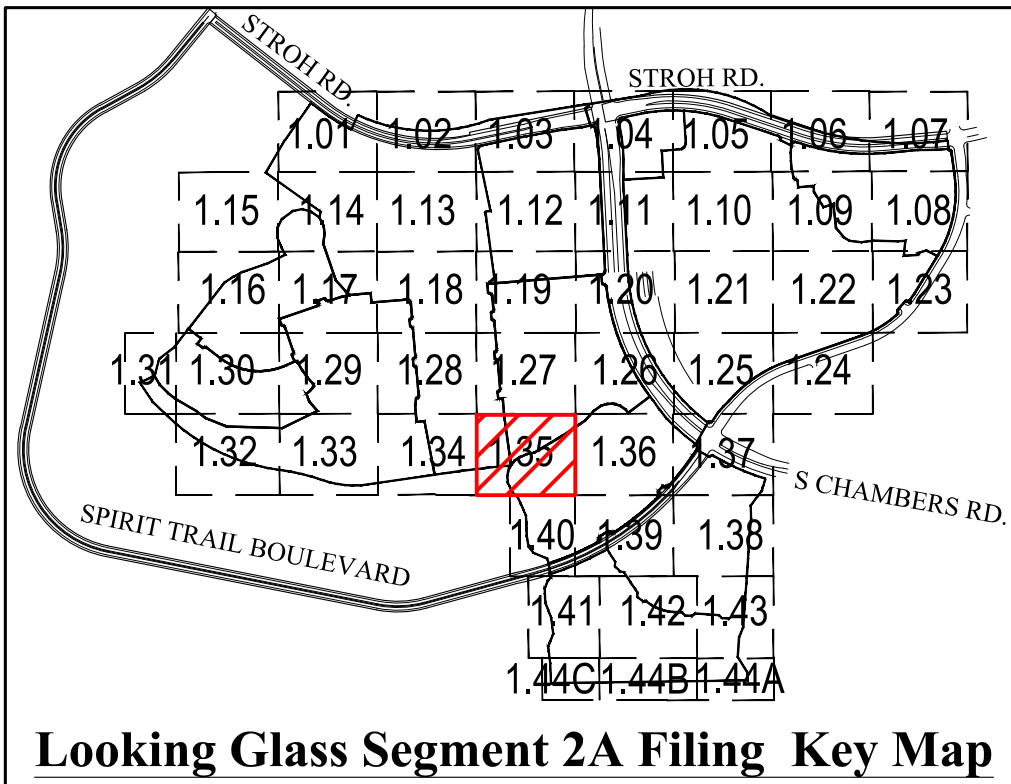
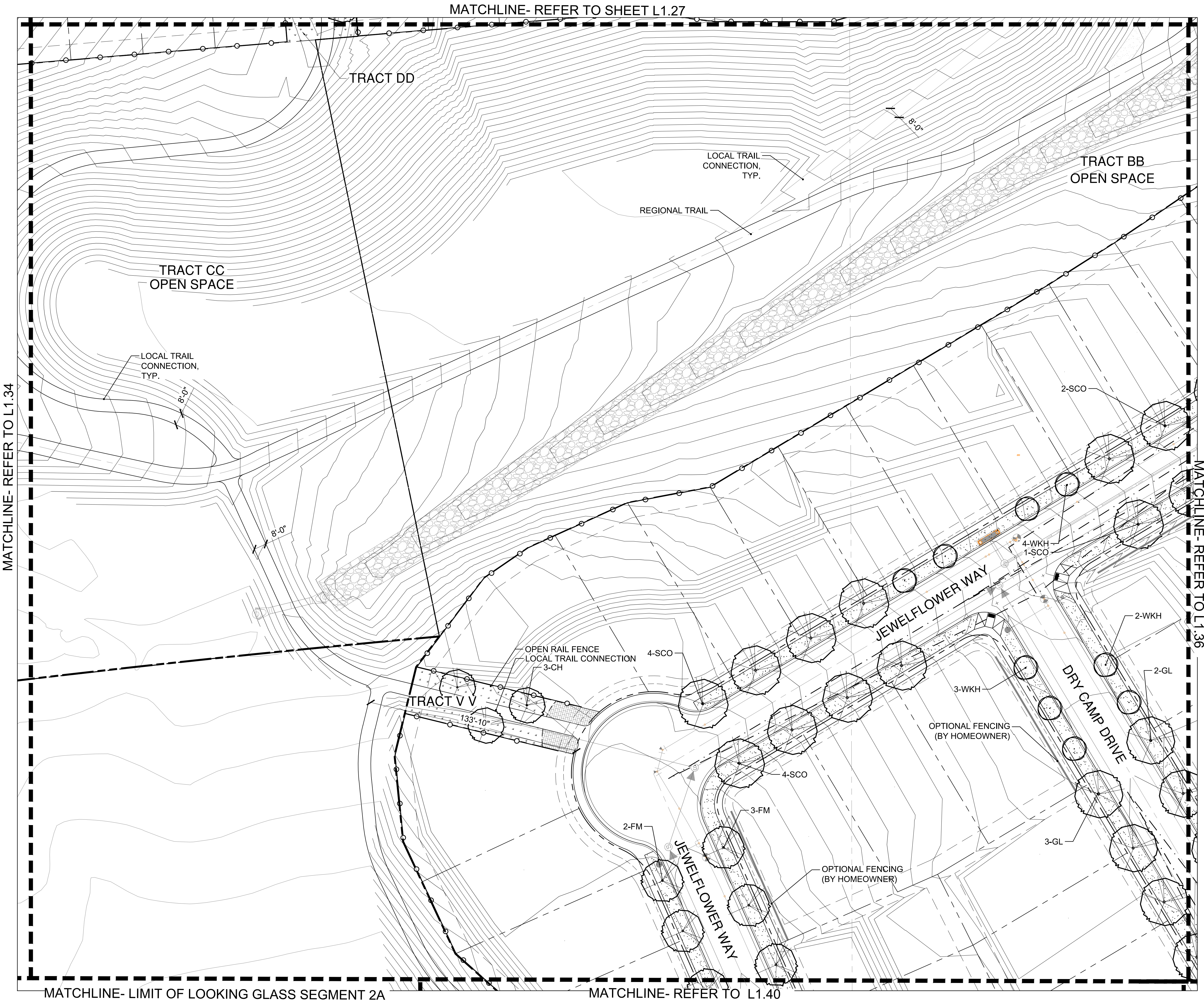
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



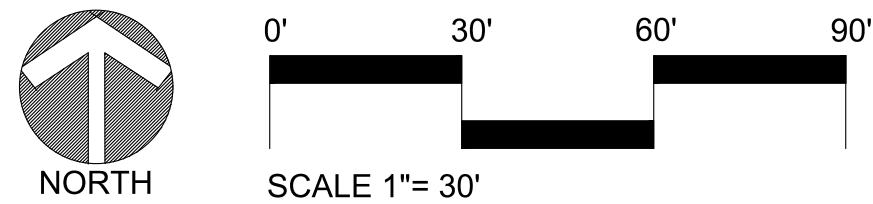
DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.34

MATCHLINE- REFER TO L1.34



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE 12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
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 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE TRIANGLE
 - RIGHT-OF-WAY



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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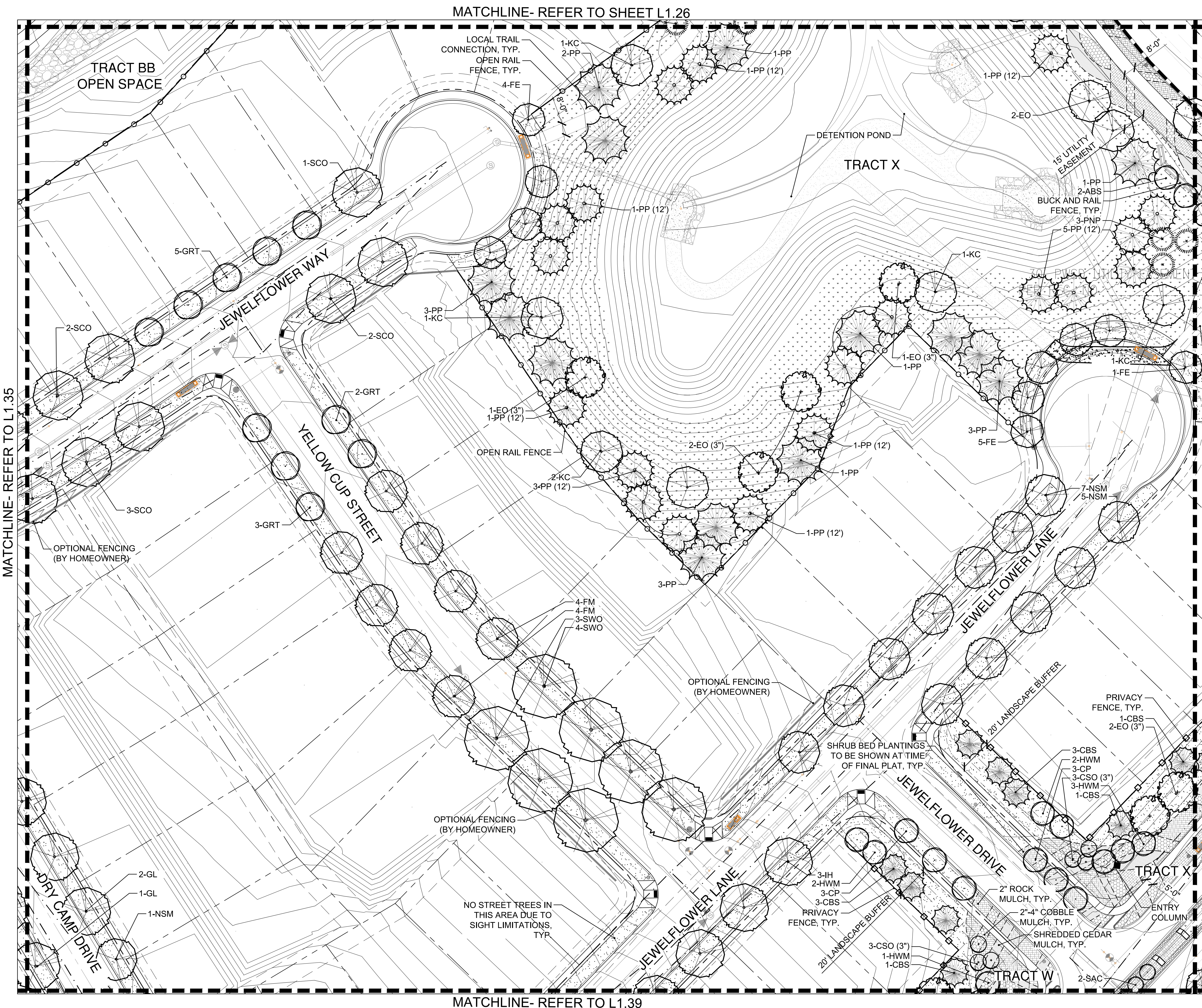


DATE: 2020-03-27
JOB NO: 1242
DRAWN BY: -SA/MK/AK/
APPROVED: -KH
CADD FILE: -

Landscape Plan
L1.35

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"

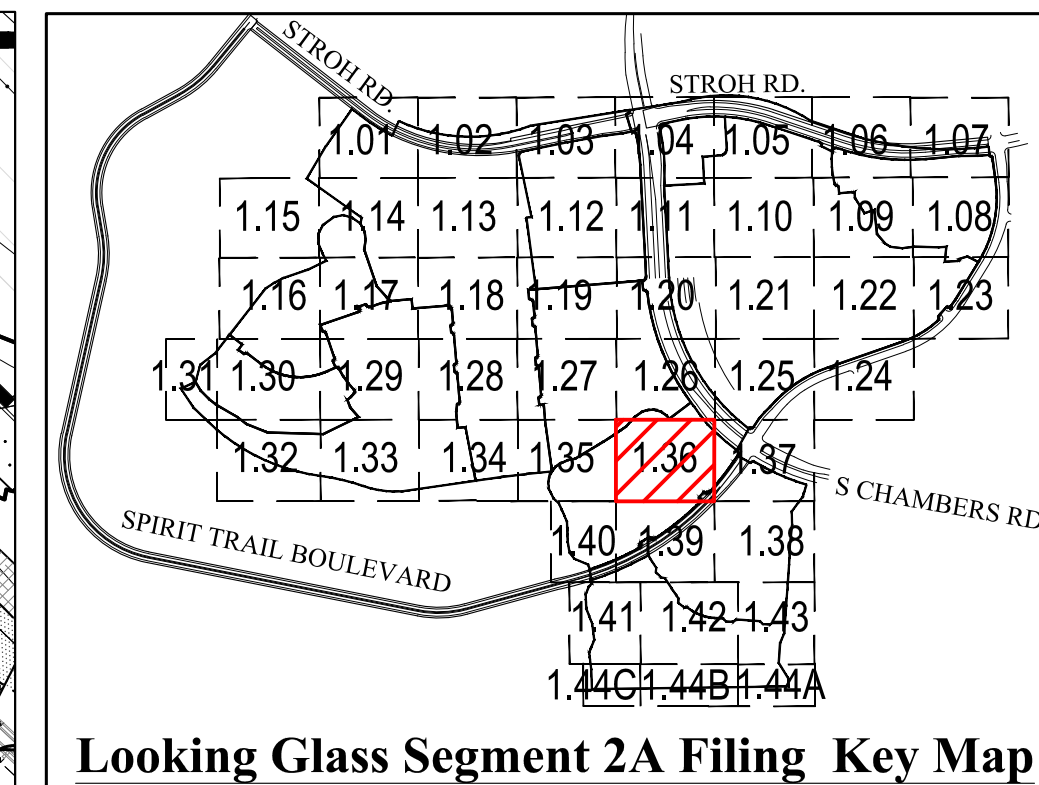
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MATCHLINE- REFER TO SHEET L1.26

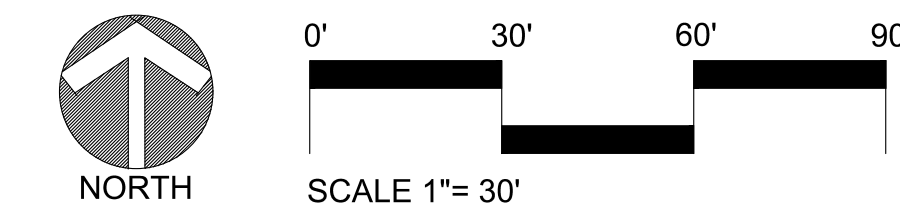
MATCHLINE- REFER TO L1.39

MATCHLINE- REFER TO L1.37



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
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 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
**SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
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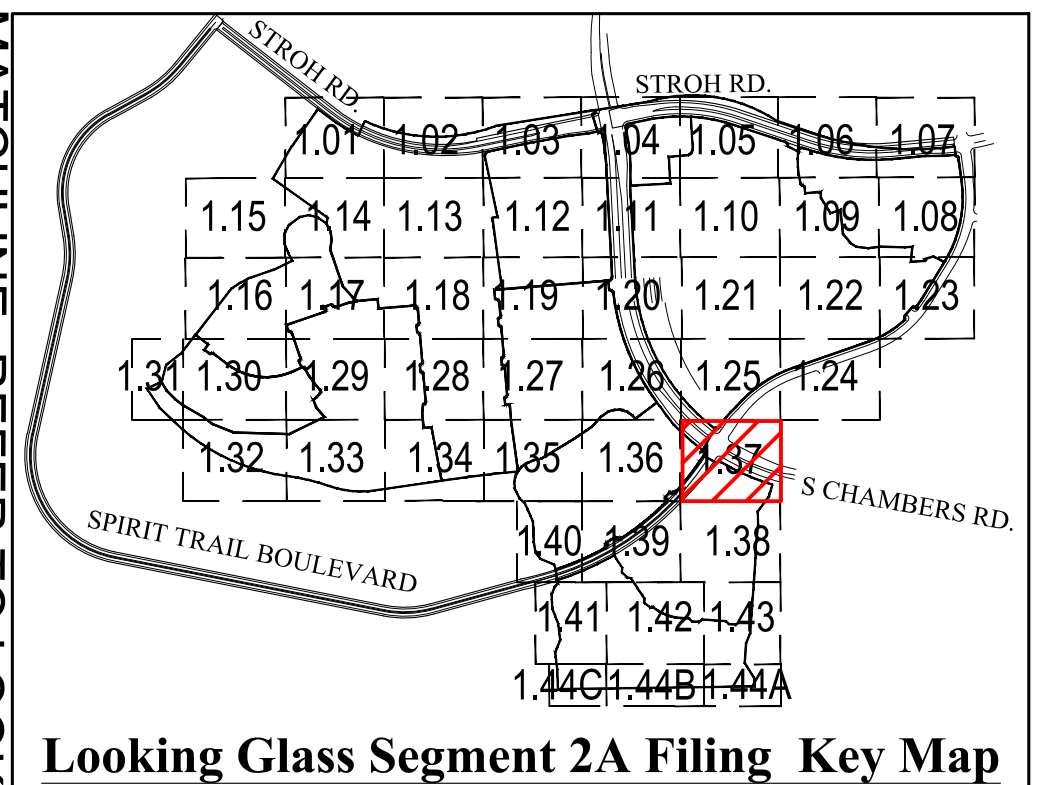
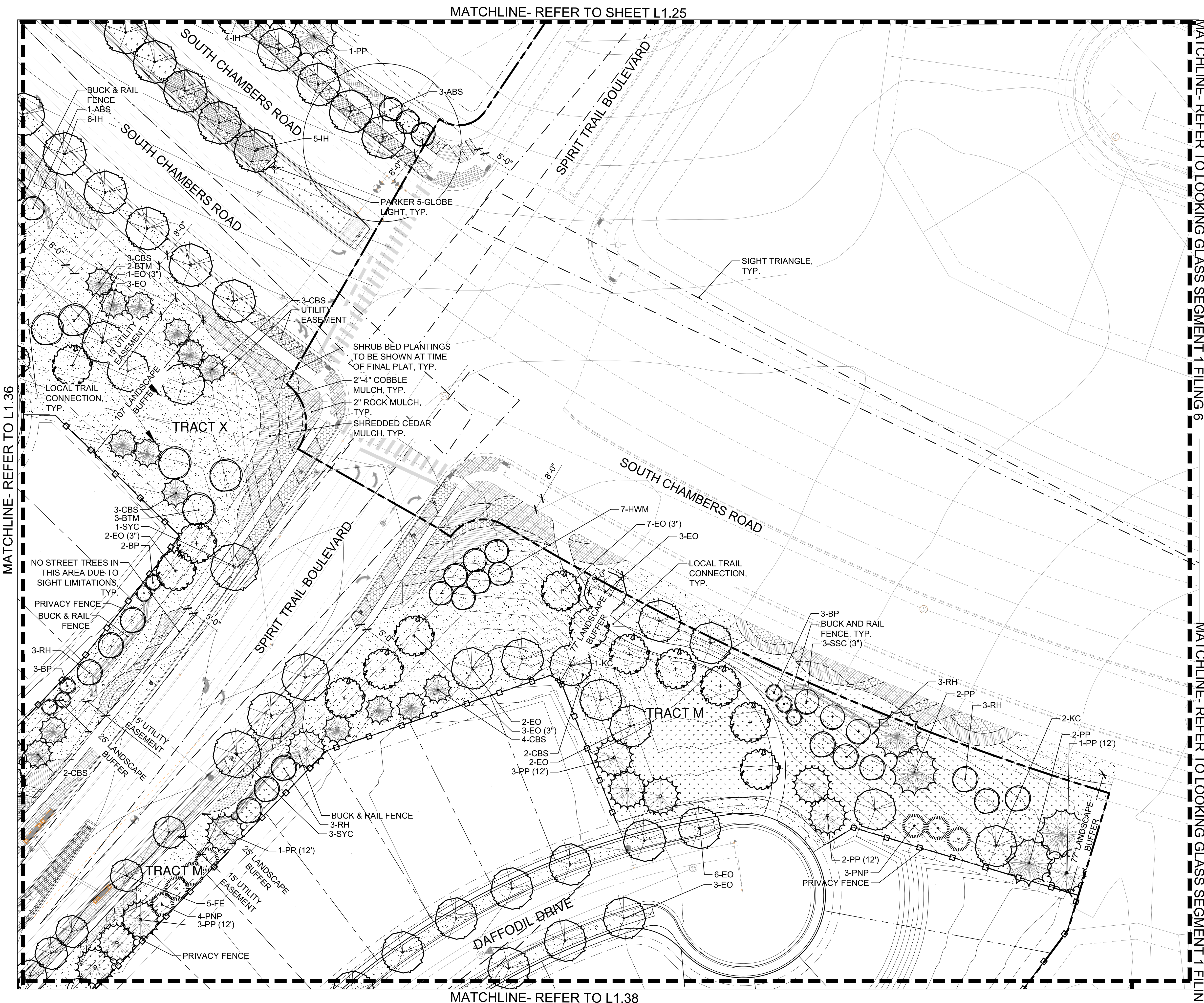


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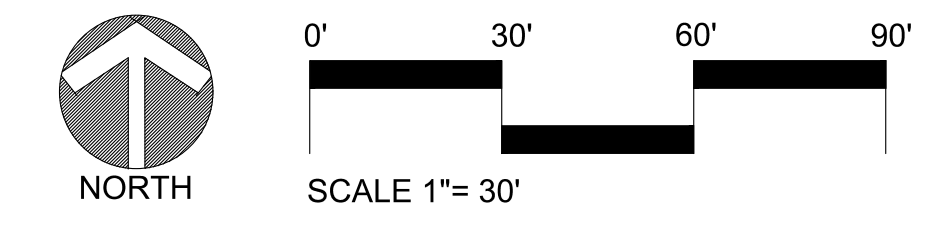
DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.36



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
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 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO

**SEGMENT 2A DEVELOPMENT
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(NOT FOR CONSTRUCTION)

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DREAM FINDERS HOMES

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Centennial, CO 80112
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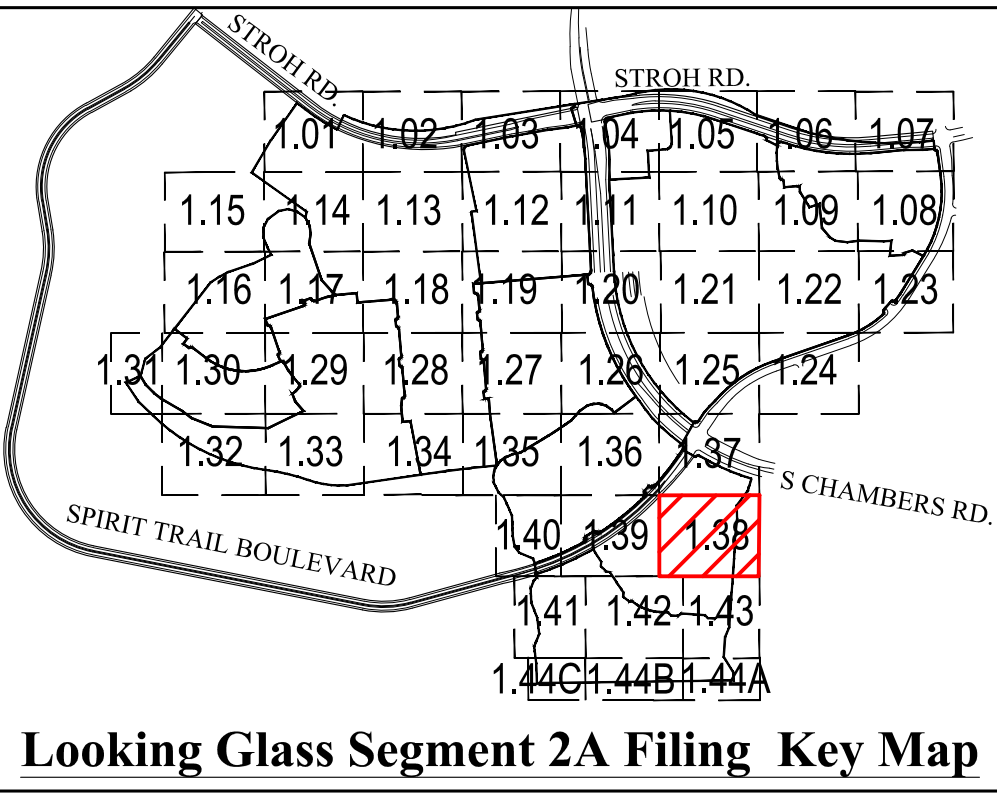
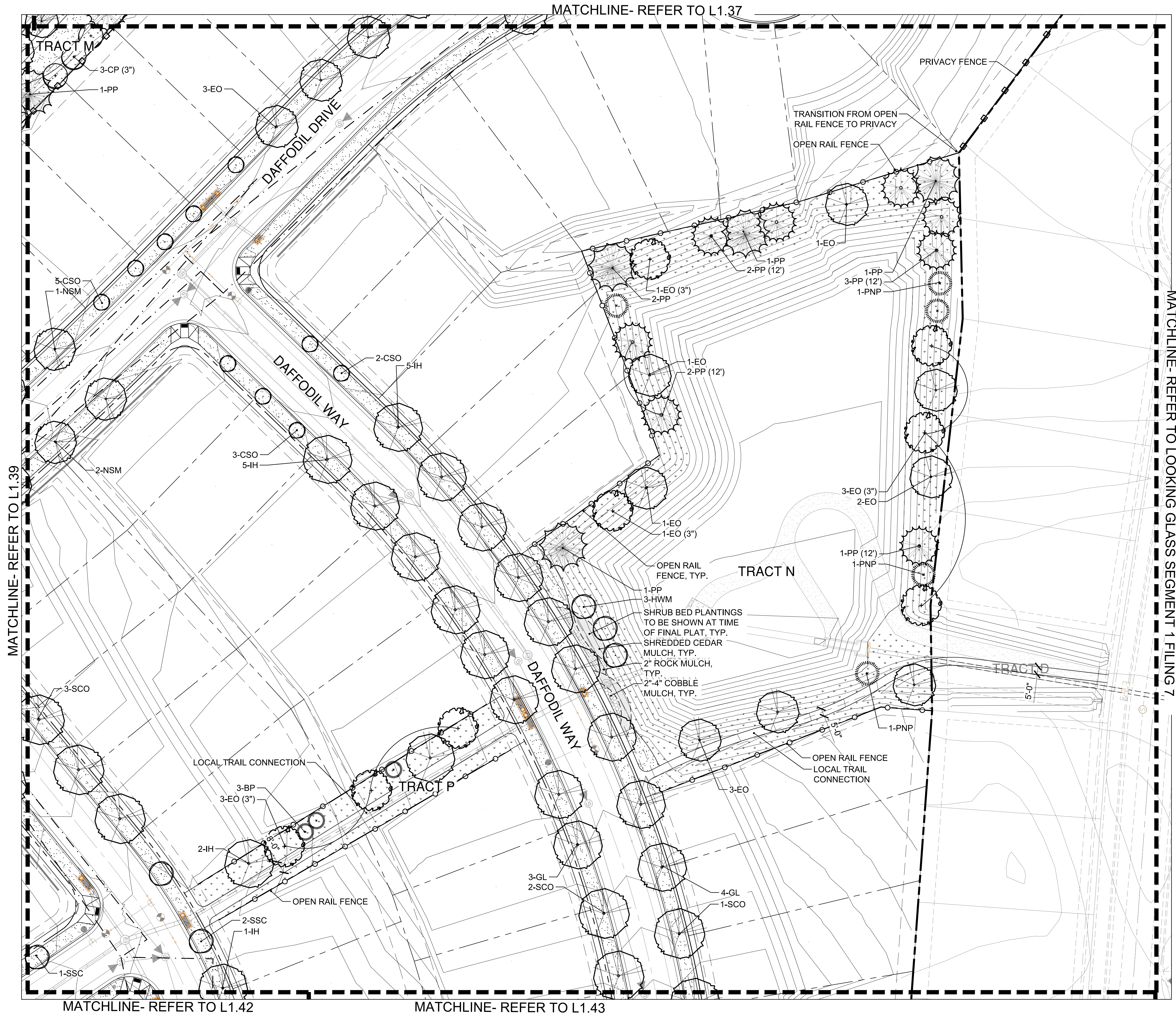
EMK

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The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

henry
design
group

DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.37



- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
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LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



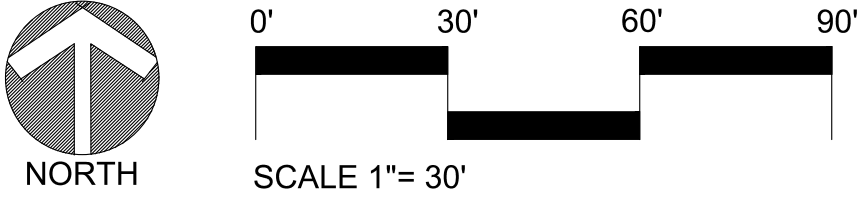
DATE: 2020-03-27
JOB NO: 1242
DRAWN BY: -SA/MK/AK/
APPROVED: -KH
CADD FILE: -

Landscape Plan

L1.38

LANDSCAPE ENLARGEMENT PLAN- A

SCALE: 1"= 30'-0"

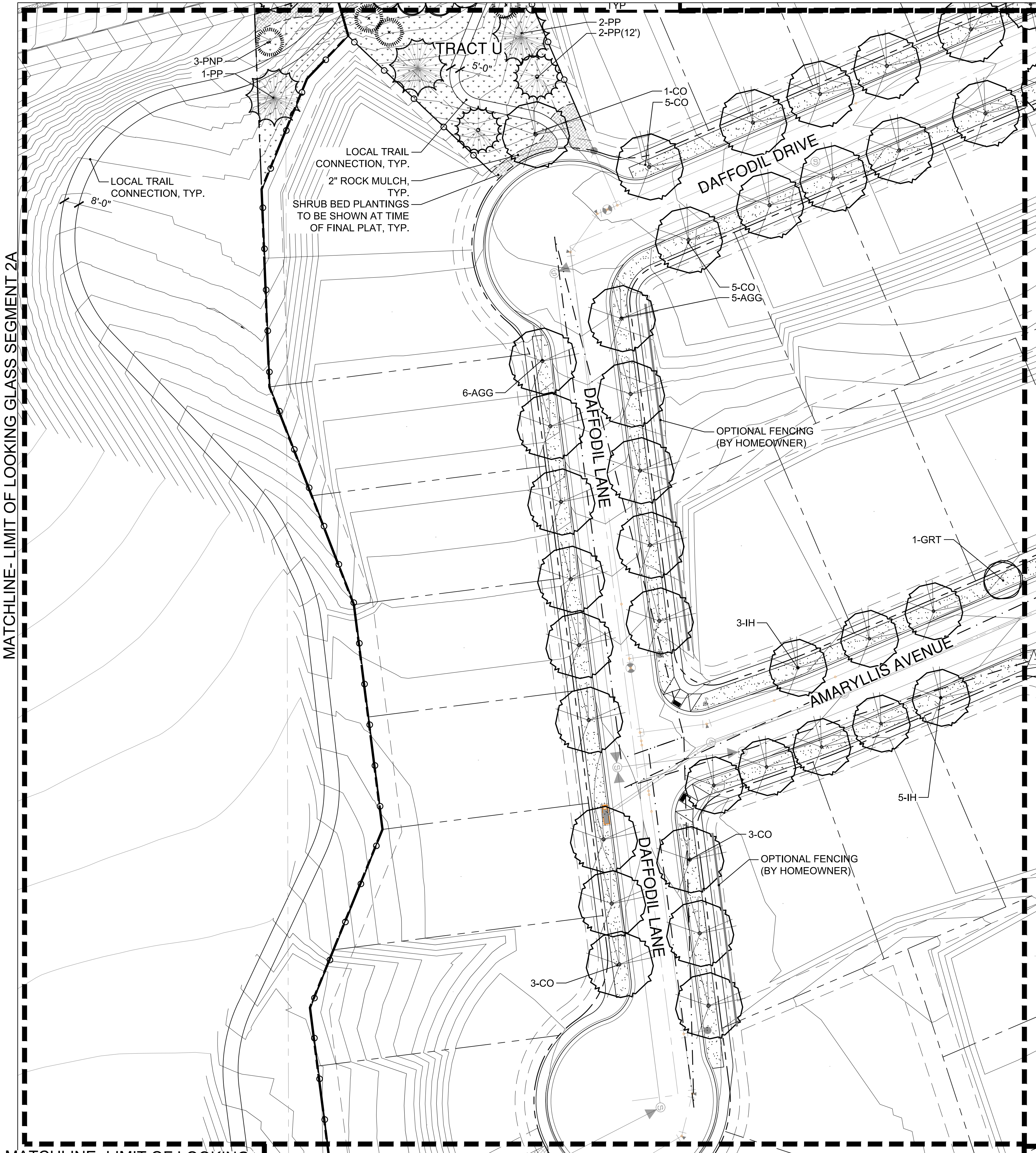


MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

MATCHLINE- REFER TO L1.40

MATCHLINE- REFER TO L1.39

MATCHLINE- REFER TO LS-49

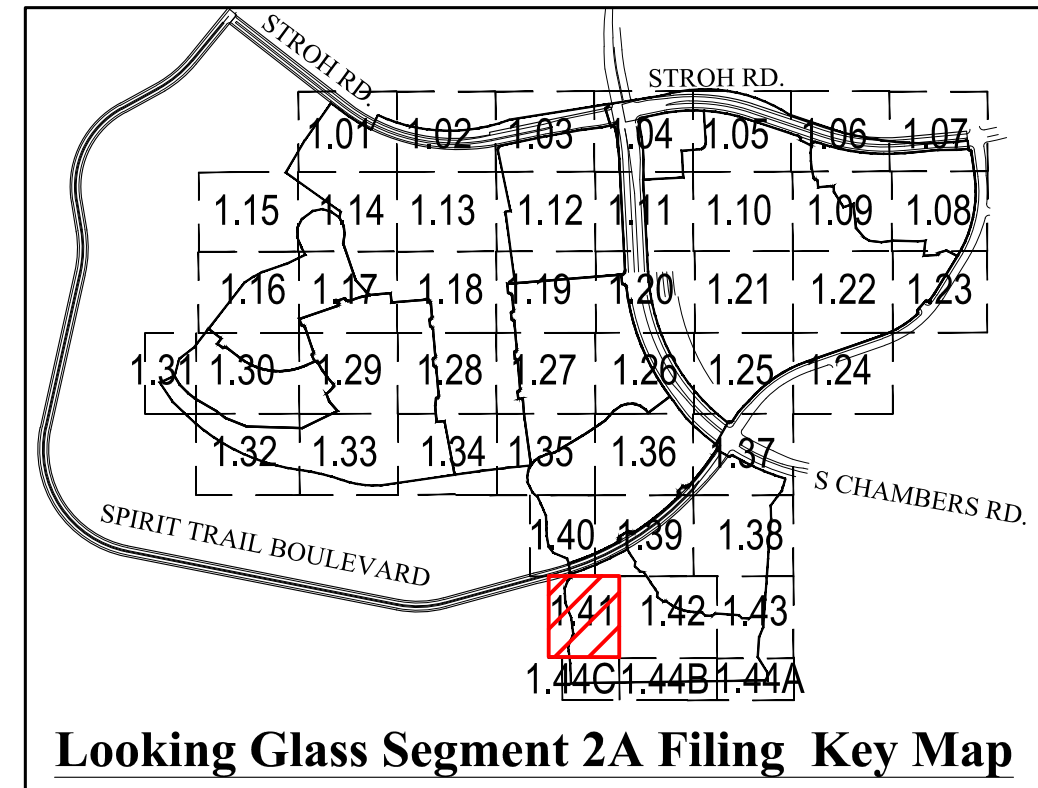


MATCHLINE- LIMIT OF LOOKING GLASS SEGMENT 2A

MATCHLINE- REFER TO L1.44A

MATCHLINE- REFER TO SHEET L1.42

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
- MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
- MITIGATION EVERGREEN TREE 12' (as labeled on plan)
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"-4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE TRIANGLE
- RIGHT-OF-WAY

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211



Civil Engineer
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7006 S. Alton Way, Bldg. F
Centennial, CO 80112
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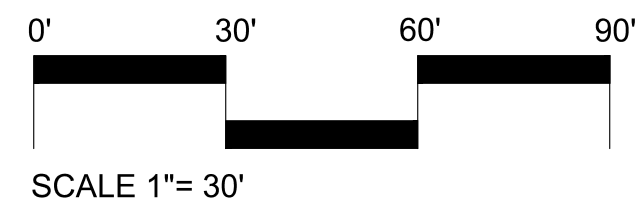


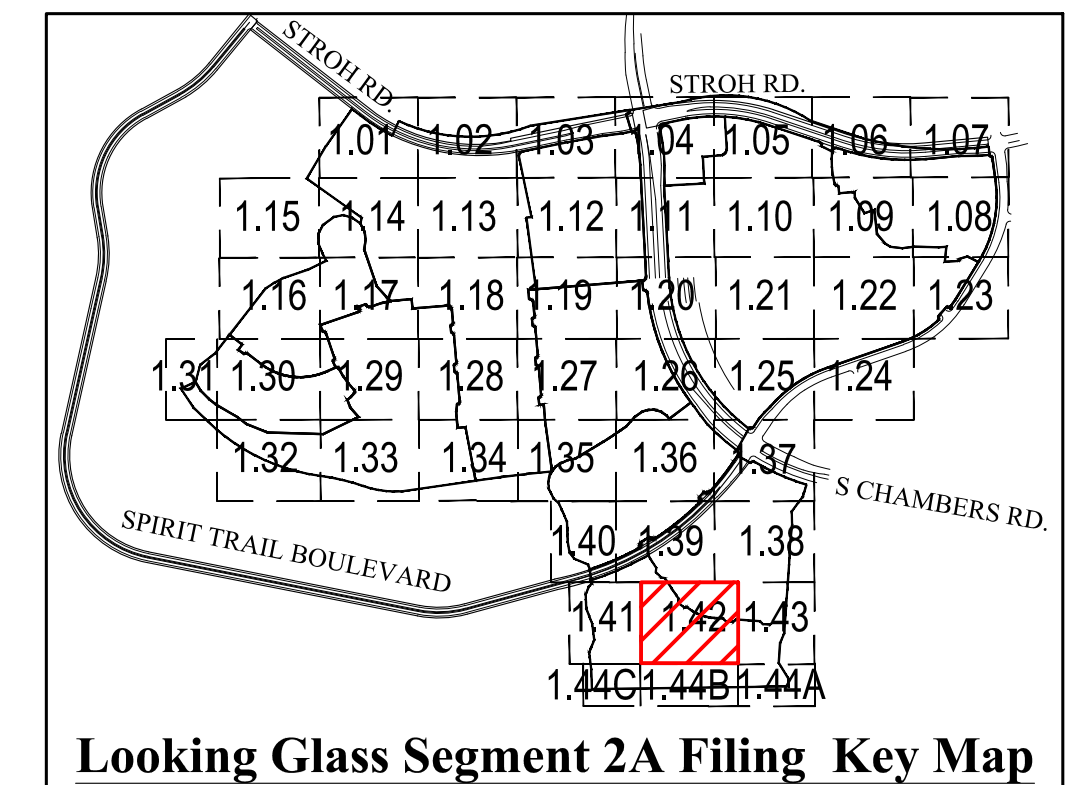
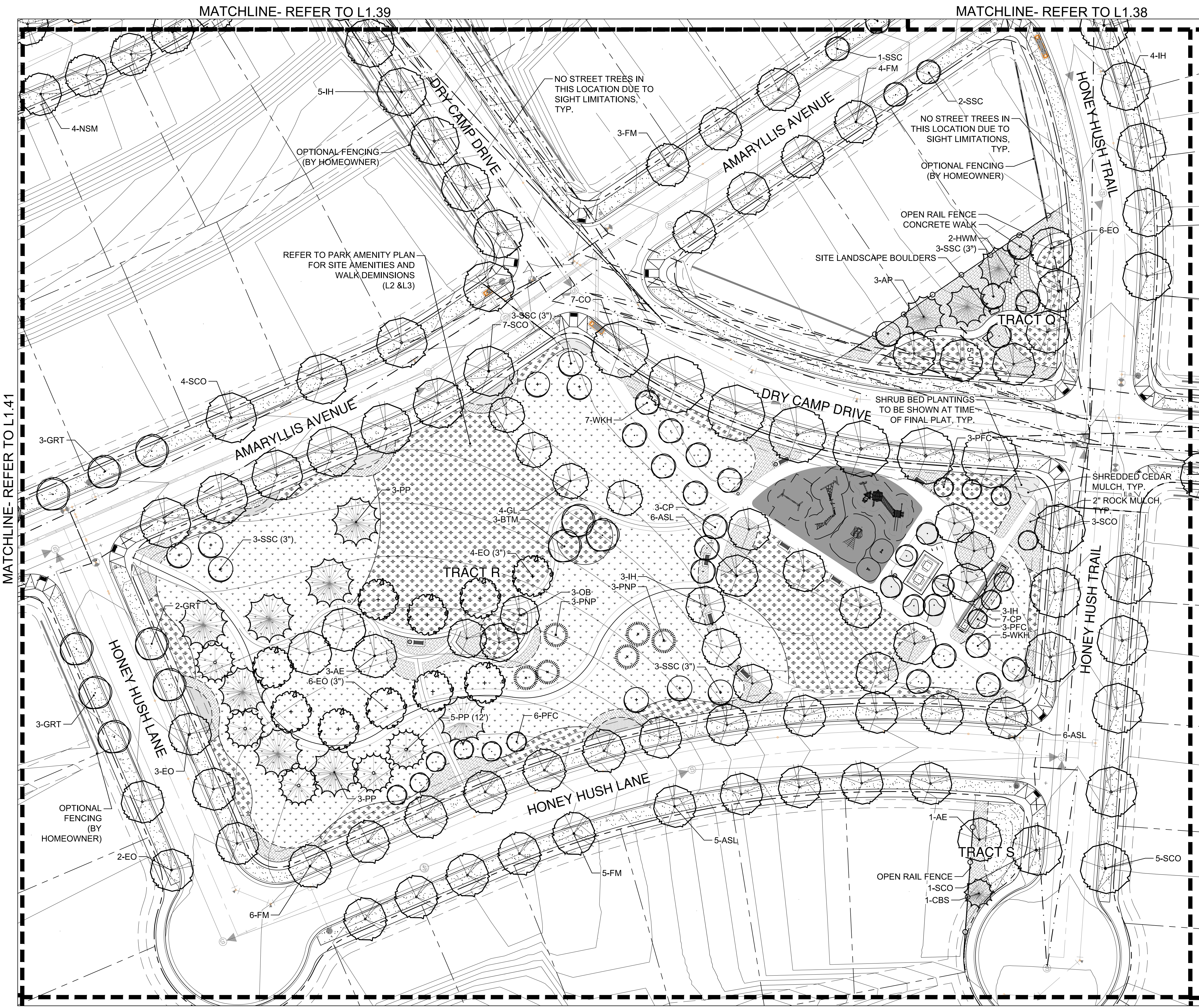
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

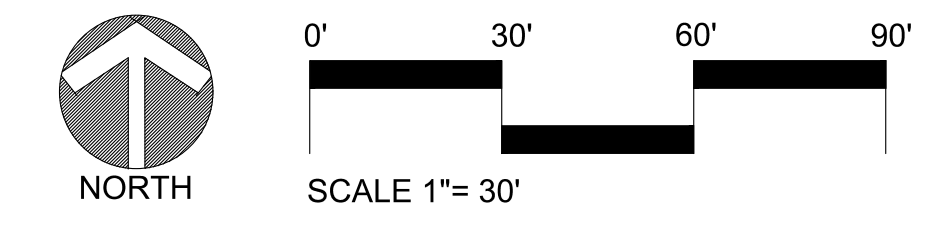
Landscape Plan
L1.41





- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE
12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"-4" ROCK COBBLE MULCH
 - 2" RIVER ROCK MULCH
 - SHREDDED CEDAR MULCH
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE
TRIANGLE
 - RIGHT-OF-WAY

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



NO.	REVISION	DATE
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6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO

**SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN**
(NOT FOR CONSTRUCTION)

Owner/Developer
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Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
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7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

EMK

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

henry
design
group

DATE: 2020-03-27
JOB NO: - 1242
DRAWN BY: - SA/MK/AK/
APPROVED: - KH
CADD FILE: -

Landscape Plan
L1.42

MATCHLINE- REFER TO L1.42



 SHADE TREE
 ORNAMENTAL TREE
 EVERGREEN TREE
 MITIGATION SHADE TREE
 3" CAL. (as labeled on plan)
 MITIGATION ORNAMENTAL TREE
 3" CAL. (as labeled on plan)
 MITIGATION EVERGREEN TREE
 12" (as labeled on plan)
 SHRUB
 ORNAMENTAL GRASS
 LANDSCAPE EDGER
 OPEN RAIL FENCE
 PRIVACY FENCE
 OPTIONAL OPEN RAIL OR SOLID
 PRIVACY FENCING (BY HOMEOWNER)
 SOD (NATURE'S PRAIRIE)
 SOD (ENVIROTURF)
 NATIVE SEED
 STABILIZED CRUSHER FINES
 2"-4" ROCK COBBLE MULCH
 2" RIVER ROCK MULCH
 SHREDDED CEDAR MULCH
 10" CONCRETE REGIONAL TRAIL
 BUCK & RAIL FENCE
 SIGHT DISTANCE
 TRIANGLE
 RIGHT-OF-WAY

PARKER, COLORADO

(NOT FOR CONSTRUCTION)

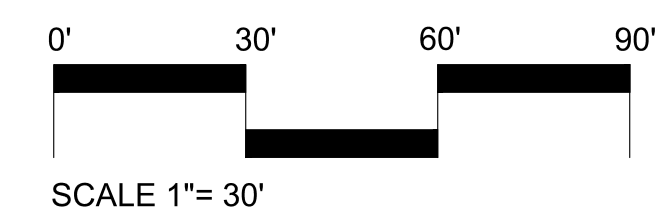


DREAM FINDERS HOMES



Henry Design Group

Landscape Plan
L1.43

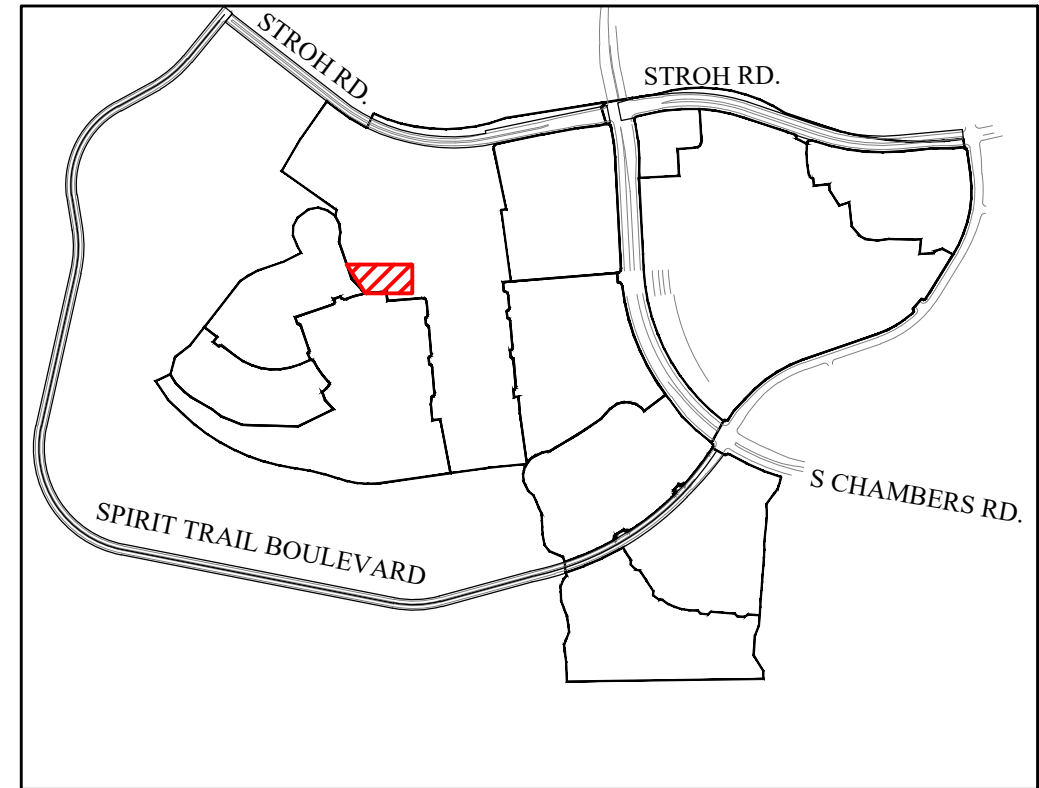




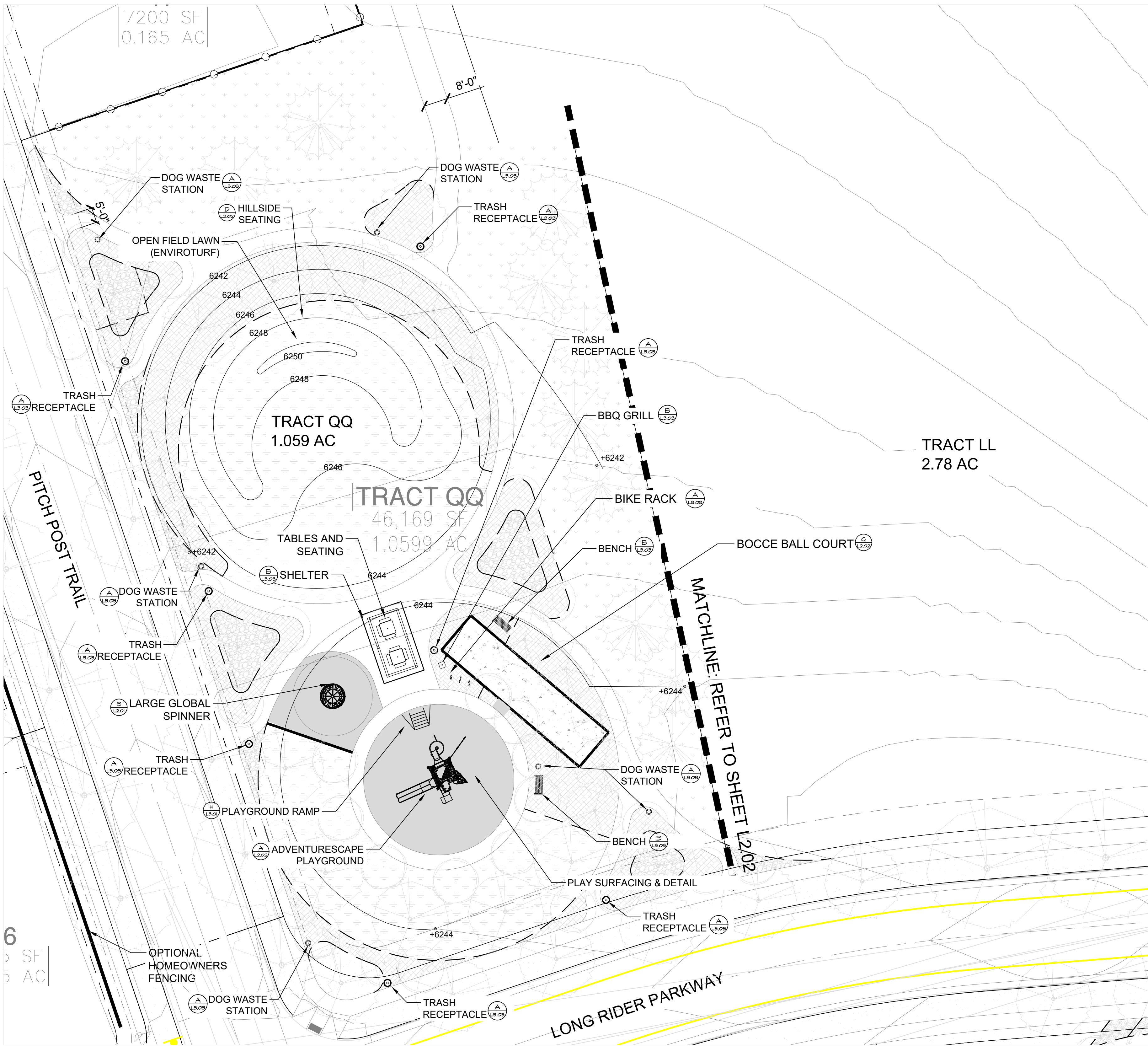
A PLAY STRUCTURE
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: PB/EVOS/WEEVOS; DRAWING # AUSTIN PARK



