



PLANNING COMMISSION MEETING

7:00 PM

January 26, 2023

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners 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 the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARINGS**
 - A. Meridian Tract Q Open Space Zoning**

Applicant: Town of Parker
Location: Southeast corner of Mainstreet and Chambers Road
Department: Community Development, Bryce Matthews
TRAKiT No.: Z22-022

B. Westcreek Development Planned Development 2nd AMD

Applicant: Masterworks, LLC

Location: Southwest of Parker Road and E-470.

Department: Community Development, Julia Duncan

TRAKiT No.: Z22-015

**C. Parker and Pine Mixed Use Development Planned Development
Guide 1st AMD**

Applicant: Galloway Engineering

Location: Southwest corner of Parker Road and Pine Lane.

Department: Community Development, Julia Duncan

TRAKiT No.: Z21-012

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



Planning Commission Staff Report

Planning Commission Date: 1/26/2023

Town Council Date: 2/21/2023

Hearing Type: Public Hearing
Meridian Tract Q Open Space Zoning
TRAKiT No.: Z22-022

Location: Generally located on the east side of Chamber Road south of Mainstreet

Project Planner: Bryce Matthews, Assistant Director - Planning

Applicant(s): Brett Collins, Town of Parker Parks, Recreation and Open Space Department

Executive Summary: The Town of Parker is proposing to zone a 20.25 acre parcel, known as Meridian Tract Q to OS - Open Space in coordination with annexing the property into the Town.

Staff Recommendation: Approval

RECOMMENDED MOTION

1. *"I move the Planning Commission recommend Town Council approve the zoning."*

ALTERNATIVE MOTIONS

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

-List proposed conditions

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

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

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

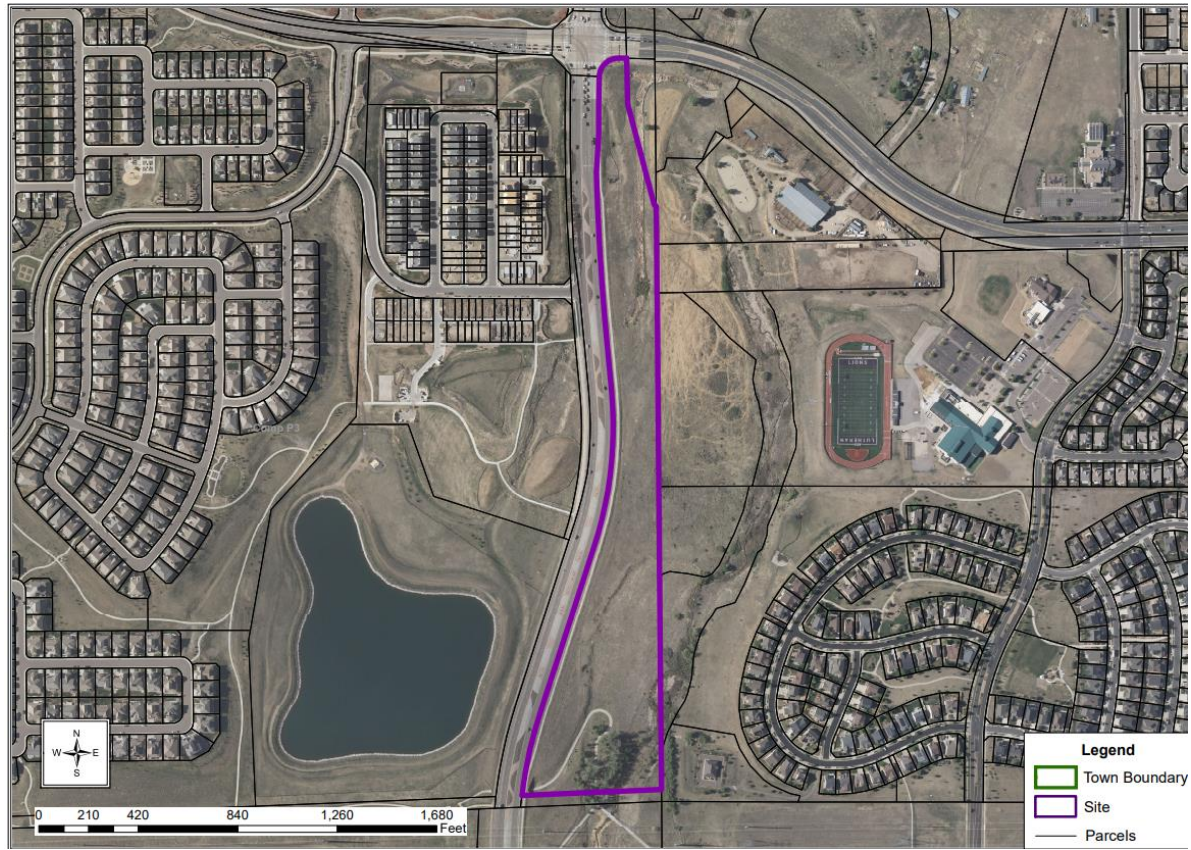
I. BACKGROUND/DISCUSSION