B LARGE SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: GLOBAL MOTION SPINNER; # 218915



NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
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3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
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7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022



NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"



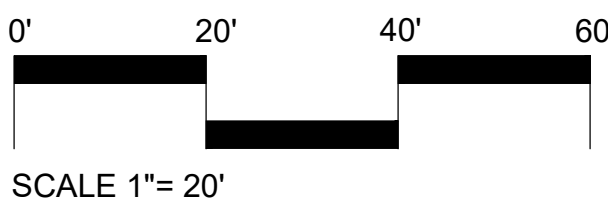
C BOCCE BALL COURT
DETAIL TO BE DETERMINED AT TIME OF FINAL PLAT



D HILLSIDE SEATING EXAMPLE
DETAIL TO BE DETERMINED AT TIME OF FINAL PLAT

LEGEND	
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
	MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
	MITIGATION EVERGREEN TREE 8', 10', 12' (as labeled on plan)
	SHRUB
	ORNAMENTAL GRASS
	LANDSCAPE EDGER
	OPEN RAIL FENCE
	PRIVACY FENCE
	OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
	SOD (NATURE'S PRAIRIE)
	SOD (ENVIROTURF)
	NATIVE SEED
	STABILIZED CRUSHER FINES
	2"- 4" ROCK COBBLE MULCH
	2" RIVER ROCK MULCH
	SHREDDED CEDAR MULCH
	PLAY SURFACING
	10' CONCRETE REGIONAL TRAIL
	BUCK & RAIL FENCE
	SIGHT DISTANCE TRIANGLE
	RIGHT-OF -WAY

Neighborhood Park Requirements:		Filing 17 (1.0 acres)
#	Requirements	Required / Provided
Required amenities for all parks.		
1	Landscaping	Yes
2	Tables and Seating	Yes
3	Internal access pathway	Yes
4	Open turf play areas	Yes
5	Universal and inclusive play elements	Yes
6	Dog waste stations (3)	Yes
7	Trash receptacle (3)	Yes
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	Yes
Category	Additional Amenities	Amenity Provided
1	Gathering and Self-directed Activities	Informal Amphitheater Bowl and Bocce / Cornhole Court
2.1	Active Uses	Greenway connection
2.2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	BBQ and On street parking
4	Optional - Specialized Facilities	Not Required



LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
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Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

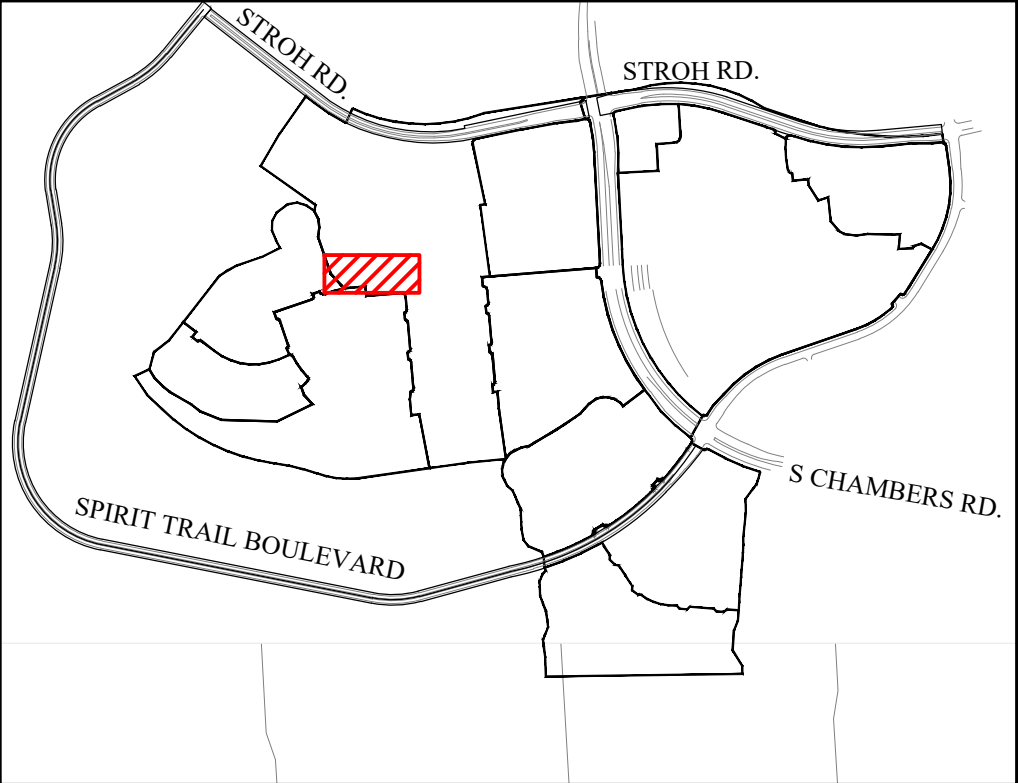
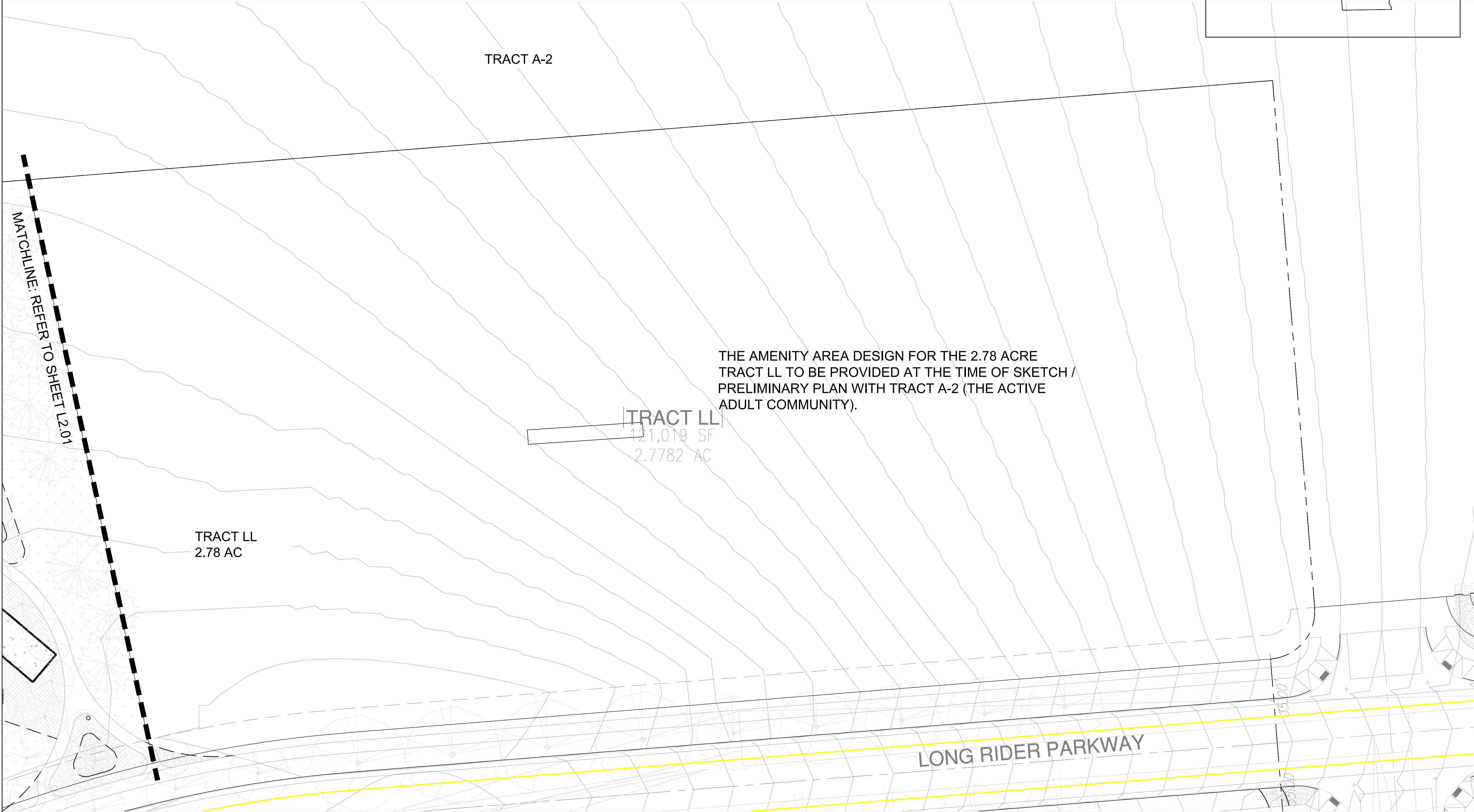


Planner / Landscape Architect
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1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

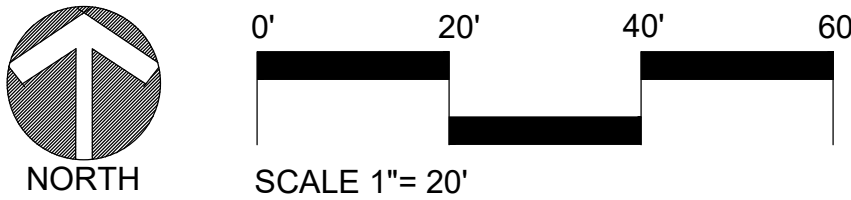


DATE: 8-5-2020
JOB NO: - 1242
DRAWN BY: - SA/MK/AK
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN
L2.01



NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
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Dream Finders Homes
Matt Childers
2727 Bryant Street, Suite 200
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Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

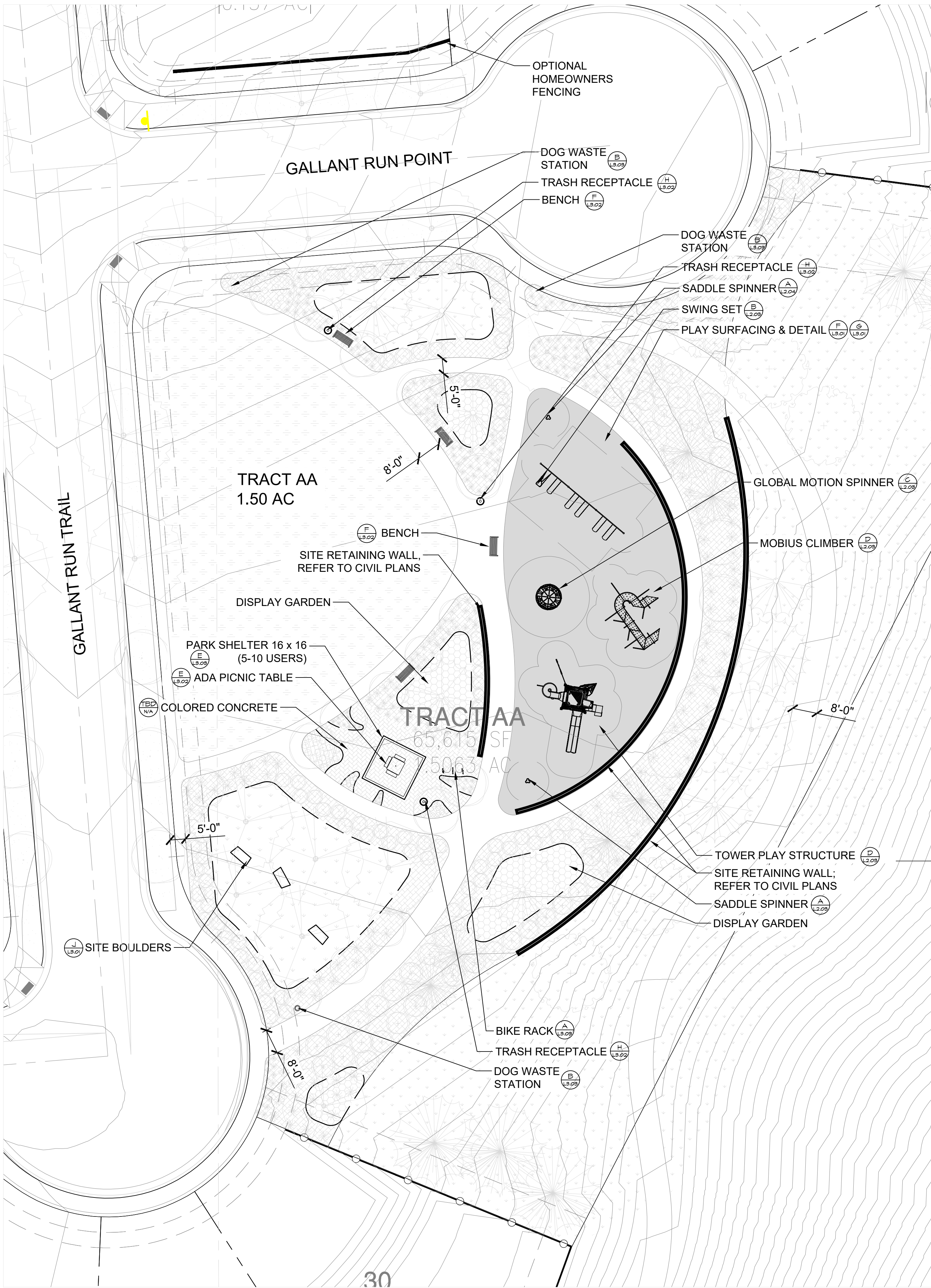


Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 8-5-2020
JOB NO: -1242
DRAWN BY: -SA/MK/AK
APPROVED: -KH
CADD FILE: -

NO.	REVISION	DATE
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3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
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7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022



NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"



A SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SADDLE SPINNER; # 152179



B SWING SET
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SWING SET WITH THREE BAYS & MOLDED BUCKET SEAT; # 177333; 177332; 177350



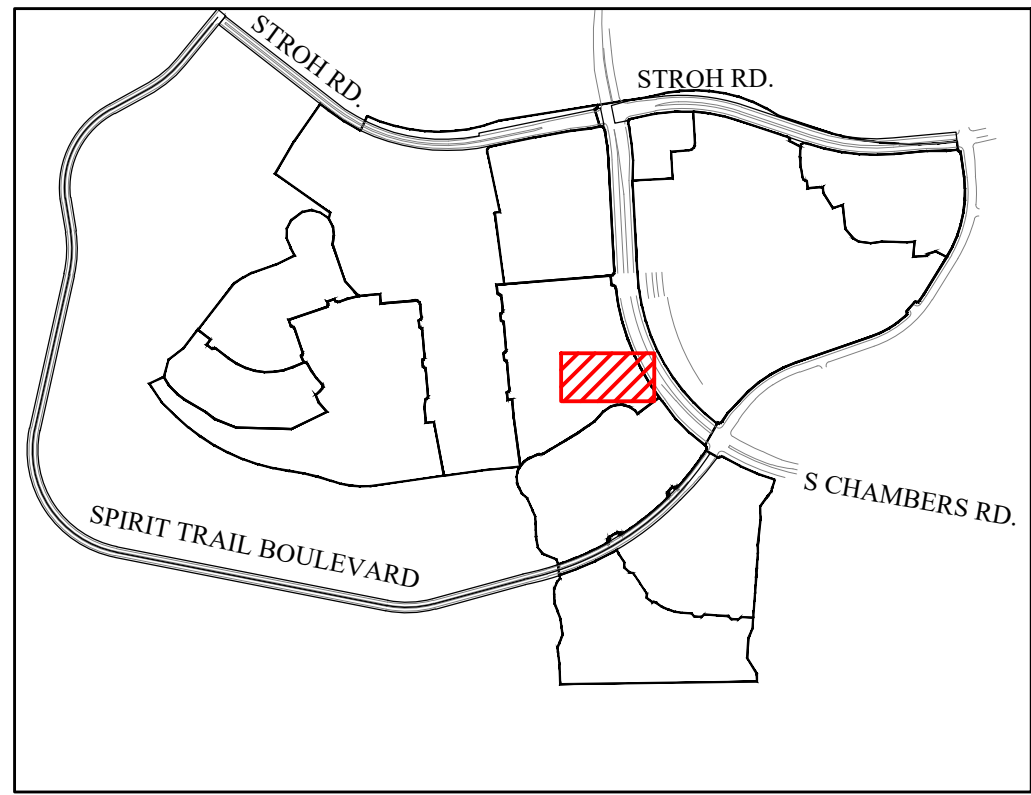
C LARGE SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: GLOBAL MOTION SPINNER; # 218915



D SWING SET
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: ALPHA TOWER; # 226231



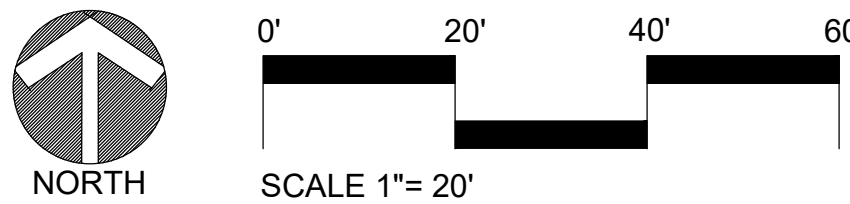
E TOWER PLAY STRUCTURE
MANUFACTURER: KOMPAN
TYPE: Organic Robinia Swing with Two Belts; #NRO910



LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
- MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
- MITIGATION EVERGREEN TREE
8',10',12' (as labeled on plan)
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE
- OPTIONAL OPEN RAIL OR SOLID
PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
- NATIVE SEED
- STABILIZED CRUSHER FINES
- 2"- 4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- PLAY SURFACING
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE
TRIANGLE
- RIGHT-OF -WAY

Neighborhood Park Requirements:		Filing 15 (1.5 acres)
#	Requirements Section 13.07.140(c)(10)	Required / Provided
Required amenities for all parks.		
1	Landscaping	YES
2	Tables and Seating	5
3	Internal access pathway	885 lf
4	Open turf play areas	10,113 sf/0.23 ac
5	Universal and inclusive play elements	3
6	Dog waste stations (3)	3
7	Trash receptacle (3)	3
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	1
Category	Additional Amenities Section 13.07.140	Amenity Provided
1	Gathering and Self-directed Activities	Display Garden
2.1	Active Uses	Greenway connection
2.2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	Bike Racks
4	Optional - Specialized Facilities	Not Required



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
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Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

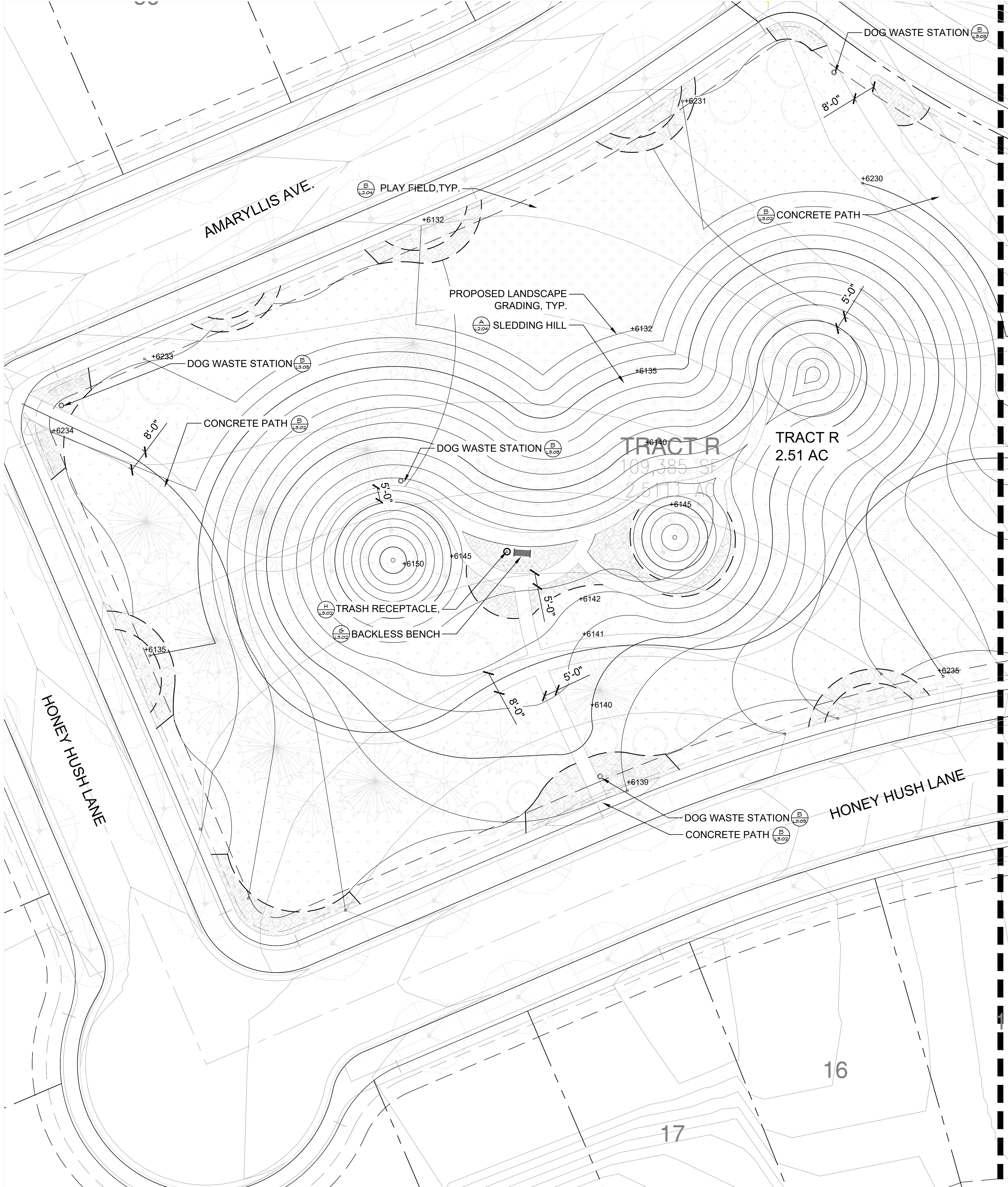


Planner / Landscape Architect
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1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 8-5-2020
JOB NO: - 1242
DRAWN BY: - SA/MK/AK
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN
L2.03



NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"

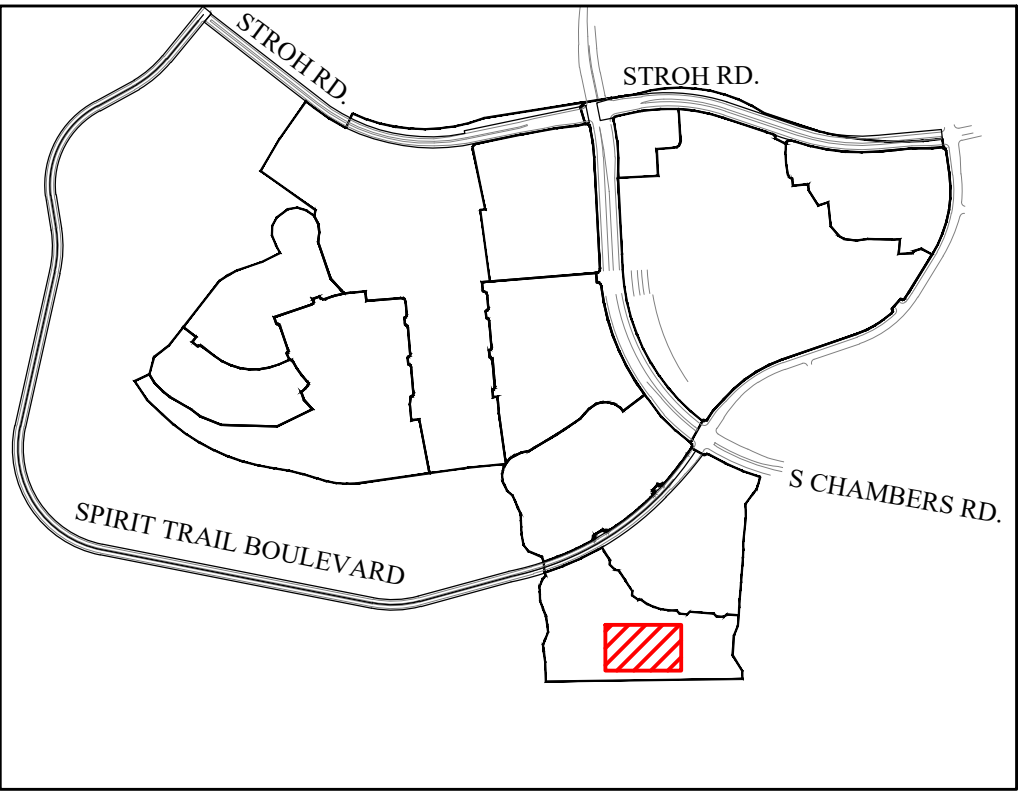


A SLEDDING HILL
IMAGE EXAMPLE

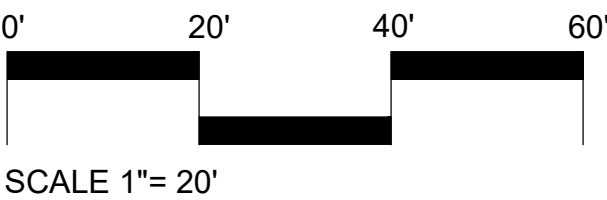


B OPEN FIELD PLAY
IMAGE EXAMPLE; SOD DESCRIPTION ON D/L3.04

Neighborhood Park Requirements:		Filing 13 (2.51 acres)
#	Requirements Section 13.07.140(c)10	Required / Provided
Required amenities for all parks.		
1	Landscaping	YES
2	Tables and Seating	8
3	Internal access pathway	1,072 lf
4	Open turf play areas	22,250 sf/0.51 ac
5	Universal and inclusive play elements	2
6	Dog waste stations (3)	3
7	Trash receptacle (3)	4
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	1
Category	Additional Amenities Section 13.07.140	Amenity Provided
1	Gathering and Self-directed Activities	Horseshoe Pit
2	Active Uses	Climbing Structure/Boulder
2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	Barbecue
3	Support Amenity (1 per acre)	Bike Racks



- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE 8',10',12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"- 4" ROCK COBBLE MULCH
 - 2" RIVER ROCK MULCH
 - SHREDDED CEDAR MULCH
 - PLAY SURFACING
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE TRIANGLE
 - RIGHT-OF -WAY



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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DATE: 8-5-2020
JOB NO: - 1242
DRAWN BY: - SA/MK/AK
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN
L2.04

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
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7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022



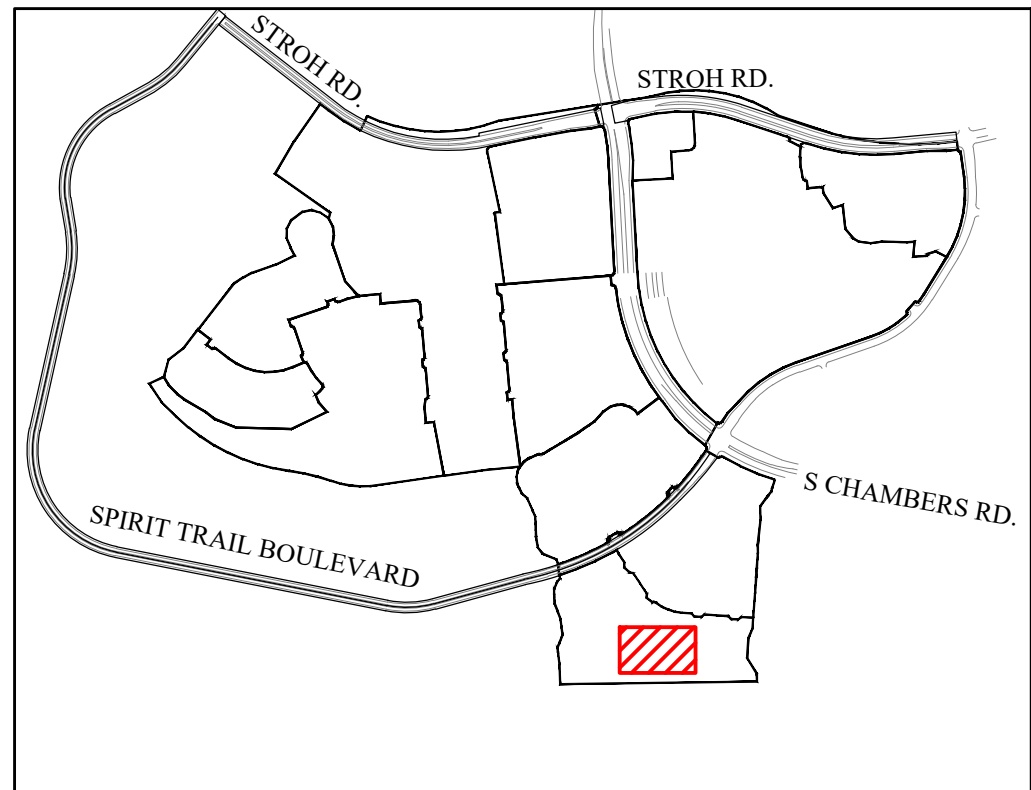
A FOREST BUG SPRINGER
MANUFACTURER: KOMPAN
TYPE: Organic Robinia; #NRO112



B SNAIL SPRING RIDER
MANUFACTURER: KOMPAN
TYPE: Organic Robinia; #NRO115



C SWING SET
MANUFACTURER: KOMPAN
TYPE: Organic Robinia Swing with Two Belts; #NRO910



D PLAY STRUCTURE
MANUFACTURER: KOMPAN
TYPE: Organic Robinia Play Structure; #NRO3001



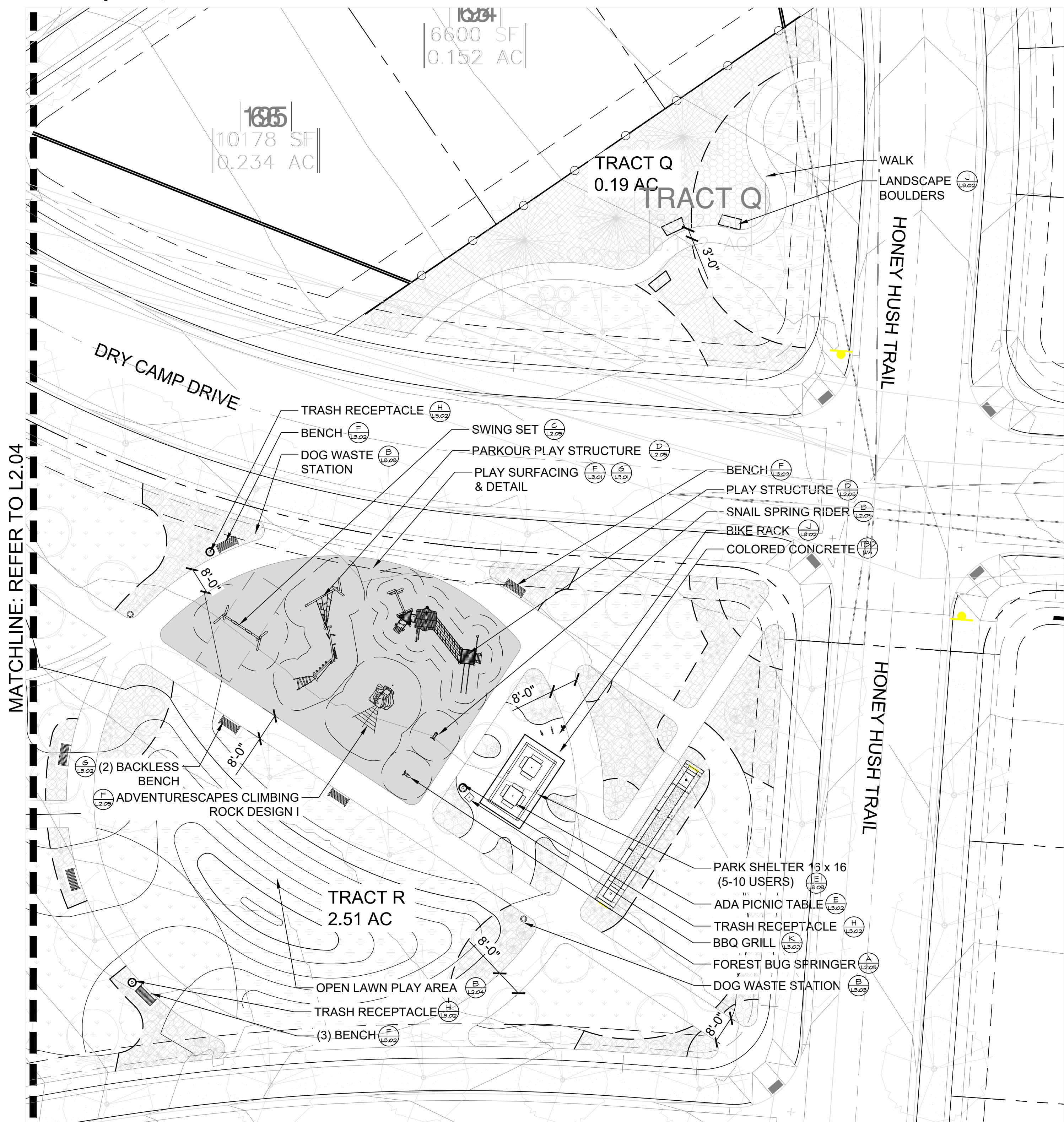
E PARKOUR- PLAY STRUCTURE
MANUFACTURER: KOMPAN
TYPE: Organic Robinia; #NRO854



F ADVENTURESAPES CLIMBING ROCK DESIGN 1
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: #2690

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MITIGATION SHADE TREE
3" CAL. (as labeled on plan)
- MITIGATION ORNAMENTAL TREE
3" CAL. (as labeled on plan)
- MITIGATION EVERGREEN TREE
8', 10', 12' (as labeled on plan)
- SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- OPEN RAIL FENCE
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PRIVACY FENCING (BY HOMEOWNER)
- SOD (NATURE'S PRAIRIE)
- SOD (ENVIROTURF)
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- 2"- 4" ROCK COBBLE MULCH
- 2" RIVER ROCK MULCH
- SHREDDED CEDAR MULCH
- PLAY SURFACING
- 10' CONCRETE REGIONAL TRAIL
- BUCK & RAIL FENCE
- SIGHT DISTANCE
TRIANGLE
- RIGHT-OF -WAY



NEIGHBORHOOD PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



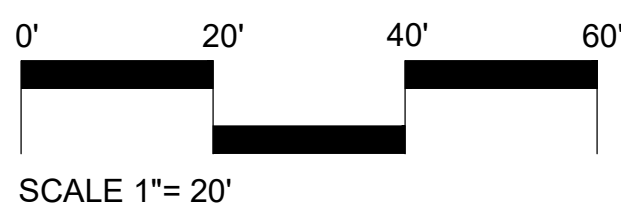
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

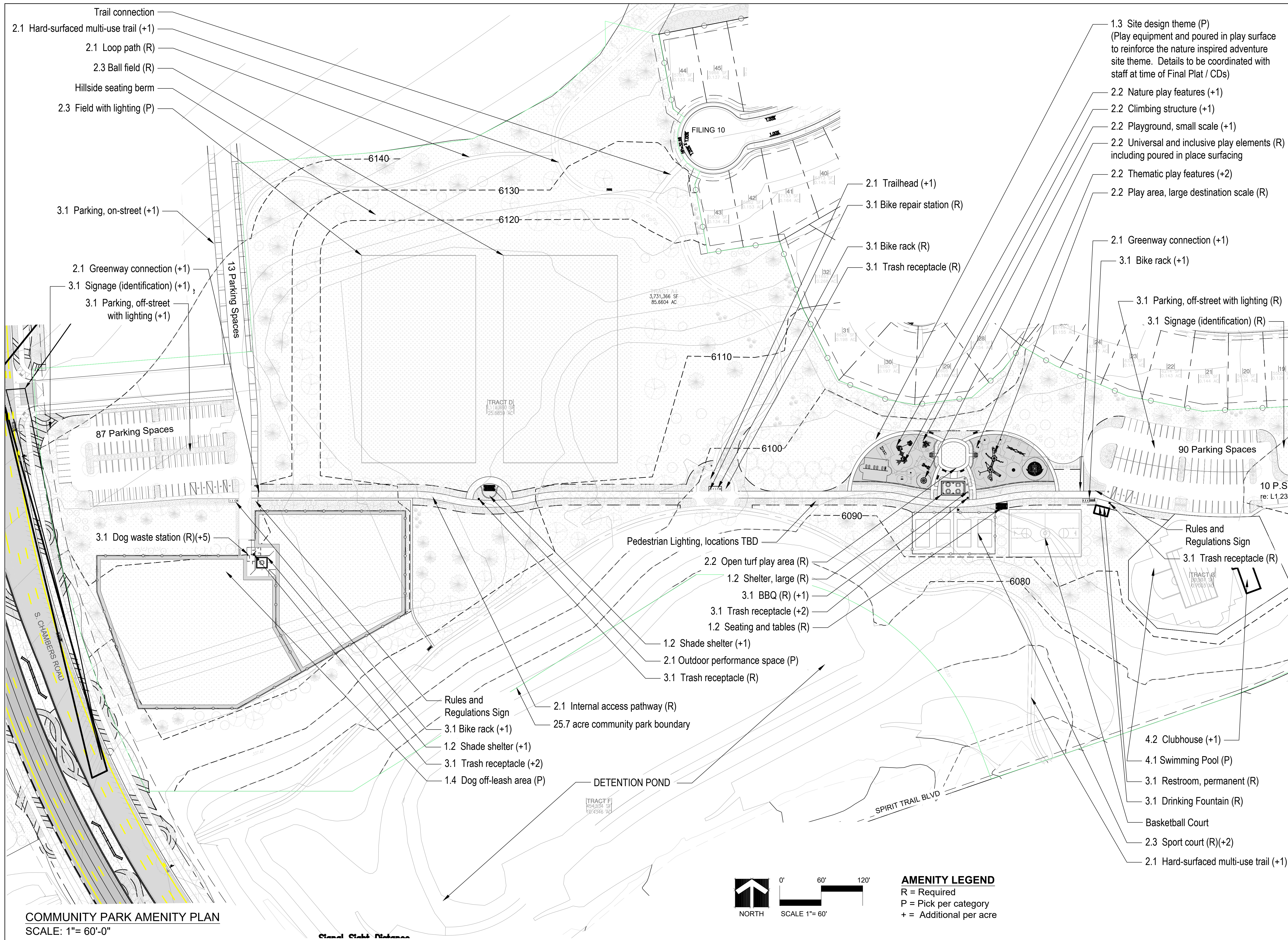


DATE: 8-5-2020
JOB NO: - 1242
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APPROVED: - KH
CADD FILE: -

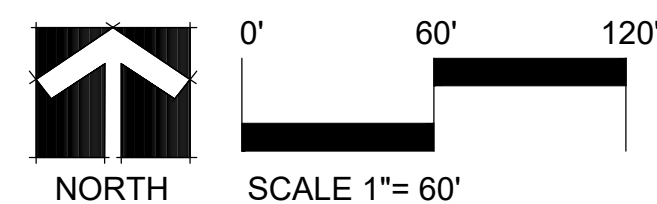
PARK AMENITY PLAN

L2.05





COMMUNITY PARK AMENITY PLAN
SCALE: 1"= 60'-0"



AMENITY LEGEND
R = Required
P = Pick per category
+ = Additional per acre

- 1.3 Site design theme (P)
(Play equipment and poured in play surface to reinforce the nature inspired adventure site theme. Details to be coordinated with staff at time of Final Plat / CDs)
- 2.2 Nature play features (+1)
- 2.2 Climbing structure (+1)
- 2.2 Playground, small scale (+1)
- 2.2 Universal and inclusive play elements (R) including poured in place surfacing
- 2.2 Thematic play features (+2)
- 2.2 Play area, large destination scale (R)
- 2.1 Greenway connection (+1)
- 3.1 Bike rack (+1)
- 3.1 Parking, off-street with lighting (R)
- 3.1 Signage (identification) (R)
- 3.1 Trash receptacle (R)
- 4.2 Clubhouse (+1)
- 4.1 Swimming Pool (P)
- 3.1 Restroom, permanent (R)
- 3.1 Drinking Fountain (R)
- Basketball Court
- 2.3 Sport court (R)(+2)
- 2.1 Hard-surfaced multi-use trail (+1)

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
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Dream Finders Homes
Matt Childers
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Denver, CO 80211



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EMK Consultants
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303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



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APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN
L2.06



Community Park Parking Spaces Guidelines			
Park Name:			
Park Amenity	Quantity	Minimum Parking Spaces Required	Parking Spaces Required
Multi-Purpose Soccer/Football Field			
225' x 360' (College)		60 per field	0
165' x 300' (High School)	2	60 per field	120
150' x 225' (Youth)		40 per field	0
Multi-Purpose Baseball/Softball Field		40 per field	0
Tennis Courts		3 per court	0
Pickleball Courts	4	3 per court	12
Basketball Courts		5 per court	0
Horseshoe Pit		1 per two pits*	0
Bocce Ball		1 per two courts*	0
Trail Heads	2	5 per mile of trail	10
Swimming Pool Deck	5300	3 per 1,000 square feet	16
Playgrounds	12,000	1 per 600 square feet	20
Picnic Shelters	5	2 per picnic table	10
Amphitheater/Outdoor Performance Venue	50	1 per 50 square feet of seating area	1
Off Leash Dog Parks	1	10 per acre	10
Disc Golf		5 per 9 holes	0
Skatepark		5 per 1,000 square feet	0
Bike Skills Area		5 per acre	0
Community/Decorative Garden		1 per 600 square feet	0
Outdoor Fitness Equipment		1 per 5 pieces of equipment	0
Activity Building/Clubhouse		1 per 300 sf	0
Recreation Center/Fieldhouse		1 per 300 sf	0
Note:		Total Spaces Required	199
All parking is required to be off-street.		Total Spaces Provided	200
*If less than two, no spaces are required.		Shortfall/Excess	1

11.12.21

Community-Serving Park Requirements:			PA-15	(25.7 acres)
#	Requirements	Section 13.07.140(c)10	Required	Provided
Required amenities for all parks.				
1	Landscaping		✓	✓
2	Tables and Seating		✓	✓
3	Internal access pathway		✓	✓
4	Open turf play areas		✓	✓
5	Universal and inclusive play elements		✓	✓
6	Dog waste stations (3)		✓	✓
7	Trash receptacle (3)		✓	✓
All community-serving parks shall provide:				
9 a)	Large Shelter (31-100 users)		✓	✓
9 b)	Loop path with mileage markers		✓	✓
9 c)	Large Destination Play Area		✓	✓
9 d)	Programmed Space		✓	✓
9 e)	Drinking fountain		✓	✓
9 f)	Diamond or Rectangular Ball Field		✓	✓
9 g)	Two Sport Courts		✓	✓
9 h)	Bike rack and repair station		✓	✓
9 i)	Restrooms		✓	✓
9 j)	Barbecues		✓	✓
9 k)	Off-Street Parking		✓	✓

DEVELOPER PROVIDED ADDITIONAL COMMUNITY PARK AMENITIES REQUESTED BY PARKS DEPARTMENT

- LIGHTED BALL FIELD (350' x 200')
- BASKETBALL COURT
- (3) ADDITIONAL SHADE STRUCTURES
- 1 ACRE DOG PARK
- (2) ADDITIONAL PICKLE BALL COURTS
- SPACE SET ASIDE FOR POTENTIAL FUTURE RECREATION CENTER
- PARKING LOT LIGHTING
- PEDESTRIAN LIGHTING

Community Park Amenities

Category 1	Gathering Spaces & Self-directed Group Activities	Pick 1 per sub.		
	Gardens	Required - Pick (1)	Provided	Additional
1.1	Gardens: Arboreta / decorative	Not Applicable based on Parks Department comment. An amenity has been provided in another sub-category.		
1.1	Gardens: Community garden / raised garden			
	Gathering and Social Space	Required - Pick (1)	Provided	Additional
1.2	Amphitheater			
1.2	Festival / event space			
1.2	Outdoor nature classroom			
1.2	Outdoor performance space / stage	✓	(1)	
1.2	Programmable space	13.07.140(c)(10)a.9.d.	(1)	
1.2	Seating and tables	13.07.140(c)(10)a.2.	(14)	
1.2	Shade Structure (5-10 users)			+2
1.2	Shelter (31-100 users)	13.07.140(c)(10)a.9.a.	(1)	
	Interpretive and Placemaking	Required - Pick (1)	Provided	Additional
1.3	Interactive, functional, or visual art			
1.3	Interpretive signage or elements			
1.3	Site design theme	✓	(1)	
	Outdoor Specialized	Required - Pick (1)	Provided	Additional
1.4	Activity hubs (ping pong, foosball, chess table, cornhole, etc.)			
1.4	Bike park, skills area, or pump track			
1.4	Climbing spire or wall			
1.4	Disc golf course			
1.4	Dog off-leash area (fenced)	✓	(1)	
1.4	Horseshoe pit			
1.4	Skate park			
Subtotal			(19)	+2
Category 2	Active Uses			
	Paths, Trails, and Trailheads	Required	Provided	1 per Acre
2.1	Greenway connection or trailhead			+3
2.1	Hard-surfaced multi-use trail			+2
2.1	Internal access pathway	13.07.140(c)(10)a.3.	(1)	
2.1	Loop path (with mileage markers)	13.07.140(c)(10)a.9.b.	(1)	
2.1	Soft-surface jogging / hiking trail			
2.1	Soft-surface equestrian or bike trail			
	Play Space and Equipment	Required	Provided	1 per Acre
2.2	Climbing structure or boulders			+1
2.2	Nature play features			+1
2.2	Open turf play area	13.07.140(c)(10)a.4.	(1)	
2.2	Playground, small-scale			+1
2.2	Play area, large destination-scale	13.07.140(c)(10)a.9.c.	(1)	
2.2	Thematic play features			+2
2.2	Universal and inclusive play elements	13.07.140(c)(10)a.5.	(2)	
2.2	Zip line			
	Sports and Fitness	Required	Provided	1 per Acre
2.3	Artificial turf field, multi-purpose			
2.3	Ball field (baseball, softball, or multi-use)	13.07.140(c)(10)a.9.f.	(1)	
2.3	Field with lighting			+1
2.3	Outdoor fitness equipment			
2.3	Specialty sport field or stadium			
2.3	Sport court	13.07.140(c)(10)a.9.g.	(2)	+2
2.3	Tournament sport court			
Subtotal			(9)	+13
Category 3	Support Amenities			
	Support Amenities	Required	Provided	Add. per Acre
3.1	Barbecues, single or dual with ash disposal	13.07.140(c)(10)a.9.j.	(2)	+1
3.1	Bike rack and repair station	13.07.140(c)(10)a.9.h.	(1)	+2
3.1	Dog waste station	13.07.140(c)(10)a.6.	(3)	+5
3.1	Drinking fountain	13.07.140(c)(10)a.9.e.	(2)	
3.1	Parking, off-street	13.07.140(c)(10)a.9.k.	(1)	
3.1	Parking, on-street			+1
3.1	Restroom, portable (screened)			
3.1	Restroom, permanent (full or vault)	13.07.140(c)(10)a.9.i.	(1)	
3.1	Signage (identification)	13.07.140(c)(10)a.	(1)	+1
3.1	Trash Receptacles	13.07.140(c)(10)a.7.	(3)	+4
Subtotal			(13)	+14
Category 4	Specialized Facilities	Pick 1		
	Aquatics and Water Access	Required	Provided	
4.1	Splash pad or water play feature			
4.1	Swimming pool	✓	(1)	
	Aquatics and Water Access			
4.2	Activity building / clubhouse			+1
4.2	Environmental education center			
4.2	Recreation center or fieldhouse			
Subtotal			(1)	+1
		Total Additional Amenities: +25 Required (1 per Acre)		+30 Provided

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO
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SKETCH & PRELIMINARY PLAN
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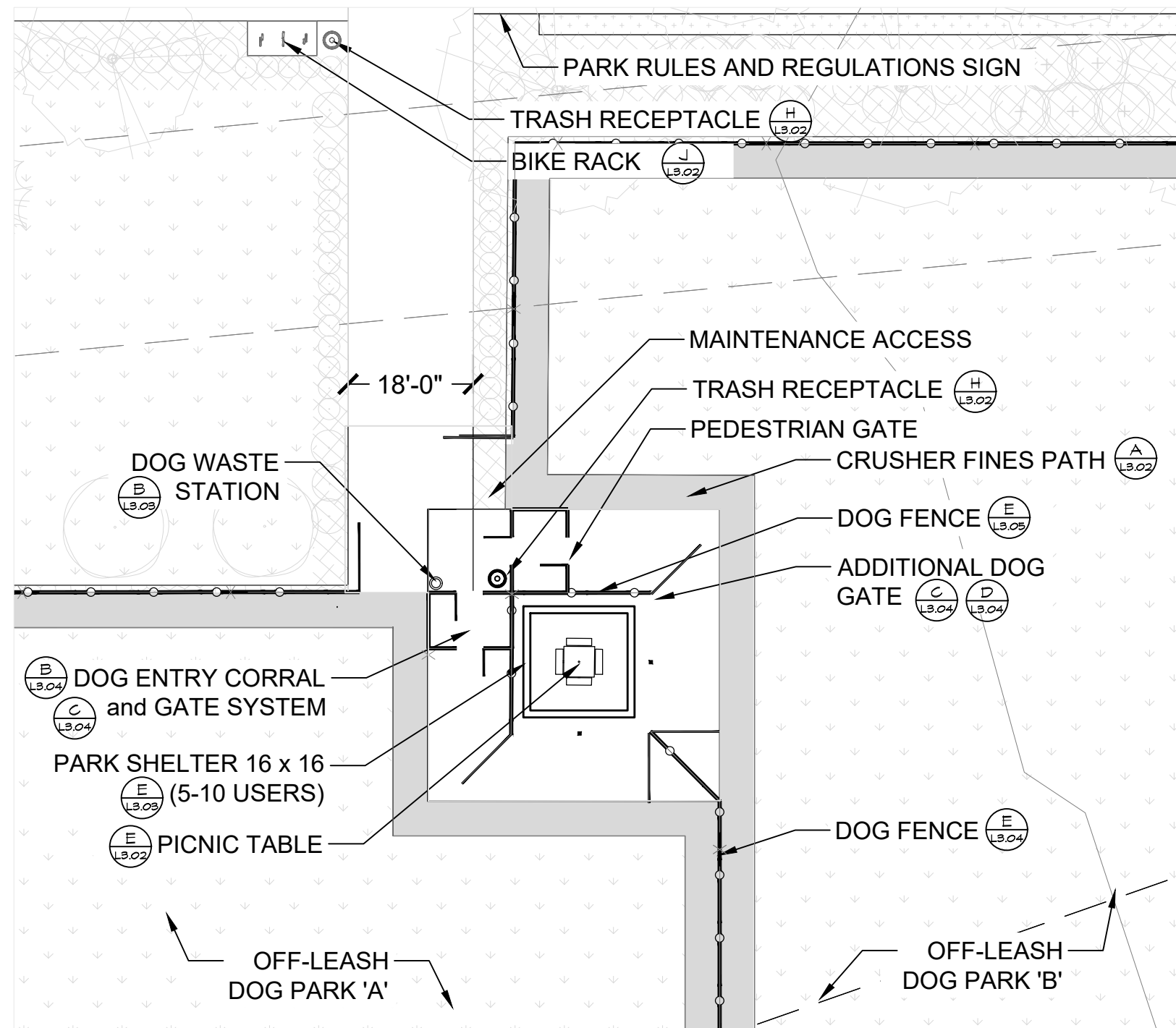
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
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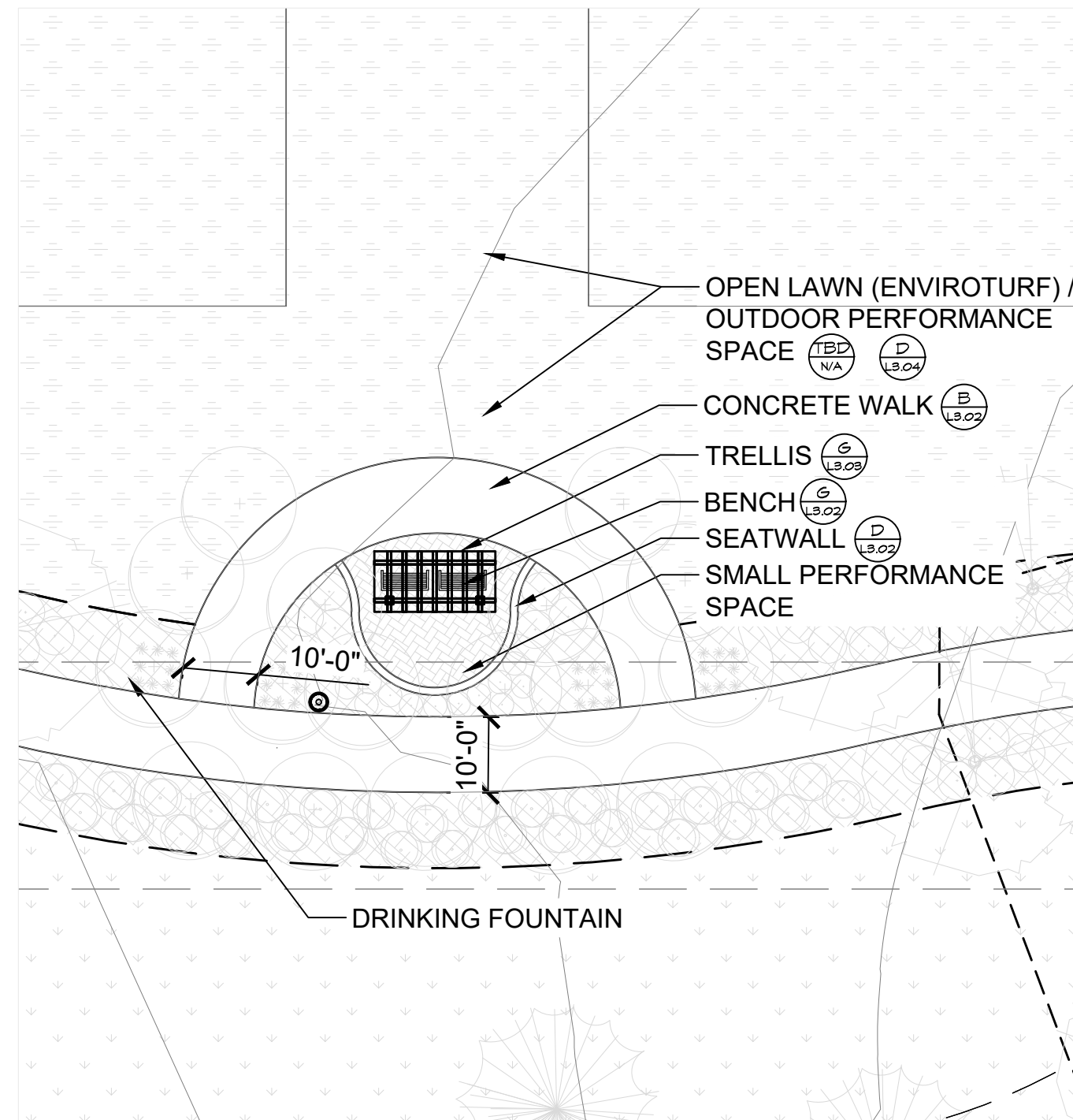
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JOB NO: - 1242
DRAWN BY: - SA/MK/AK
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN

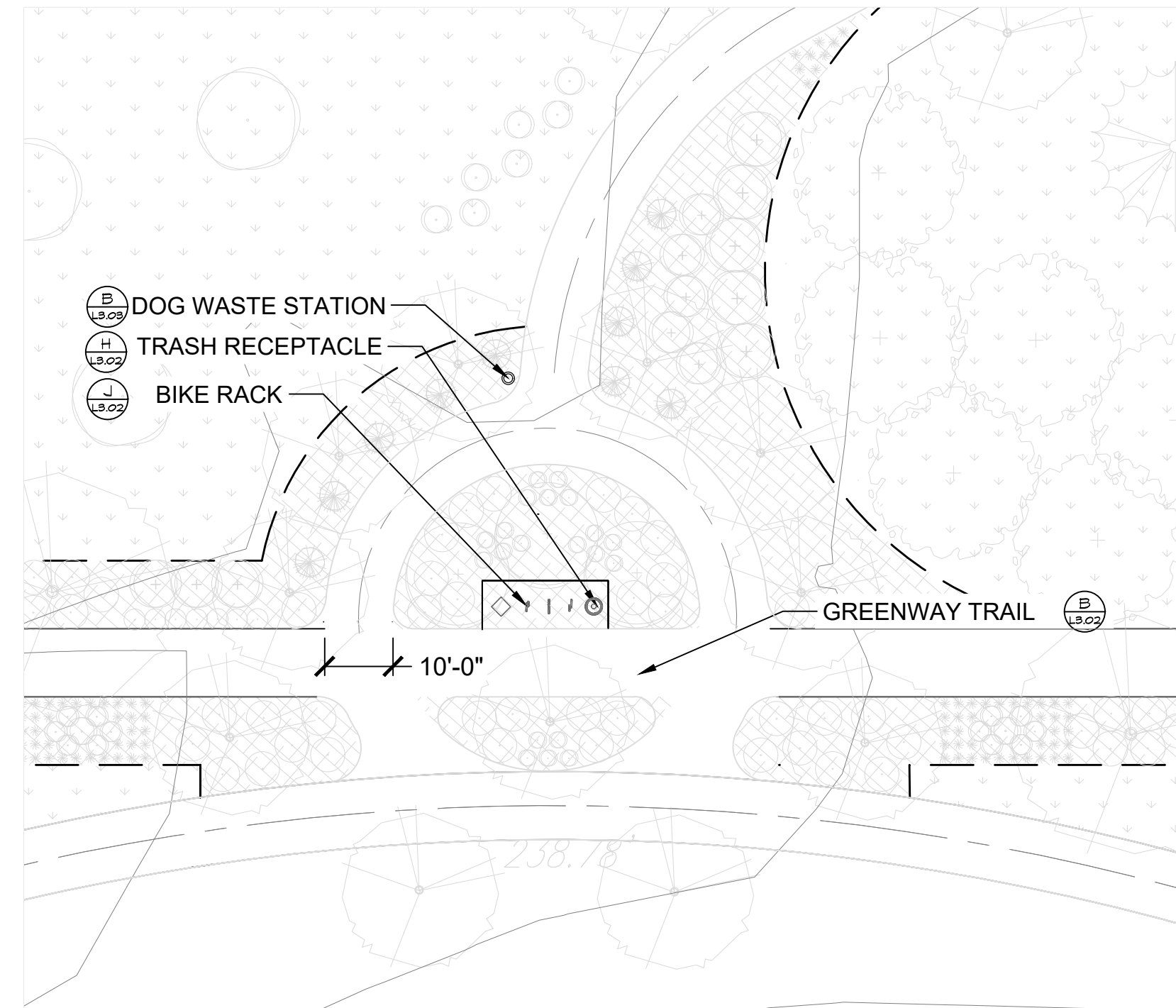
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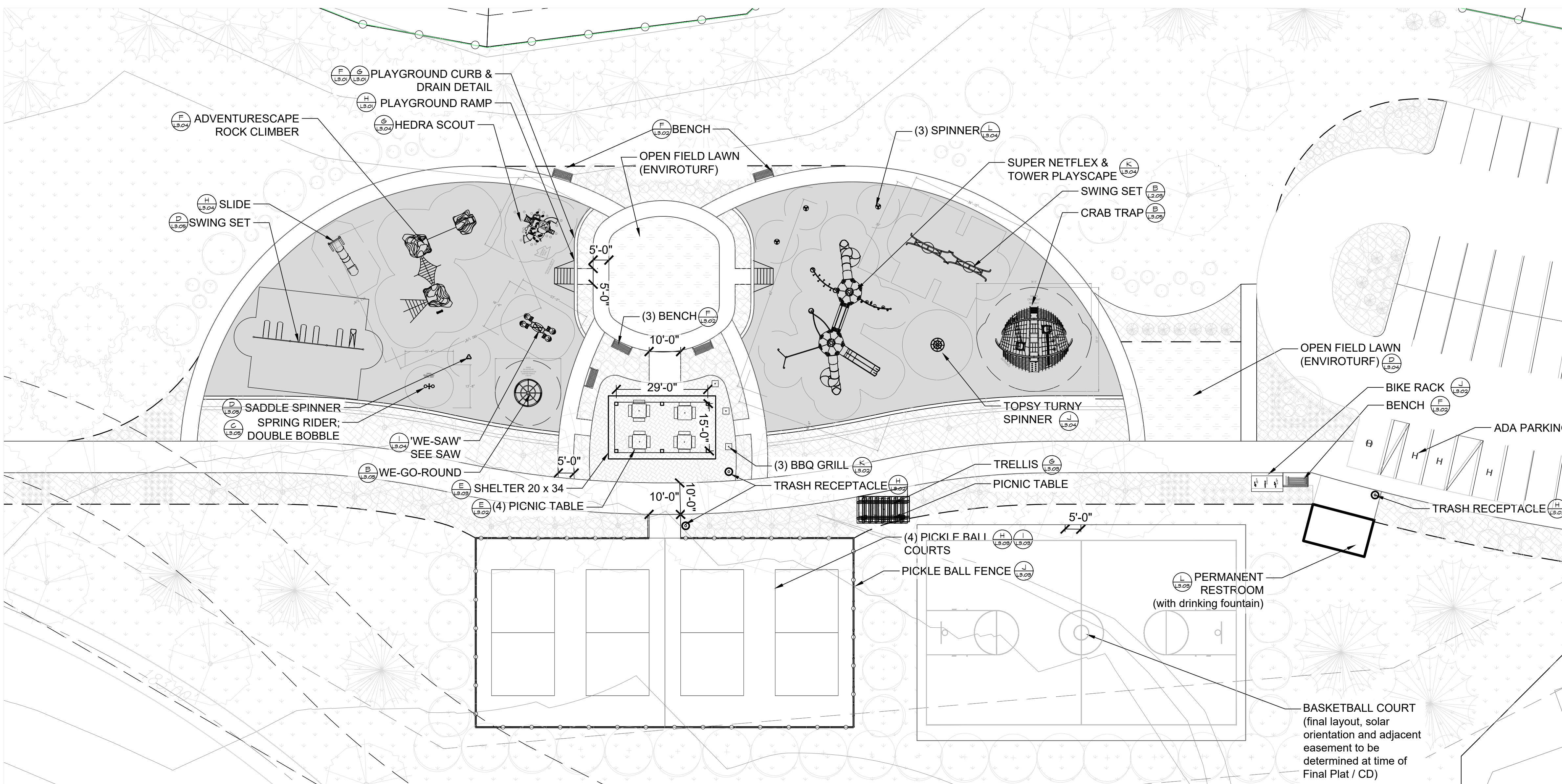
A COMMUNITY PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"



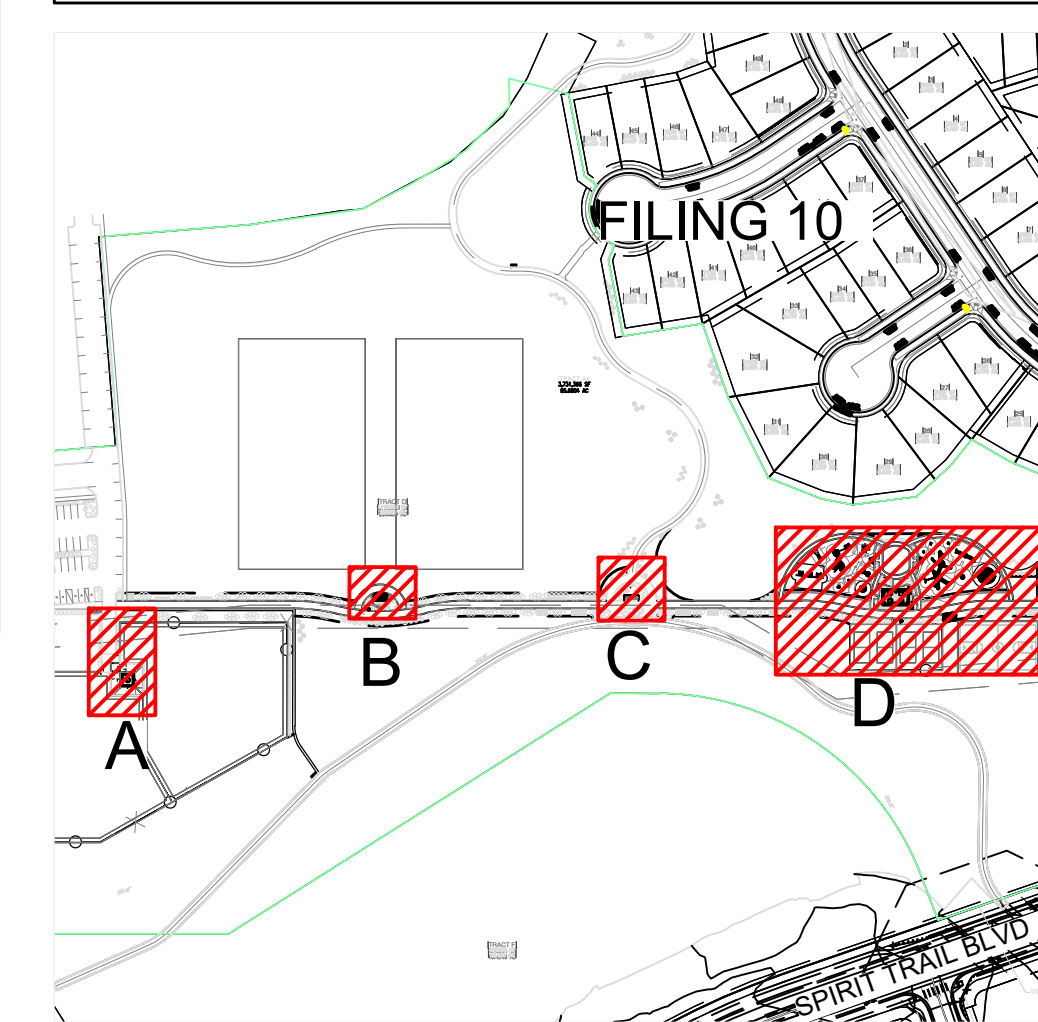
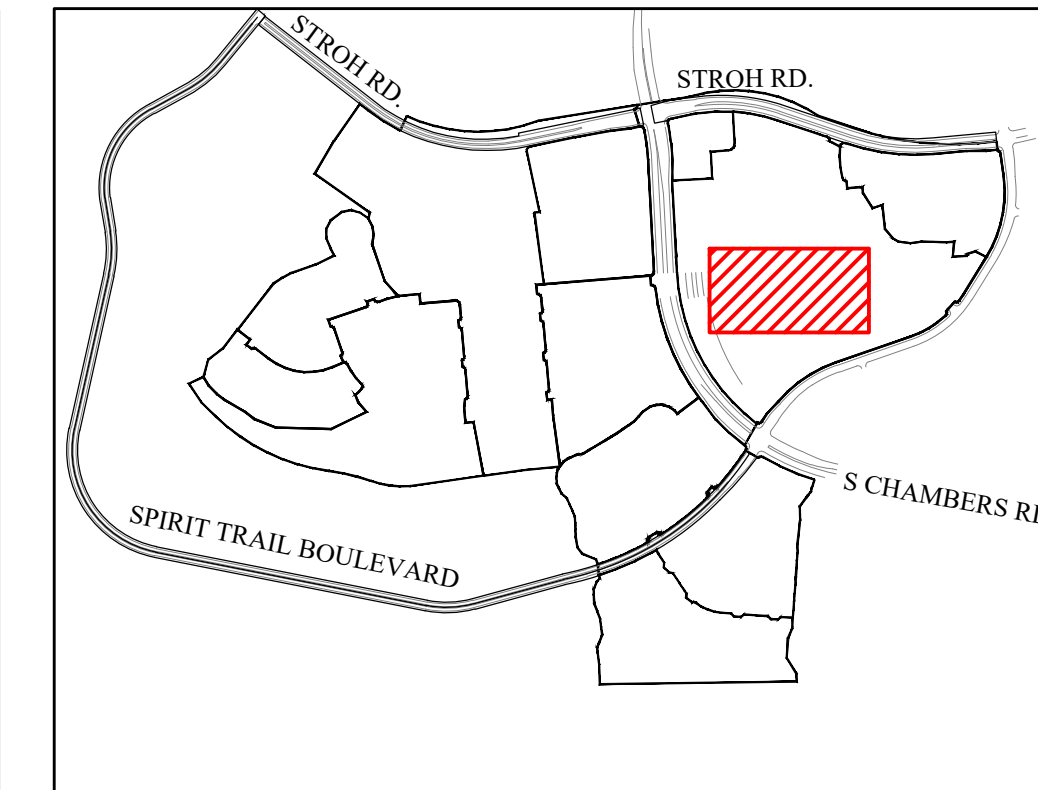
B COMMUNITY PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"



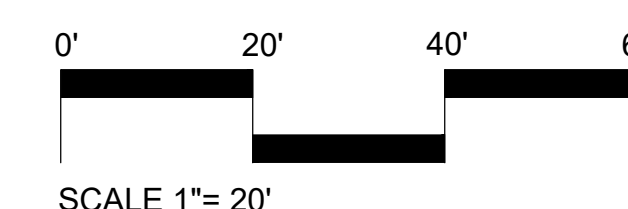
C COMMUNITY PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"



D COMMUNITY PARK AMENITY ENLARGEMENT PLAN
SCALE: 1"= 20'-0"



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - MITIGATION SHADE TREE 3" CAL. (as labeled on plan)
 - MITIGATION ORNAMENTAL TREE 3" CAL. (as labeled on plan)
 - MITIGATION EVERGREEN TREE 8', 10', 12' (as labeled on plan)
 - SHRUB
 - ORNAMENTAL GRASS
 - LANDSCAPE EDGER
 - OPEN RAIL FENCE
 - PRIVACY FENCE
 - OPTIONAL OPEN RAIL OR SOLID PRIVACY FENCING (BY HOMEOWNER)
 - SOD (NATURE'S PRAIRIE)
 - SOD (ENVIROTURF)
 - NATIVE SEED
 - STABILIZED CRUSHER FINES
 - 2"- 4" ROCK COBBLE MULCH
 - 2" RIVER ROCK MULCH
 - SHREDDED CEDAR MULCH
 - PLAY SURFACING
 - 10' CONCRETE REGIONAL TRAIL
 - BUCK & RAIL FENCE
 - SIGHT DISTANCE TRIANGLE
 - RIGHT-OF -WAY



LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

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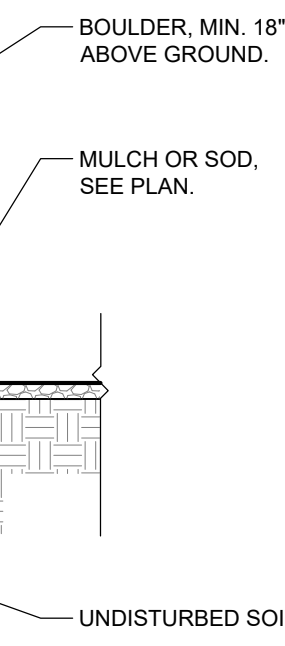
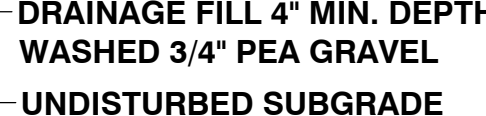
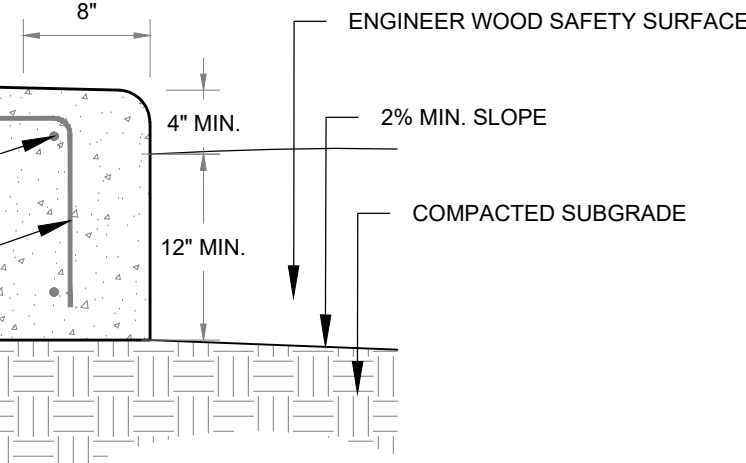
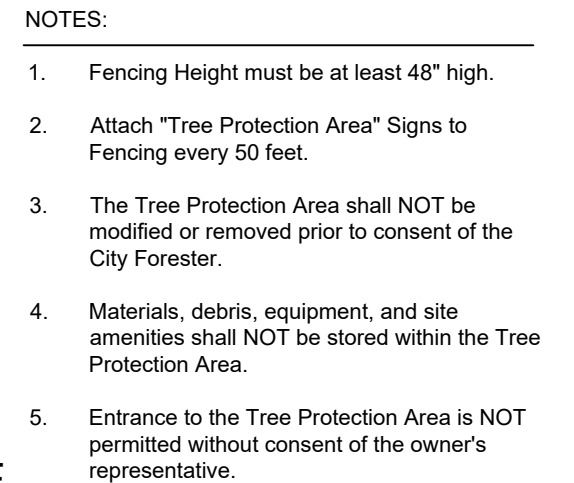
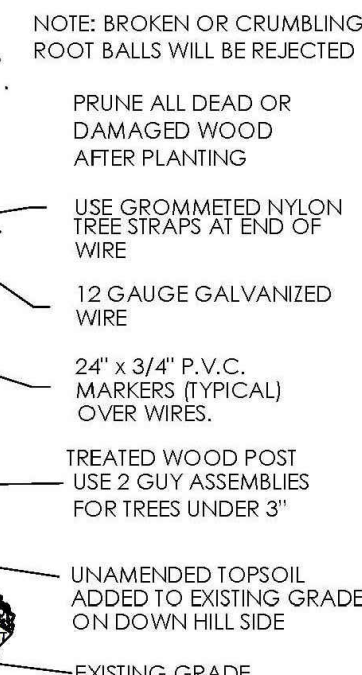
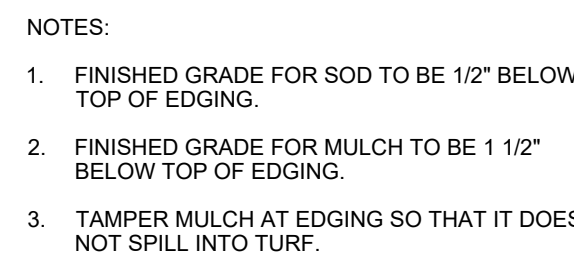
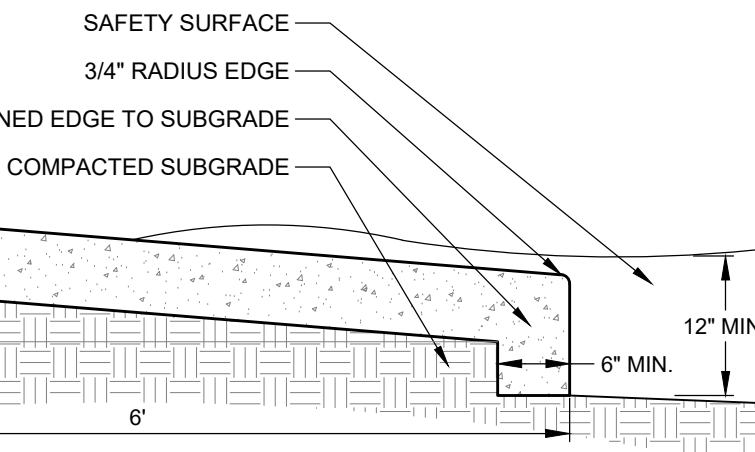
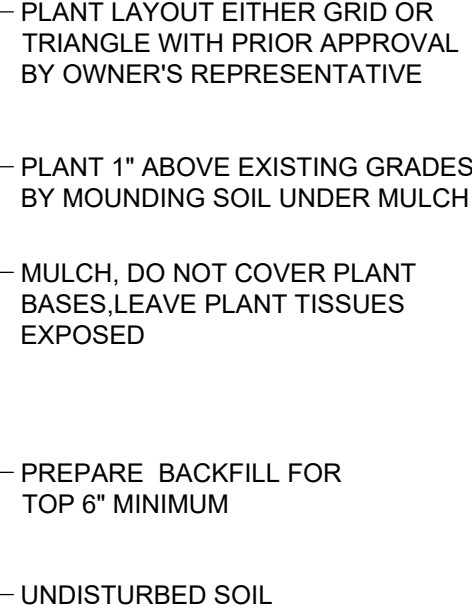
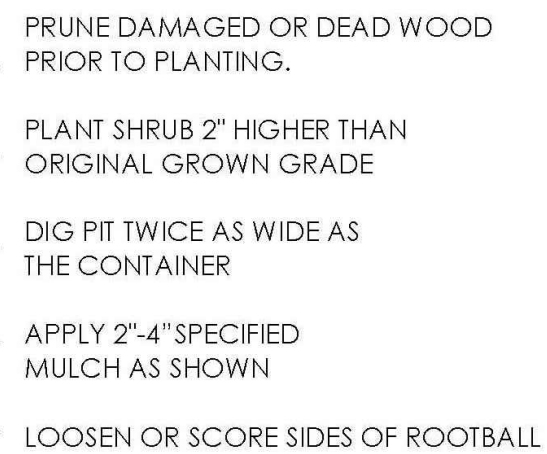
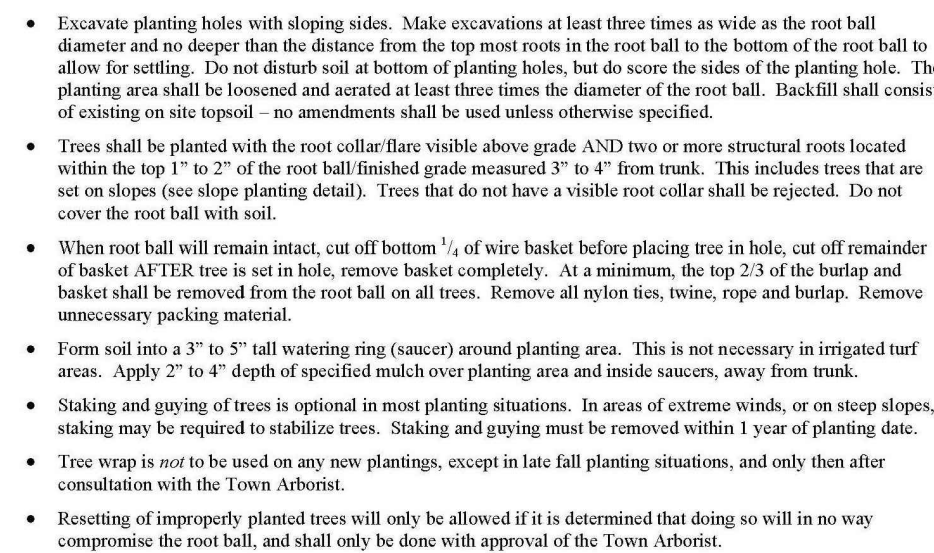


Planner / Landscape Architect
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Denver, CO 80202
303.446.2368



DATE: 8-5-2020
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PARK AMENITY PLAN
L2.08



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
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DREAM FINDERS HOMES

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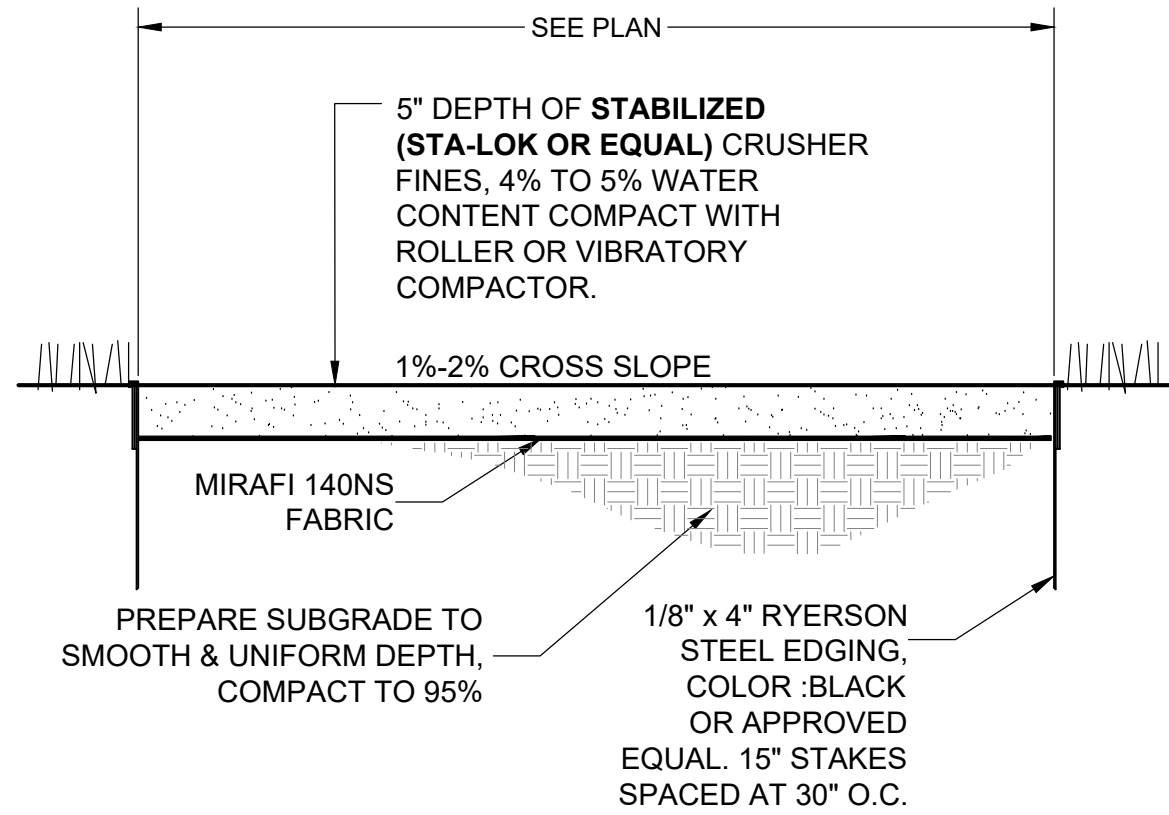
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henry
design
group

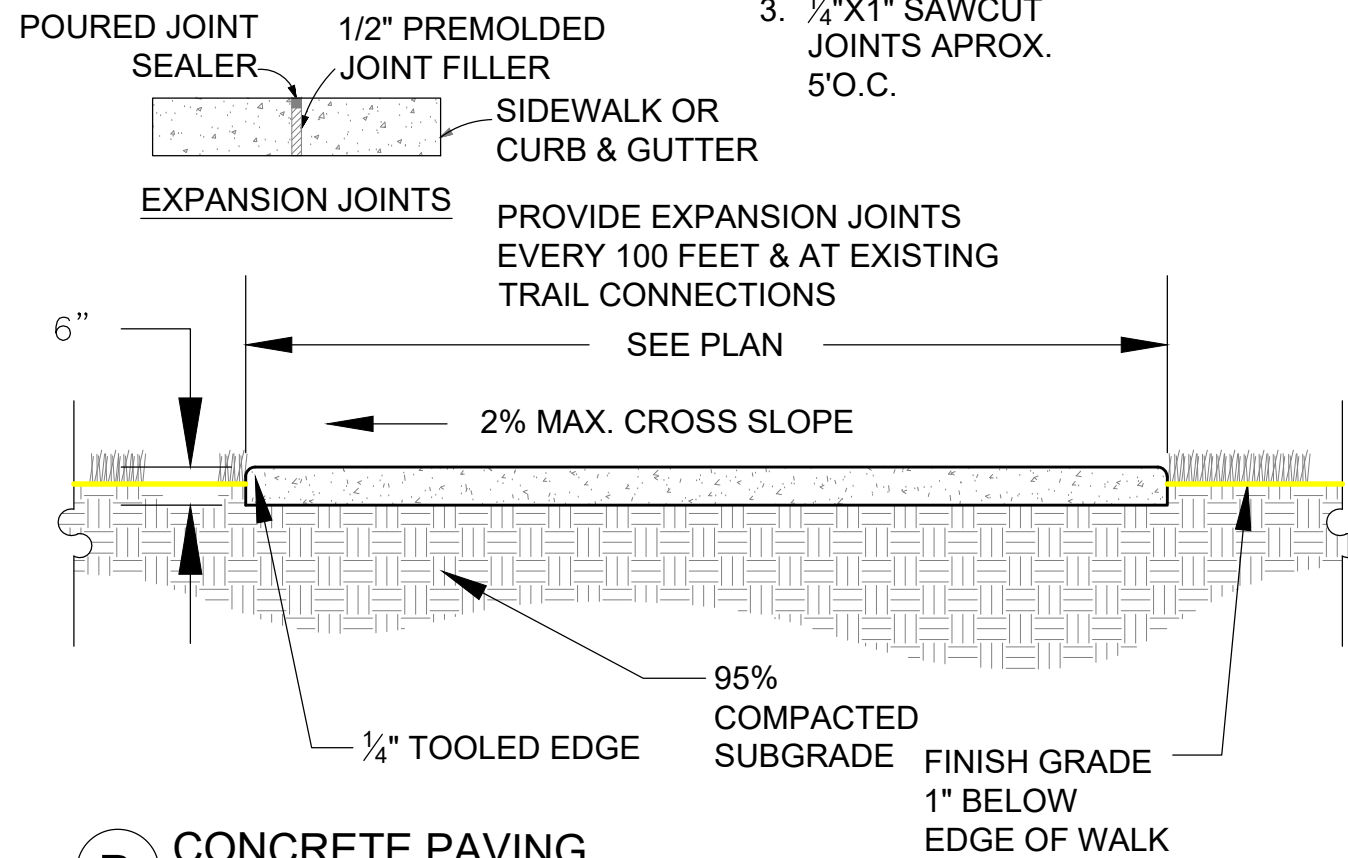
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APPROVED:	- KH
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PARK AMENITY PLAN

L3.01



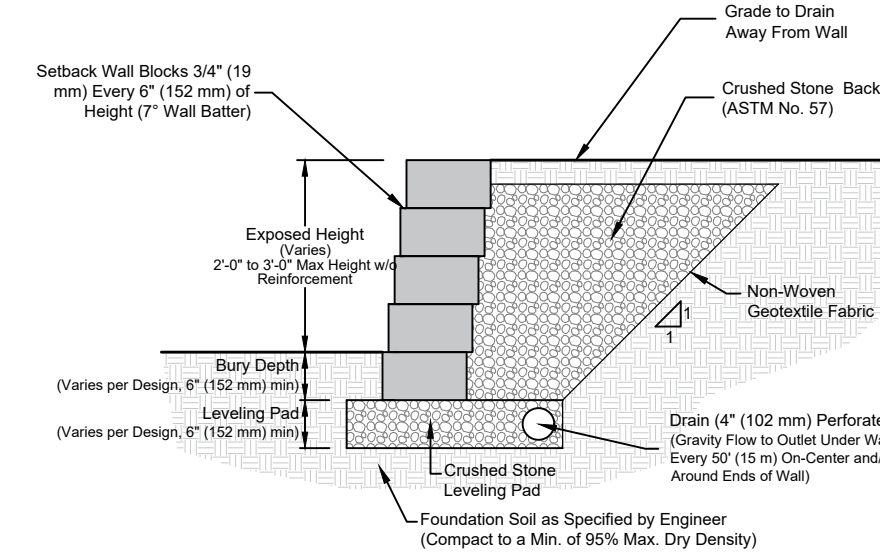
A CRUSHER FINES PATH
SCALE: 1"=1'-0"



B CONCRETE PAVING
NOT TO SCALE

NOTES:

1. 6" DEPTH 4,500 PSI CONCRETE WITH A LIGHT BROOM FINISH, FIBERMESH REINFORCED. CONCRETE THICKNESS TO BE DETERMINED BY CIVIL ENGINEER.
2. CONSTRUCTION JOINTS SHALL BE LOCATED 8' O.C. MIN. AND EXPANSION JOINTS SHALL BE PLACED EVERY 100 L.F. MAX.
3. 3/4"x1" SAWCUT JOINTS APROX. 5'O.C.

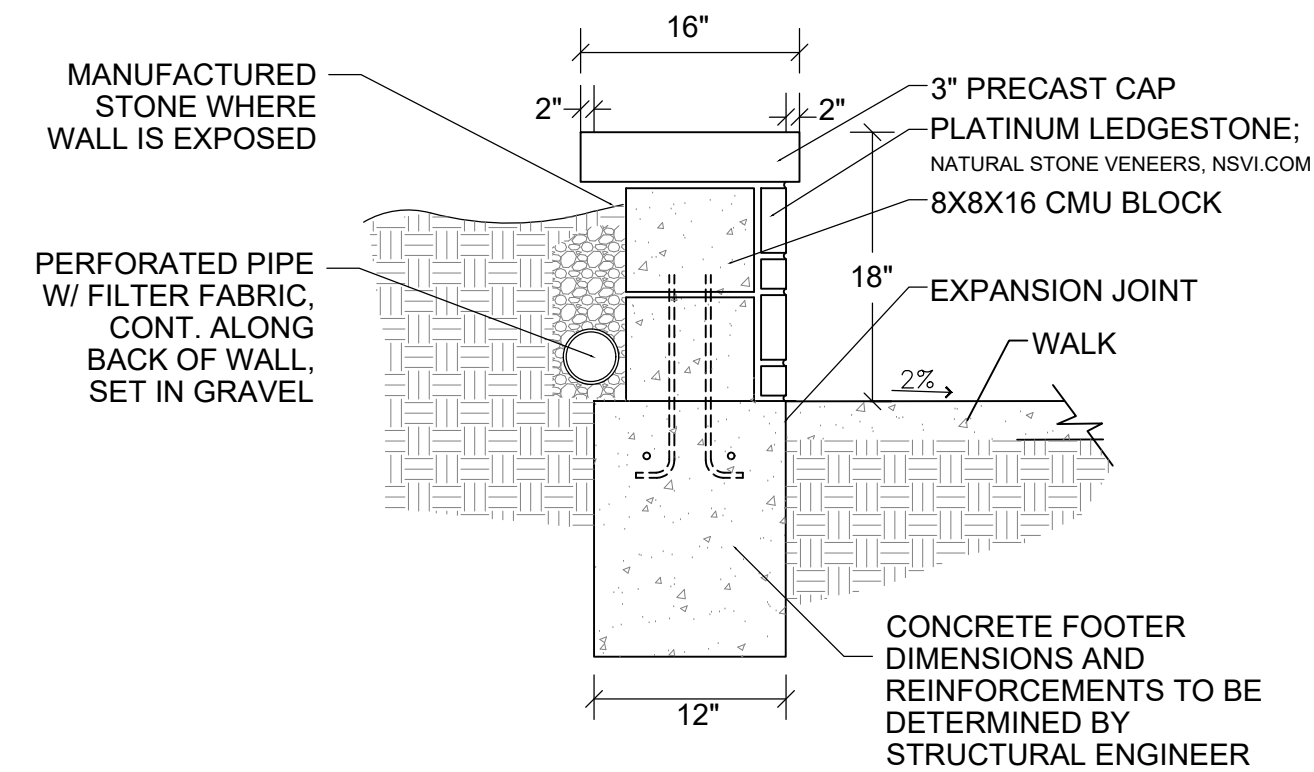


- Block sizes and placement shown are for reference only. Individual Rosetta blocks will vary with installation pattern.
- Final designs for construction must be prepared by a registered Professional Engineer using the actual conditions of the proposed site.
- Final wall design must address both internal and external drainage and shall be evaluated by the Professional Engineer who is responsible for the wall design.

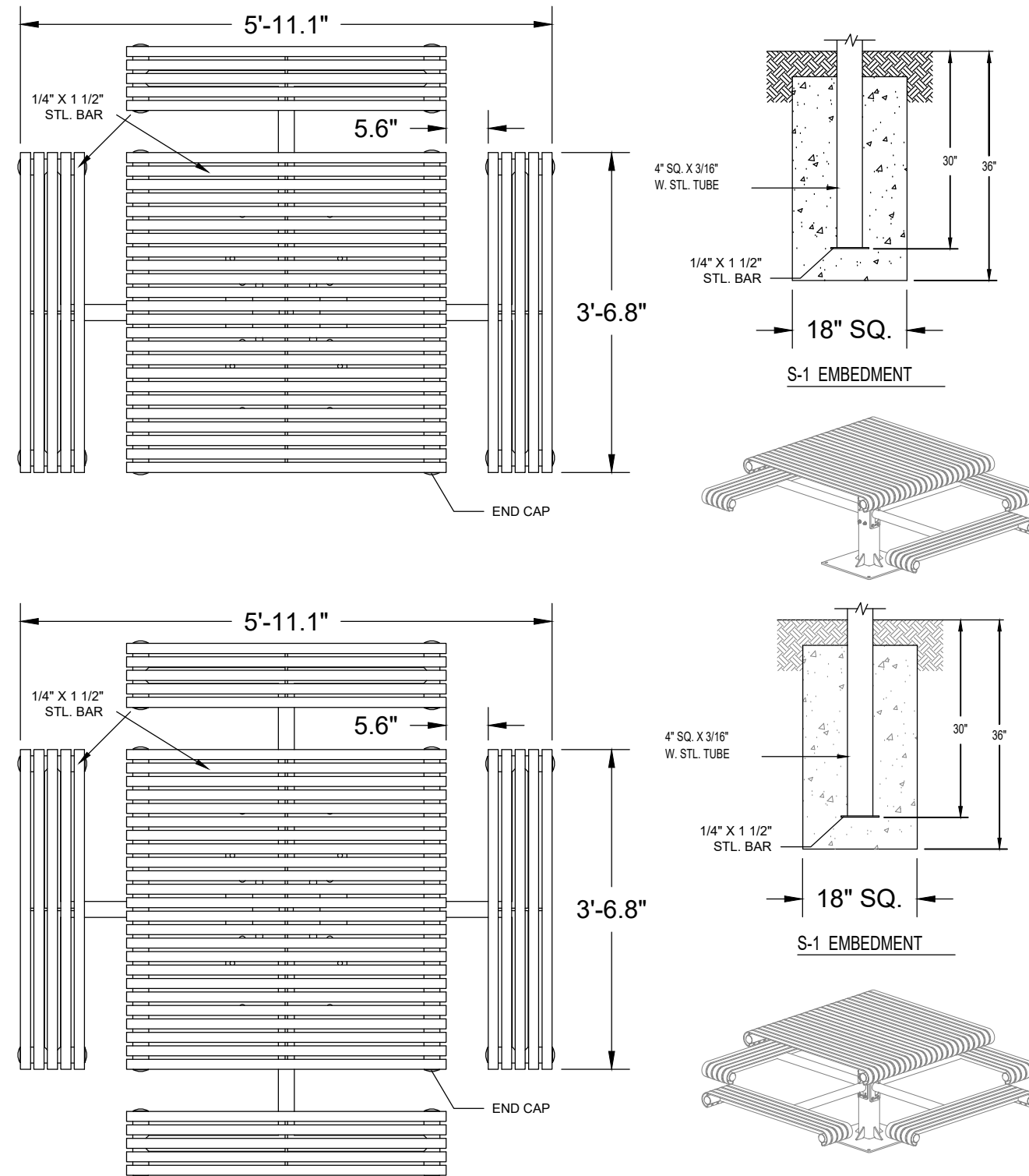
TYPICAL SECTION

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

C NON-REINFORCED (GRAVITY) KODAH WALL SECTION
MANUFACTURER: Rosetta Hardscapes, LLC.
TYPE: Kodah Gravity Cross Section
COLOR: BUFF
SCALE: NTS



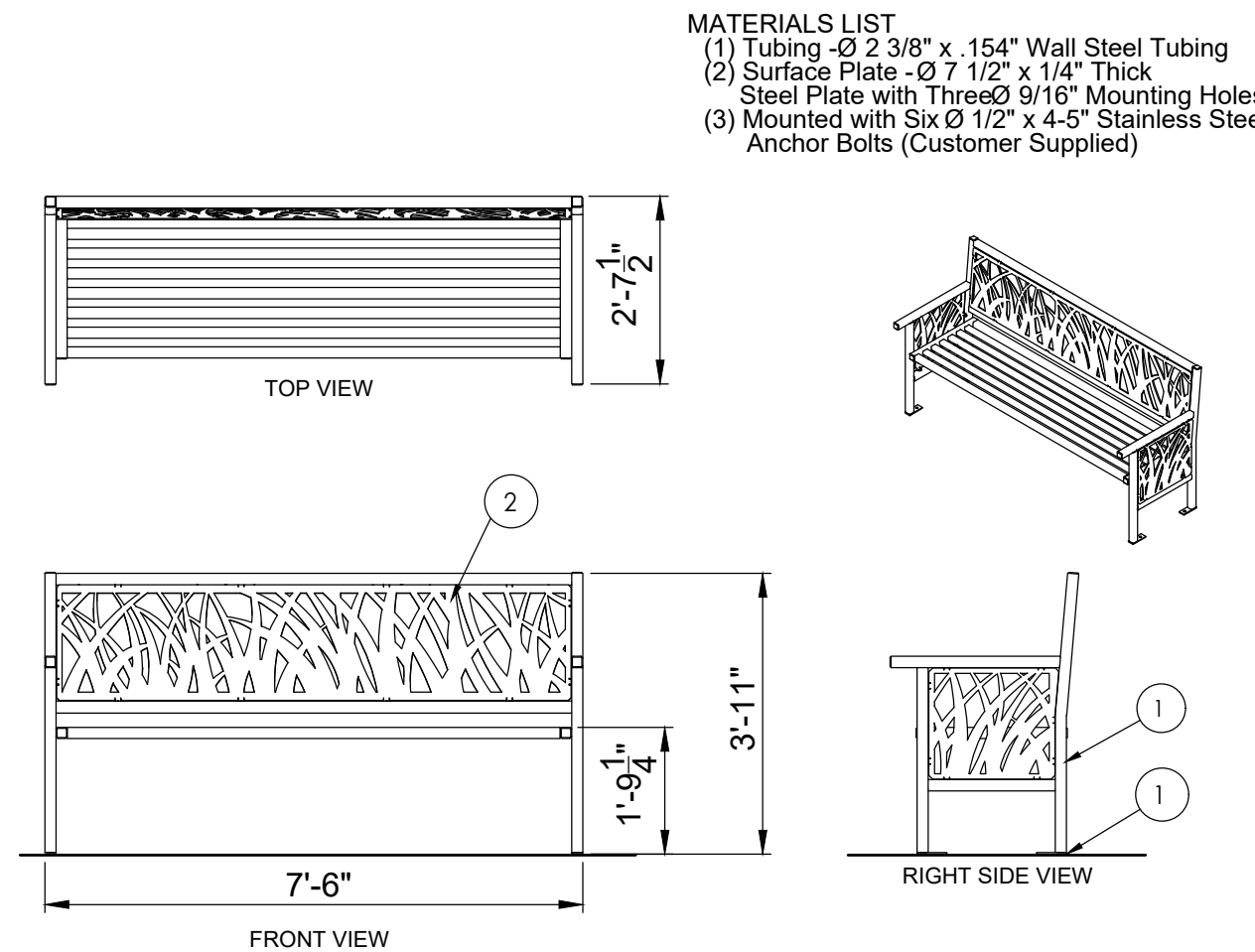
D SEAT WALL/ TREE PLANTER
SCALE: 1"=1'-0"



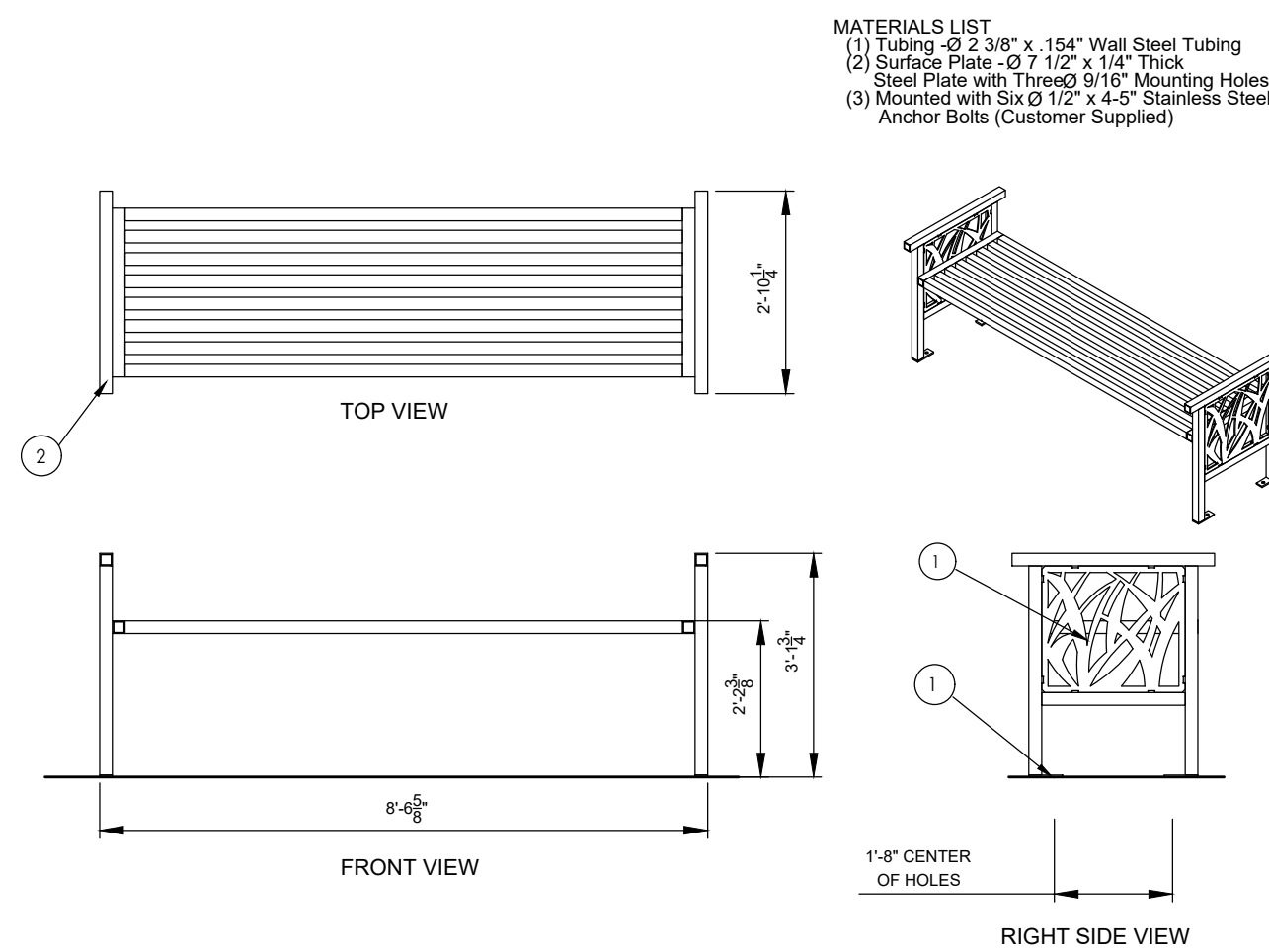
NOTES:

1. ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED / POLYESTER POWDER COATING.
2. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 AND S-4.
3. INSTALL TABLE PER MANUFACTURERS SPECIFICATIONS.
4. CONTACT: DUMOR, INC. 1-800-598-4018 DUMOR.COM

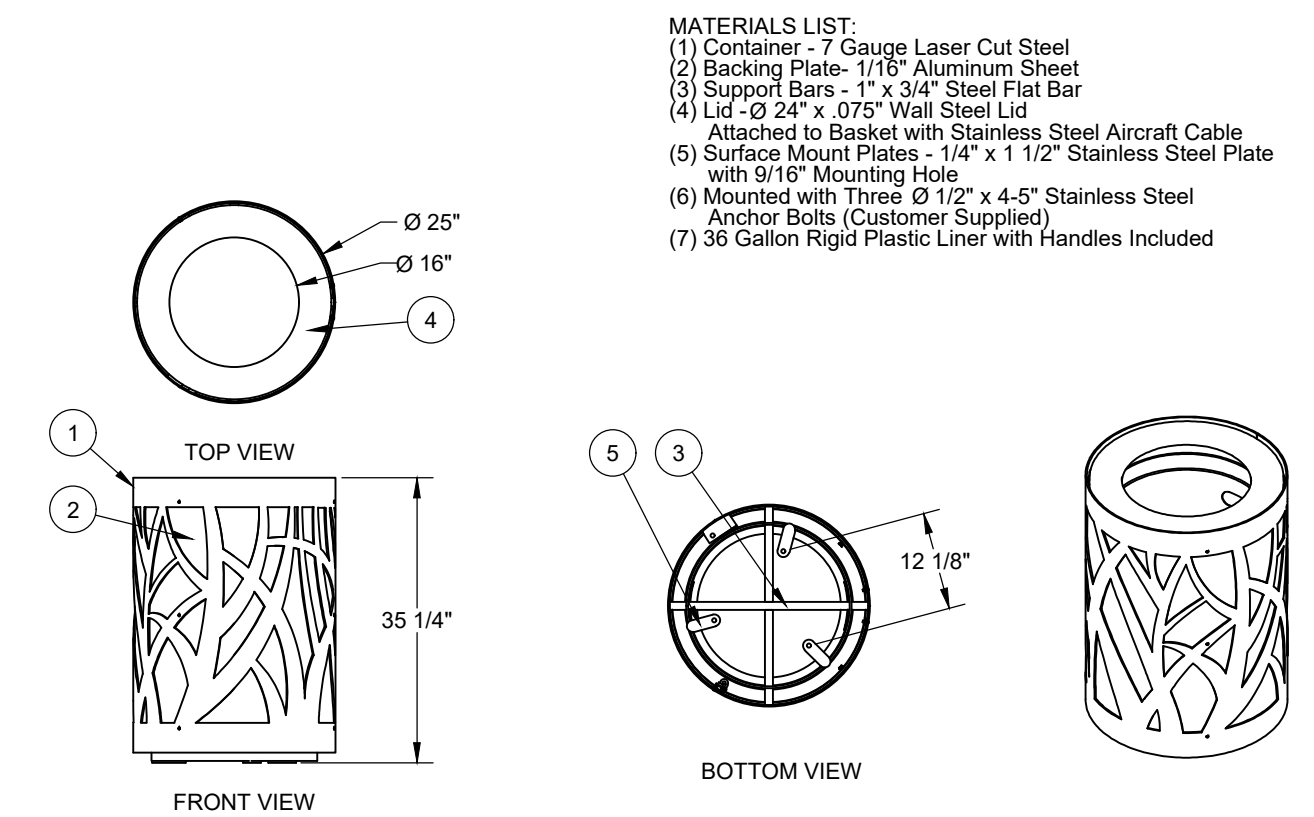
E PICNIC TABLE
MANUFACTURER: DuMor, INC.
TYPE: Table 448-44, S-1 (Embedment), Table 448-43 (ADA), S-1
COLOR: Bronze, Powder Coat
SCALE: NTS



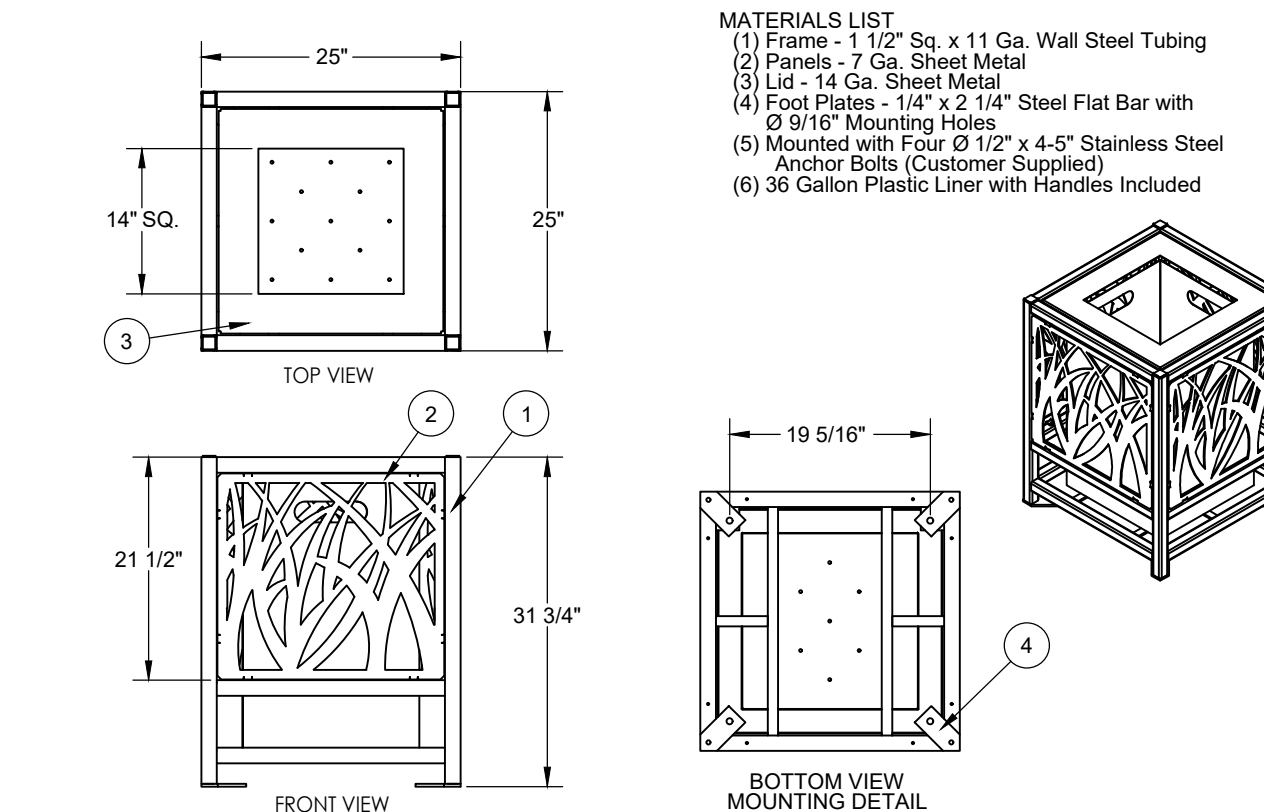
F BENCH, TYPE 1
MANUFACTURER: SiteScapes, INC.
TYPE: TallGrass; TG1-1000-PF
COLOR: Bronze, Powder Coat
SCALE: NTS



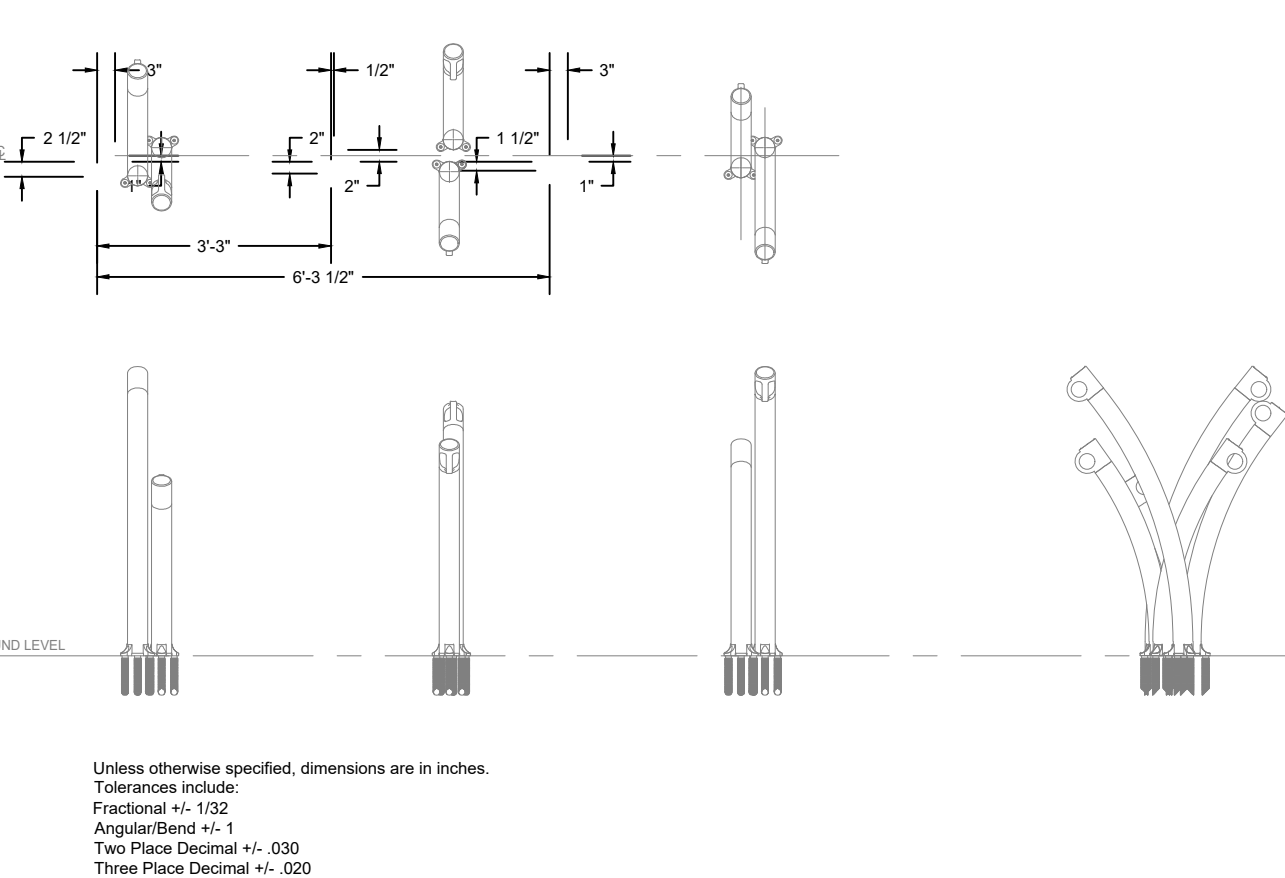
G BENCH, TYPE 2
MANUFACTURER: SiteScapes, INC.
TYPE: TallGrass; TG1-1100-PF
COLOR: Bronze, Powder Coat
SCALE: NTS



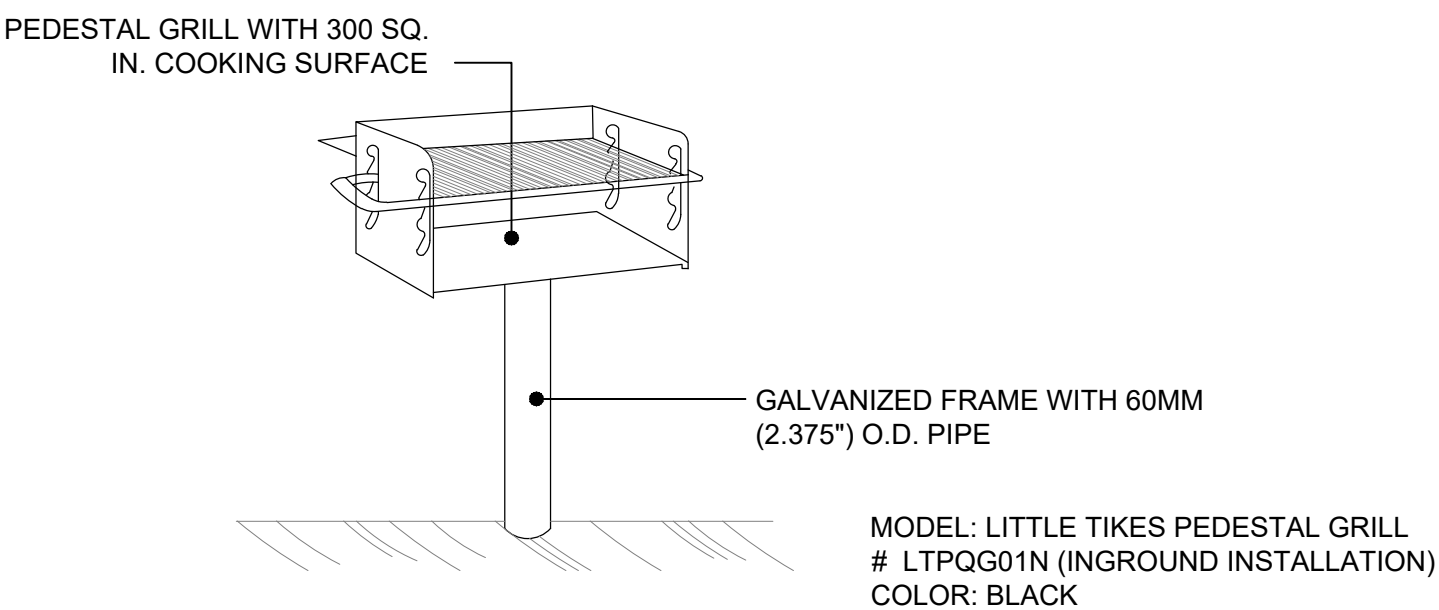
H TRASH RECEPTACLE, TYPE 1
MANUFACTURER: SiteScapes, INC.
TYPE: TallGrass; TG2-3000-PF
COLOR: Bronze, Powder Coat
SCALE: NTS



I TRASH RECEPTACLE, TYPE 2
MANUFACTURER: SiteScapes, INC.
TYPE: TallGrass; TG2-2000-PF
COLOR: Bronze, Powder Coat
SCALE: NTS



J BIKE RACK
MANUFACTURER: Forms + Surfaces
TYPE: Bike Garden Bike Rack, Surface Mounted, Configuration A
COLOR: Dark Corten Texture, Powder Coat
SCALE: NTS



K COMMUNITY BBQ GRILL
SCALE: NTS
NOTE: DESIGNS AND DETAILS ARE CONCEPTUAL AND TO BE DETERMINED AT FINAL PLAT.

LOOKING GLASS SEGMENT 2A

**PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)**

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211

DREAM FINDERS HOMES

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

EMK

Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

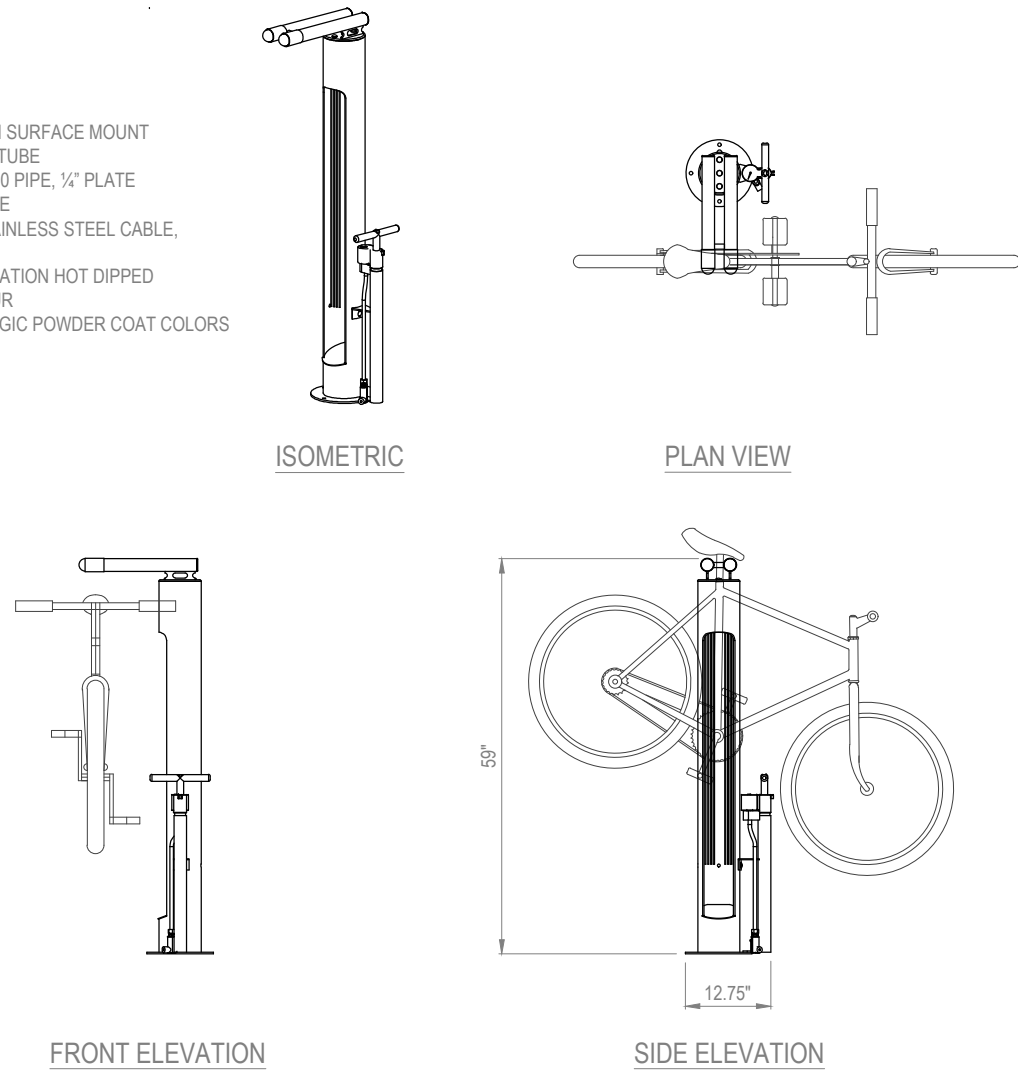
henry design group

DATE: 8-5-2020
JOB NO: 1242
DRAWN BY: -SA/MK/AK
APPROVED: -KH
CADD FILE: -

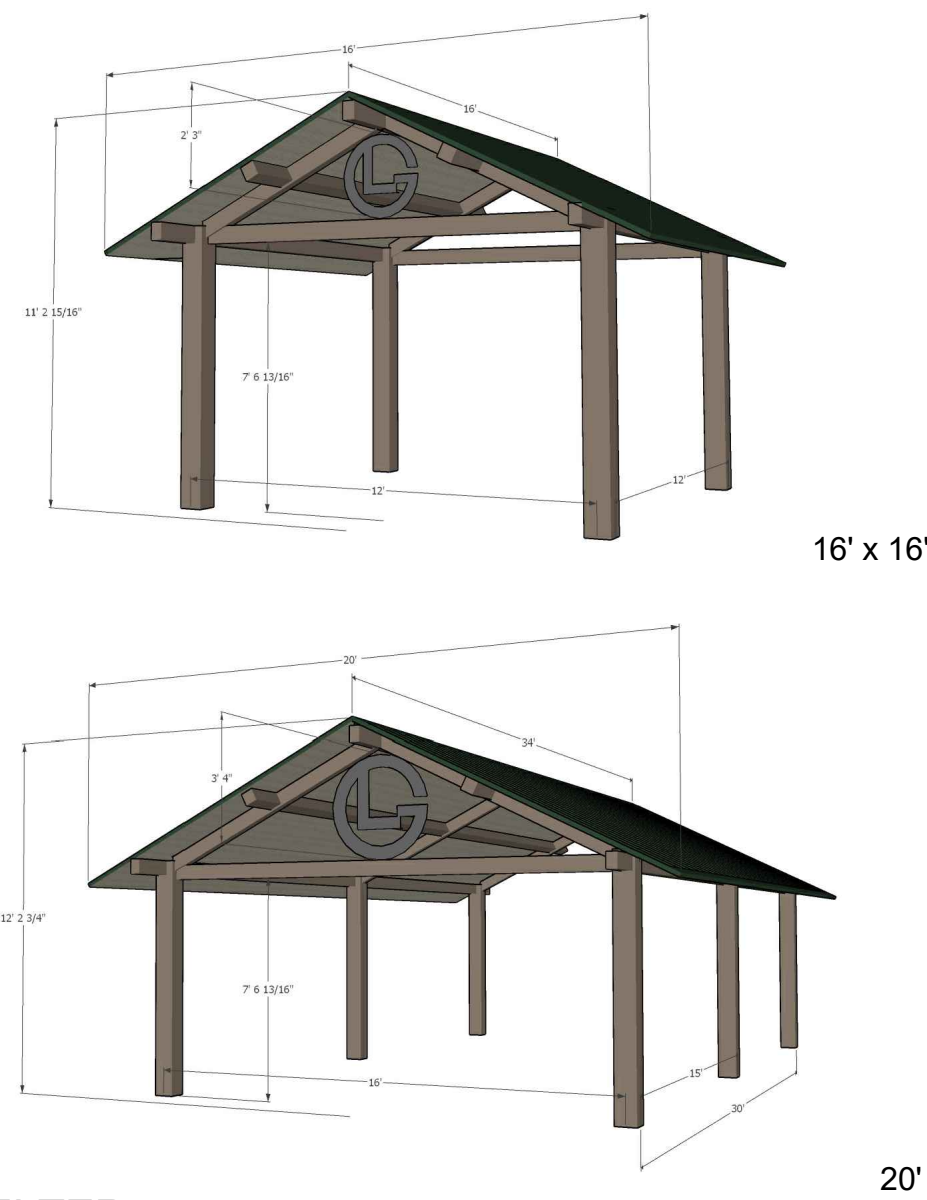
PARK AMENITY PLAN

L3.02

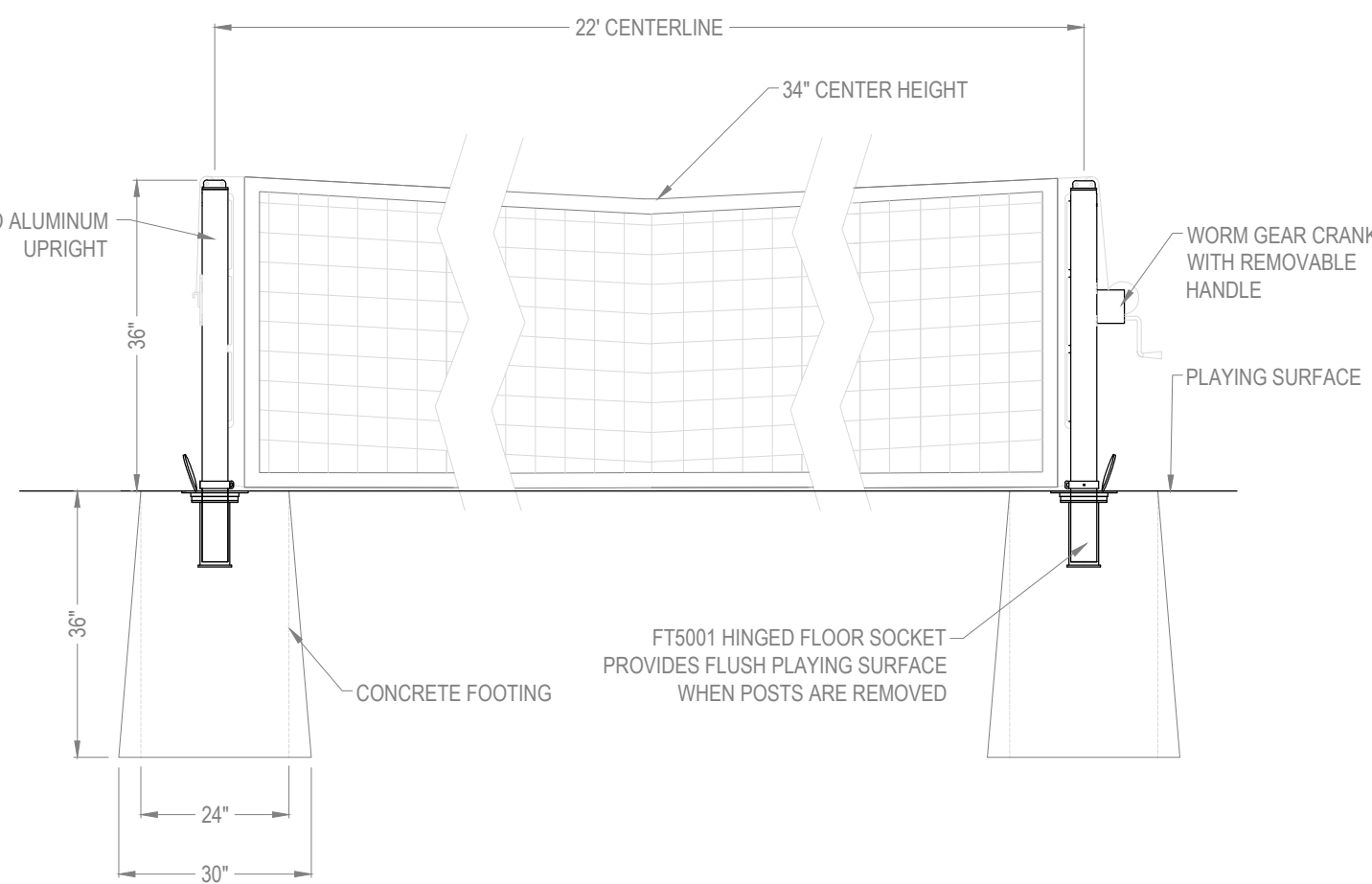
SPECIFICATIONS
CAPACITY: 1 BIKE
MATERIAL: AIR KIT 3 WITH SURFACE MOUNT
MAIN BODY: 6.308 X 154" TUBE
BIKE HANGER: 1 5" SCH 40 PIPE, 1/2" PLATE
FOOT: 10" DIA. X 25" PLATE
TOOL TETHERS: 5/32" STAINLESS STEEL CABLE,
MANUAL AIR PUMP
FINISH: AN AFTER FABRICATION HOT DIPPED
GALVANIZED FINISH IS OUR
STANDARD OPTION. 250 TGIC POWDER COAT COLORS
ARE ALSO
AVAILABLE.



A BIKE FIX-IT STATION
MANUFACTURER: Dero, A Playcore Company
TYPE: Fix-it with attached Air Kit
COLOR: Iron Gray, Powder Coat
SCALE: NTS



E SHELTER
NOTE: Prefabricated shelter with custom medallion
SCALE: NTS

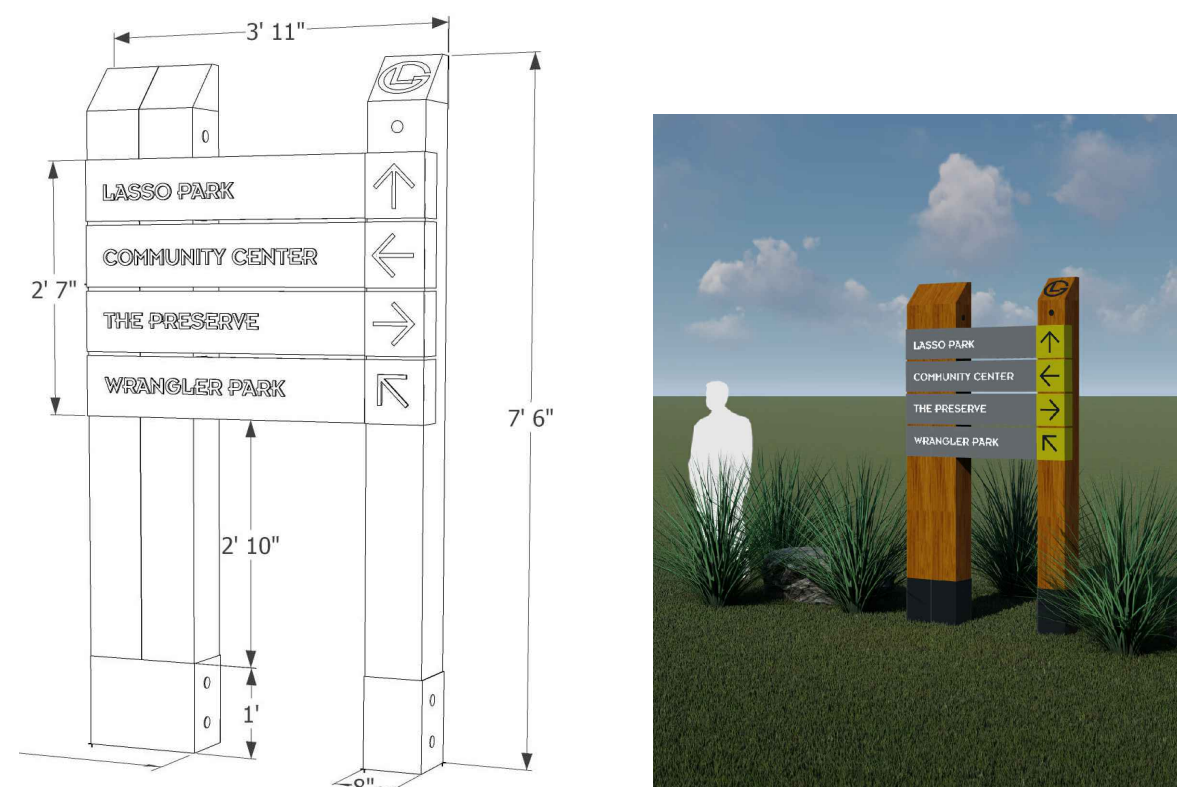


I PICKLE BALL COURT- NET
SCALE: NTS

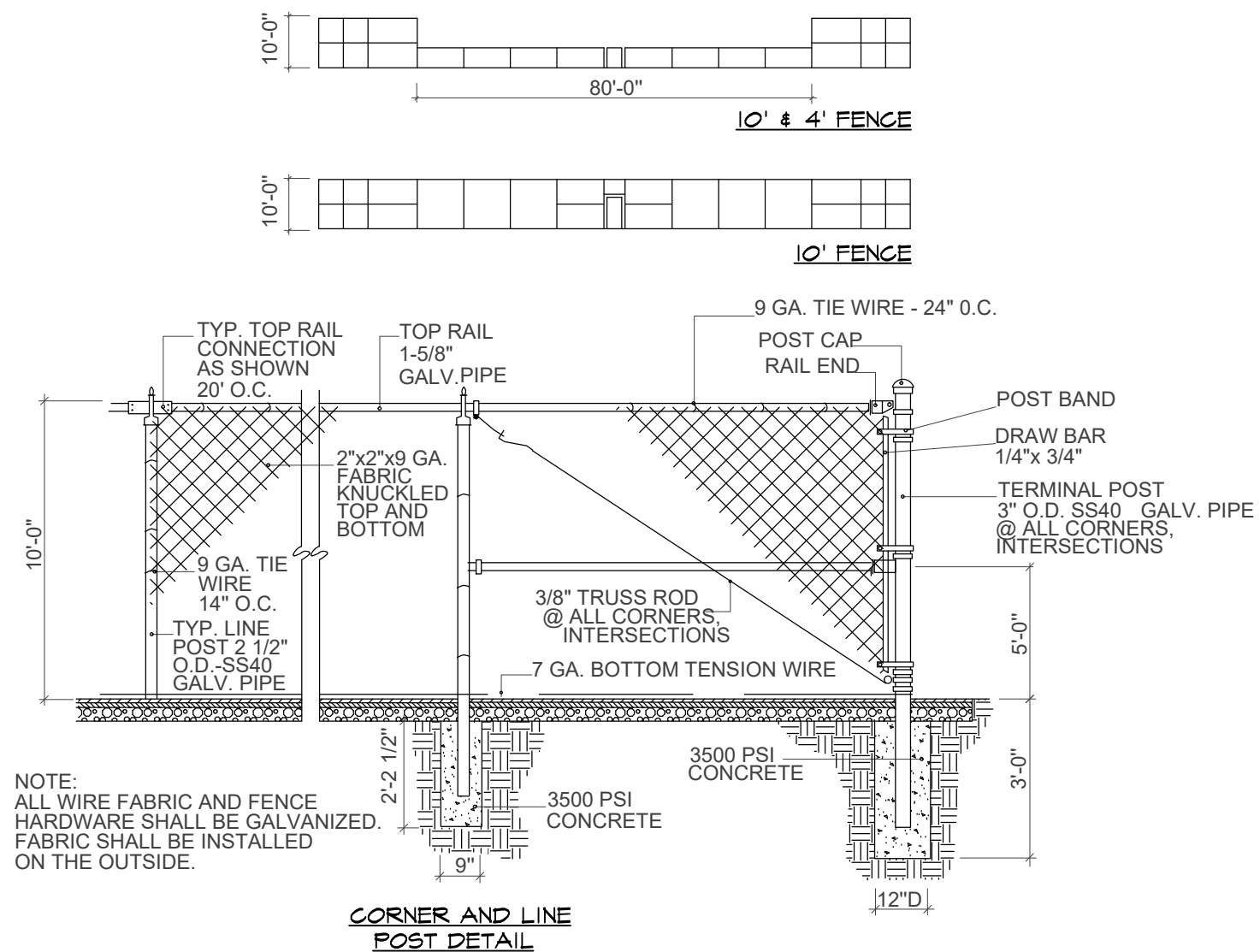
- Notes
- One Dog Waste ordinance sign (2 wood lags for install)
 - One Dog Bag Dispenser (SKU #E44) (<http://www.leisuremore.com>)
 - 1. Town of Parker Sticker (supplied by Town)
 - 2. Master lock 0536 (supplied by Town)
 - 3. Max height of bag opening *(48")*
 - One 22-gallon capacity waste receptacle Hunter Green (Model #2100) (22 gallon trash receptacle)
 - Install 60" from edge of trail/sidewalk to front of waste receptacle for ADA compliance.
 - Install dispenser, trash receptacle and sign on an eight-foot 4"x4" cedar post. (24" in the ground)



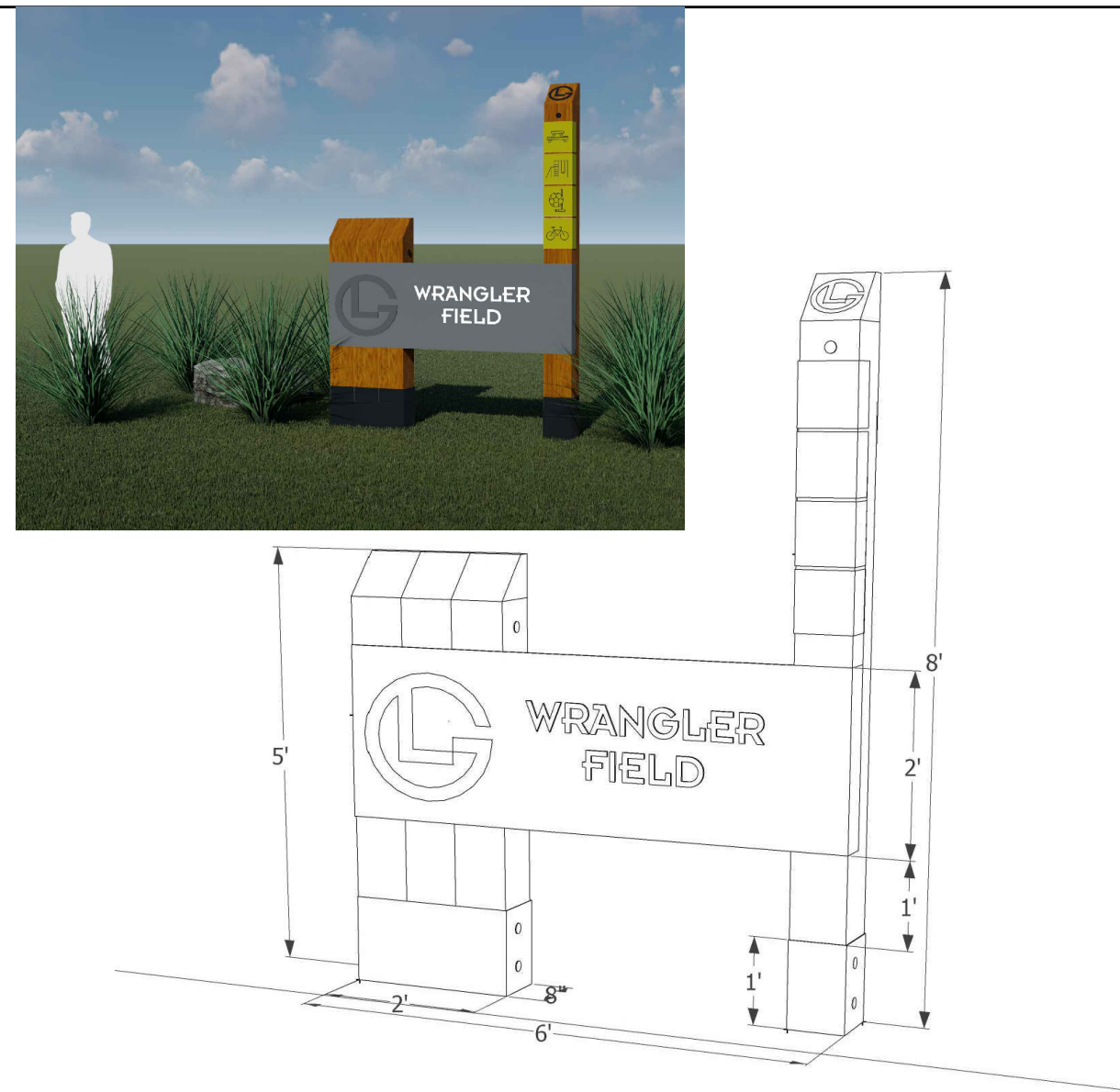
B DOG STATION



F TRAIL IDENTITY SIGN
SCALE: NTS



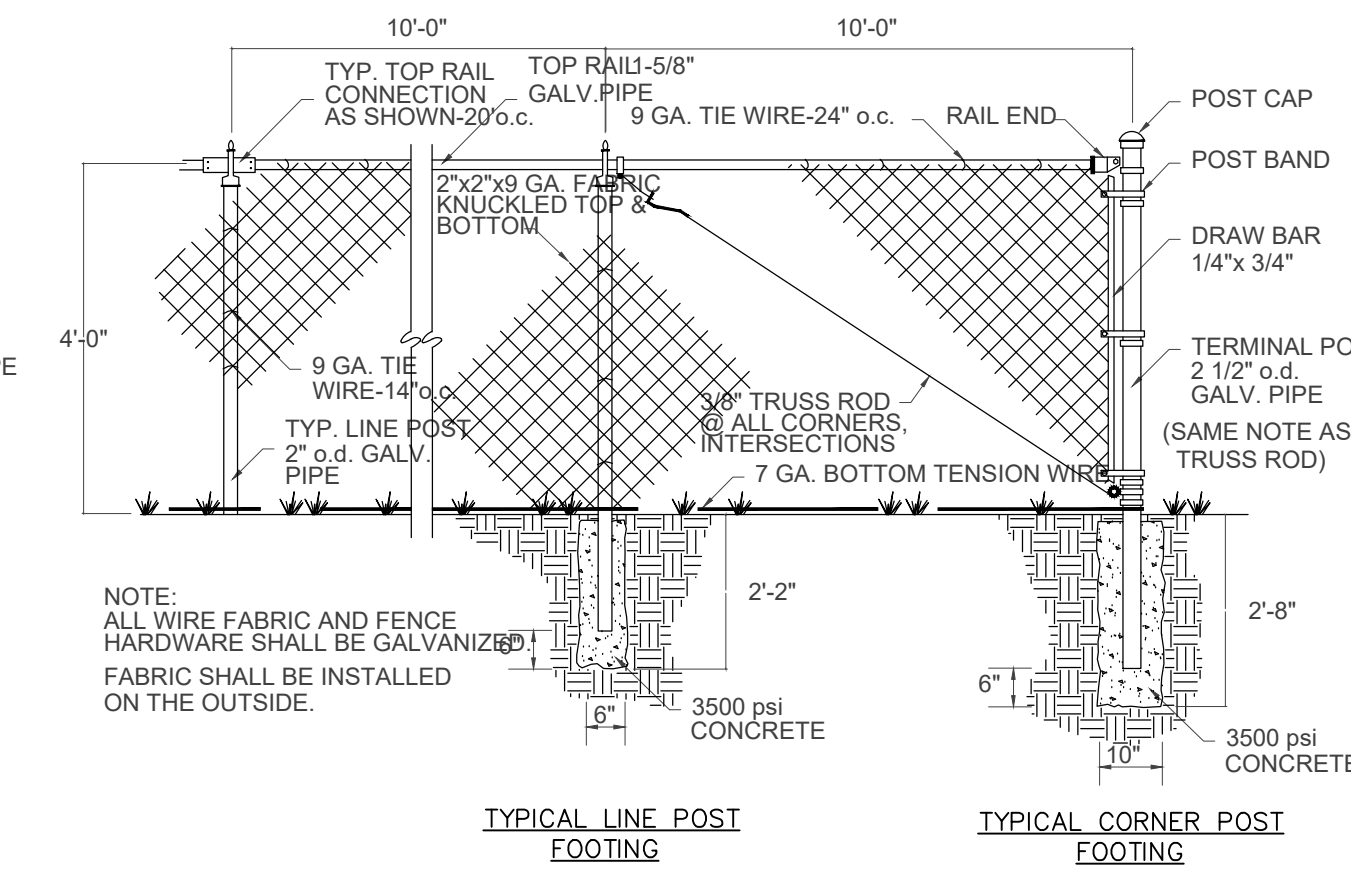
J PICKEL BALL COURT FENCE-10'
SCALE: NTS



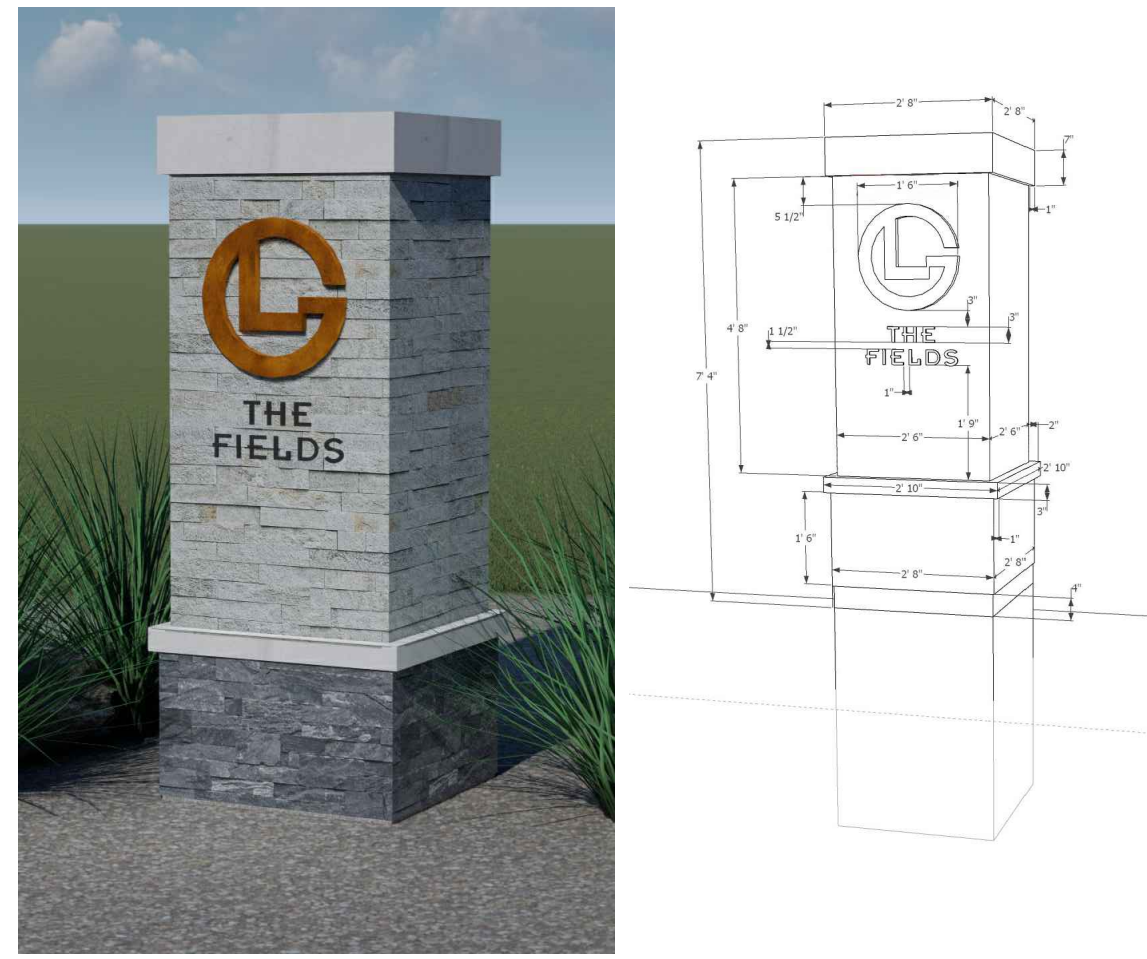
C PARK IDENTITY SIGN
SCALE: NTS



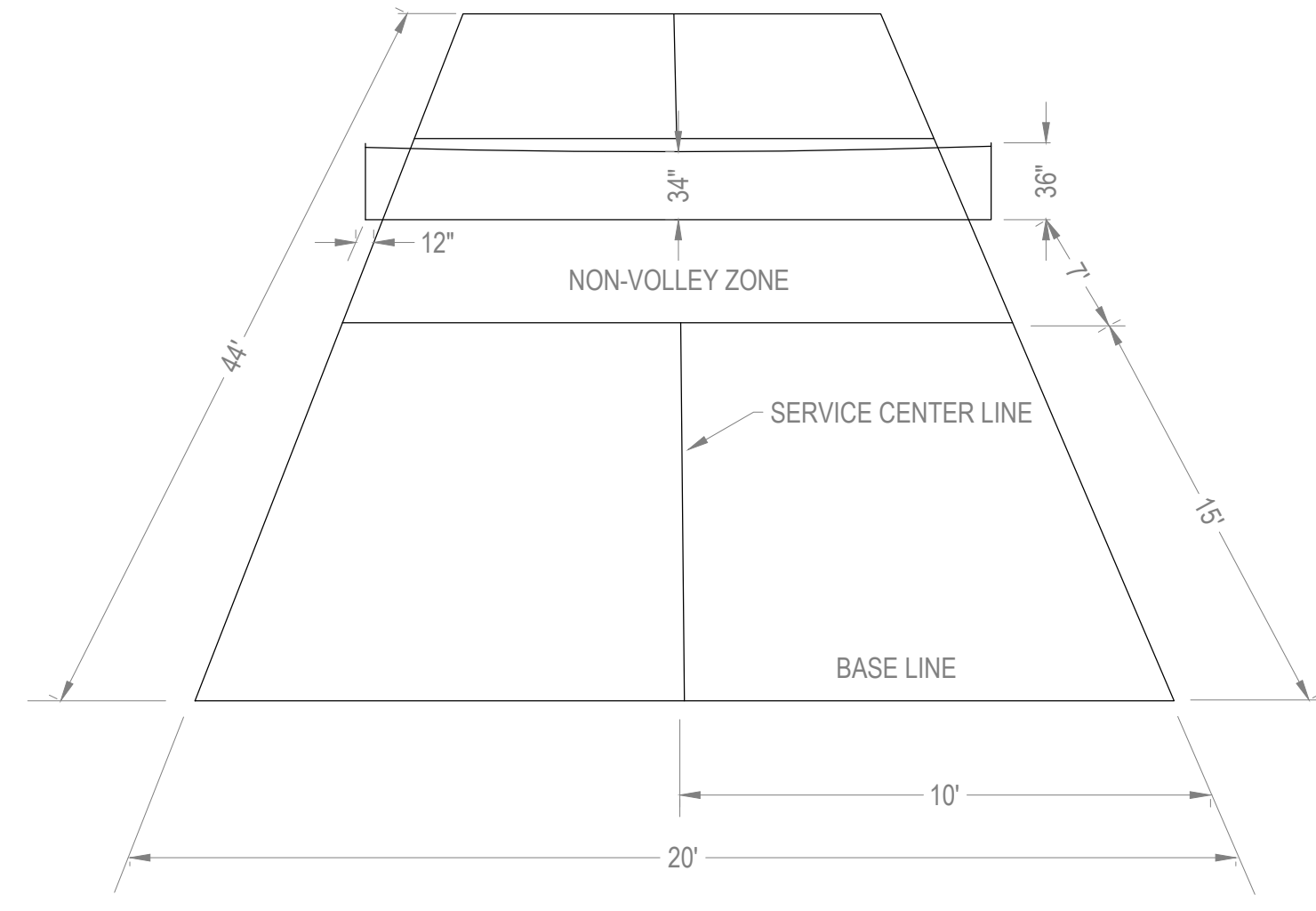
G SHADE TRELLIS
MANUFACTURER: POLIGON
TYPE: MILLENNIUM TRELLIS (CANTILEVERED-9 x 16)
COLOR: TO MATCH EXISTING (GREY STONE TEXTURE)
SCALE: NTS



K RECREATION FENCE- 4'
SCALE: NTS



D NEIGHBORHOOD ENTRY MONUMENT
NOTE: SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS PROCESS. SIGNAGE SHALL BE APPROVED DURING A SEPARATE PROCESS.
SCALE: NTS



H PICKLE BALL COURT- PERSPECTIVE
SCALE: NTS



L PUBLIC RESTROOM
MANUFACTURER: PUBLIC RESTROOM COMPANY
TYPE: PLAYGROUND SERIES; PS-022-CE-ST
COLOR: TBD
SCALE: NTS

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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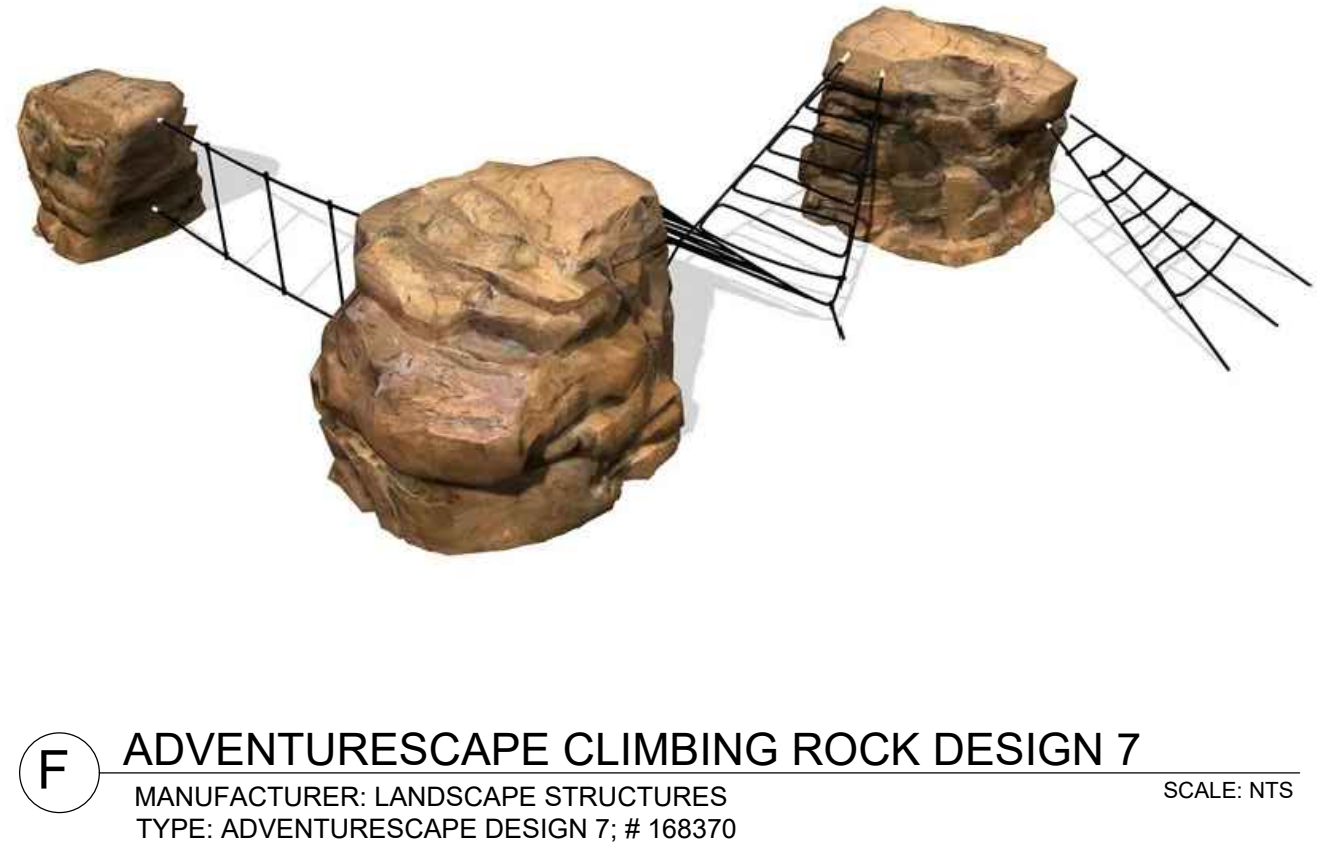
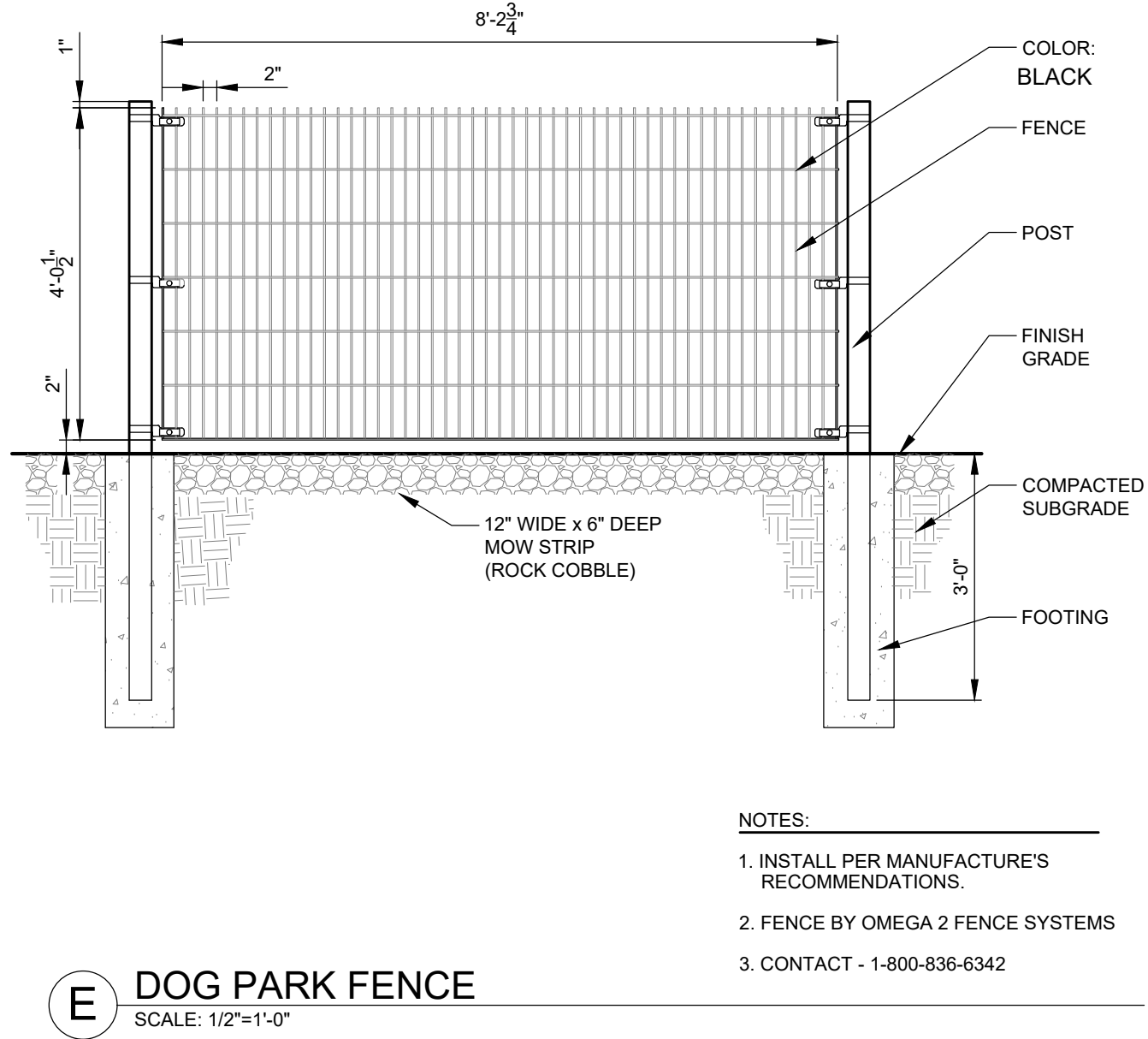
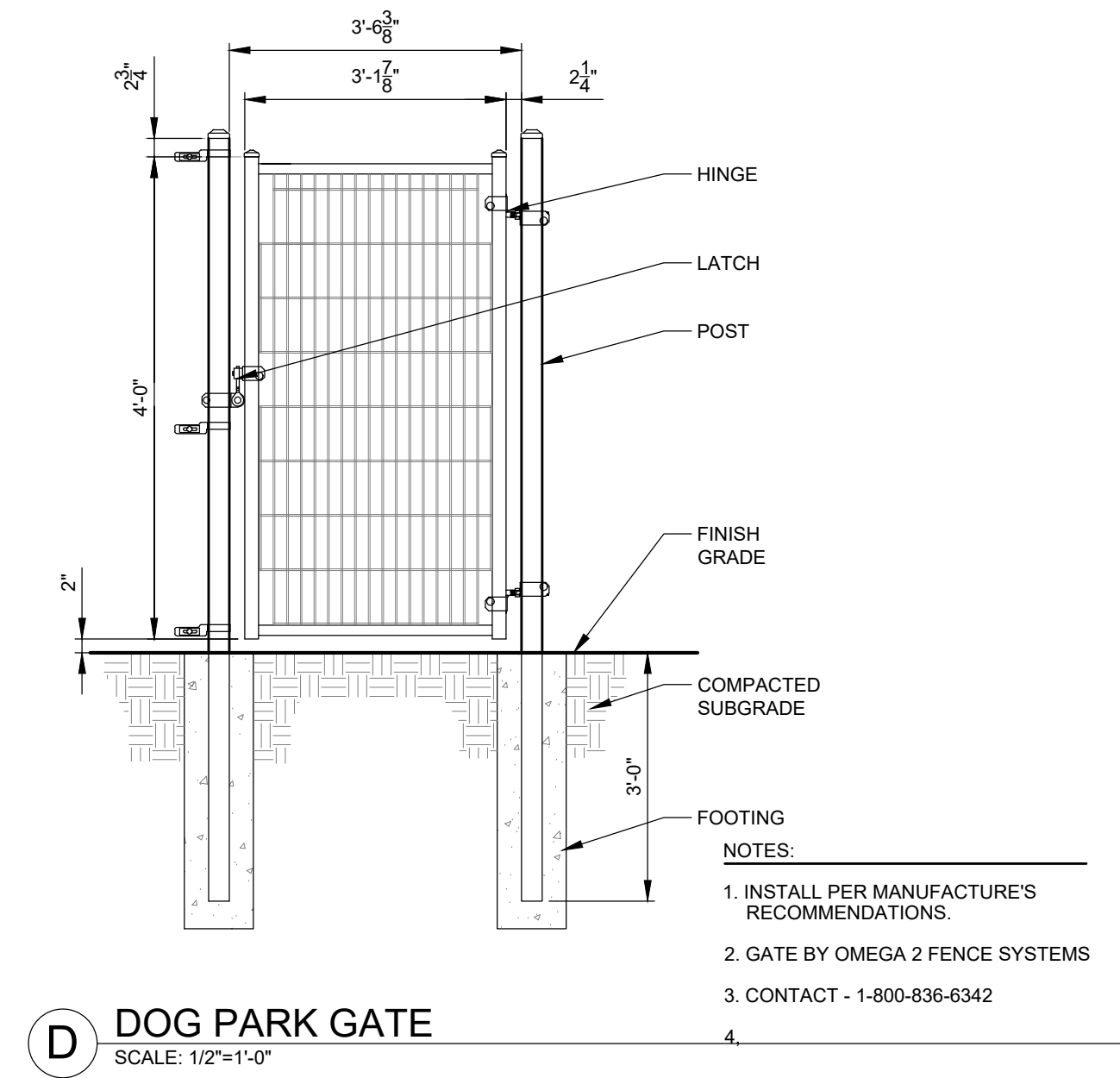
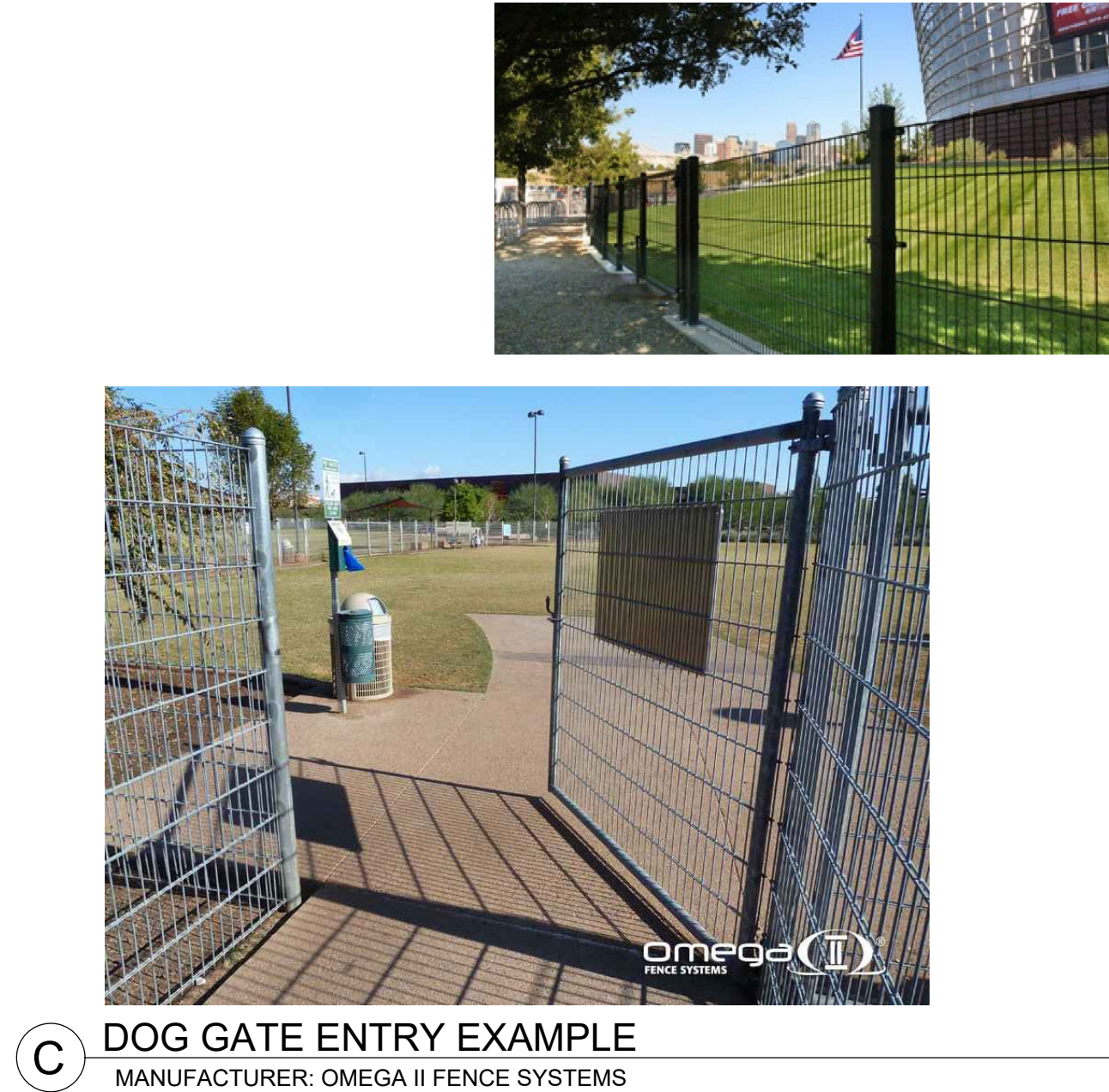
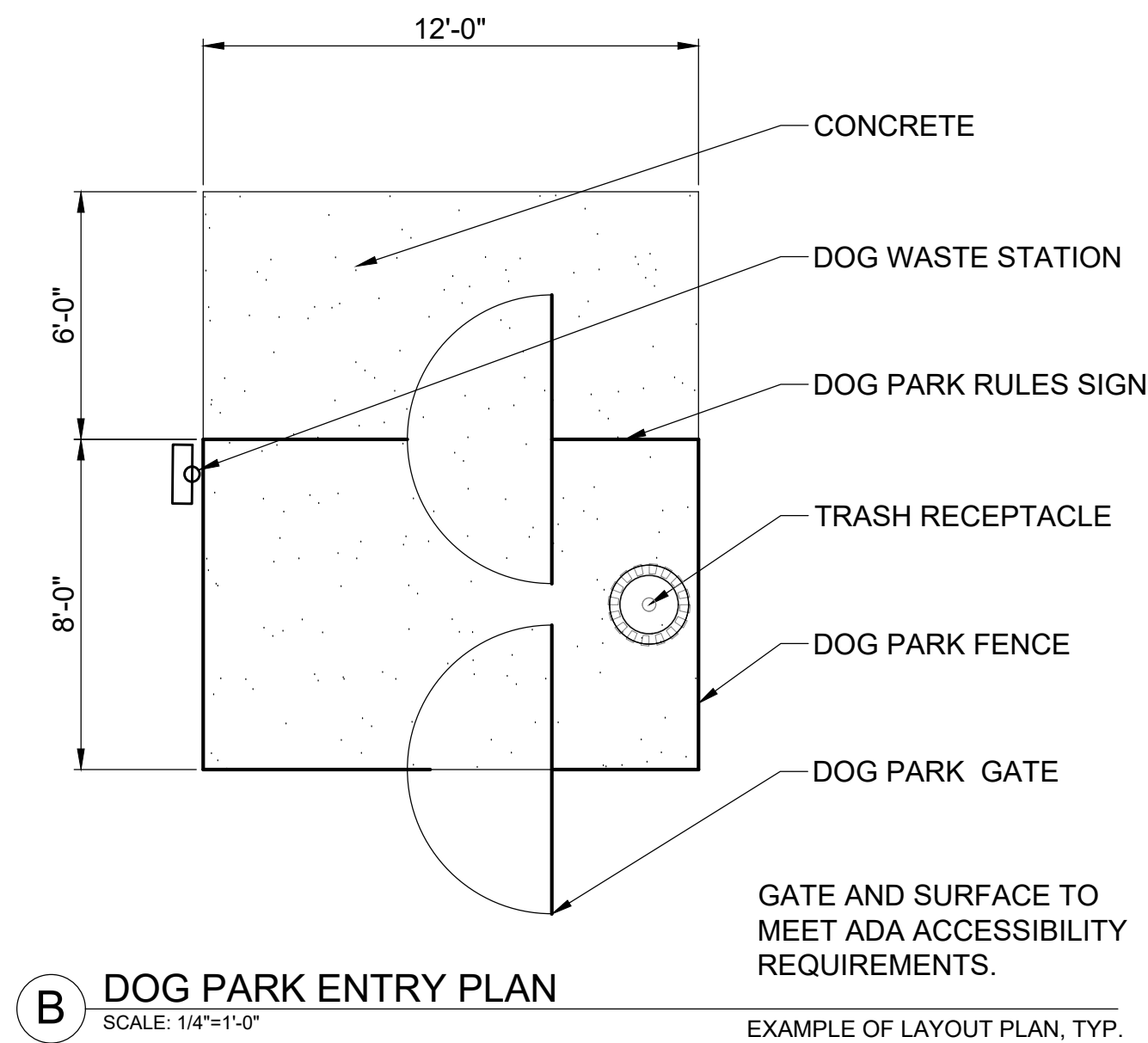
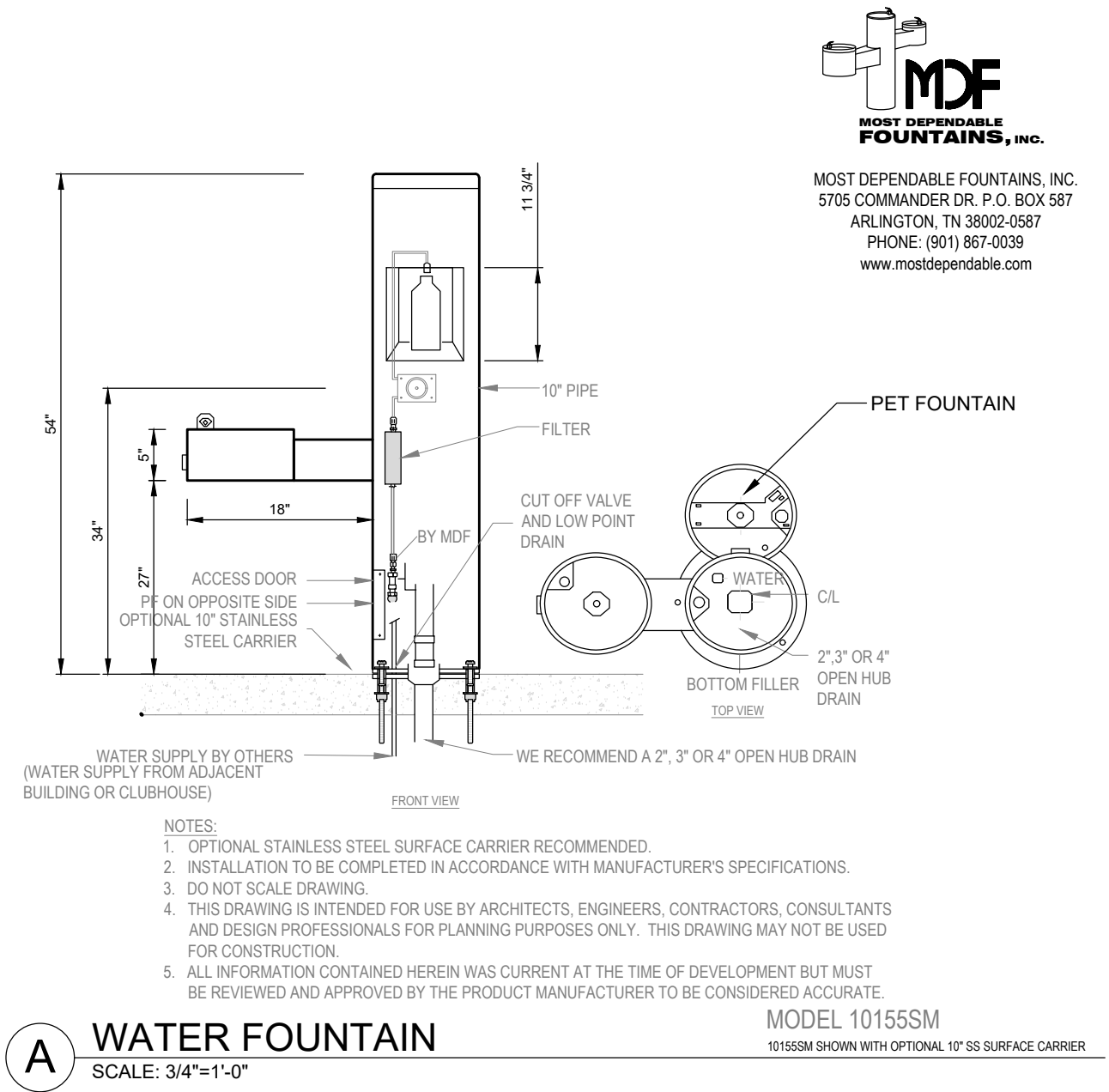
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 8-5-2020
JOB NO: -1242
DRAWN BY: -SA/MK/AK
APPROVED: -KH
CADD FILE: -

PARK AMENITY PLAN

L3.03



LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

SEGMENT 2A DEVELOPMENT

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211



Civil Engineer
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Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 8-5-2020
JOB NO: - 1242
DRAWN BY: - SA/MK/AK
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN
L3.04



A CRAB TRAP CLIMBING STRUCTURE
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: CRAB TRAP; #248479
SCALE: NTS



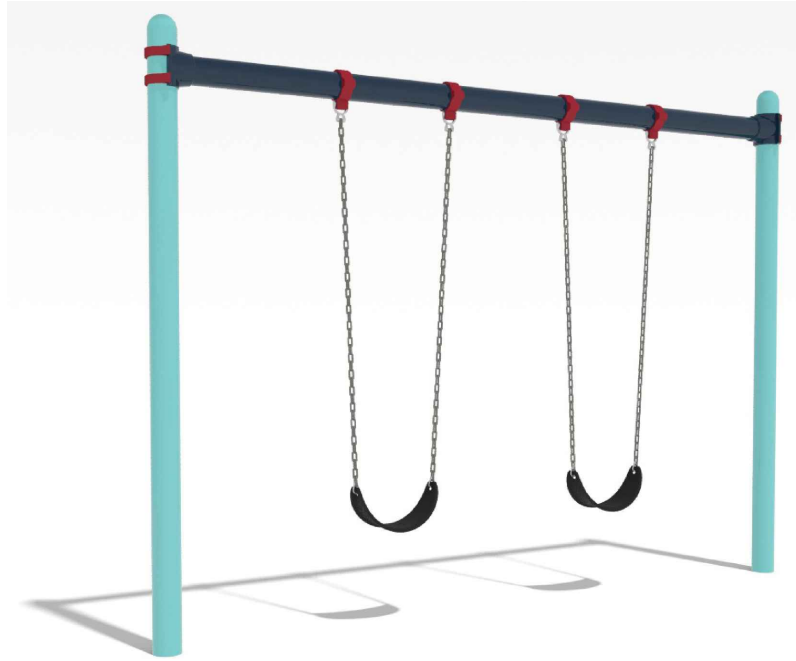
B WE-GO-ROUND
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: WE-GO-ROUND with DIGIFUSE PANELS (TRANSPORTATION); # 249558
SCALE: NTS



C SPRING RIDER- DOUBLE
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SINGLE BOBBLE SPRING RIDER; # 164074
SCALE: NTS



D SWING SET
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SWING SET WITH THREE BAYS & MOLDED BUCKET SEAT; # 177333; 177332; 177350



E SADDLE SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES
TYPE: SADDLE SPINNER; #152179
SCALE: NTS

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
SEGMENT 2A DEVELOPMENT
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
LB Parker Owner, LLC
Dream Finders Homes
Matt Childers
2727 Bryant Street; Suite 200
Denver, CO 80211



Civil Engineer
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7006 S. Alton Way, Bldg. F
Centennial, CO 80112
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Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 8-5-2020
JOB NO: - 1242
DRAWN BY: - SA/MK/AK
APPROVED: - KH
CADD FILE: -

PARK AMENITY PLAN
L3.05

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	04/10/2020
2	SKETCH PLAN- 2ND SUBMITTAL	08/05/2020
3	SKETCH PLAN- 3rd SUBMITTAL	05/06/2021
4	SKETCH & PRELIM PLAN- 4th SUB	02-16-2022
5	SKETCH & PRELIM PLAN- 5th SUB	05-02-2022
6	SKETCH & PRELIM PLAN- 6th SUB	06-22-2022
7	SKETCH & PRELIM PLAN- 7th SUB	08-29-2022
8	SKETCH & PRELIM PLAN- 8th SUB	09-16-2022



Request for Town Council Action

Date: December 5, 2022

Submitted By: Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **LOOKING GLASS FILING 8 SKETCH AND PRELIMINARY PLAN**

Applicant: KB Homes Colorado, Inc.

Location: Located at the southeast corner of Spirit Trail Boulevard and Stroh Road

Department: Community Development, Bryce Matthews

TRAKiT No.: SUB21-059 & SUB21-060

EXECUTIVE SUMMARY

The applicant, KB Homes, is proposing a residential development in the Looking Glass Segment 1, Filing 8 section of the Hess Ranch Planned Development (PD). They have submitted a Sketch and Preliminary Plan application(s) to create 106 residential lots for attached single-family (paired homes) with 11 tracts for landscaping, parks and open space. The subject property is located at the southeastern corner of the intersection of Stroh Road and Spirit Trail Boulevard.

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

1. Consistency with the Master Plan. The proposed subdivision is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.
2. Consistency with the Land Development Ordinance and other minimum standards established by the Town. The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual and the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town.
3. Consistency with Zone District Standards or Planned Development Guide, if applicable. The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide.
4. Previous plans. All conditions of the previous plan have been met. The plan is in substantial conformance with the sketch plan.
5. Public notice requirements. The applicant has demonstrated that all public notice requirements have been met.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Sketch and Preliminary Plan for Looking Glass Segment 1, Filing 8 (SUB21-059, SUB21-060)

The subject property has a total area of 19.47 acres and is located at the southeastern corner of the intersection of Stroh Road and Spirit Trail Boulevard. The property is currently undeveloped and is the last parcel to be developed within Looking Glass Segment 1. The submitted Sketch and Preliminary Plan applications propose the creation of 106 lots for residential development with single-family attached housing (paired homes) and 11 tracts for landscaping, parks and open space. This consists of the 90 residential lots with homes that are currently permitted by the Hess Ranch PD zoning and an additional 16 residential lots with homes that are proposed to be reallocated from Planning Area 31 (PA-31) to support the relocation of a planned elementary school in PA-19 to a more suitable location in PA-31.

Parks and Open Space

- **Required Parks:** The applicant proposes 694 residential units in Looking Glass Segment 1, which includes Filing 8. Based upon the Land Development Ordinance (LDO) requirements for parks dedication, a total of 16.59 acres of park space is required in Segment 1. The previously approved (and under construction) Filings 2 through 7 provide a total of 17.04 acres of parks, so there is no additional park requirement associated with Filing 8.
- **Required Open Space:** The previously approved (and under construction) development in Looking Glass Segment 1 has a total of 136.25 acres of open space, which satisfies the open space requirements for the entirety of Segment 1. Therefore, additional open space dedications are not required for Filing 8.

The proposed Sketch and Preliminary Plan applications are consistent with the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement, Hess Ranch PD zoning and the other applicable standards of the Land Development Ordinance. The proposed applications are also consistent with the Hess Ranch PD zoning and the Parker 2035 Master Plan as to use, residential density/yield, subdivision design, dedication of parks, trails and open space, as well as required infrastructure.

Town Council approval of the Sketch and Preliminary Plans does not formally create the lots, tracts and related improvements. Instead, Council approval of the applications will enable the applicant to proceed to the final design process in which Final Plats are prepared and approved administratively if they are consistent with the approved Sketch and Preliminary Plans. When the applicant obtains Final Plat approval and provides the required security, the Final Plats will be filed and recorded with Douglas County, thereby creating legal lots of record with associated public improvements. When this occurs, the applicant may apply for and obtain grading permits to start initial site development.

The Planning Commission held a public hearing on the proposed Looking Glass Segment 1, Filing 8 Sketch and Preliminary Plan applications on November 10, 2022 and voted unanimously to recommend that the Town Council approve them.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)

ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. P.C. Report Z22-004, SUB21-066 & 067, SUB21-059 & SUB21-060
2. Preliminary and Sketch Plans Filing 8
3. Filing 8 Landscape and Parks Plan

RECOMMENDED MOTION

I move to approve the Looking Glass Segment 1, Filing 8 Sketch Plan and Preliminary Plan.



Planning Commission Staff Report

Planning Commission Date: 11/10/2022

Town Council Date: 12/5/2022

Hearing Type: Public Hearing
Hess Ranch PD Zoning Amendment – Zoning
Looking Glass Segment 2a Sketch and Preliminary Plan
Looking Glass Filing 8 Sketch and Preliminary Plan

TRAKiT Nos.: Z22-044, SUB21-066, SUB21-067, SUB21-059, and SUB21060

Location: The sites are located south and west of the intersection of Stroh Road and Crowfoot Valley Road.

Project Planner: Bryce Matthews, Assistant Director-Planning

Applicant: LB Parker, LLC;
Stelvio Management, LLC;
KB Home Colorado, Inc.

Executive Summary: The applicants are proposing:

1. Amendments to the Hess Ranch Planned Development zoning to relocate a proposed elementary school site in coordination with DCSD;
2. A Sketch and Preliminary Plan (Looking Glass Segment 2A) for 658 residential lots, two Mixed-Use tracts (24 +/- acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel; and
3. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the zoning.”

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan subject to the following conditions:”

The applicant shall comply with the following condition of approval in connection with Town approval of the Sketch and Preliminary Plan. The applicant shall demonstrate compliance with the condition of

approval prior to the recording of any final plat for a Planning Area or portion thereof which contains residential lots.

1. *The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires “All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development.”*
2. *The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.*
3. *The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
4. *Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is located in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
5. *Meters may be placed above-ground if mounted to the principal structure.*
6. *All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.*
7. *Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:*
 - a. *There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or*
 - b. *The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.*
8. *All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.*

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan.”

ALTERNATIVE MOTIONS

Hess Ranch PD Zoning

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

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the zoning to a future date.”

Looking Glass Segment 2A Sketch and Preliminary Plan

“I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan.”

“I move the Planning Commission recommend Town Council deny the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan.”

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

“I move the Planning Commission vote to continue Looking Glass Segment 2A Sketch Plan and Preliminary Plan to a future date.”

Looking Glass Filing 8 Sketch and Preliminary Plan

“I move the Planning Commission recommend Town Council deny the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan.”

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

“I move the Planning Commission vote to continue the Looking Glass Filing 8 Sketch Plan and Preliminary Plan to a future date.”

I. BACKGROUND/DISCUSSION

The subject properties are located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The site is currently undeveloped and is directly adjacent to Looking Glass Segment 1 to the east, the undeveloped Anthology North property to the north, and future phase of Looking Glass to the west.

Z22-004 PD Zoning Amendment:

The applicants are requesting the approval of a zoning amendment to the Hess Ranch PD. Specifically, the applicant is requesting the following changes:

1. **School Site Location Moved** - Due to concerns expressed by the Douglas County School District regarding the suitability for development of the current location for a future elementary school site in the PD, the applicants have agreed to pursue an Amendment to change the elementary school location to a more desirable and developable site. Currently, the school site is in Planning Area (PA)-19 and includes 11.38 acres. The school site would be relocated to a more developable site further west to PA-31. PA 19 would no longer exist in the proposed Hess Ranch Planned Development Amendment No. 4. The newly proposed site, PA-31, would maintain the same acreage as previously proposed, 11.38 acres, and be a part of the future development within Segment 2B. The remaining developable acreage within the previous PA-31 would be relocated to PA-33.

2. **Previous School Site Added to Park/Open Space** - The 11.38 acres site previously Planning Area 19 (previous school site)) would be added to the Community Park designated in Planning Area 18 (12.76 acres), creating a new 24.14-acre Community Park. Due to topographical challenges in the original PA-19, which contributed to the relocation of the school site, the developed park in PA-18 would remain 12.76 acres with the remaining 11.38 acres being maintained as undeveloped open space. The open space area has more interesting site characteristics which will complement the Brandy Gulch open space adjacent to the site. The proposal would not reduce the park area in the zoning and would still provide a 12.76 developed park along the frontage of Spirit Trail Boulevard that meets the park requirements of the Town.
3. **Permitted Dwelling Units Reallocated** - Dwelling units previously proposed within PA-31 are proposed to be reallocated to other Planning Areas within North Parcel – Segment 1 and 2. Sixteen dwelling units have been relocated from PA-14 to PA-6 (Filing 8 and located within North Parcel – Segment 1). PA-6 was previously designated for 90 dwelling units. The relocation of the 16 dwelling units would allow for a total of 106 dwelling units in PA-6. There are no changes in overall densities or dwelling units within the PD.
4. **Minor Revisions to Planning Area Boundaries** - Small changes in Planning Area boundaries and acreages were made to better align with the proposed Sketch and Preliminary Plans. The changes in boundaries are due to further definition of pocket parks, grading and street alignments. There are no changes to Open Space as allocated on PD Amendment No. 3.

SUB21-066 and SUB21-067 Sketch and Preliminary Plan Segment 2A

The approximate 345.5-acre site is located south and west of the intersection of Stroh Road and Spirit Trail Boulevard. The parcel is currently undeveloped. The Sketch and Preliminary Plans request approval of 658 residential lots, two Mixed-Use tracts (24 +/-) acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel.

The charts below show consistency with the Hess Ranch Planned Development Amendment No. 4.

PD Dwelling Unit Maximums

LAND USE SUMMARY		
LOTS		
PLANNING AREA	FILING NO.	NUMBER OF LOTS
PA3 & PA4	9	2 (COMMERCIAL)
PA5	10	50
PA5	11	79
PA24	12	76
PA24	13	58
PA20	14	91
PA13	15	59
PA2	16	68
PA11	17	73
PA11	18	57
PA11	19	47
TOTAL		658

Segment 2A Land Use Summary			
Planning Areas	Lots Permitted	Filing No.	Lots Proposed
PA3 & PA4	N/A	9	2 (Commercial)
PA5	129	10	50
		11	79
PA24	134	12	76
		13	58

PA20	91	14	91
PA13	59	15	59
PA2	68	16	68
PA11	177	17	73
		18	57
		19	47
	658		658

The proposed maximum dwelling units proposed are consistent with those allowed under the PD.

Parks and Open Space

Required Parks:

Single-Family Detached and Duplexes

Total Amount = Dwelling units × 0.0239 acres/unit

15.726 = 658 × 0.0239 acres/unit

The applicant is providing approximately 31.5 acres of parks within Segment 2A.

Required Open Space:

Per the First Amendment to Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch requires 282.77 gross acres of Open Space within the North Parcel. North-Parcel Segment 1 has dedicated 136.25 acres of open space resulting in a remaining 146.52 acres of open space to be provided in Segment 2. The Sketch and Preliminary Plan is for Segment 2a and is providing 53.847 acres of open space. The remaining filings for Segment 2b will be required to dedicate the outstanding remainder of 92.673 acres. Future Tracts A-1 and A-2 are zoned as Mixed-Use Planning Areas within the PD and allow for a mix of residential and commercial uses. Tract LL will be a future senior park space for the proposed age restricted community.

LOOKING GLASS SEGMENT 2A			
<i>Tract Area</i>	<i>Dwelling Units</i>	<i>Planned Development Open Space (ac)</i>	<i>Park Land Dedication (ac)</i>
<i>Looking Glass - Segment 2a</i>			
Tract E		1.820	
Tract F		10.43	
Tract T		4.486	
Tract BB		6.594	
Tract KK		0.3643	
Tract CC		5.127	
Tract JJ		3.778	
Tract QQ			1.06
Tract V V		1.605	
Tract PP		16.291	
Tract SS		3.352	
Tract D			25.686
Tract G (pool)			0.700
Tract R			2.511
Tract AA			1.506
Total proposed	0	53.847	31.463
Total required Segment 2A	658	53.488	15.73
Future Tract A-1, A-2 and LL	238		2.78

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

SUB21-059 and SUB21-060 Sketch and Preliminary Plan Looking Glass F8

The 19.4664-acre site is located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The parcel is currently undeveloped and the last parcel to be developed within Segment 1 of Looking Glass. The Sketch and Preliminary Plans requests approval of 106 residential lots for paired homes and 11 tracts. Filing 8 corresponds with PA-6 in the PD and allows for SFe development. The SFe designation in the PD allows for a variety of residential land use types ranging in intensity from single family detached to condominium dwelling units. The current version of the PD, Hess Ranch Planned Development Amendment No. 3, allows for 90 dwelling units in PA-6. If the PD zoning Amendment No. 4 is approved 16 additional units will be transferred to the planning area, for a maximum of 106 dwelling units. The charts below show consistency with the Hess Ranch Planned Development Amendment No. 4.

PD Dwelling Unit Maximums

NORTH PARCEL - SEGMENT 1 - PD AMENDMENT NO. 4					
	Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFe	17.99	6.00	106
	7	SFd	52.84	4.50	206
	8	SFf	28.02	3.20	82
	9	SFe	11.65	6.00	51
	21	SFf	41.28	3.20	129
	25	SFf	36.86	3.20	120
	SUBTOTAL		188.64	-	694
		Open Space	136.25		
		Right of Way	28.97		
AMENDMENT SUBTOTAL			353.86	-	

The proposed maximum dwelling units proposed are consistent with those allowed under the Hess Ranch Planned Development Amendment No. 4.

Parks and Open Space

Required Parks:

There are 694 dwelling units in Looking Glass Filing Segment 1, which includes Filing 8. Based on code requirements for parks dedications, a total of 16.59 acres of park space is required in Segment 1. Filings 2 through 7 have already provided a total of 17.04 acres and no further park requirement is required for Filing 8.

Required Open Space:

Per the First Amendment to the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement Hess Ranch 282.77 gross acres of Open Space are required within the North Parcel. Section 13.07.145 – Common Open Space, as applied to property zoned for planned development (PD), total development parcel means the total gross land area subject to the PD Development Guide (Master Plan) and does not

mean the land area contained in each separate filing of a larger, phased planned development. North-Parcel Segment 1 has dedicated 136.25 acres of open space resulting in a remaining 146.52 acres of open space to be provided in Segment 2. No further Open Space dedication is required in Filing 8.

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

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1984	A portion of the northeast corner of the subject property was voluntarily annexed by the Town (Ordinance 2.27) and zoned Stroh Ranch PD allowing for a variety of residential and commercial uses.
2003	The remainder of the subject property was voluntarily annexed by the Town (Ordinance 2.140), combined with the easterly vacant portion of the property, and zoned as Sunmarke PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to rename the PD from Sunmarke to Anthology and to amend the roadway network, open space reservation and other land uses.
2008	Town Council approved a PD Amendment to make minor changes to the roadway network and land uses.
2015	The PD-Planned Development zoning covering the subject property was split from the northerly portion of the property and named Hess Ranch. The amended PD, approved by Town Council, allowed for a variety of residential and commercial uses.
2019	The current PD-Planned Development rezoning was amended to allow for dendritic design of Segment 1 of the subject property and was approved by Town Council.
2020	Town Council approved an annexation amendment and rezoning for the Planned Development for dendritic drainage design, preservation of the commercial zoning at

	the intersection of Stroh Road and Chambers Road and a re-alignment of rights-of-way.
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III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development		
Master Plan Area	Medium Density Residential, Low-Density Residential and Neighborhood Center		
Site Acreage	Entire PD: 1,135.86 acres Segment 2A: 345.495 acres Filing 8: 19.4664 acres		
Subdivision	Looking Glass Segment 2A Sketch and Preliminary Plan Looking Glass Segment 1 Filing 8 Sketch and Preliminary Plan		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Undeveloped (Anthology North)
South	Douglas County	Douglas County Zoning	Large lot residential
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Crowfoot Valley Road and single-family detached residential units
West	Medium Density Residential	PD - Planned Development	Reuter Hess Reservoir

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Low Density Residential:</u> Consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. <u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area. <u>Neighborhood Center:</u> Neighborhood Centers should be planned to serve the basic needs of the surrounding resi-

	dents. Typical uses within Neighborhood Centers 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 Center should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Center 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 Centers 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.A, B, D, E, F, G, H, I Housing and Neighborhoods 2, 2.A, 5, 5.A Natural Resource Protection 1.A, B, C, 2, 2.A, C, D, 4.B, C, D, E, F, G, H, I Open Space and Recreation 1, 1.A, 2, 2.A, 3, 3.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for low and medium density residential uses, as well as mixed-use and commercial planning areas within a Neighborhood Center per the General Land Use Plan. The proposed amendment to the Hess Ranch PD will facilitate the development of the future school and is consistent with the request made by the Douglas County School District. The Sketch and Preliminary plans for Segment 2A and Filing 8 propose densities, maximum dwelling units, parks, and open space consistent with the requirements of the PD.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY			
Provisions	Existing/Required	Proposed	Analysis

Setbacks	Setbacks, Residential roadway buffers, and open space buffers are established in the Hess Ranch PD Amd. 4.	Building setbacks will be reviewed at the time of building permit submittal. All lots are consistent and meet and exceed residential roadway buffer and other buffer requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	Densities and maximum dwelling units per each Planning Areas are established in the Hess Ranch PD Amd. 4 SFd: 4.5 DU/Acre SFf: 3.2 DU/Acre SFe: 6 DU/Acre MU: 22 DU/Acre Commercial: N/A	All planning areas are consistent with the Hess Ranch Amd. 4 and reflect the transfer of units caused by the relocation of the school site at the behest of the Douglas County School District	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Heights are established in the Hess Ranch PD Amd. 4. SFd: 35 ft. SFf: 35 ft. SFe: 35 ft. MU: 45 ft or 50 ft UbSr Commercial: 60 ft.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size for each land use designation is established in the Hess Ranch PD Amd. 4 SFd: 3,500 sf. SFf: 3,500 sf. SFe: 2,000 sf/duplex 3,500 sf MU: 1,200/townhomes Commercial: None	The proposed minimum lot sizes range from 2,800 to 4,950 square feet which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed sketch and preliminary plans for	☒ Consistent ☐ Inconsistent ☐ N/A

		compliance. This review will be evaluated in greater detail during the Final Plat.	
Miscellaneous	See Parks and Open Space section in Background/Discussion	See Parks and Open Space section in Background/Discussion	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The proposed Sketch and Preliminary Plans are in conformance with the proposed zoning and the Land Development Ordinance.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Hess Ranch development is served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, connects these two arterial roads. The Stroh Road and Chambers Road extensions associated with Segment 2 will provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development and the regional roadway system as it has been contemplated in the approved Planned Development since 2015.

At full capacity, Stroh Road and Chambers Road will be four and six lane arterial roadways, respectively. However, as agreed to in the annexation agreement for Hess Ranch, the applicant is responsible for designing and grading the entirety of these roadways but will generally only be constructing half of the lanes of Chambers Road. The Town will construct the remaining three lanes of Chambers Road in the future when traffic counts warrant the expansion of the roadway as a part of a future Capital Improvement Program (CIP) process. The developer of the adjacent property to the north will construct the remainder of the shared portion of Stroh Road. The portion of Stroh Road that is located entirely within the Looking Glass property will be constructed in full by the Looking Glass developer.

Stroh Road, Chambers Road, and Spirit Trail Boulevard will provide access to the future commercial development and residential filings for planned individual lots. All access from these roadways will meet the Town's intersection spacing criteria.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

DCSD has expressed that the previously identified school site in the former Planning Area 19 presents challenges to the site topography, the natural drainage-way on the property, and limited access. DCSD has also expressed support for a school site to be in Planning Area 31. The disadvantages of the PA-19 Site with its steep topography and drainage issues make the site uneconomical to develop. Moving the site to PA-31 is a practical solution to these challenges. Based on consultation with DCSD's consulting civil engineer and review by DCSD Planning Department staff, DCSD is confident that the school site proposed in Planning Area 31 meets the needs of DCSD for a school required in this fast growing and underserved area.

Staff Analysis

A need exists for the zoning amendment to accommodate the request of the Douglas County School District while reallocating units on the proposed school site that were previously approved and would otherwise be lost if not relocated. The change to the Planning Areas allows for the future elementary school development and preservation of the commercial and residential development allowed by the PD.

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

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

Applicant's Response

- **Constructability:** The design guidelines require that school sites be relatively flat and constructible, free of easements land encumbrances, and located away from hazardous uses. PA-31 is considerably flatter than the site proposed in Planning Area 19.
- **Separation of Traffic:** The site should offer opportunities for separation of traffic for busses and cars. DCSD Design Guidelines recommend two access points from adjacent streets to distribute bus and auto traffic and to avoid congestion and traffic conflicts. Within PA-31 access can easily be provided from the collector street located to the east of the site. Such access is on the inside curve of the collector affording acceptable sight distance for motorists. It was also noted in the December 9th meeting between DCSD and Town of Parker staff that traffic at this point along the collector is in an area where traffic volumes may be less than other areas. Specifically, traffic from this point is expected to diverge travelling either north or south at this point of access.
- **Access:** Consistent with the Design Guidelines, DCSD looks to ensure that a public vehicular access be available along the common property line of the PA-31 school site and the adjacent park site. If the opportunity for joint access to the park and school exists DCSD has determined that this approach is generally acceptable.
- **Public Park and Community Trail:** The adjacency to a proposed park and regional trails affords the opportunity for joint use of public investments and facilities and promotes safe walking routes to the school.
- **Utilities:** PWSD water and sewer lines exist to the west and may be available for convenient connection to serve the proposed school site. This joint utility line corridor also presents an opportunity for adding new storm drainage improvements along this utility corridor. This could mean that utilities would be consolidated thereby more efficiently using land for this important infrastructure. It is our understanding that dry utilities will be available as the area develops.
- **Stormwater/Drainage Improvements:** Drainage improvements needed for the P-31 school site may be less than required in other school site locations. The property is essentially at the "headwaters" of area drainage ways meaning that the amount of offsite drainage that needs to be accommodated is likely more minimal.
- **Need for New School Construction:** The Crowfoot Valley corridor is one of the fastest growing areas in Douglas County School District's service area. The development in Looking Glass, Trails at Crowfoot, Anthology North and the new Tanterra PD subdivision will all continue to contribute to this growth and subsequent increased school enrollment into the future.
- **Adjacency to Other School Sites:** DCSD has been asked to comment on the proximity of the proposed Anthology North school site to the proposed site in Hess PD, Planning Area 31. Using the measurement of driving on the collector street between sites, the

Planning Area 31 site is closer than the Planning Area 19 site to the proposed Anthology North school site. However, students will likely use local streets and the proposed community trail system in neighborhood open space areas. If using this measurement instead the distance between the two sites and the Anthology North site is nearly identical.

Staff Analysis

The subject property has been identified as a suitable and more appropriate site for construction of a future school than the previously designated PA-19. The applicant has accommodated DCSD's request and allowed for the relocation, which has triggered the PD amendment. Parks and dwelling unit counts site wide are remaining the same. Likewise, the new school locations adjacency to the park space to the north allows for joint use potential.

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's Response

There has been no error in the original zoning.

Staff Analysis

There was no error in the original zoning but the request to change the previously designated school site to a more appropriate and economically feasible site for development necessitated the entitlement request.

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

Applicant's Response

N/A-Zoning request came from discussions with DCSD as result of their due diligence evaluating the school site on PA-19 after original PD adoption and designation.

Staff Analysis

The request to change the previously designated school site to a more appropriate and economically feasible site for development necessitated the zoning amendment request. Staff facilitated discussions between DCSD and the applicant to come to an amicable and mutually agreed upon solution for the development of the future school while maintaining the entitlements previously granted to the applicant concerning density and dwelling units.

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

Applicant's Response

There are no changes proposed to the circulation system or anticipated traffic movements.

Staff Analysis

Town of Parker Engineering staff have reviewed the Sketch and Preliminary Plan approvals. The zoning change does not impact circulation system or anticipated traffic movements and is more beneficial to the school circulation including pick-up and drop-off. Additionally, the final platting process for the Subdivision Improvement Agreement will require infrastructure and public improvements.

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's Response

The PD Amendment request will not create a change to any municipal services that were previously anticipated by the Town.

Staff Analysis

The public improvements necessary to support the subject property were considered with the adoption of the original PD and no substantive changes in area or density are proposed. Any construction on the subject properties will be considered private and will be privately maintained.

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's Response

The PD Amendment request will not change any environmental condition that was previously anticipated. Rather - to the contrary, the modifications to the location of the school site to PA-31 and designation of PA-19 and PA-18 (now just PA-18) as a park will better accommodate the sites characteristics such as existing vegetation and topography.

Staff Analysis

The subject property is within a portion of the Town designated by the Town's Master Plan for such uses and was anticipated for residential and commercial development. The project will be required to meet all Town environmental standards as set forth in the Land Development Ordinance. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

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's Response

The PD Amendment request remains consistent with the Town of Parker 2035 Master Plan as determined by the approval of the original PD by Town Council in September of 2015. The Town's Master Plan designates this site as Low Density Residential at a gross density of 2.2 dwelling unit per acre and a Neighborhood Commercial at the corner of Stroh Road and S. Chambers Road. The PD Amendment maintains the Neighborhood Commercial area and adjacent Mixed-use areas and no change is proposed to the 3,379 dwelling units as originally approved original Hess Ranch Planned Development.

Staff Analysis

As detailed in Section IV. of this staff report, the proposed rezoning to allow for the relocation of the school site and the Amendment to the Planned Development are consistent with the Character Areas of the Parker 2035 Master Plan.

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's Response

The PD Amendment request does not propose any change to land uses that would impact or change any of the obligations related to services or the needs of the developing community. The proposed number of dwelling units remains the same for the Hess Ranch PD-North at 2,489 DUs as was originally intended. As such, there are no additional impacts to services, school needs and park land has been increased by 11.38 acres.

Staff Analysis

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

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

I. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	Advisory Comments
Aztec Consultants	No Comment
Parker Building	Advisory Comments
Fire Life Safety	Advisory Comments
Douglas County Assessor's Office	No Comment
Douglas County Planning	Advisory Comments
Douglas County School District	Approved
Parker Police	No Comment
Parker Comprehensive Planning	The proposed PD amendment and Sketch and Preliminary Plans align with the Parker 2035 Master Plan
Xcel	Advisory Comments
IREA	Advisory Comments on new CORE policy
CenturyLink	No Comment
Cherry Creek Basin Water Quality Authority	Advisory Comments
Comcast	No Comment
Parker Water and Sanitation District	Approved

VIII. CONCLUSION

The applicants are proposing:

1. Amendments to the Hess Ranch Planned Development to relocate a proposed elementary school site in coordination with DCSD and reallocate residential units in the PD without increasing the overall number;
2. A Sketch and Preliminary Plan for 658 residential lots, two Mixed-Use tracts (24 +/- acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel in Segment 2A; and
3. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the Hess Ranch PD Amendment No. 4, and the Sketch and Preliminary Plans as conditioned for Segments 2A and Filing 8.

IX. RECOMMENDED CONDITIONS

Segment 2A

1. *The Sketch and Preliminary Plan (the Plan) shall comply with Section 13.10.090(a), Utilities, of the Municipal Code as amended that requires "All on-site utilities serving a subdivision or single use shall be placed underground. On-site utilities shall include improvements, facilities, equipment, and appurtenances for service to individual lots as part of a plat, replat, or site plan. The cost of undergrounding utilities shall be borne by the development."*
2. *The Plan shall incorporate the use of a side and rear yard utility easement(s) only for on-site utilities providing electric service to individual residential lots.*
3. *The Plan may incorporate the installation of above-ground utility elements for the provision of electric service to individual residential lots such as pedestals, transformers or other equipment provided they are placed in a rear-yard utility easement only. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
4. *Where the installation of above-ground utility elements in the rear-yard utility easement is infeasible, such elements may be placed above-ground in the side-yard utility easement provided it is in the side-yard utility easement between the rear of the principal structure and the rear property line. Said elements shall be placed at or near the rear corner where the rear-yard and side-yard utility easements meet to the maximum extent practicable.*
5. *Meters may be placed above-ground if mounted to the principal structure.*
6. *All above-ground equipment visible from Town streets and rights-of-way shall be screened in accordance with a Town-approved landscaping plan.*
7. *Where an applicant is unable to comply with Condition of Approval subsections #1-6 above, the applicant may apply to the Town Council for approval of a modification or waiver of the standards subject to a demonstration that:*
 - a. *There is a hardship related to the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property; or*

- b. The utility has refused to provide service and said decision is upheld by the Colorado Public Utilities Commission.*
- 8. All structures and uses, except for temporary uses authorized by this Title, shall be served by public water and sewer facilities.*

X. ATTACHMENTS

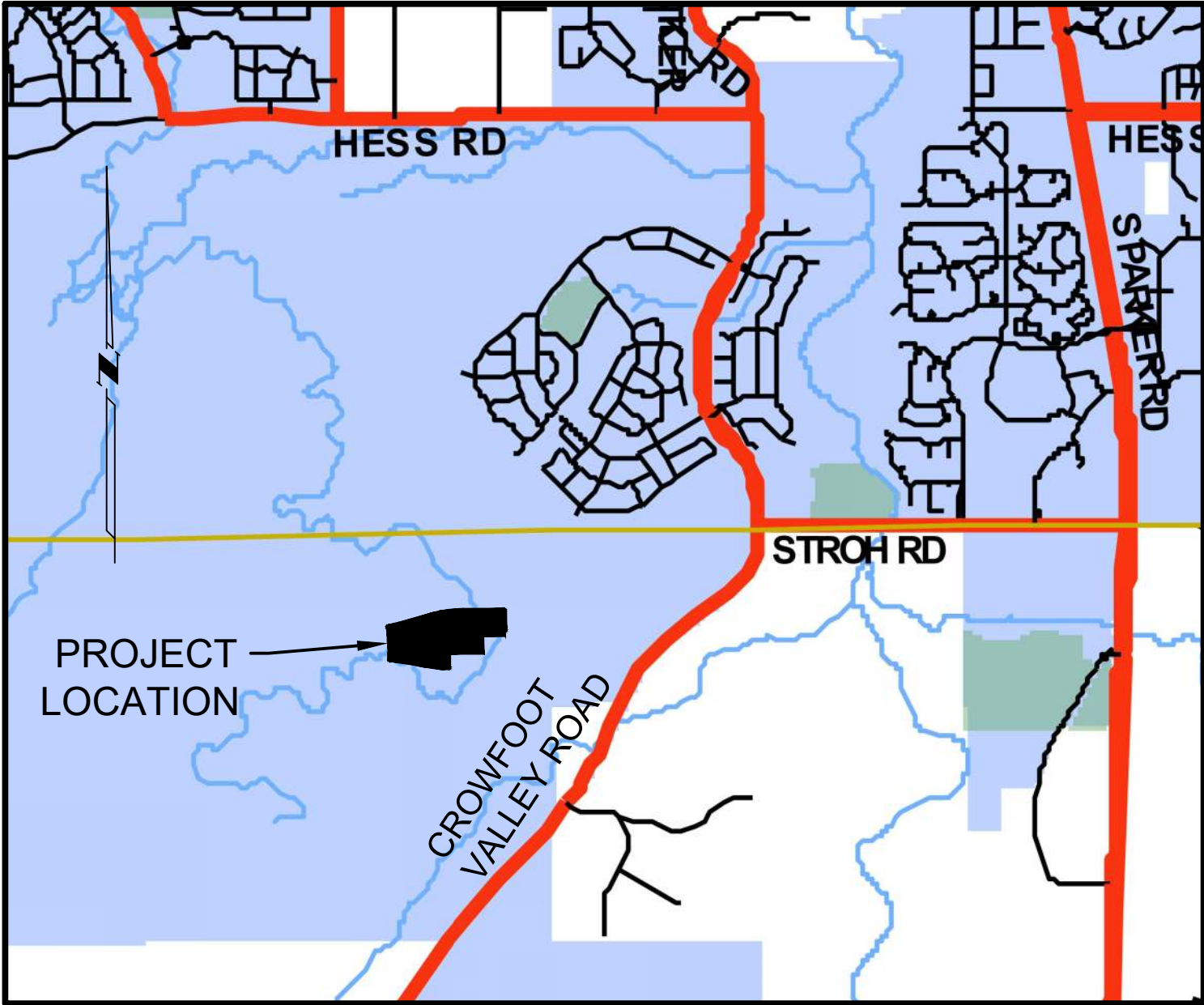
1. Hess Ranch 4th Amendment Development Guide
2. Hess Ranch 4th Amendment Development Plan
3. Preliminary and Sketch Plans Segment 2A
4. Segment 2A Landscape and Parks Plan
5. Preliminary and Sketch Plans Filing 8
6. Filing 8 Landscape and Parks Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN

A REPLAT OF TRACT J, LOOKING GLASS FILING NO. 5
BEING A PART OF THE NORTHWEST 1/4 SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 8
19.4664 ACRES, 106 LOTS, 11 TRACTS



LEGAL DESCRIPTION

TRACT J LOOKING GLASS FILING NO. 5, IN THE TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, PER
PLAT RECORDED DECEMBER 30, 2020 AT RECEPTION NO. 2020131167 IN THE OFFICE OF THE CLERK AND RECORDER
OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF
THE 6TH PRINCIPAL MERIDIAN, IN SAID TOWN, COUNTY AND STATE.

CONTAINING 847,956 SQUARE FEET OR 19.4664 ACRES, MORE OR LESS.

NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE ASSUMED AND ARE BASED UPON THE WESTERLY BOUNDARY OF LOOKING GLASS FILING NO. 1 WHICH BEARS N1°06'00"W.
3. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
4. ALL BOUNDARY INFORMATION SHOWN HEREON IS SUBJECT TO LOOKING GLASS FILING 8 FINAL PLAT AND ANY REVISIONS HERETO.
5. HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE TRACTS, TREE LAWNS, AND MEDIAN LANDSCAPING.
6. TEN FOOT (10') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND TEN FOOT (10') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE REAR LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
7. LANDSCAPING MAY BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES AND EASEMENTS BUT NO SOLID STRUCTURES. SOLID STRUCTURES INCLUDE, BUT NOT LIMITED TO FENCES AND UTILITY BOXES. SHRUBS AND PLANTING SHALL BE NO TALLER THAN 3 FEET AND TREE CANOPIES SHALL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA SHALL BE MAINTAINED BY THE
8. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, AC UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENT.
9. EXISTING PWSO EASEMENT (REC #2020093977) TO BE VACATED BY SEPARATE DOCUMENT WHEN TRACT A IS CONVEYED TO PWSO.

SHEET INDEX

- 1 COVER SHEET
- 2 OVERALL BOUNDARY
- 3 SHEET INDEX
- 4-7 PLAT SHEETS
- 8 LINE & CURVE TABLES

LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	30
LARGEST RESIDENTIAL LOT WIDTH	42
AVERAGE RESIDENTIAL LOT WIDTH	33

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	19.446	847068	100%
NET AREA (EXCLUDING PUBLIC ROW)	18.236	794360	94%
TOTAL NUMBER OF RESIDENTIAL LOTS	106 UNITS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	-	-	-
AREA OF RESIDENTIAL LOTS	7.965	346964	41%
TOTAL NUMBER OF TRACTS	11 TRACTS	-	-
AREA OF TRACTS	10.297	448537	53%
AREA OF PUBLIC STREET DEDICATION	1.210	52708	6%
AREA OF PRIVATE STREET DEDICATION	2.374	103416	12%
SMALLEST RESIDENTIAL LOT	0.066	2880	-
LARGEST RESIDENTIAL LOT	0.102	4459	-
AVERAGE RESIDENTIAL LOT	0.075	3273	-
HESS RANCH PD AMEND. #4	Sfe		

TRACT	AREA (SQ. FT.)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE
A	169318	3.887	PARKER WATER AND SANITATION DISTRICT	PWSO
B	135602	3.113	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
C	7732	0.178	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
D	10812	0.248	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
E	17093	0.392	HOA	LANDSCAPING, UTILITIES, PUBLIC ACCESS, & DRAINAGE
F	1821	0.042	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
G	2744	0.063	HOA	LANDSCAPING, UTILITIES, & PUBLIC ACCESS
H	28876	0.663	HOA	UTILITIES, & PUBLIC ACCESS
J	52063	1.195	HOA	UTILITIES, & PUBLIC ACCESS
K	6125	0.141	HOA	UTILITIES, & PUBLIC ACCESS
L	16352	0.375	HOA	UTILITIES, & PUBLIC ACCESS
TOTAL	448537	10.297		

Hess Ranch Park Summary

Looking Glass - Segment 1

Planning Area	Filing Number	Dwelling Units	Parks Required	Parks Provided	Cumulative Over (Under)
	2 through 7	588	14.05	17.04	
	8	106	2.53	0	
Total		694	16.59	17.04	0.45

APPLICANT/DEVELOPER:

KB HOME
7807 E PEAKVIEW AVE
SUITE 300
CENTENNIAL, COLORADO 80111.
303-323-1200

PLANNER:

HENRY DESIGN GROUP
1501 WAZEE STREET
SUITE 1-C, DENVER,
COLORADO 80202
303-446-2368

ENGINEER/SURVEYOR:

EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, CO 80112
(303) 694-1520

PREPARED BY



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
www.EMKC.com
JOB NO. 13095.80

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN

DATE PREPARED: APRIL 29, 2022

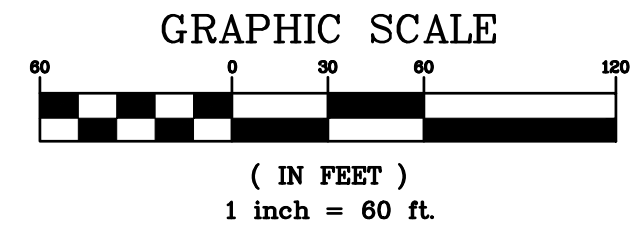
APPLICANT/DEVELOPER
KB HOME COLORADO INC.
7807 E PEAKVIEW AVE STE. 300
CENTENNIAL, COLORADO 80111
ATTN: MATT THOMAS
PHONE: 303-323-1200

SHEET 1 OF 8

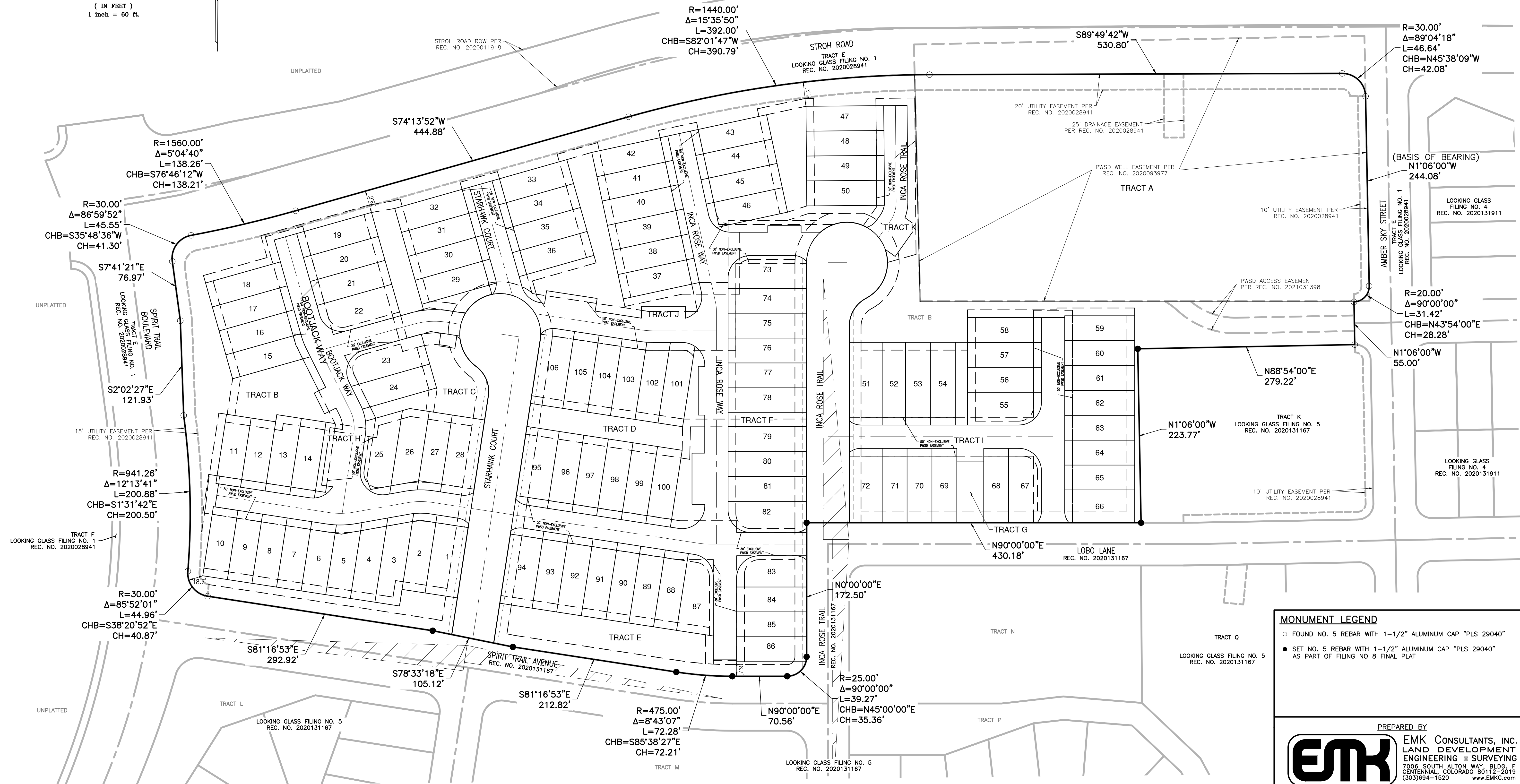
LOOKING GLASS FILING NO. 8 SKETCH/PRELIMINARY PLAN

A REPLAT OF TRACT J, LOOKING GLASS FILING NO. 5
BEING A PART OF THE NORTHWEST 1/4 SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 8
19.4664 ACRES, 106 LOTS, 11 TRACTS
PLAT BOUNDARY



UNPLATTED



- MONUMENT LEGEND**
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "PLS 29040"
 - SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "PLS 29040" AS PART OF FILING NO 8 FINAL PLAT

PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7008 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520 www.EMKC.com
JOB NO. 13095.20

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN
DATE PREPARED: APRIL 29, 2022
APPLICANT/DEVELOPER
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE STE. 300
CENTENNIAL, COLORADO 80111
ATTN: MATT THOMAS
PHONE: 303-323-1200
SHEET 2 OF 8

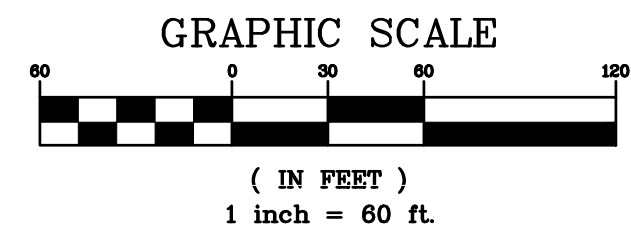
LOOKING GLASS FILING NO. 8 SKETCH/PRELIMINARY PLAN

A REPLAT OF TRACT J, LOOKING GLASS FILING NO. 5
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MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS

SHEET INDEX

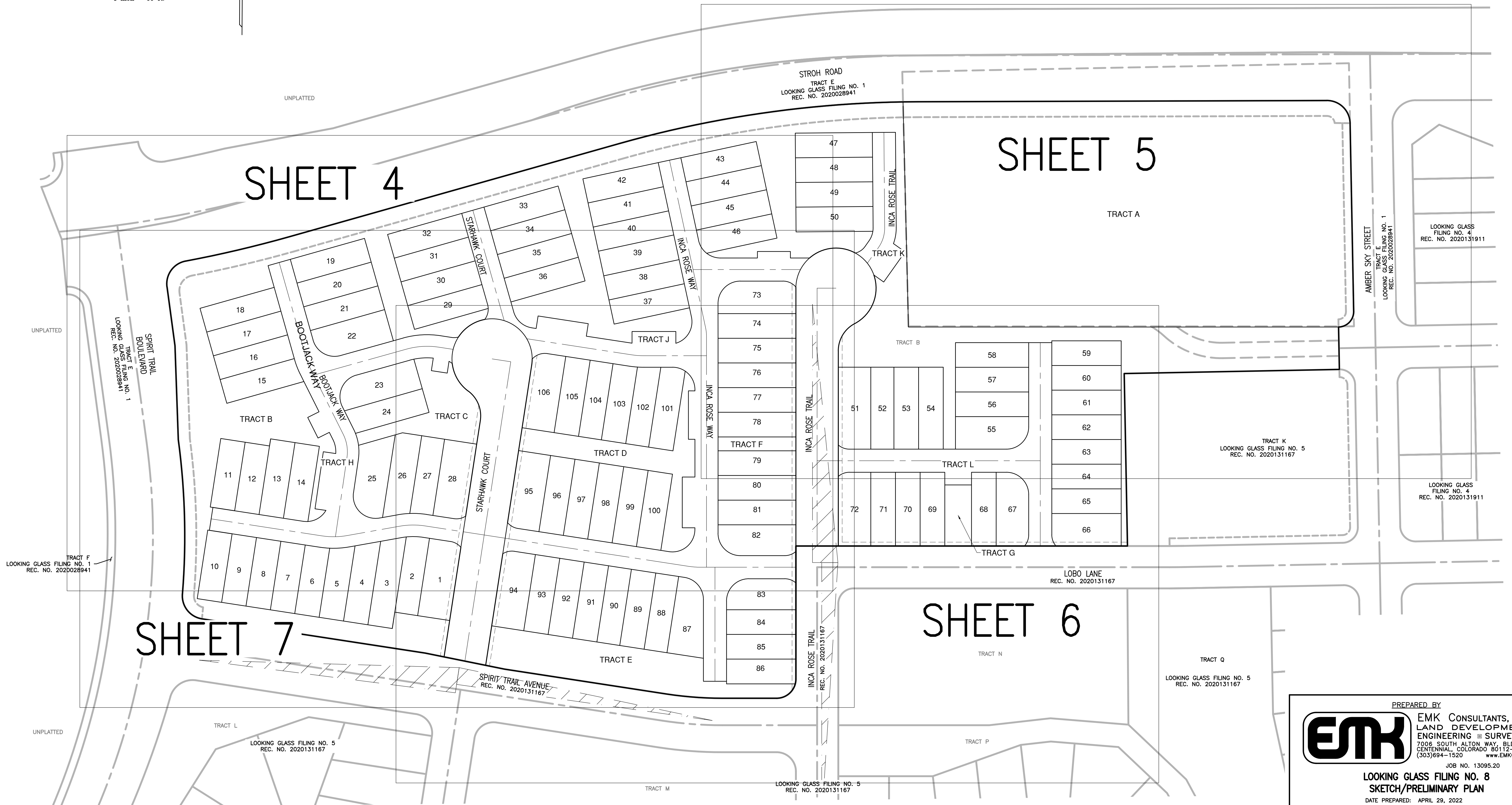


SHEET 4

SHEET 5

SHEET 6

SHEET 7



PREPARED BY

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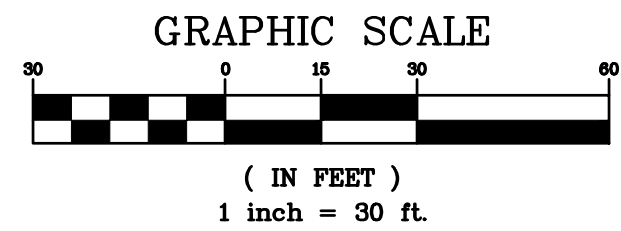
SHEET 3 OF 8

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MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS



- MONUMENT LEGEND**
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "PLS 29040" AS PART OF FILING NO 8 FINAL PLAT
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- EASEMENT LEGEND**
- SE SIDEWALK EASEMENT
 - UE UTILITY EASEMENT
 - PWSD PARKER WATER AND SANITATION DISTRICT EASEMENT

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DATE PREPARED: APRIL 29, 2022

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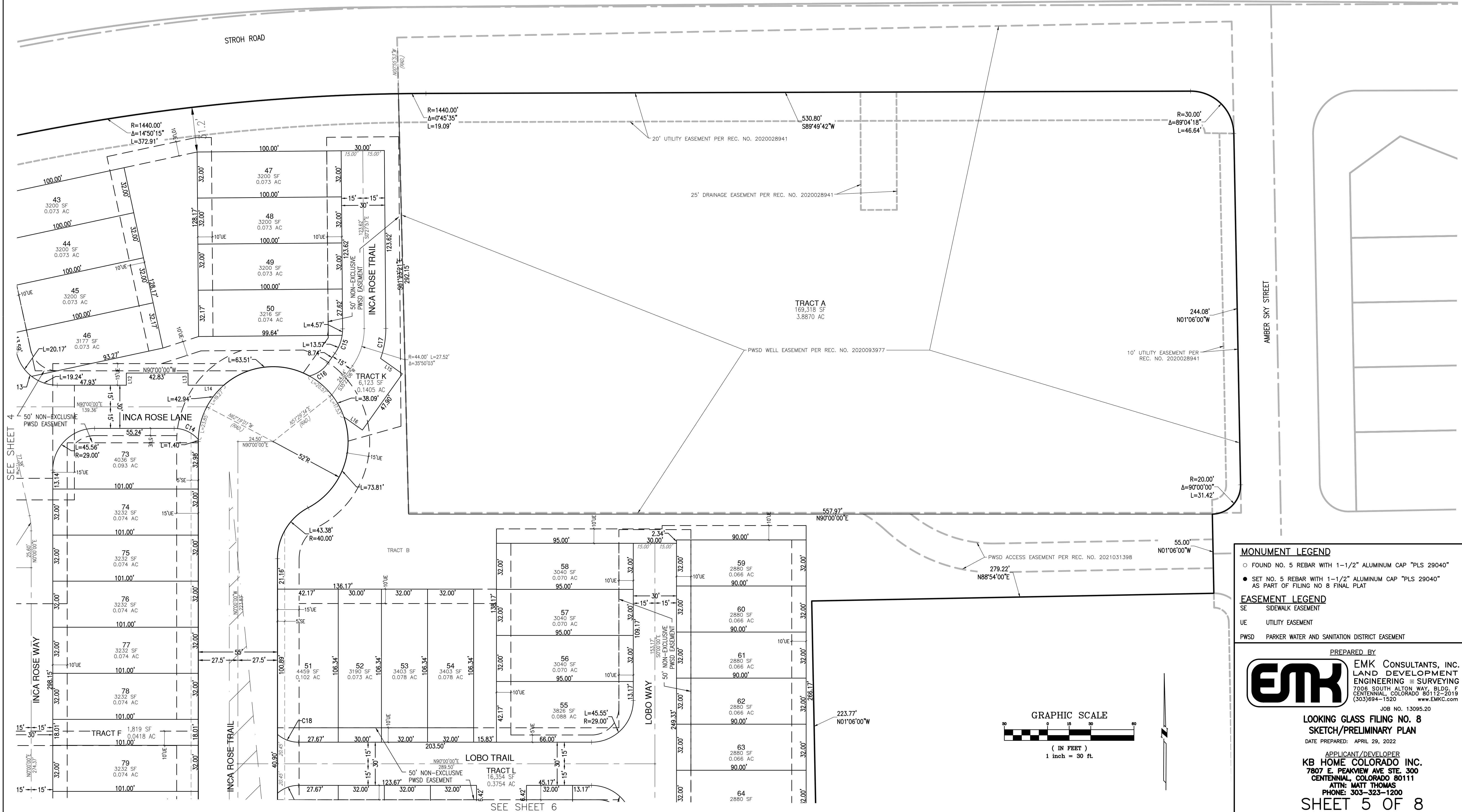
SHEET 4 OF 8

LOOKING GLASS FILING NO. 8 SKETCH/PRELIMINARY PLAN

A REPEAT OF TRACT J, LOOKING GLASS FILING NO. 5
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19.4664 ACRES, 106 LOTS, 11 TRACTS



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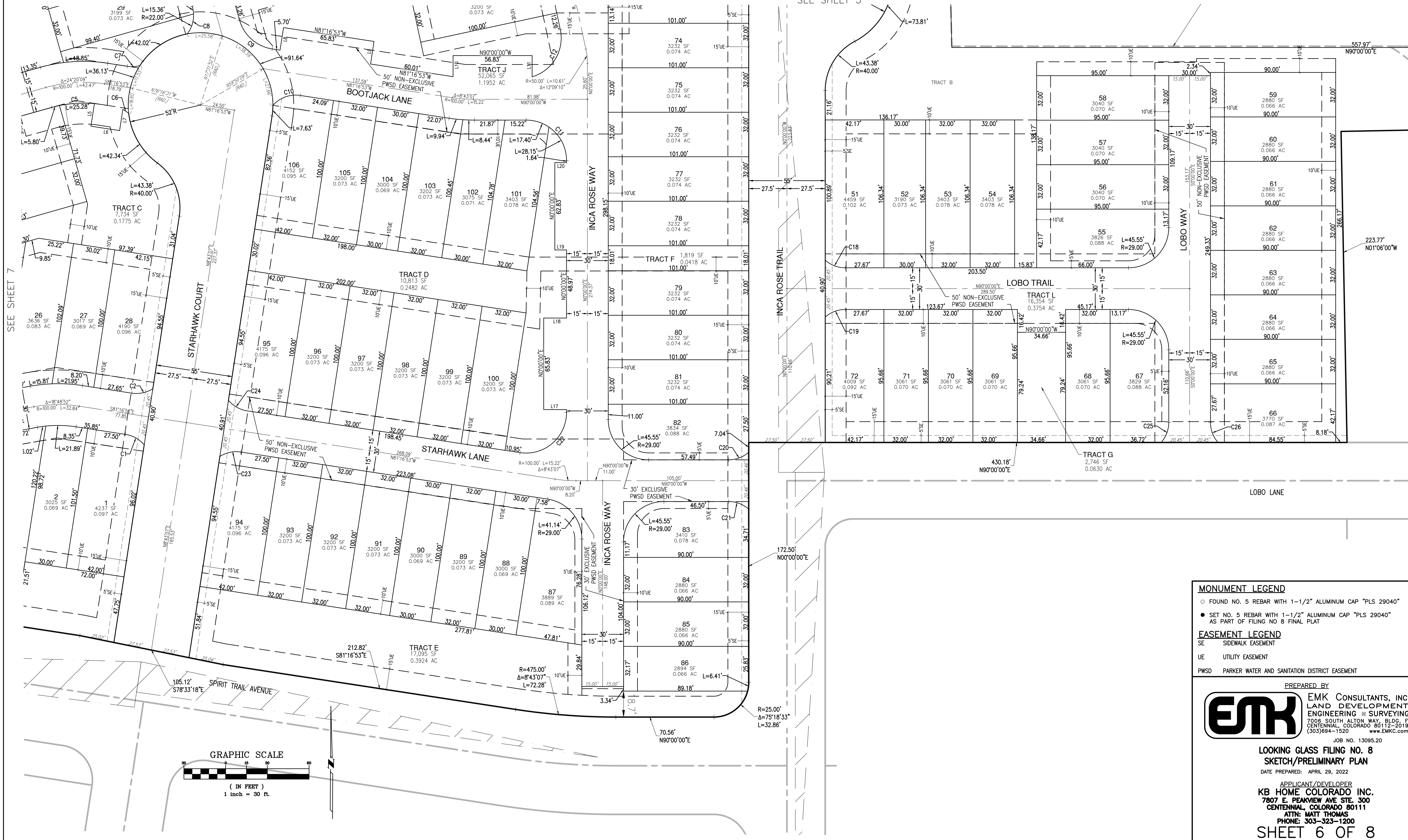
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MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 6 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS

SEE SHEET 5



MONUMENT LEGEND

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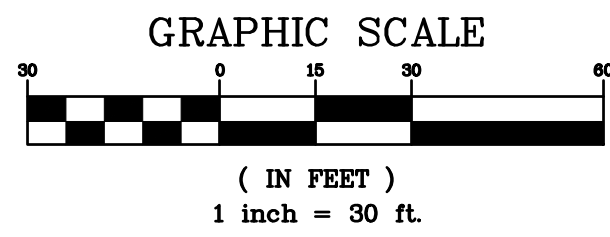
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MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 7 OF 8

19.4664 ACRES, 106 LOTS, 11 TRACTS

SEE SHEET 4



SPRIT TRAIL
BOULEVARD

76.97'
S07°41'21"E

R=30.00'
Δ=86°58'52"
L=45.55'

R=1560.00'
Δ=5°04'40"
L=138.26'

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LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN

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BEING A PART OF THE NORTHWEST 1/4 SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 8 OF 8
19.4664 ACRES, 106 LOTS, 11 TRACTS

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	22.00	41°13'09"	15.83	N60°40'18"W	15.49
C2	22.00	41°13'09"	15.83	N78°06'32"E	15.49
C3	29.00	68°40'48"	34.76	N64°22'43"E	32.72
C4	35.00	30°27'03"	18.60	N11°19'50"W	18.38
C5	85.00	20°57'15"	31.09	S84°51'36"W	30.91
C6	22.00	13°30'07"	5.18	N55°39'16"W	5.17
C7	22.00	23°52'05"	9.16	N86°47'04"E	9.10
C8	22.00	54°33'35"	20.95	S10°21'15"W	20.17
C9	29.00	65°25'56"	33.12	N48°33'55"W	31.35
C10	22.00	57°03'28"	21.91	S70°11'09"W	21.02
C11	29.00	90°00'00"	45.55	N45°00'00"W	41.01
C12	29.00	85°58'01"	43.51	S30°49'50"W	39.54
C13	29.00	77°50'50"	39.40	N51°04'35"W	36.44
C14	22.00	49°39'45"	19.07	N65°10'07"W	18.48
C15	29.00	35°50'03"	18.14	N17°27'05"E	17.84
C16	21.36	42°09'22"	15.71	N55°48'08"E	15.36
C17	59.00	20°37'38"	21.24	S9°50'52"W	21.13
C18	22.00	41°12'57"	15.83	N69°23'31"W	15.49
C19	22.00	41°12'59"	15.83	S69°23'31"W	15.49
C20	22.00	41°14'46"	15.84	N69°22'37"E	15.50
C21	22.00	41°14'46"	15.84	N69°22'37"W	15.50
C22	29.11	98°40'34"	50.14	N49°07'17"E	44.17
C23	22.00	41°13'50"	15.83	S78°06'12"W	15.49
C24	22.00	41°13'50"	15.83	S60°39'58"E	15.49
C25	22.00	41°13'49"	15.83	N20°36'54"E	15.49
C26	22.00	41°13'49"	15.83	N20°36'54"W	15.49

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N81°43'43"W	14.35'
L2	S81°42'24"E	16.31'
L3	S63°26'38"W	16.42'
L4	N63°26'38"E	16.42'
L5	N8°43'07"E	16.41'
L6	N81°16'53"W	20.83'
L7	S8°43'07"W	15.38'
L8	S8°43'07"W	16.42'
L9	N8°43'07"E	16.42'
L10	S0°00'00"E	15.18'
L11	N0°00'00"E	15.27'
L12	S0°00'00"E	8.42'
L13	N0°00'00"E	8.42'
L14	N90°00'00"W	24.89'
L15	S54°37'54"E	18.48'
L16	N54°37'54"W	15.71'
L17	N90°00'00"W	16.42'
L18	N90°00'00"E	16.42'
L19	N90°00'00"W	8.42'
L20	S89°32'05"E	8.42'



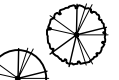
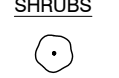
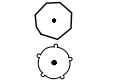
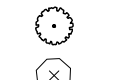
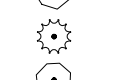
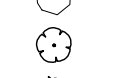
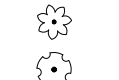
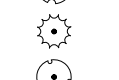
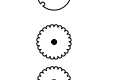
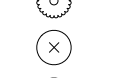
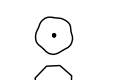
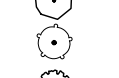
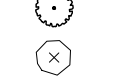
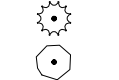
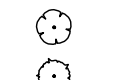
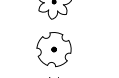
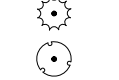
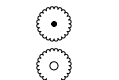
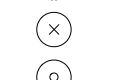
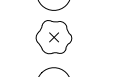
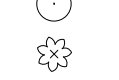
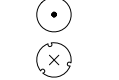
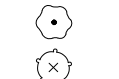
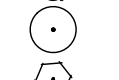
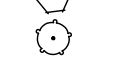
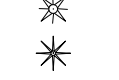
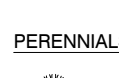
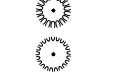
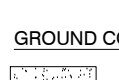
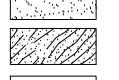
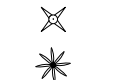
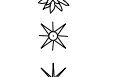
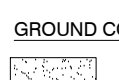
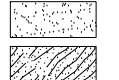
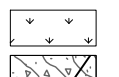
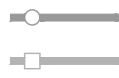
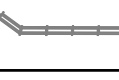
PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7008 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

LOOKING GLASS FILING NO. 8
SKETCH/PRELIMINARY PLAN

DATE PREPARED: APRIL 29, 2022

APPLICANT/DEVELOPER
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE STE. 300
CENTENNIAL, COLORADO 80111
ATTN: MATT THOMAS
PHONE: 303-323-1200

SHEET 8 OF 8

PLANT LEGEND		
TREES	CODE	BOTANICAL / COMMON NAME
	FAM	Acer ginnala 'Flame' / Flame Amur Maple
	BTM	Acer grandidentatum / Bigtooth Maple
	EQM	Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple
	RPM	Acer rubrum 'Frank Jr.' TM / Redpointe Red Maple
	HWM	Acer tataricum 'GarAnn' TM / Hot Wings Tatarian Maple
	RH	Crataegus ambigua / Russian Hawthorn
	WKH	Crataegus viridis 'Winter King' / Winter King Hawthorn
	AGG	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust
	SH	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
	CBS	Picea pungens / Colorado Spruce
	BBS	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce
	PNP	Pinus edulis / Pinon Pine
	BP	Pinus heldreichii / Bosnian Pine
	AP	Pinus nigra / Austrian Pine
	PP	Pinus ponderosa / Ponderosa Pine
	NCC	Prunus virginiana melanocarpa / Western Chokeberry
	CP	Pyrus calleryana 'Cleveland Select' / Chanticleer Callery Pear
	CO	Quercus muhlenbergii / Chinkapin Oak
	EO	Quercus robur / English Oak
	NRO	Quercus rubra / Northern Red Oak
	GSL	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
	FE	Ulmus x 'Frontier' / Frontier Elm
SHRUBS	CODE	BOTANICAL / COMMON NAME
	SS	Amelanchier alnifolia 'Regent' / Regent Serviceberry
	ABS	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	LBC	Aronia melanocarpa 'VICONNAM165' TM / Low Scape Mound Black Chokeberry
	TWS	Artemisia tridentata / Big Sagebrush
	DKS	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard
	MM	Cercocarpus montanus / Mountain Mahogany
	IHD	Cornus alba 'Ballhalo' TM / Ivory Halo Dogwood
	RTD	Cornus sericea 'Bailey' / Bailey's Red Twig Dogwood
	HC	Cotoneaster acutifolius lucidus / Hedge Cotoneaster
	CBB	Euonymus alatus 'Compactus' / Compact Burning Bush
	APL	Fallugia paradoxa / Apache Plume
	RSR	Holodiscus dumosus / Rock Spirea
	CAJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper
	LDP	Ligustrum vulgare 'Lodense' / Lodense Privet
	NN	Physocarpus monogynus / Mountain Ninebark
	SWN	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark
	WSC	Prunus besseyi / Sand Cherry
	CSC	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry
	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
	NPR	Rosa woodsii / Mountain Rose
	KOP	Rosa x 'Radori' TM / Pink Knock Out Rose
	KOR	Rosa x 'Radrizz' TM / Knock Out Shrub Rose
	KOY	Rosa x 'Radsunny' TM / Sunny Knock Out Yellow Rose
	LMS	Spiraea x bumalda 'Munhub' TM / Limemound Spirea
	DKL	Syringa meyeri 'Palibiri' / Dwarf Korean Lilac
	CWL	Syringa vulgaris 'Alba' / White Common Lilac
	JML	Syringa x prestoniae 'James MacFarlane' / James MacFarlane Lilac
	VBM	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum
GRASSES	CODE	BOTANICAL / COMMON NAME
	BLG	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama
	VRG	Calamagrostis x acutiflora 'Avalanche' / Avalanche Feather Reed Grass
	FRG	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	SSG	Paricum virgatum 'Shenandoah' / Shenandoah Switch Grass
	DFG	Pennisetum alopecuroides 'Hameiri' / Hameiri Fountain Grass
	SIG	Sorghastrum nutans 'Indian Steel' / Indian Steel Indian Grass
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	BC	Nepeta x 'faassenii' 'Select Blue' / Select Blue Catmint
	BES	Rutbeckia fulgida 'goldstrum' / Black-eyed Susan
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD 1	Turf Sod Enviro turf / Enviro turf Blend
	SOD 2	Natures Prairie Sod / Natures Prairie Sod
	SEED	Seed Low Grow Mix
	2" ROCK	Planting bed rock cobble mulch
	4" ROCK	Planting bed rock cobble mulch
FENCING	TYPE	
	OPEN RAIL	
	PRIVACY	
	BUCK AND RAIL	

Landscape Coverage

Coverage Type	Sq. Ft.	Percent
Sod	60543	36.8
Seed	40216	24.5
Mulch covered by shrubs	31840	19.4
Mulch	31840	19.4
Total Landscape Area	164439	

Note: At maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials.

Landscape Plant Summary

Plants	Quantity	Percent
Right of Way Street Trees		
Canopy Trees	56	

Buffers		
Canopy Trees	14	24.6
Ornamental Trees	13	22.8
Evergreen Trees	30	52.6
Shrubs	333	
Ornamental Grasses	235	
Perennials	39	

Internal Landscape Tracts		
Canopy Trees	42	47.2
Ornamental Trees	22	24.7
Evergreen Trees	25	28.1
Shrubs	432	
Ornamental Grasses	300	
Perennials	10	

Trees	202	
Shrubs	765	
Ornamental Grasses	535	
Perennials	49	

Street Tree Requirements (1 tree required per 40 linear feet)

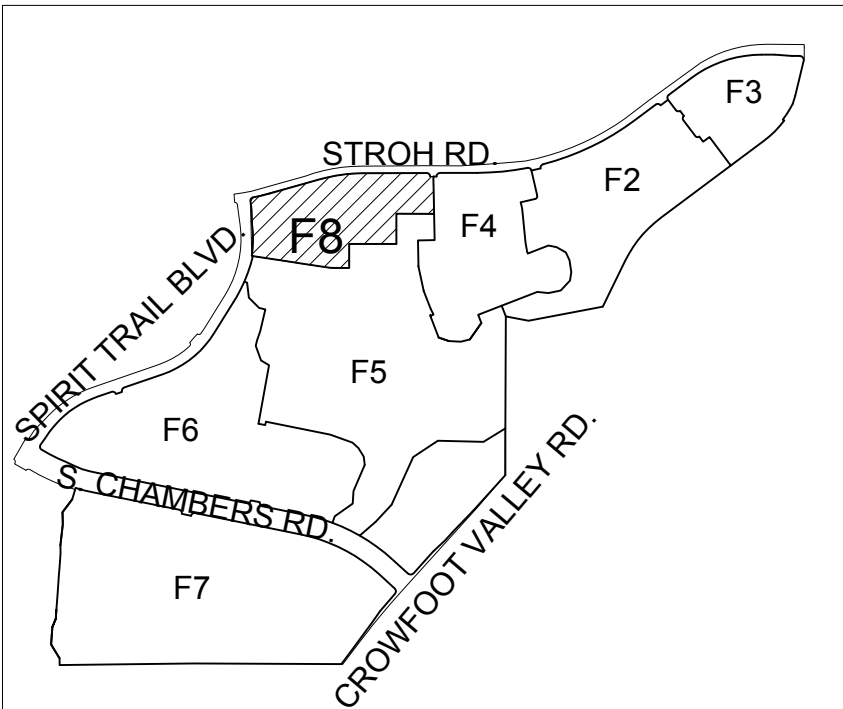
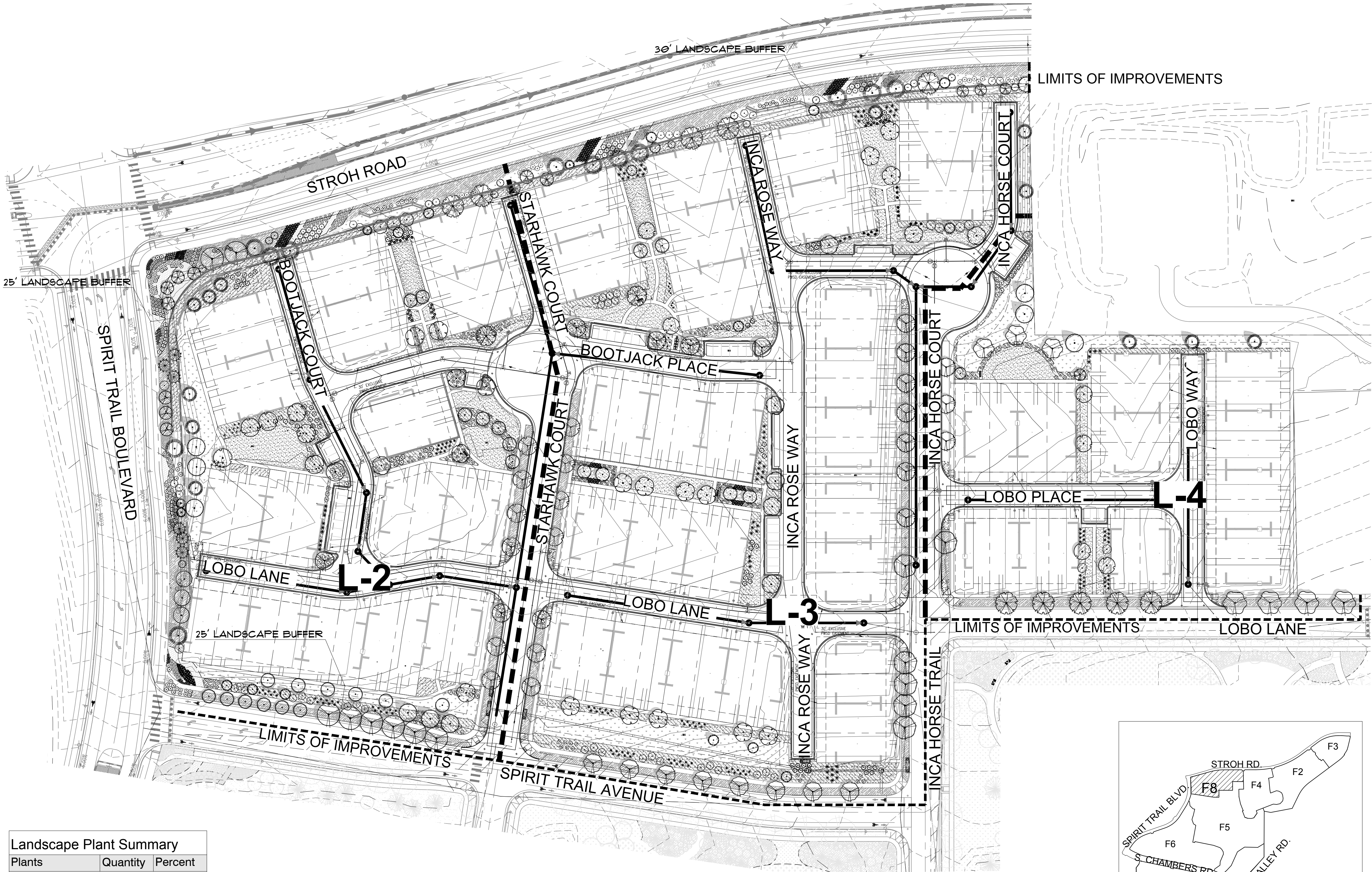
Street Name	Tree Lawn Length	Tree Required	Trees Provided
Starhawk Court	550	14	14
Inca Horse Court	460	12	12
Inca Horse Trail	130	4	4
Lobo Lane	260	7	7
Spirit Trail Avenue	700	18	19
Total		55	56

Landscape Buffer Summary (1 tree and 5 shrubs per 30 l.f.)

Right of Way	Buffer Width	Buffer Length	Trees Required	Trees Provided	Percent: Evergreen	Shrubs Required	Shrubs Provided	Percent: 48" height at 3 years
Stroh Road	30	950	31.7	32	50	158.3	190	60
Spirit Trail Blvd.	25	410	13.7	16	50	68.3	82	60
Spirit Trail Ave.	25	305	10.2	12	50	50.8	61	60
Total			55.5	60		277.5	333	

General Notes

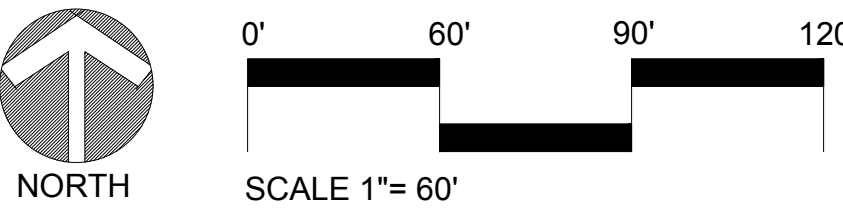
- No tree mitigation is required within filing no. 8. Refer to the tree mitigation submitted with filings no. 1-7 for details regarding tree mitigation for Looking Glass segment 1.
- Park Land Dedication requirements have been meet by filings no. 2-6 for Looking Glass segment 1.



VICINITY MAP

Sheet Index

Page Number	Sheet Name
L-1	Landscape Cover
L-2	Landscape Plan 'A'
L-3	Landscape Plan 'B'
L-4	Landscape Notes
L-5	Landscape Details
L-6	Landscape Details



LOOKING GLASS

PARKER, COLORADO

FILING NO. 8

SKETCH PLAN AND PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/02/2021
2	SKETCH PLAN- 2ND SUBMITTAL	02/25/2022
3	SKETCH PLAN- 3RD SUBMITTAL	04/29/2022
4	SKETCH PLAN- 4TH SUBMITTAL	06/15/2022

Owner
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
CONTACT: MATTHEW OSBORN

Applicant
KB HOME COLORADO, INC.
7807 EAST PEAKVIEW AVE.
CENTENNIAL, CO 80111
CONTACT: MATT THOMAS

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2022-06-15
JOB NO: -
DRAWN BY: -SA
APPROVED: -KH
CADD FILE: -

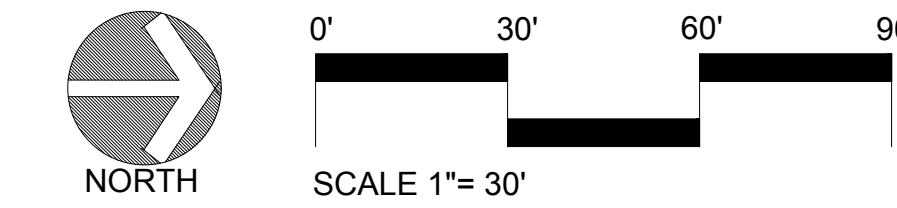
Landscape Plan

L-1

LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



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	BUCK AND RAIL	



DATE	09/02/2021
REVISION	
1	SKETCH PLAN- 1ST SUBMITTAL
2	SKETCH PLAN- 2ND SUBMITTAL
3	SKETCH PLAN- 3RD SUBMITTAL
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LOOKING GLASS
PARKER, COLORADO
FILING NO. 8
SKETCH PLAN AND PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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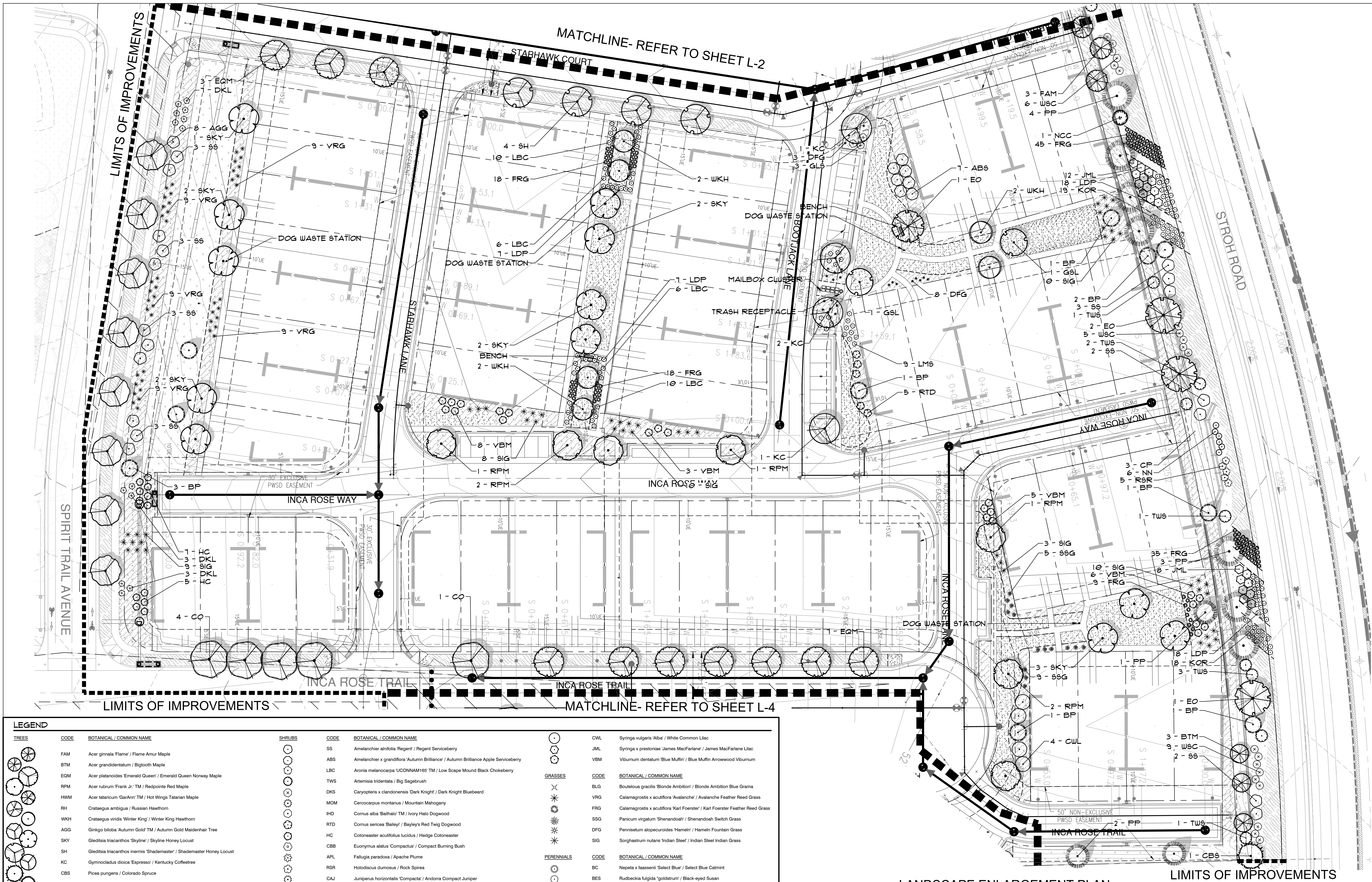
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Centennial, CO 80112
303.694.1520



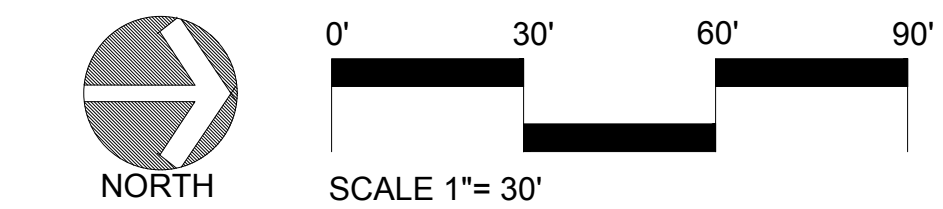
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2022-06-15
JOB NO: -
DRAWN BY: -SA
APPROVED: -KH
CADD FILE: -



LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"= 30'-0"



NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	09/02/2021
2	SKETCH PLAN - 2ND SUBMITTAL	02/25/2022
3	SKETCH PLAN - 3RD SUBMITTAL	04/29/2022
4	SKETCH PLAN - 4TH SUBMITTAL	06/15/2022

LOOKING GLASS
PARKER, COLORADO
FILING NO. 8
SKETCH PLAN AND PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
CONTACT: MATTHEW OSBORN

Applicant
KB HOME COLORADO, INC.
7807 EAST PEAKVIEW AVE.
CENTENNIAL, CO 80111
CONTACT: MATT THOMAS

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
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henry
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Landscape Plan
L-3

INCA ROSE TRAIL

INCA ROSE TRAIL

LOBO LANE

LOBO TRAIL

LOBO WAY

50' NON-EXCLUSIVE PAVED BASEMENT

1 - CO

5 - EO

14 - VRG

2 - CWL

2 - G&L

14 - VRG

3 - EQM

3 - DKL

BENCH

2 - G&L

5 - DKL

5 - GIG

5 - CBB

4 - NRO

5 - GLS

21 - KOR

8 - CBB

1 - CWL

3 - NRO

3 - AP

1 - HUM

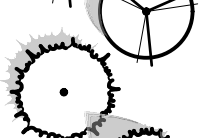
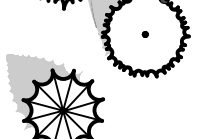
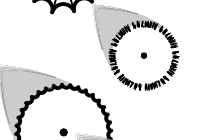
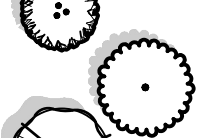
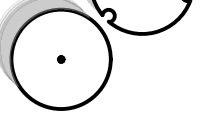
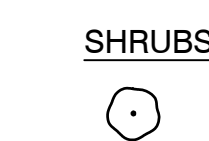
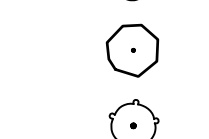
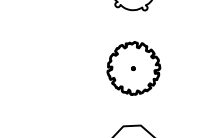
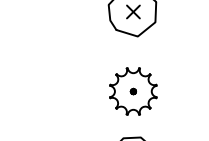
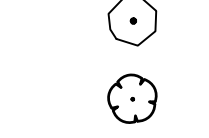
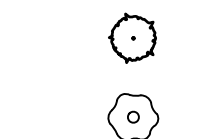
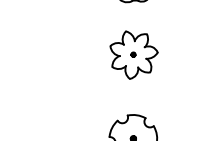
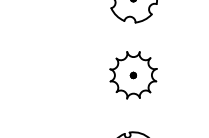
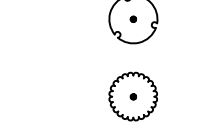
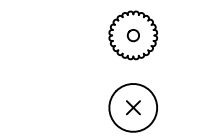
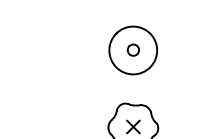
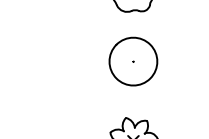
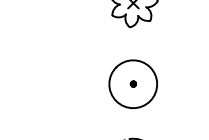
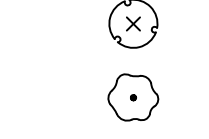
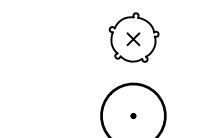
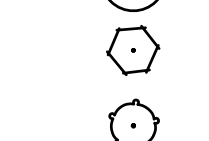
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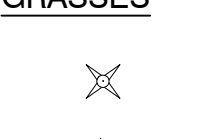
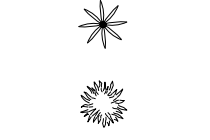
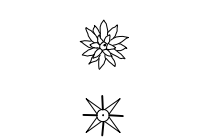
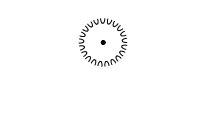
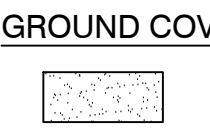
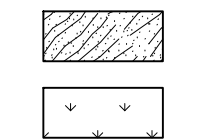
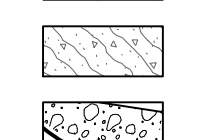
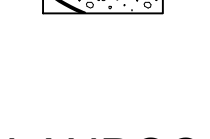
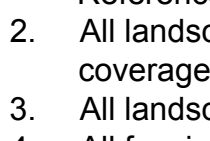
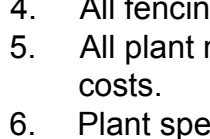
10/24/2024

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Landscape Plan
L-4

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT X SPREAD
	FAM	3	Acer ginnala 'Flame' / Flame Amur Maple	2" Cal.B&B	15' x 15'
	BTM	3	Acer grandidentatum / Bigtooth Maple	2" Cal.B&B	20' x 20'
	EQM	17	Acer platanoides 'Emerald Queen' / Emerald Queen Norway Maple	2" Cal.B&B	30' x 25'
	RPM	10	Acer rubrum 'Frank Jr.' TM / Redpointe Red Maple	2" Cal. B&B	30' x 20'
	HWM	5	Acer tataricum 'GarAnn' TM / Hot Wings Tatarian Maple	2" Cal. B&B	15' x 15'
	RH	3	Crataegus ambigua / Russian Hawthorn	2" Cal. B&B	15' x 15'
	WKH	12	Crataegus viridis 'Winter King' / Winter King Hawthorn	2" Cal. B&B	20' x 15'
	AGG	7	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	2" Cal. B&B	30' x 20'
	SKY	19	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	2" Cal. B&B	40' x 30'
	SH	8	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2" Cal. B&B	40' x 30'
	KC	13	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal. B&B	50' x 30'
	CBS	1	Picea pungens / Colorado Spruce	6" Ht. B&B	40' x 20'
	BBS	1	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	6" Ht. B&B	30' x 15'
	PNP	6	Pinus edulis / Pinyon Pine	6" Ht. B&B	30' x 15'
	BP	11	Pinus heldreichii / Bosnian Pine	6" Ht. B&B	20' x 15'
	AP	9	Pinus nigra / Austrian Pine	6" Ht. B&B	40' x 20'
	PP	24	Pinus ponderosa / Ponderosa Pine	6" Ht. B&B	40' x 20'
	NCC	4	Prunus virginiana melanocarpa / Western Chokeberry	2" Cal. B&B	15' x 10'
	CP	8	Pyrus calleryana 'Cleveland Select' / Chanticleer Callery Pear	2" Cal. B&B	15' x 15'
	CO	6	Quercus muehlenbergii / Chinkapin Oak	2" Cal. B&B	40' x 30'
	EO	13	Quercus robur / English Oak	2" Cal. B&B	50' x 30'
	NRO	5	Quercus rubra / Northern Red Oak	2" Cal. B&B	40' x 30'
	GSL	11	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2" Cal. B&B	30' x 25'
	FE	3	Ulmus x 'Frontier' / Frontier Elm	2" Cal. B&B	30' x 25'
	TOTAL	202			
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT X SPREAD
	SS	34	Amelanchier alnifolia 'Regent' / Regent Serviceberry	5 gal.	8' x 8'
	ABS	7	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	5 gal.	10' x 10'
	LBC	56	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry	5 gal.	2' x 3'
	TWS	15	Artemisia tridentata / Big Sagebrush	5 gal.	4' x 4'
	DKS	35	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal.	4' x 4'
	MOM	4	Cercocarpus montanus / Mountain Mahogany	5 gal.	8' x 8'
	IHD	28	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood	5 gal.	5' x 5'
	RTD	19	Cornus sericea 'Baileyi' / Bayley's Red Twig Dogwood	5 gal.	6' x 6'
	HC	12	Cotoneaster acutifolius lucidus / Hedge Cotoneaster	5 gal.	6' x 6'
	CBB	19	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal.	6' x 6'
	APL	8	Fallugia paradoxa / Apache Plume	5 gal.	4' x 5'
	RSR	10	Holodiscus dumosus / Rock Spirea	5 gal.	4' x 4'
	CAJ	14	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal.	1' x 5'
	LDP	85	Ligustrum vulgare 'Lodense' / Lodense Privet	5 gal.	2' x 3'
	NN	18	Physocarpus monogynus / Mountain Ninebark	5 gal.	5' x 5'
	SWN	32	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark	5 gal.	4' x 5'
	WSC	25	Prunus besseyi / Sand Cherry	5 gal.	5' x 5'
	CSC	12	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry	5 gal.	2' x 5'
	GLS	14	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	2' x 5'
	NPR	6	Rosa woodsii / Mountain Rose	5 gal.	5' x 4'
	KOP	20	Rosa x 'Radcon' TM / Pink Knock Out Rose	5 gal.	4' x 4'
	KOR	79	Rosa x 'Radrazz' TM / Knock Out Shrub Rose	5 gal.	4' x 4'
	KOY	45	Rosa x 'Radsunny' TM / Sunny Knock Out Yellow Rose	5 gal.	4' x 4'
	LMS	31	Spiraea x bumalda 'Monhub' TM / Limemound Spirea	5 gal.	3' x 3'
	DKL	62	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal.	5' x 5'
	CWL	10	Syringa vulgaris 'Alba' / White Common Lilac	5 gal.	8' x 8'
	JML	32	Syringa x prestoniae 'James MacFarlane' / James MacFarlane Lilac	5 gal.	5' x 5'
	VBM	33	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	5 gal.	5' x 5'
	TOTAL	765			

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT X SPREAD
	BLG	58	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	2' x 2'
	VRG	112	Calamagrostis x acutiflora 'Avalanche' / Avalanche Feather Reed Grass	1 gal.	4' x 3'
	FRG	190	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	4' x 3'
	SSG	61	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	5' x 3'
	DFG	50	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal.	3' x 3'
	SIG	64	Sorghastrum nutans 'Indian Steel' / Indian Steel Indian Grass	1 gal.	5' x 3'
	TOTAL	535			
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT X SPREAD
	BC	18	Nepeta x faassenii 'Select Blue' / Select Blue Catmint	1 gal.	2' x 3'
	BES	31	Rudbeckia fulgida 'goldstrum' / Black-eyed Susan	1 gal.	2' x 2'
	TOTAL	49			
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME		
	SOD 1	28,716 sf	Turf Sod Enviroturf / Enviroturf Blend		
	SOD 2	31,827 sf	Natures Prairie Sod / Natures Prairie Sod		
	SEED	40,216 sf	Seed Low Grow Mix		
	2" ROCK	47,833 sf	Glacier White 2" Rock Cobble Mulch		
	4" ROCK	15,847 sf	Glacier White 4" Rock Cobble Mulch		
	TOTAL	164,439 sf	Landscape Area		

LANDSCAPE NOTES

- All landscape improvements shall follow the guidelines per the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes, 2008, Public Works Technical Reference Manual and Roadway Design and Construction Criteria Manual.
- All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Parker.
- All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
- All fencing shall be as indicated on the landscape plans and details.
- All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
- Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Landscape Architect and Town of Parker, Community Development Department.
All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping, as well as for fill dirt in median landscape areas.
- Before planting or seeding/sodding, soil surface to be rototilled to a minimum depth of six inches (6"). Soil Amendments as specified per Town of Parker Construction Specifications and Design Considerations Manual (see page 5 Soil Preparation and page 6 Soil Amendments) shall be applied evenly across the landscape areas at a rate of six (6) cy per 1000 square feet and rototilled to a depth of six inches (6"). Surface to be finish graded to appropriate elevations and compaction.
- If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the 'glaze' that is produced on the soil surface. This will prevent an interface that will impede proper root development.
- Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
- No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
- Cut off bottom 1/3 of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
- Planting beds, with the exception of perennial plantings, shall be mulched with 2" to 6" rock cobble mulch (see legend for sizes) to a depth of 3" with weed barrier fabric underlayment. Perennial plantings to be mulched with shredded cedar mulch to a depth of 4" without weed barrier fabric underlayment to promote spread of plants. All beds are to be contained by 4" x 14 gauge galvanized edger, DuraEdge or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits. Edger shall separate change in materials/mulch types within planting beds. All trees to receive mulch ring as specified above.
- 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.
- All relocated trees must be healthy and undamaged prior to relocation.
- All sod areas shall be EnviroTurf by TurfMaster (R), or approved equal.
- Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
- The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
- The contractor is responsible for seeding any non seeded areas disturbed during construction.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
- Call for utility locations prior to any excavation.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
- The contractor is responsible for verifying all plant quantities.
- The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.
- When seeding in the ROW, use Douglas County Permanent Drill Seed Mix.

SEEDING NOTES

- Seeding shall be done with a brillion drill or approved mechanical seeder. Seed shall be evenly distributed on a still day into a slightly moist seed bed. Seed shall be drilled 1/8 inch into the prepared seed bed. If the slope is too steep to drill, seed shall be broadcast at double the application rate and covered 1/8 inch of soil with a harrow or hand rake for small areas. The seeding shall be done in two separated applications crossing the area at right angles to guarantee proper coverage. Drill seed across slopes rather than up and down, following the contour to reduce erosion.
- After seeding operations have been completed, the entire seeded area shall be hydro mulched with "conwed 2000" or approved equal hydro mulch material. The hydro mulch shall be applied by using a mechanical hydro mulcher, evenly distributed on a still day. The hydro mulch shall be applied at the rates recommended by the manufacture. Within 12 hour after seeding, the sprinkler system shall be activated to moisten seeded areas to a depth of 1 inch. All seeded areas shall be kept so moistened by frequent light watering until final acceptance of the project or as required by the Town land use land use regulations, and such watering shall be the responsibility of the contractor.
- Protect seeded slopes (greater than 2.5 horizontal to 1 vertical) with erosion control netting or other methods acceptable to the director. Cover netting with straw or other acceptable mulch.

GENERAL PLANTING NOTES:

- Disturbed areas to be re-vegetated per the grading and erosion control plans.
- Per tree conservation plan, all mitigated shrubs from removal of existing shrub masses shall be planted within the proposed landscape.
- Landscape placement in the tree lawn adjacent to lots is not final and may change based upon driveway and utility locations.
- No fences or structures will be allowed within sight triangles.
- Shrubs and plantings will be no taller than 3 feet, and tree canopies will be no lower than 8 feet within the site triangle.
- Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case any longer than one growing season.
- No trees can be placed within (7) feet of any storm sewer.

LOOKING GLASS

PARKER, COLORADO

FILING NO. 8

SKETCH PLAN AND PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

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Centennial, CO 80112
303.694.1520



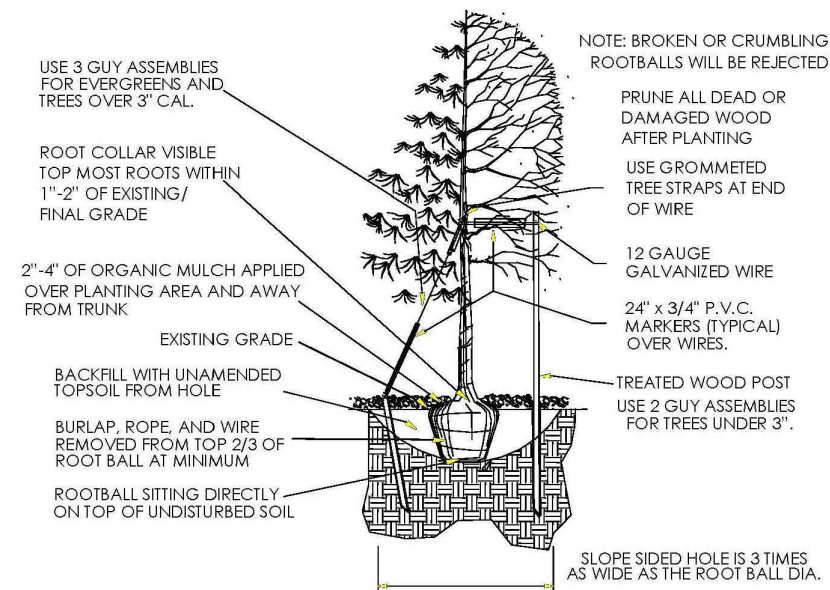
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2022-06-15
JOB NO: -
DRAWN BY: -SA
APPROVED: -KH
CADD FILE: -

Landscape Plan

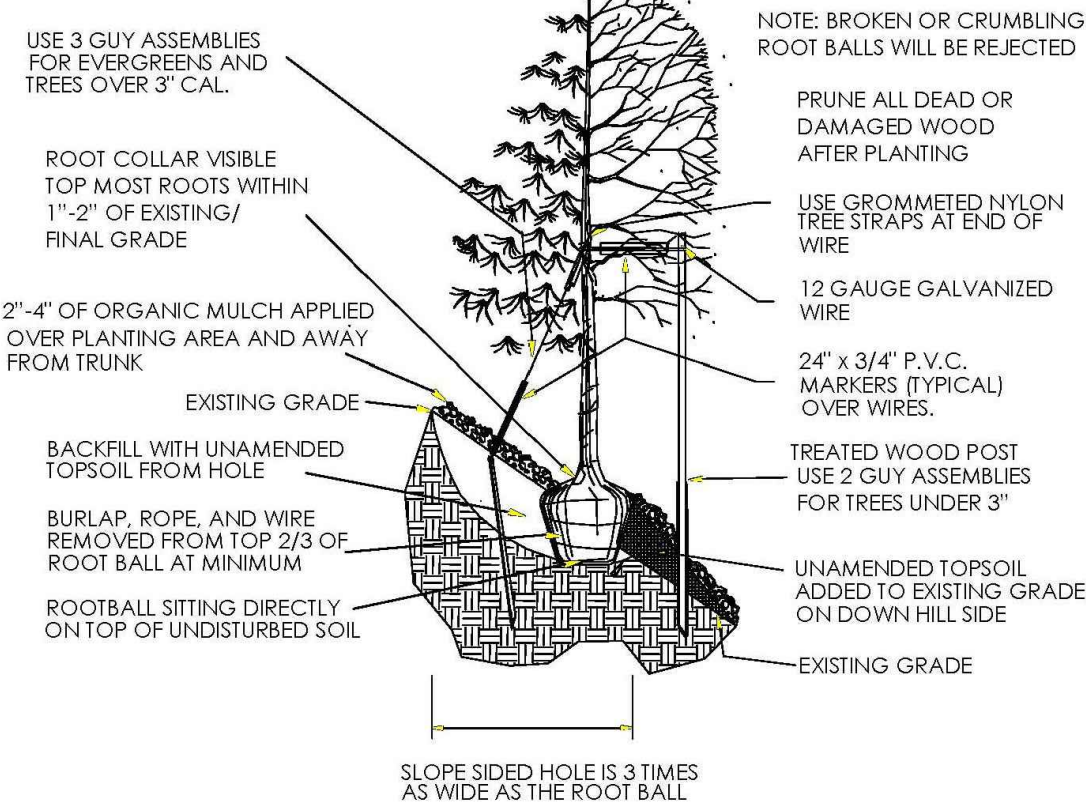
L-5



- 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/fibers 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 slope (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.

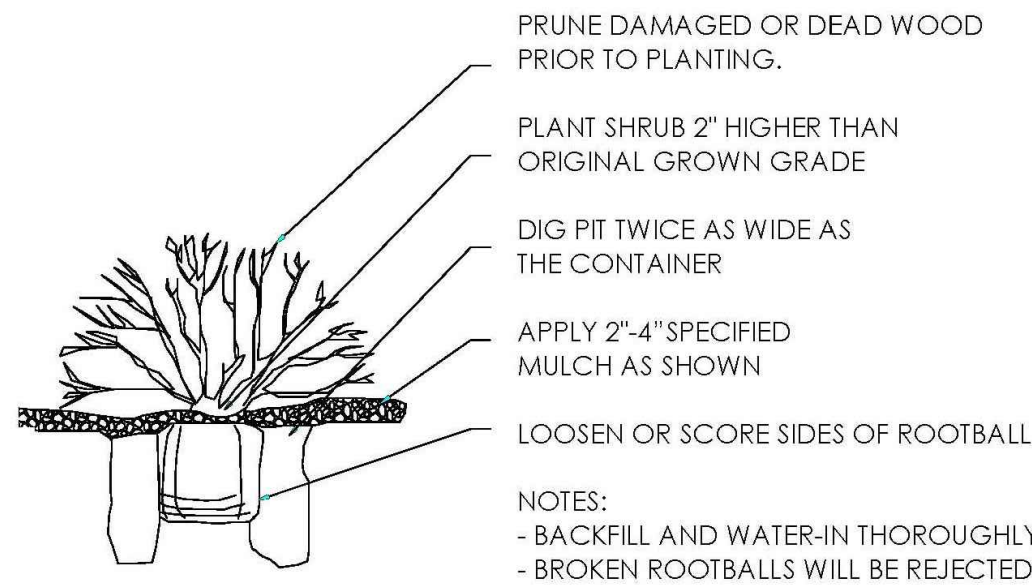
A TOWN OF PARKER - TREE PLANTING
NOT TO SCALE

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



B TOWN OF PARKER- TREE PLANTING ON SLOPES
NOT TO SCALE

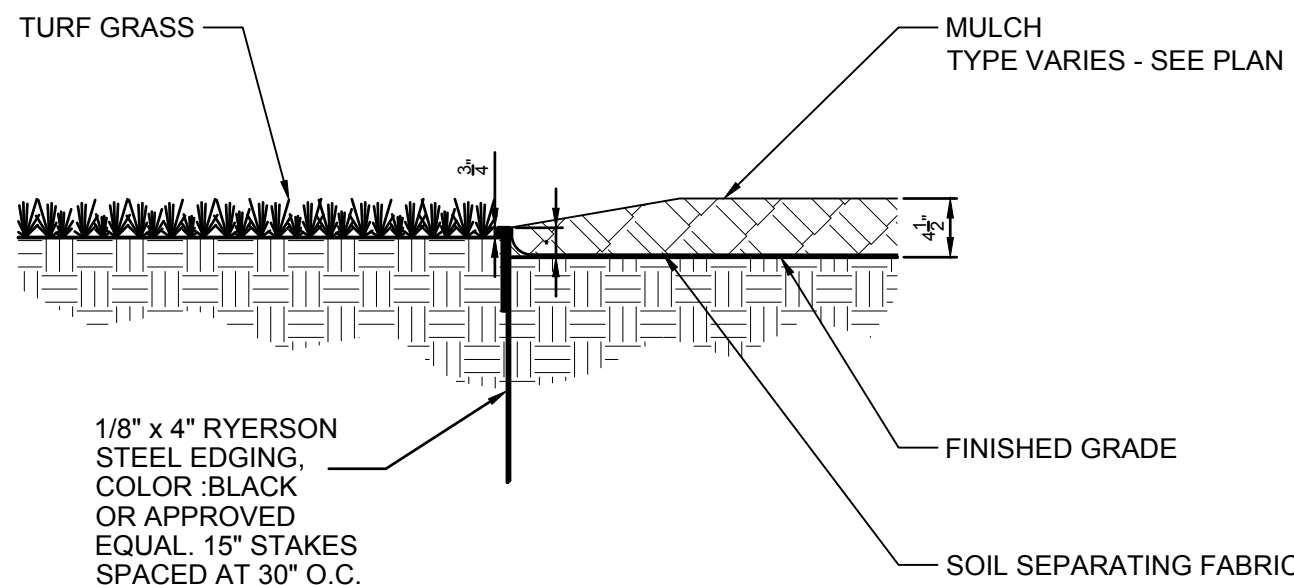
TOWN OF PARKER PLANTING DETAIL - SHRUBS



C TOWN OF PARKER - SHRUB PLANTING
NOT TO SCALE

NOTES:

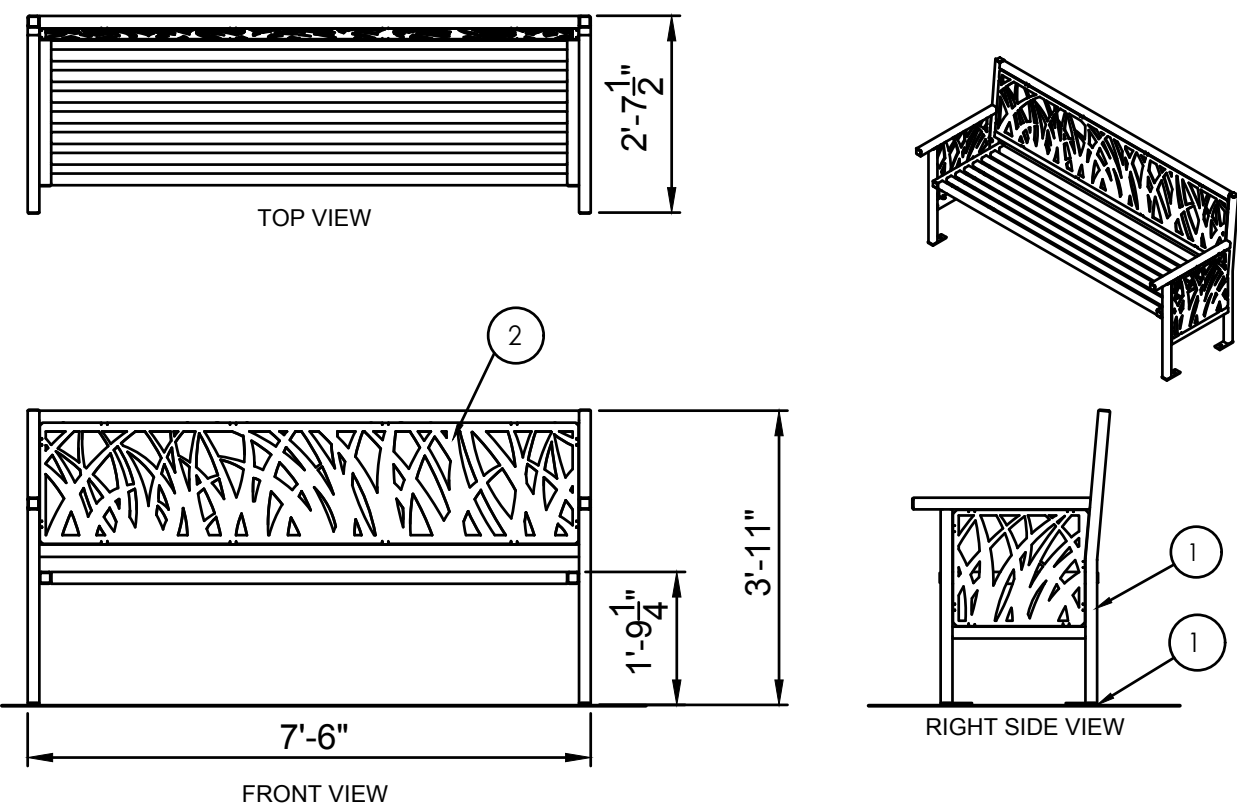
- FINISHED GRADE FOR SOD TO BE 1/2" BELOW TOP OF EDGING.
- FINISHED GRADE FOR MULCH TO BE 1 1/2" BELOW TOP OF EDGING.
- TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.



D LANDSCAPE EDGER
NOT TO SCALE

MATERIALS LIST

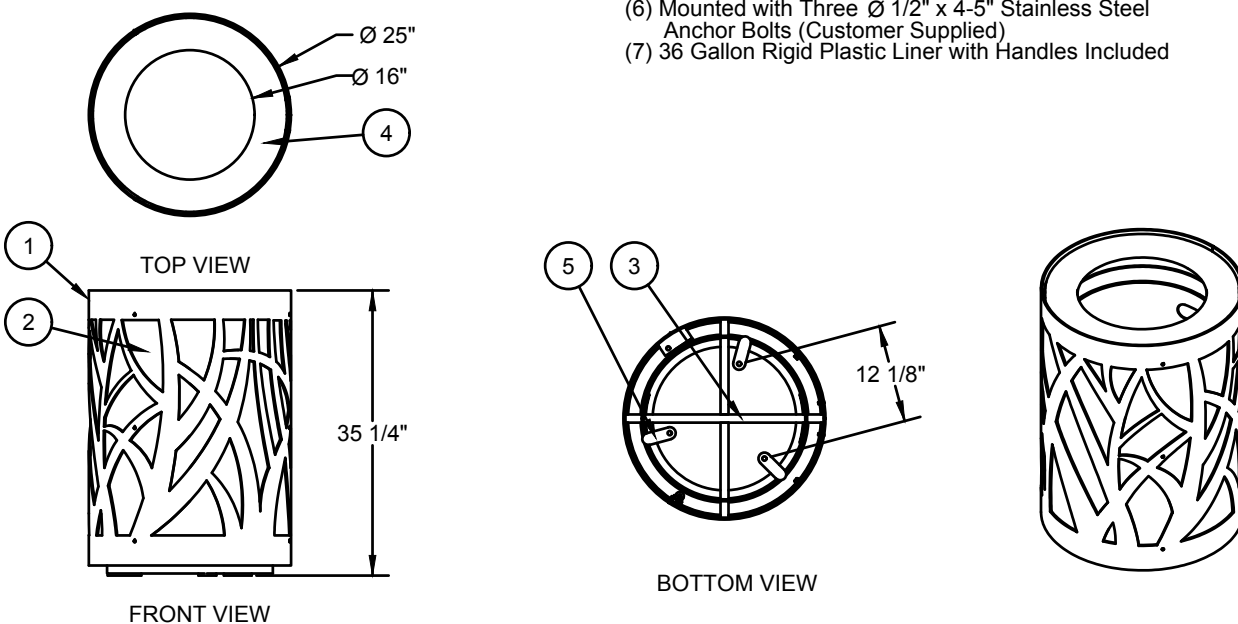
- Tubing - Ø 2 3/8" x .154" Wall Steel Tubing
- Surface Plate - Ø 7 1/2" x 1/4" Thick Steel Plate with Three Ø 9/16" Mounting Holes
- Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



E BENCH
NOT TO SCALE

MATERIALS LIST:

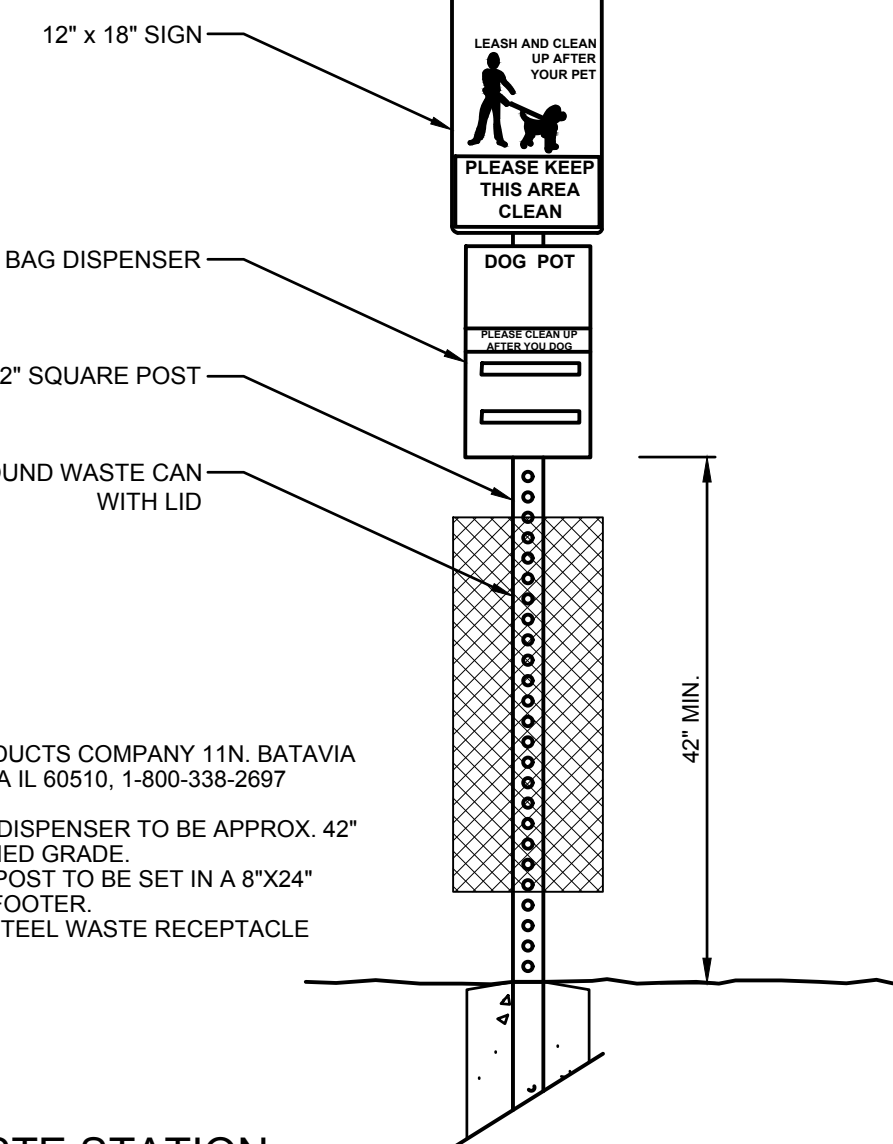
- Container - 7 Gauge Laser Cut Steel
- Backing Plates - 1/16" Aluminum Sheet
- Support Bars - 1" x 3/4" Steel Flat Bar
- Lid - Ø 24" x .075" Wall Steel Lid Attached to Basket with Stainless Steel Aircraft Cable with 9/16" Mounting Hole
- Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
- Mounted with Three Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)
- 36 Gallon Rigid Plastic Liner with Handles Included



F TRASH RECEPTACLE

MANUFACTURER: SiteScapes, INC.
TYPE: Tallgrass; TG2-3000-PF
COLOR: Bronze, Powder Coat

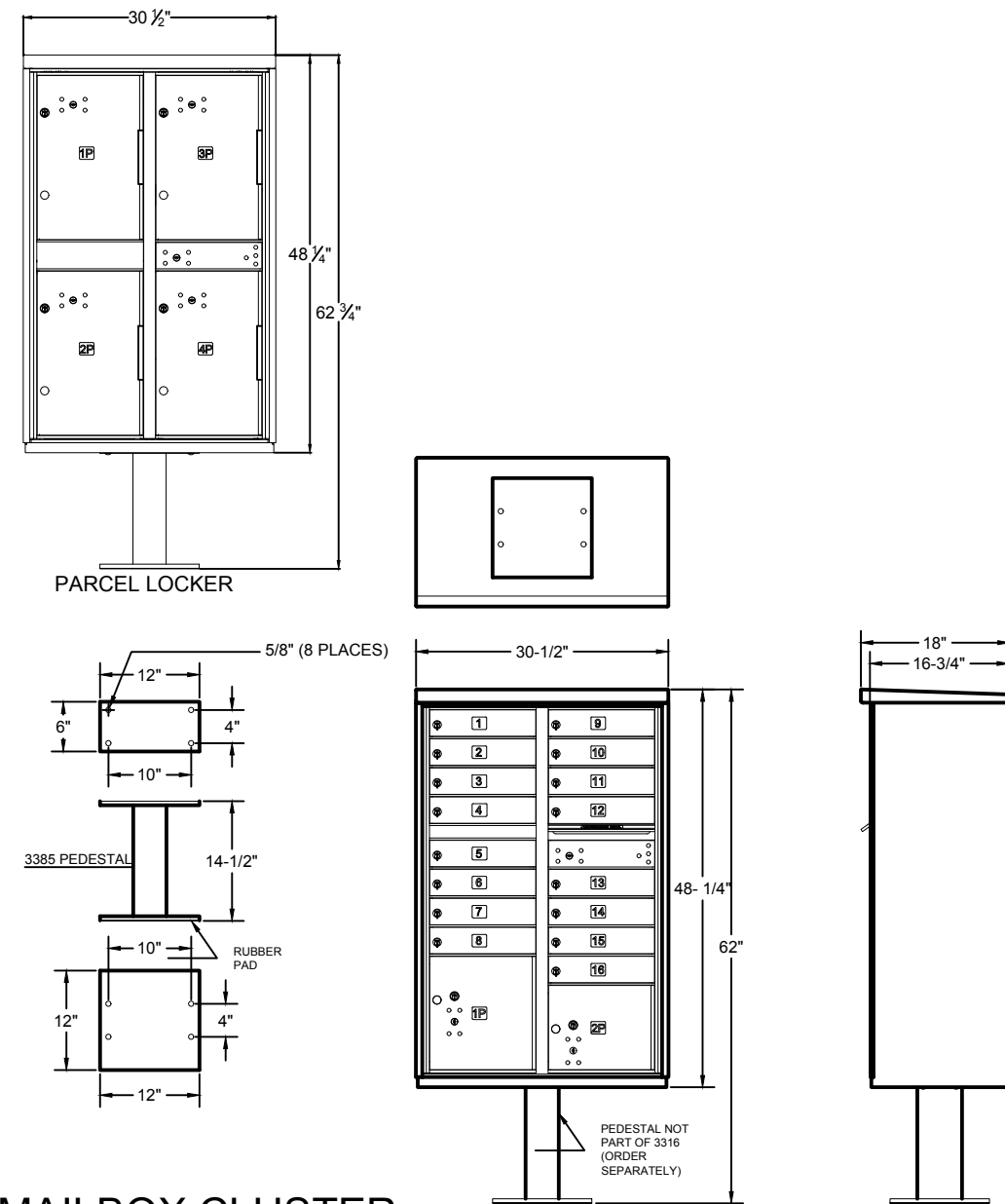
SCALE: NTS



G DOG WASTE STATION
NOT TO SCALE

NOTE:

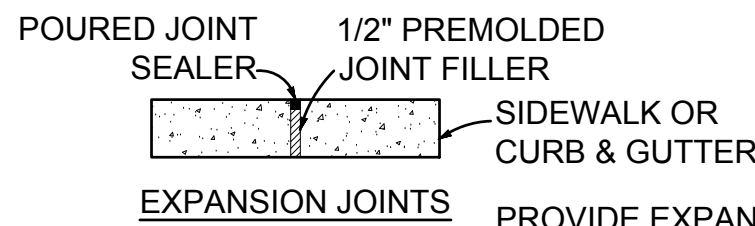
- BACRO PRODUCTS COMPANY 11N. BATAVIA AVE, BATAVIA IL 60510, 1-800-338-2697
- BOTTOM OF DISPENSER TO BE APPROX. 42" FROM FINISHED GRADE.
- DISPENSER POST TO BE SET IN A 8"X24" CONCRETE FOOTER.
- 15-GALLON STEEL WASTE RECEPTACLE WITH LID



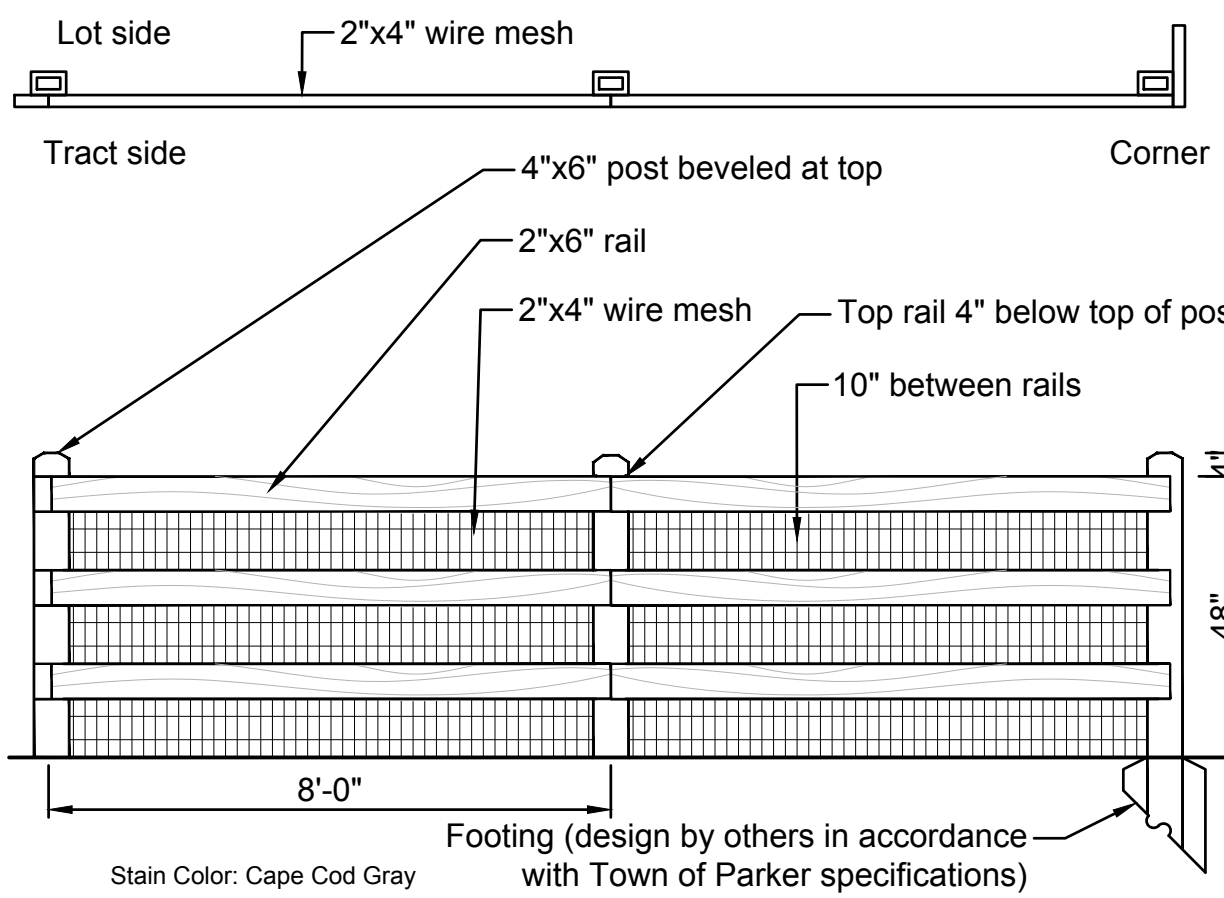
H MAILBOX CLUSTER
NOT TO SCALE

NOTES:

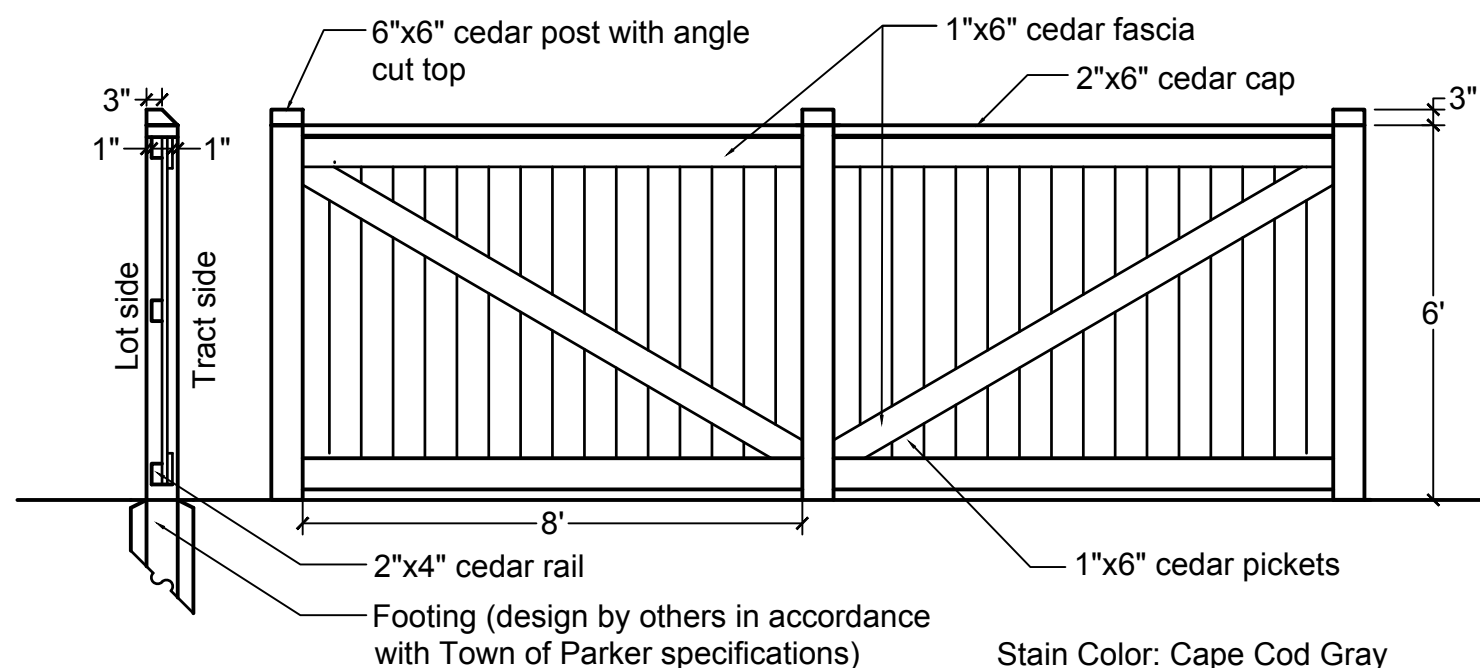
- 6" DEPTH 4,500 PSI CONCRETE WITH A LIGHT BROOM FINISH, FIBERMESH REINFORCED. CONCRETE THICKNESS TO BE DETERMINED BY CIVIL ENGINEER. CONSTRUCTION JOINTS SHALL BE LOCATED 8' O.C. MIN. AND EXPANSION JOINTS SHALL BE PLACED EVERY 100 L.F. MAX.
- 1/4"X1" SAWCUT JOINTS APROX. 5' O.C.



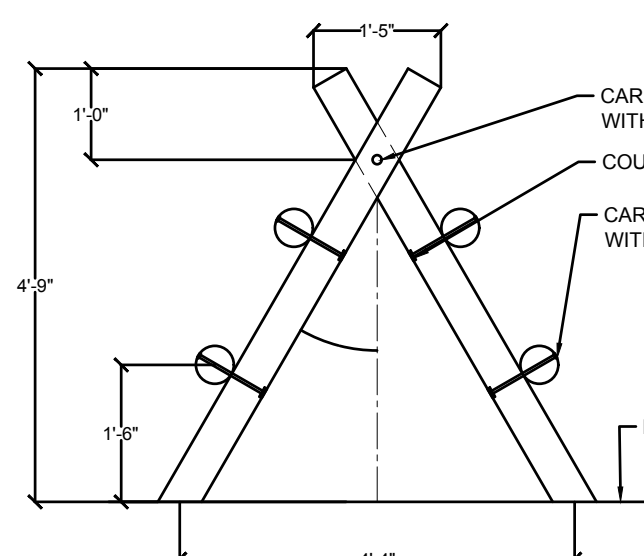
L CONCRETE PAD FOR SITE AMENITIES
NOT TO SCALE



I OPEN RAIL FENCE
NOT TO SCALE



J PRIVACY FENCE
NOT TO SCALE



K BUCK AND RAIL FENCE
NOT TO SCALE



LOOKING GLASS

PARKER, COLORADO

FILING NO. 8

SKETCH PLAN AND PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

NO.	REVISION	DATE
1	SKETCH PLAN- 1ST SUBMITTAL	09/02/2021
2	SKETCH PLAN- 2ND SUBMITTAL	02/25/2022
3	SKETCH PLAN- 3RD SUBMITTAL	04/29/2022
4	SKETCH PLAN- 4TH SUBMITTAL	06/15/2022

Owner
JEN COLORADO 18, LLC
4100 E. MISSISSIPPI AVE.
DENVER, COLORADO 80246
CONTACT: MATTHEW OSBORN

Applicant
KB HOME COLORADO, INC.
7807 EAST PEAKVIEW AVE.
CENTENNIAL, CO 80111
CONTACT: MATT THOMAS

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2022-06-15
JOB NO: -
DRAWN BY: -SA
APPROVED: -KH
CADD FILE: -

Landscape Plan

L-6



Request for Town Council Action

Date: December 5, 2022

Submitted By: Jen Campbell, Finance Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.568 - Second Reading**
A Bill for an Ordinance to Levy General Property Taxes for the Year 2022 to Help Defray the Costs of Government for the Town of Parker, Colorado for the 2023 Budget Year

Department: Finance, Jen Campbell

EXECUTIVE SUMMARY

The Town of Parker must certify a mill levy to Douglas County prior to December 15, 2022 in order to collect property taxes for the 2023 budget year.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker must certify a mill levy to Douglas County prior to December 15, 2022 in order to collect property taxes for the 2023 budget year.

FINANCIAL IMPACT

The following is a comparison of the mill levy, assessed valuation and property tax revenue for this year (2022) and next year (2023). These revenues impact the General Fund.

2022 Budget Year

Assessed Valuation	\$1,034,882,979
Mill Levy	2.602
Property Tax Revenue	\$2,692,766

2023 Budget Year

Assessed Valuation	\$1,051,777,926
Mill Levy	2.602
Property Tax Revenue	\$2,736,726

The mill levy of 2.602 mills is the same as the prior year. The voters exempted Town revenues from the TABOR amendment, so the restriction to an increase of the local growth factor plus inflation does not apply. The Town cannot increase the mill levy without a vote of the citizens.

The owner of a home valued at \$500,000 would pay \$90 per year in property taxes to the Town of Parker in 2023. This reflects statewide legislation that lowered the 2022 assessment rate for 2023 collections to 6.95% from 7.15%.

Market Value	\$500,000
x Assessment Ratio	6.95%
Assessment Value	\$34,750
x Mill Levy	2.602
Divided by 1,000	/1,000
Property Tax	\$90

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Ordinance No. 1.568

RECOMMENDED MOTION

I move to approve Ordinance No. 1.568 on second reading.

ORDINANCE NO. 1.568, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO LEVY GENERAL PROPERTY TAXES FOR THE YEAR 2022 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF PARKER, COLORADO, FOR THE 2023 BUDGET YEAR

WHEREAS, the Town Council of the Town of Parker has adopted the annual budget in accordance with the Local Government Budget Law, on December 5, 2022;

WHEREAS, the amount of money necessary to balance the budget for general operating purposes is \$2,736,726;

WHEREAS, the 2022 valuation for assessment for the Town of Parker, as estimated by the County Assessor, is \$1,051,777,926;

WHEREAS, pursuant to the provisions of Section 39-3-119.5, C.R.S., nonexempt personal property parcels shall be exempt from the levy and collection of property tax if the personal property would otherwise be listed on a single personal property schedule and the actual value of such personal property is seven thousand dollars (\$7,000.00) or less;

WHEREAS, pursuant to Paragraph 8(b) of Section 20 of Article X of the Colorado Constitution, each taxing district in Colorado may enact cumulative uniform exemptions and credits to reduce or end business personal property taxes;

WHEREAS, the personal property tax is a tax which is levied annually and is in addition to all applicable sales and use taxes collected when any personal property is first utilized in a business;

WHEREAS, the Town Council believes that increasing the exemption amount for personal property taxes on a temporary basis for the year 2022 would benefit the businesses in the Town of Parker, would not significantly impact the Town's budgets, and would not cause a reduction in services to taxpayers and residents of the Town of Parker; and

WHEREAS, the Town Council desires to establish a tax policy, which will remain in effect on a temporary basis for the year 2022, it being the explicit purpose and understanding of the Town Council that a return to the prior exemption limits under Section 39-3-119.5, C.R.S. is not a tax policy change or a new tax as contemplated by TABOR.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. For the purpose of meeting all general operating expenses of the Town of Parker during the 2022 budget year, there is hereby levied a tax of 2.602 mills upon each dollar of the total valuation for assessment of all taxable property within the Town for the year 2022.

Section 2. The Finance Director is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the mill levies for the Town of Parker as hereinabove determined and set.

Section 3. The Town Council hereby establishes a temporary tax policy to increase the uniform exemption from taxation upon business personal property to cause the first hundred thousand dollars of actual value in business personal property listed on a single personal property schedule to be exempt from the levy and collection of personal property tax for the year 2022. This increased exemption amount shall apply to all parcels located in the Town of Parker and shall apply to those taxes levied by the Town of Parker. Town Council further directs that the Town Finance Department take whatever actions are necessary to implement this temporary policy, including any changes to the certification of mill levy filed annually with Douglas County.

Section 4. 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 5. 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 6. 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



Request for Town Council Action

Date: December 5, 2022

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.561.1 - Second Reading**
A Bill for an Ordinance to Amend Ordinance No. 1.561, Series of 2022, Conveying Certain Real Property by Easement to Parker Water and Sanitation District for a Portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development

Department: Engineering and Public Works, Alex Mestdagh

EXECUTIVE SUMMARY

This ordinance proposes to amend an easement granted by the Town to Parker Water and Sanitation District (PWSD) over a portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

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

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

This easement was heard and approved by the Town Council on June 6, 2022. However, this easement agreement provided by PWSD was subsequently discovered to be inadequate for their needs. The original easement agreement allowed for water infrastructure to be located within the

easement, but PWSD has requested that sanitary sewer infrastructure be permitted within the easement instead. That is the only requested change to this easement agreement.

FINANCIAL IMPACT

No direct payment is proposed for this easement, as it is part of a larger ongoing easement exchange between the Town and PWSD.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Vicinity Map
2. Ordinance 1.561.1

RECOMMENDED MOTION

I move to approve Ordinance No. 1.561.1 on second reading.



ORDINANCE NO. 1.561.1, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO AMEND ORDINANCE NO. 1.561, SERIES OF 2022, CONVEYING CERTAIN REAL PROPERTY BY EASEMENT TO PARKER WATER AND SANITATION DISTRICT FOR A PORTION OF TRACT B, MOUNTAIN VIEW SENIOR CENTER FILING NO. 1, MINOR DEVELOPMENT

WHEREAS, the Town Council of the Town of Parker approved Ordinance No. 1.561, Series of 2022, approving a water pipeline easement for the benefit of the Parker Water and Sanitation District (the “District”);

WHEREAS, subsequent to the approval of Ordinance No. 1.561, Series of 2022, the District advised the Town that the District needed a sewer pipeline easement and not a water pipeline easement;

WHEREAS, the Town Council of the Town of Parker desires to amend Ordinance No. 1.561, Series of 2022, in order to replace the easement for a water pipeline with an easement for sewer pipelines;

WHEREAS, the Town Council of the Town of Parker desires to enter into the Easement Agreement that grants an easement to the District for sewer pipelines on a portion of Tract B, Mountain View Senior Center Filing No. 1, Minor Development; and

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

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

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

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

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court

of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

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

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

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

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

EASEMENT AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

5. Miscellaneous.

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

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

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

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

GRANTOR:

Town of Parker, Colorado

By: _____
Jeff Toborg, Mayor

ATTEST:

By: _____
Chris Vanderpool, Town Clerk

GRANTEE:

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

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

ATTEST:

By: _____
Maleia Good, Engineering Secretary

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

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

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

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

WITNESS my hand and official seal.

My commission expires: _____

Notary Public



Request for Town Council Action

Date: December 5, 2022

Submitted By: Alex Mestdag, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.352 - Second Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement
By and Between the Colorado Department of Transportation and the
Town of Parker Concerning PWQ Maintenance and Operations
Responsibilities, Parker Road, Lincoln Avenue to Pine Lane, Project
#AQC M039-007 (24455) / MTF M039-009 (24467) Region # 1 (VJM)
Department: Engineering and Public Works, Alex Mestdag

EXECUTIVE SUMMARY

This ordinance proposes to enter into an Intergovernmental Agreement (IGA) with the Colorado Department of Transportation (CDOT) to codify responsibility for operation and maintenance of a water quality facility that will be constructed by the Town with the upcoming North Parker Road Operational Improvements project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is nearing completion of the design for the North Parker Road Operational Improvements between Lincoln Avenue and E-470. The main goal of this project is to increase the number of "thru" travel lanes on Parker Road and improve vehicular mobility, which currently experiences heavy congestion during rush hour. The project aims to accomplish this primarily by repurposing existing dedicated turning lanes to shared thru-turning lanes, providing additional capacity for thru traffic during peak hours. The project also includes minor roadway widening in areas to connect current acceleration/deceleration lanes on Parker Road in both the northbound and southbound directions between Lincoln Avenue and E-470. The project also proposes improvements to pedestrian facilities in the corridor, including a multi-use trail/sidewalk on the east side of Parker Road to connect the Baldwin Gulch Trail and the Pine Lane intersection and an expanded sidewalk north of Pine Lane adjacent to the Bowie property to connect to an existing sidewalk to the north. Later phases of improvements will be needed to implement additional operational improvements on this stretch of Parker Road.

Staff is proposing to leverage outside funds from several entities in order to fund this project. This project was selected for funding through the Douglas County Subregion of the Denver Regional Council of Governments (DRCOG). The proposed funding is \$1.4M of federal

Congestion Mitigation and Air Quality Improvements (CMAQ) dollars and \$1.1M of state dollars for a total of \$2.5M. The federal CMAQ funds are part of a national program available to local governments to address congestion issues and improve air quality in accordance with the Clean Air Act. The state funds are from the FASTER program, which is focused on addressing roadway safety issues, and from the Multi-modal Options Fund (MMOF), which focuses on multi-modal transportation improvements, such as the pedestrian improvements proposed with this project. Douglas County has also pledged an additional \$500,000 toward the construction cost, for a grand total of \$3M in outside funding for this project. The construction cost is currently estimated at approximately \$4M.

This project is nearing completion of the design and approval by CDOT to advertise the plans. One of CDOT's remaining requirements is related to a water quality device that is required to treat stormwater runoff from new pavement that the project will add to Parker Road. In accordance with regulations for the Cherry Creek Basin, a stormwater treatment manhole will be constructed to provide water quality treatment for runoff from new pavement. CDOT's policy for local agency projects such as this one is that the local agency is required to assume responsibility for maintenance and operation of the water quality facilities. The proposed IGA codifies this requirement.

While this water quality facility will only serve the state highway, the Town already performs maintenance operations on other storm sewer infrastructure within Parker Road. While adding to this maintenance load is not desirable, an additional manhole can be easily accommodated within the Town's stormwater maintenance program.

FINANCIAL IMPACT

The Town will be responsible for the long-term operation and maintenance of this water quality device. This work can be easily absorbed into existing maintenance efforts, and the cost to the Town will be minimal.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance 9.352

RECOMMENDED MOTION

I move to approve Ordinance No. 9.352 on second reading.

ORDINANCE NO. 9.352, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE TOWN OF PARKER CONCERNING PWQ MAINTENANCE AND OPERATIONS RESPONSIBILITIES, PARKER ROAD, LINCOLN AVENUE TO PINE LANE, PROJECT #AQC M039-007 (24455) / MTF M039-009 (24467) REGION # 1 (VJM)

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 Intergovernmental Agreement by and between the Colorado Department of Transportation and the Town of Parker concerning PWQ Maintenance and Operations Responsibilities, Parker Road, Lincoln Avenue to Pine Lane, Project # QC M039-007 (24455) / MTF M039-009 (24467) Region # 1 (VJM), 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

Routing #: 23-HA1-XC-00113-M0002

OLA #: 331002813

**PWQ Maintenance and Operations Responsibilities
Parker Road Lincoln Avenue to Pine Lane
Town of Parker
Project # AQC M039-007 (24455) / MTF M039-009 (24467)
Region # 1 (VJM)**

AGREEMENT

THIS AGREEMENT, executed this ____ day of _____, 20__, by and between the State of Colorado for the use and benefit of the COLORADO DEPARTMENT OF TRANSPORTATION (the “State” or “CDOT”), and TOWN OF PARKER (the “Local Agency”); CDOT and the Local Agency individually shall be referred to as a “Party”, and together shall be referred to as the “Parties.”

RECITALS

CDOT has designed and constructed improvements for the Parker Road Lincoln Avenue to Pine Lane in Parker, Colorado, hereinafter referred to as the "Project" and/or CDOT has constructed several Permanent Water Quality ("PWQ") facilities and related elements for preventing stormwater pollution (hereinafter referred to as the "Facilities"); and

The Parties recognize the importance and benefit to their respective systems by the Local Agencies' operation and maintenance of a portion of the Project and Facilities; and

The Parties desire to agree upon the division of responsibility for their respective maintenance and operation obligations on the Project (the "Work") and on the Facilities (the "Work") as shown in **Exhibit A** pursuant to §43-2-135, C.R.S.; and

The Local Agency is adequately staffed and suitably equipped to undertake and satisfactorily carry out its operations and maintenance responsibilities under this agreement; and

Required approval, clearance and coordination has been accomplished from and with appropriate agencies; and

This agreement is executed by the State under authority of §§43-1-106, 43-1-110, 43-1-201, et seq., 43-2-102, and 43-2-144, C.R.S., as amended; and

The Local Agency agrees by its execution hereof that it is duly authorized to enter into this agreement. Authorization may be evidenced by an appropriate ordinance/resolution or authority letter. A copy of any such ordinance/resolution or authority letter may be attached as **Exhibit B**. The provision by the Local Agency to CDOT of such ordinance/resolution or authority letter is at the Local Agency's discretion; and

These recitals are hereby incorporated into the terms of this Agreement.

NOW, THEREFORE, it is hereby agreed that:

I. Scope of Work

The "Work" under this agreement shall consist of the inspection, maintenance and operation of the Project and/or Facilities for the Parker Road Lincoln Avenue to Pine Lane in Parker, Colorado, as set forth and depicted in **Exhibit A**.

II. CDOT Commitments

A. The State will provide liaison with the Local Agency through:

Michael Kania, P.E.
CDOT Region 1
18500 E. Colfax Avenue
Aurora, CO 80011
Phone: 303-365-7762
Email: michael.kania@state.co.us

B. Upon the execution of this agreement, CDOT shall accept inspection, maintenance and operation responsibility for the portions of the Work identified as CDOT's area of responsibility shown in **Exhibit A** for the useful life of the Facilities. From the execution of this agreement, CDOT shall, at its own cost and expense, inspect, maintain, operate, repair, and make ample provision each year for said activities for those portions of the Work identified as CDOT's area of responsibility in **Exhibit A**.

C. By approving this agreement, CDOT grants the Local Agency access to enter CDOT Right of Way ("ROW") to perform inspection, maintenance, operation and repair duties. Though a separate access permit will not be required, notification to CDOT of a Local Agency approved and CDOT accepted Method of Handling Traffic (MHT) shall be required for any work impacting traffic.

D. CDOT (and FHWA, if applicable) will make periodic inspections of the Facilities to verify that they are being adequately maintained and will report required and recommended maintenance items to the Local Agency.

E. CDOT agrees it will not remove or alter the Facilities in such a way that reduces the documented treatment area as originally constructed. Should CDOT modify the Facilities to add additional treatment area, the changed treatment area shall be documented via a drainage report. CDOT may perform major reconstruction or capital improvement of the Facilities, if necessary, only after funding for the improvement has been identified and obtained per CDOT Updated Procedural Directive 501.1, *Requirements for Storm Drainage Facilities and Municipal Separate Storm Sewer System Facilities (MS4)*, effective April 22, 2016. Prior

to commencing any reconstruction activities, CDOT shall coordinate with the Local Agency to minimize impacts to landscaping enhancements that were installed by the Local Agency. CDOT will not be responsible for replacing any enhanced landscaping or irrigation installed by the Local Agency.

III. Local Agency Commitments

A. The Local Agency will provide liaison with the State through:

Alex Mestdagh, Engineering Services Manager
Town of Parker
20120 E. Main Street
Parker, CO 80138
Phone: 303-805-3204
Email: amestdagh@parkeronline.org

- B. Upon the execution of this agreement, the Local Agency shall accept inspection, operation, maintenance and repair responsibility for the portions of the Work identified as the Local Agency's area of responsibility for the Work shown in **Exhibit A** for the useful life and operation of the Facilities.
- C. The Local Agency shall, at its own cost and expense, inspect, operate, maintain, and repair, and make ample provision each year for the maintenance of, those portions of the Work identified as the Local Agency's area of responsibility, as shown in **Exhibit A**. Such inspection, operation, maintenance and repair shall be in accordance with all applicable federal and state statutes and ordinances, and regulations promulgated thereunder, which define the Local Agency's obligations to maintain such improvements.
- D. Additionally, PWQ related work requires that the Local Agency shall perform the inspection, operation, maintenance and repair services in accordance with the most stringent MS4 ("MS4" means a conveyance or system of conveyances including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) Permit requirements, whether the Local Agency or CDOT's. The Local Agency shall, by December 31 of each year, inspect the Project, complete its inspection report and any maintenance records, and provide completed copies of that inspection report and any such maintenance records to CDOT Region 1 and the CDOT permanent Water Quality Manager.
- E. All inspection, operation, maintenance and repair services to be performed by the Local Agency at its sole expense under this agreement shall include all services shown in **Exhibit A**.
- F. The Local Agency grants CDOT access to enter Local Agency ROW to perform CDOT's inspection, operation, maintenance and repair duties.

- G. The Local Agency shall perform the inspection, operation, maintenance and repair services in a satisfactory manner to State and FHWA (if applicable). Local Agency shall conduct such maintenance and operations in accordance with all applicable statutes, ordinances, and regulations pertaining to maintaining such improvements, including §43-2-135, C.R.S. The State and FHWA may make periodic inspections to verify that such improvements are being adequately maintained. If the Local Agency fails to perform the required maintenance and CDOT performs the maintenance, CDOT will charge the Local Agency for the actual and documented costs for such maintenance, and repair work including labor, equipment, supplies and materials for its performance of the work. If CDOT repairs any deficiencies, it is under no obligation to maintain or repair in the future.
- H. If Work includes PWQ, CDOT will require inspection and maintenance documentation from the Local Agency every year of the useful life and operation of the Facilities. The inspections shall be performed by a person who has completed and is certified to have completed the Colorado Stormwater Facility Permanent Water Quality Inspection and Maintenance certification training. Inspections must ensure proper Facilities function and compliance with the most stringent MS4 permit requirements, and that the Facilities are fully functional and operating as designed. Inspection and maintenance reports shall be submitted in writing by the Local Agency to the CDOT Permanent Water Quality Manager and to CDOT Region 1 by December 31st of each year. Any inspection form may be used if it is acceptable by agreement of the Parties and meets both CDOT's and the Local Agency's MS4 permit requirements. The Local Agency agrees to report maintenance activities to CDOT along with the inspection reports.
- I. If Work includes PWQ, upon inspection of the Facilities, CDOT may issue a written notice to cure deficiencies if the Local Agency fails to inspect, report, or properly maintain the Facilities identified in **Exhibit A**. In the event the deficiencies are not remedied within three (3) months after written notice from CDOT to the Local Agency, CDOT may take whatever steps CDOT deems necessary to maintain the Facilities. The Local Agency shall reimburse CDOT its actual and documented costs for such maintenance and repair work including labor, equipment, supplies and materials. If CDOT repairs any deficiencies, it is under no obligation to maintain or repair in the future.
- J. Maintenance shall include, but is not limited to, maintaining the Facilities as constructed including any minor and/or major structural repairs of the Facilities necessary to meet the requirements of this Agreement. Specific responsibilities and obligations of the parties are further outlined in **Exhibit A**.

- K. PWQ maintenance shall include upkeep of the Facilities, cleaning, routine landscaping, removal of pollutants (including but not limited to sediment, debris, oil and other chemicals, trash, or other solid waste), and minor and major structural repairs of the Facilities as necessary to meet the requirements of this Agreement.
- L. The Local Agency shall make, keep, maintain, and allow inspection and monitoring by the State, of a complete file of all records, documents, communications, notes and other written materials, electronic media files, and communications pertaining in any manner to the Work. The Local Agency shall maintain such records permanently, in either paper or electronic form. The Local Agency shall under no circumstances destroy any such records. Upon the expiration or termination of this Agreement, the Local Agency shall return any records provided by the State to the Local Agency as directed by the State. If the Local Agency is prevented by law or regulation from returning any such records provided by the State, the Local Agency warrants it will guarantee the confidentiality of such records.
- M. The Local Agency agrees it will not remove or alter the Facilities in any way that reduces the documented treatment area as originally constructed. Should the Local Agency modify the Facilities to add additional treatment areas, the changed treatment area shall be documented via a drainage report and as-built plans provided by the Local Agency to CDOT within the calendar year any such modification is completed by the Local Agency. With prior application to CDOT, and prior grant of consent by CDOT, the Local Agency may be permitted to expand or increase the capacity of the Facilities, and to landscape the area as determined by the Local Agency.
- N. Any fines levied against CDOT because of the Local Agency's failure to comply with the terms of this Agreement shall be the sole and absolute responsibility of the Local Agency or its successors. The Local Agency's failure to comply must be at least a contributory or direct cause of the fines levied against CDOT for this paragraph to apply.

IV. Joint Commitments

- A. If safety concerns are identified relating to the Construction Project and/or Facilities, CDOT will partner with the Local Agency and any other affected local jurisdictions to identify the appropriate response to maintain safe and functional Construction Project and/or Facilities.
- B. In the event the Facilities fail due to surpassing their useful life cycle, the Parties will be responsible for improvements that are not covered by maintenance responsibilities of the Local Agency pursuant to **Exhibit A**. Only after funding for the improvement has been identified and obtained may the Parties perform major capital improvement of the Facilities. If replacement of all or any portion

of the Facilities work is performed without an Agreement or funding secured it is done at that parties' own expense.

- C. Any fines levied against CDOT, or the Local Agency shall be the responsibility of the Party whose action or inaction is the cause of the fine, regardless of which Party the fine is levied against.

V. General Provisions

- A. This agreement is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this agreement on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this agreement shall be effective unless agreed to in writing by both Parties in an amendment to this agreement that is properly executed and approved in accordance with applicable law.
- B. To the extent that this agreement may be executed and performance of the obligations of the Parties may be accomplished within the intent of the agreement, the terms of this agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as a waiver of any other term, or the same term upon subsequent breach.
- C. This agreement is intended as 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 by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a written agreement executed and approved pursuant to the State Fiscal Rules.
- D. Except as herein otherwise provided, this agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.
- E. The term of this agreement shall begin the date first above written and shall extend for the useful life of the improvements, unless earlier modified or terminated by written agreement of the Parties hereto.
- F. It is expressly understood and agreed that the enforcement of the terms and conditions of this agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, and nothing contained in this agreement shall give or allow any such claim or right of action by any other or third person on such agreement. It is the express intention of the Parties that any

person or entity other than the Parties receiving services or benefits under this agreement be deemed to be an incidental beneficiary only.

- G. Local Government Budget Law. The Parties understand and acknowledge that the CDOT and the Local Agency are subject to the Local Government Budget Law of Colorado. Any contract or agreement, whether verbal or written, purporting to bind CDOT or the Local Agency to a fiscal obligation in violation of such law is void and of no effect, by operation of law.
- H. Governmental Immunity. The Local Agency, its officers, agents, and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S. as amended, or otherwise available to the Local Agency and its officers and employees.
- I. Each party will be responsible for its own negligent or intentional acts or omissions and for those of its employees, officers, agents, and volunteers. Provided, however, the Local Agency shall require its successors and assigns to hold harmless CDOT, its agents and employees from all damages, accidents, casualties, occurrences or claims which might be asserted against CDOT arising out of or resulting from the construction, presence, maintenance or use of the Project and/or Facilities by the Local Agency or its successors or assigns.
- J. Digital Signatures. If any signatory signs this agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.

VI. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)

These Special Provisions apply to all contracts (agreements). Contractor Refers to Local Agency.

A. Statutory Approval §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. Fund Availability §24-30-202(5.5), C.R.S.

Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. Governmental Immunity

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. Independent Contractor

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. **Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.**

E. Compliance with Law

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. Choice of Law, Jurisdiction, and Venue

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. Prohibited Terms

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's

liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. Software Piracy Prohibition

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. Employee Financial Interest/Conflict of Interest §§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

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SIGNATURE PAGE**THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT**

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

THE LOCAL AGENCY Town of Parker Name: _____ Title: _____ _____ Signature Date: _____	STATE OF COLORADO Jared S. Polis, GOVERNOR Colorado Department of Transportation Shoshana M. Lew, Executive Director Stephen Harelson, P.E., Chief Engineer Date: _____
Additional Local Agency Signatures (if needed) Name: _____ Title: _____ _____ Signature Date: _____ Name: _____ Title: _____ _____ *Signature Date: _____	LEGAL REVIEW Phil Weiser, Attorney General Signature - Assistant Attorney General Date: _____

EXHIBIT A - Scope of Work

Town of Parker

Parker Road Operational Improvements Lincoln Avenue to Pine Lane

AQC-M039-007 (24455) / MTF-M039-009 (24467)

The Town of Parker is preparing for the Parker Road (SH83): Operational Improvements: Lincoln Ave. to Pine Ln. project. The project's goals are to repurpose existing turn lanes to increase the roadway's capacity for through traffic, and to construct new segments of Multi-Use path along the corridor to fill gaps in pedestrian facilities.

The scope of work for the project includes the following.

- **SH-83 Northbound north of Pine Lane** – Replacement of a five-foot sidewalk with an eight-foot wide sidewalk adjacent to the northbound lanes.
- **SH-83/Pine Lane Intersection** - Modifications of the northbound acceleration and deceleration lane islands, signing and striping, and associated signal poles to convert the lanes to shared through/turning lanes.
- **SH-83 Northbound between Pine Lane and Ponderosa Drive** – Construction of a new ten-foot wide Multi-Use Trail adjacent to the northbound lanes.
- **SH-83/Ponderosa Drive Intersection** - Modifications of the northbound acceleration and deceleration lane islands, signing and striping, and associated signal poles to convert the lanes to shared through/turning lanes. Widening of Ponderosa Drive (Town of Parker roadway) to add additional lanes and improve intersection operations.
- **SH-83 Southbound between Ponderosa Drive and Lincoln Avenue** – Widening of SH-83 for approximately 860 feet to connect auxiliary lanes through this stretch.
- **SH-83 Southbound between Lincoln Avenue and Parkglenn Way** – Widening of SH-83 for approximately 820 feet to extend an acceleration lane.
- Associated utility modifications and storm drainage improvements as needed.

The project proposes to treat stormwater runoff from new roadway areas within an existing water quality pond (currently maintained by the Property owner with enforcement authority by the Town of Parker), and in a new water quality manhole device/stormwater proprietary treatment device. This manhole/stormwater proprietary treatment device will be located within CDOT Right-of-Way at the southwest corner of SH-83 and Ponderosa Drive. The Town of Parker will assume inspection, operation, maintenance, and repair responsibility for this device.

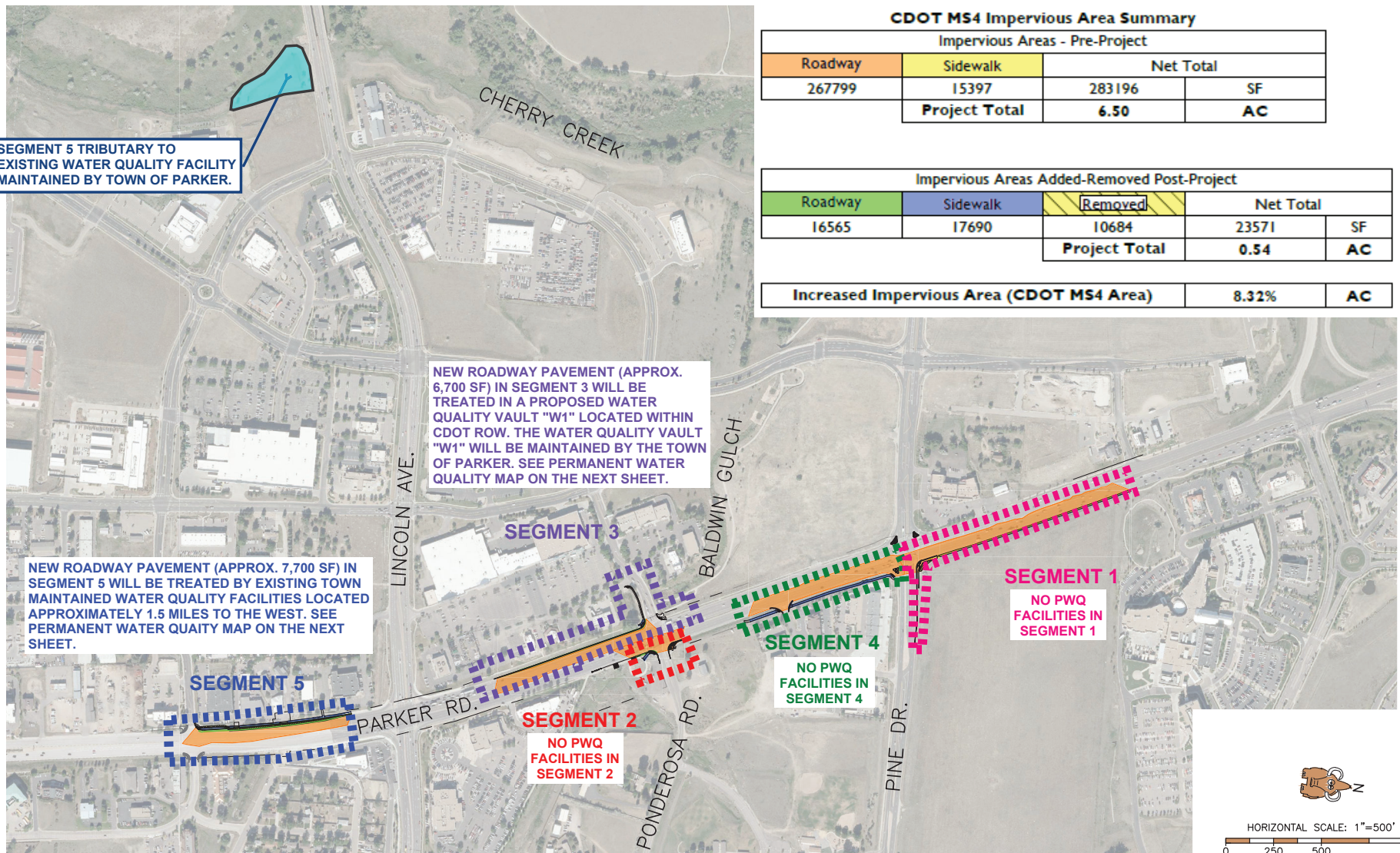
Formal water quality treatment will not be provided for the new section of multi-use trail proposed between Ponderosa Drive and Pine Lane. In accordance with Cherry Creek Basin Authority Regulation 72, this trail falls under an allowed exemption from formal water quality treatment. The trail will drain

over a vegetated slope and through a grass swale, providing some informal treatment of these flows prior to entering Baldwin Gulch and eventually, Cherry Creek.

The widened section of sidewalk located along northbound SH-83 north of Pine Lane will receive formal treatment within an existing water quality facility (currently maintained by the Property owner with enforcement authority by the Town of Parker).

This project is located fully within the Cherry Creek Basin Authority, Regulation 72 basin. Exhibit 1 describes the Basin Delineations for the project, and Exhibit 2 describes the New Impervious Areas proposed with the project. Please note that Basin J1 within Segment 3 is the tributary basin to the new water quality structure, including approximately 6,745 SF of new roadway impervious area.

I:\117363-07 North Parker Road\02-CADD\Hydraulics\Drawings\117363-07CDOT-PWQ01.dwg 9/18/2022 1:59:56 PM, Chad Twiss



Print Date: 9/18/2022 1:59:56 PM
File Name: H117363-07CDOT-PWQ01.dwg
Horizontal Scale: 1" = 500' Vertical Scale: N/A



Sheet Revisions			
(R-X)	Date	Comments	Initials
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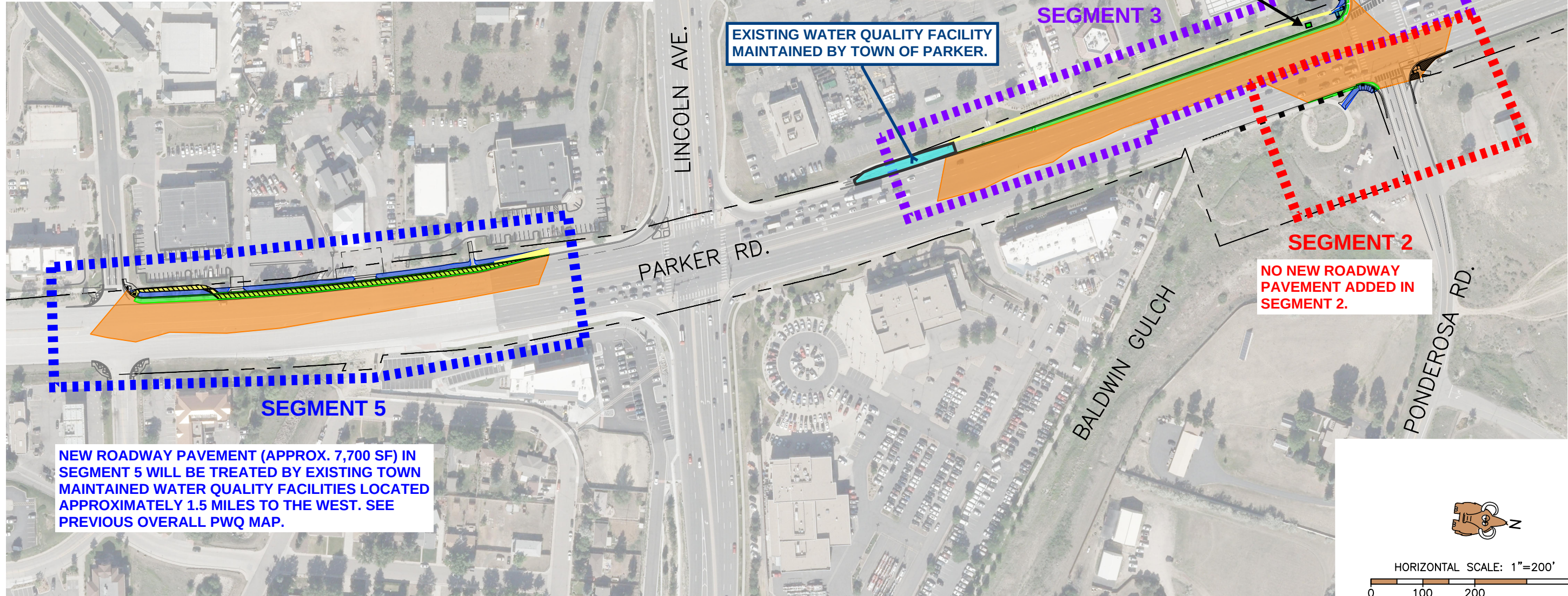
As Constructed		PARKER RD OPERATIONAL IMPROVEMENTS OVERALL PWQ MAP			Project No./Code	
No Revisions:		Designer:	CDT	Structure Numbers	C M039-007/MTF M039-009	
Revised:		Detailer:	CDT		24455/24467	
Void:		Subset:	PWQ	Sheets:	1 of 2	Sheet Number

CDOT MS4 Impervious Area Summary

Impervious Areas - Pre-Project			
Roadway	Sidewalk	Net Total	
267799	15397	283196	SF
Project Total		6.50	AC

Impervious Areas Added-Removed Post-Project				
Roadway	Sidewalk	Removed	Net Total	
16565	17690	10684	23571	SF
Project Total			0.54	AC

Increased Impervious Area (CDOT MS4 Area)	8.32%	AC
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Print Date: 4/27/2022 4:55:36 PM

File Name: H117363-07CDOT-PWQ01.dwg

Horizontal Scale: 1" = 200' Vertical Scale: N/A

6300 South Syracuse Way, Suite 600
Centennial, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X	Sheet Revisions		
	Date	Comments	Initials

Exhibit A - Page 4 of 4

As Constructed	PARKER RD OPERATIONAL IMPROVEMENTS PERMANENT WATER QUALITY MAP			Project No./Code
	No Revisions:			C M039-007/MTF M039-009
	Revised:	Designer: CDT	Structure Numbers	24455/24467
	Void:	Detailer: CDT	Sheets: 2 of 2	Sheet Number
		Subset: PWQ		

EXHIBIT B – LOCAL AGENCY RESOLUTION

LOCAL AGENCY
ORDINANCE
or
RESOLUTION
(if applicable)



Request for Town Council Action

Date: December 5, 2022

Submitted By: Linda Quade, Sales Tax Administrator

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 8.33 - Second Reading**
A Bill for an Ordinance to Amend Chapter 4.03 of the Parker Municipal Code to Establish an Exemption from the Town's Sales and Use Tax for Certain Retail Delivery Fees and Carryout Bag Fees Enacted by the State of Colorado

Department: Finance, Linda Quade

EXECUTIVE SUMMARY

During the 2021 legislative session, the Colorado legislature passed HB 21-1162, which imposes a \$0.10 fee on each single-use carry-out bag provided to consumers beginning on January 1, 2023. Additionally, the legislature passed SB 21-260, which imposes a \$0.27 fee on purchases of tangible personal property delivered to consumers in a motor vehicle beginning on July 1, 2022. Both of these fees are currently subject to the Town's 3% sales and use tax. Staff is requesting that Town Council approve an ordinance to exempt these fees from the Town's sales and use tax.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

During the 2021 legislative session, the Colorado legislature passed HB 21-1162, which imposes a \$0.10 fee on each single-use carry-out bag provided to consumers ("Bag Fee"). Additionally, the legislature passed SB 21-260, which imposes a \$0.27 fee on purchases of tangible personal property delivered to consumers in a motor vehicle ("Delivery Fee"). Section 4.03.140 of the Parker Municipal Code imposes a three percent (3%) sales tax on the sale of tangible personal property at retail or the furnishing of taxable services. Furthermore, Section 4.03.160 of the Code includes delivery charges in the gross receipts from a transaction, meaning that delivery charges are currently taxed. Since the Code does not specifically exclude bag fees added into the purchase price of tangible personal property, and affirmatively taxes delivery fees, the result is that taxes are calculated on the basis of the price of the property and the attendant fee, rather than just on the price of the property alone.

FINANCIAL IMPACT

It was estimated the sales and use tax on the \$0.10 fee on each single-use carry-out bag would have generated approximately \$13,750 annually. Due to the lack of specific data related to the sales and use tax on the delivery fee, there is no estimate of what the lost revenue would be.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Ordinance No. 8.33

RECOMMENDED MOTION

I move to approve Ordinance No. 8.33 on second reading.

ORDINANCE NO. 8.33, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO AMEND CHAPTER 4.03 OF THE PARKER MUNICIPAL CODE TO ESTABLISH AN EXEMPTION FROM THE TOWN'S SALES AND USE TAX FOR CERTAIN RETAIL DELIVERY FEES AND CARRYOUT BAG FEES ENACTED BY THE STATE OF COLORADO

WHEREAS, the Town of Parker, is a home rule municipality, organized and existing under Article XX, Section 6 of the Colorado Constitution;

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, the right to enact, administer and enforce sales and use taxes is clearly within the constitutional grant of power to the Town and is necessary to raise revenue with which to conduct the affairs and render the services performed by the Town;

WHEREAS, pursuant to such authority, the Town has adopted and enacted a Sales and Use Tax Code, under which Town sales and use tax is levied;

WHEREAS, the Town does not wish to impose local sales tax on retail delivery fees and carryout bag fees enacted by the State of Colorado that would otherwise be taxable under the Parker Municipal Code; and

WHEREAS, the Town adopts this ordinance with the intent to exempt such fees from local sales and use tax.

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

Section 1. Section 4.03.200 of the Parker Municipal Code is hereby amended by the addition thereto of new Paragraphs (a)(48) and (a)(49) to read as follows:

4.03.200 – Sales tax – Exempt property and services.

(a) The following goods and services shall be exempt from sales tax under the provisions of this Code:

* * *

(48) The retail delivery fee consisting of the community access retail delivery fee imposed in Section 24-38.5-303(7), C.R.S., the clean fleet retail delivery fee imposed in Section 25-7.5-103(8), C.R.S., the clean transit retail delivery fee imposed in Section 43-4-1203(7), C.R.S., the retail delivery fee imposed in Section 43-4-218(3), C.R.S., the bridge and tunnel retail delivery fee imposed in Section 43-4-805 (5)(g.7), C.R.S., and the air pollution mitigation retail delivery fee imposed in Section 43-4-1303(8), C.R.S., as such sections existed on June 17, 2021; and

(49) The carryout bag fee imposed in Section 25-17-505, C.R.S., as such section existed on July 6, 2021.

Section 2. Section 4.03.220 of the Parker Municipal Code is hereby amended by the addition thereto of new Paragraphs (12) and (13) to read as follows:

4.03.220 – Use tax – Exemptions.

The use tax shall not apply to:

* * *

(12) The retail delivery fee consisting of the community access retail delivery fee imposed in Section 24-38.5-303(7), C.R.S., the clean fleet retail delivery fee imposed in Section 25-7.5-103(8), C.R.S., the clean transit retail delivery fee imposed in Section 43-4-1203(7), C.R.S., the retail delivery fee imposed in Section 43-4-218(3), C.R.S., the bridge and tunnel retail delivery fee imposed in Section 43-4-805 (5)(g.7), C.R.S., and the air pollution mitigation retail delivery fee imposed in Section 43-4-1303(8), C.R.S., as such sections existed on June 17, 2021; and

(13) The carryout bag fee imposed in Section 25-17-505, C.R.S., as such section existed on July 6, 2021.

Section 3. 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 4. 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 5. 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 S. Hoffmann, Town Attorney



Request for Town Council Action

Date: December 5, 2022

Submitted By: Mary Colton, Parks and Recreation Director

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 22-063**
A Resolution to Appoint Members to the Parker Parks, Recreation and Open Space Advisory Commission and to Appoint a Chair
Department: Parks, Recreation and Open Space, Mary Colton

EXECUTIVE SUMMARY

The Parks, Recreation and Open Space (PROS) Department is seeking approval of Resolution No 22-063 to appoint the seven-member PROS Commission members along with the Chair.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The PROS Department received Town Council approval to implement a seven-member Parks, Recreation and Open Space Commission to serve in an advisory capacity to staff. A total of 23 applications were received and 17 interviews were conducted on November 15, 16 and 17 with members of the PROS staff along with Council members Josh Rivero and Todd Hendreks. Seven members were selected, six from within the Parker Town boundary and one from outside the Town boundary with an 80134 zip code. The Commission members selected and being recommended for appointment by the Town Council to their initial staggered terms are as follows:

- Three-year term - Heather Bennett, Matthew Lunn, Jody Walker
- Two-year term - Toby Levy, Candace Sotwick,
- One-year term - Andrei Teudean and Austin Craddock.
- Chairperson - Heather Bennett.

The Vice Chair and Secretary will be selected by the Commission members at the first meeting, which is scheduled for January 31, 2023. Once the initial staggered terms are complete, all terms per the approved Bylaws are for three years.

FINANCIAL IMPACT

There will be a minimal financial impact in 2023, but this may change in future years based on Commission goals and long-term plans.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Parks Rec OS Commission Res appoint members 20221205 TC mtg

RECOMMENDED MOTION

I move to approve Resolution No. 22-063.

RESOLUTION NO. 22-063, Series of 2022

TITLE: A RESOLUTION TO APPOINT MEMBERS TO THE PARKER PARKS, RECREATION AND OPEN SPACE ADVISORY COMMISSION AND TO APPOINT A CHAIR

WHEREAS, the Town Council of the Town of Parker desires to appoint seven (7) regular members to the Parker Parks, Recreation and Open Space Advisory Commission (the “Advisory Commission”); and

WHEREAS, the Town Council desires to appoint Heather Bennett as the Chair of the Advisory Commission.

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

Section 1. The Town Council of the Town of Parker hereby appoints seven (7) regular members to the Parker Parks, Recreation and Open Space Advisory Commission for the terms specified in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council hereby appoints Heather Bennett as the Chair of the Advisory Commission.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

1. Appointment of two (2) regular Parker Advisory Commission members for a term up to and including December 31, 2023.

- a. Austin Craddock
- b. Andrei Teudean

2. Appointment of two (2) regular Parker Advisory Commission members for a term up to and including December 31, 2024.

- a. Toby Levy
- b. Candace Sotwick

3. Appointment of three (3) regular Parker Advisory Commission members for a term up to and including December 31, 2025.

- a. Heather Bennett
- b. Matthew Lunn
- c. Jody Walker



Request for Town Council Action

Date: December 5, 2022

Submitted By: Andy Coleman, Commander

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 22-071**
A Resolution Designating Emergency Communications Specialists as First Responders

Department: Police, Andy Coleman

EXECUTIVE SUMMARY

The State of Colorado recognizes the critical role that emergency dispatchers play in saving lives and has enacted legislation to bolster the profession. In 2020, SB20-026 focused on reclassifying emergency dispatchers to designate them as first responders, thus improving workers' compensation benefits for mental health care resulting from "psychologically traumatic events". This resolution designates our Emergency Communications Specialists as First Responders.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Homeland Security Act of 2002 defines the term "first responder" as "individuals who, in the early states of an incident, are responsible for the protection and preservation of life, property, evidence, and the environment." Emergency Communication Specialists dispatch law enforcement, fire, and emergency medical services personnel to emergencies, and also empathize with callers and help guide them on how to handle life-or-death situations before police officers, firefighters, and EMS personnel arrive on the scene. Granting these frontline individuals the designation of First Responders in Communications demonstrates the Town of Parker's respect for these employees while serving to boost morale, open training opportunities, and continuing to increase mental health treatment options, all of which have been proven effective in reducing attrition and turnover.

FINANCIAL IMPACT

There are no financial impacts at this time.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution 22-071
2. SB20-026 Signed

RECOMMENDED MOTION

I move to approve Resolution No. 22-071.

RESOLUTION NO. 22- 071 , Series of 2022

TITLE: A RESOLUTION DESIGNATING EMERGENCY COMMUNICATIONS SPECIALISTS AS FIRST RESPONDERS

WHEREAS, Emergency Communications Specialists (also known as “9-1-1 dispatchers”) provide critical public safety services twenty-four hours a day, seven days a week, the same as firefighters, peace officers, and emergency medical personnel;

WHEREAS, Emergency Communications Specialists are essential to the emergency response framework as they are the first line of communication for persons needing assistance and provide a lifeline to peace officers, firefighters, and emergency medical personnel in the field;

WHEREAS, Emergency Communications Specialists deal with intense, life-and-death situations and are often communicating with people in states of great distress, harm, fear, and injury;

WHEREAS, Emergency Communications Specialists must gather and transmit all information necessary for the response in addition to instructing callers on first aid and other lifesaving techniques pending arrival of field personnel;

WHEREAS, the information gathered and relayed by Emergency Communications Specialists can mean the difference between life and death for callers and field responders;

WHEREAS, jurisdictions across the nation have been taking action to recognize Emergency Communications Specialists as first responders, including numerous states and other Colorado counties;

WHEREAS, under Senate Bill 20-026, the State of Colorado extended access of workers’ compensation benefits, including mental health treatment, to workers who are audibly exposed to psychological traumatic events, in order to serve persons such as Emergency Communications Specialists who may be subject to listening to psychologically traumatic events in the course of their employment; and

WHEREAS, without Emergency Communications Specialists, adequate public safety cannot be achieved.

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

Section 1. Emergency Communications Specialists are hereby designated as First Responders in Parker, Colorado, and shall be recognized in Town policy and procedural considerations regarding First Responders.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

An Act

SENATE BILL 20-026

BY SENATOR(S) Fields and Cooke, Rodriguez, Bridges, Danielson, Ginal, Hansen, Lee, Moreno, Story, Tate, Todd, Williams A., Winter, Zenzinger, Garcia;

also REPRESENTATIVE(S) Singer and Exum, Arndt, Bird, Bockenfeld, Buckner, Buentello, Cutter, Duran, Esgar, Froelich, Gonzales-Gutierrez, Gray, Herod, Jackson, Jaquez Lewis, Lontine, Michaelson Jenet, Mullica, Roberts, Sirota, Titone, Valdez A., Valdez D., Weissman, Young.

CONCERNING ELIGIBILITY FOR WORKERS' COMPENSATION BENEFITS FOR WORKERS WHO ARE EXPOSED TO PSYCHOLOGICALLY TRAUMATIC EVENTS, AND, IN CONNECTION THEREWITH, ESTABLISHING THAT A WORKER'S VISUAL OR AUDIBLE EXPOSURE TO THE SERIOUS BODILY INJURY OR DEATH, OR THE IMMEDIATE AFTERMATH OF THE SERIOUS BODILY INJURY OR DEATH, OF ONE OR MORE PEOPLE AS THE RESULT OF A VIOLENT EVENT, THE INTENTIONAL ACT OF ANOTHER PERSON, OR AN ACCIDENT IS A PSYCHOLOGICALLY TRAUMATIC EVENT FOR THE PURPOSES OF DETERMINING THE WORKER'S ELIGIBILITY FOR WORKERS' COMPENSATION BENEFITS.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 8-41-301, **amend**

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

(3)(b)(II)(B) and (3)(b)(II)(C) as follows:

8-41-301. Conditions of recovery - definitions. (3) For the purposes of this section:

(b) (II) "Psychologically traumatic event" also includes an event that is within a worker's usual experience only when the worker is diagnosed with post-traumatic stress disorder by a licensed psychiatrist or psychologist after the worker experienced exposure to one or more of the following events:

(B) The worker visually OR AUDIBLY, OR BOTH VISUALLY AND AUDIBLY, witnesses a death, or the immediate aftermath of the death, of one or more people as the result of a violent event; or

(C) The worker repeatedly AND EITHER visually OR AUDIBLY, OR BOTH VISUALLY AND AUDIBLY, witnesses the serious bodily injury, or the immediate aftermath of the serious bodily injury, of one or more people as the result of the intentional act of another person or an accident.

SECTION 2. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 5, 2020, if adjournment sine die is on May 6, 2020); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless

approved by the people at the general election to be held in November 2020 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.



Leroy M. Garcia
PRESIDENT OF
THE SENATE



KC Becker
SPEAKER OF THE HOUSE
OF REPRESENTATIVES

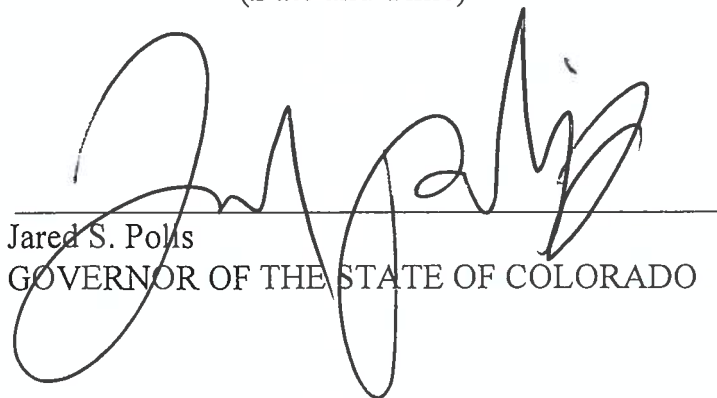


Cindi L. Markwell
SECRETARY OF
THE SENATE



Robin Jones
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

APPROVED June 29, 2020 at 10:57am
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO



Request for Town Council Action

Date: December 5, 2022

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Manager

Title: **Jordan Road/Parkerhouse Road Traffic Signal (CIP 19-009) and Chambers Road/Red Sky Drive Traffic Signal (CIP 22-040)**

Amount: **\$932,988.20**

Contractor: **Interface Communications Company**

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

EXECUTIVE SUMMARY

This item is to award a trade contractor agreement with Interface Communications Company for the combined Jordan Road-Parkerhouse Road traffic signal (CIP19-009) and Chambers Road-Red Sky Drive traffic signal (CIP22-040) project for \$932,988.20.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town issued a "Notice to Bidders" for proposals for the combined Jordan Road-Parkerhouse Road traffic signal (CIP19-009) and the Chambers Road-Red Sky Drive traffic signal (CIP22-040) on October 18, 2022, with the proposals (bids) publicly opened on November 10, 2022. The project consists of the installation of a mast arm traffic signal at the Jordan Road/Parkerhouse Road intersection and the Chambers Road/Red Sky Drive intersection.

The Town received bids from three (3) contractors, with Interface Communications Company being the lowest responsible bidder. Interface Communications Company has successfully completed traffic signal projects as a subcontractor with the Town in the past and was recently awarded the Crowfoot Valley Road/Bayou Gulch Road/Chambers Road traffic signal project on November 7, 2022. Therefore, staff recommends awarding this contract to Interface Communications Company. The bid results were as follows:

Interface Communications Company	\$932,988.20
Lighthouse Transportation Group	\$1,019,795.40
Sturgeon Electric Company	\$1,065,592.00

FINANCIAL IMPACT

Funding for this project is part of the approved 2022 Capital Improvement Fund. The Town will assume the long-term maintenance of the traffic signal. The Town currently has Traffic Services

staff to maintain the traffic signal, but will require additional annual funding in future years for maintenance supplies and operation costs.

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 regular agenda.



Request for Town Council Action

Date: December 5, 2022

Submitted By: Bob Exstrom, Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **Mainstreet North Sidewalk Improvements (CIP22-023-CI)**

Amount: **\$2,072,720.17**

Contractor: **Jalisco International, Inc.**

Department: **Engineering and Public Works, Bob Exstrom**

EXECUTIVE SUMMARY

This item is to award a trade contractor agreement with Jalisco International for the Mainstreet North Sidewalk Improvements (CIP22-023-CI) project for \$2,072,720.17.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Engineering/Public Works staff is currently working to improve the sidewalks along the north side of Mainstreet between Victorian Drive and PACE Center Drive. The project generally consists of widening sidewalks to 12-ft; adding street trees and grates; adding pedestrian lighting; relocation and painting of traffic signals; adding a new decorative retaining wall, fence, steps, and landings along the Town & Country Village Townhomes frontage; and landscape restoration. Construction is tentatively scheduled to begin in early 2023 and completion is scheduled for September 30, 2023.

The Town issued a Notice to Bidders for proposals on October 17, 2022, with proposals publicly opened on November 15, 2022. The Town received bids from two (2) contractors with Jalisco International being the lowest responsible bidder. Jalisco International is currently under contract with Arapahoe County for the construction of a new signature pedestrian bridge over Parker Road, and they have successfully completed projects for the Town in the past. The bid results were as follows:

Jalisco International, Inc.	\$1,922,720.17
TechCon Infrastructure	\$2,159,659.00
Engineer's Estimate	\$1,662,790.00

FINANCIAL IMPACT

Funding has been appropriated for construction in the Urban Renewal Projects fund (301-4652). The authorized contract amount is greater than the bid amount because it includes a 7.80%

owner's contingency (\$150,000) held by the Town for unforeseen conditions.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

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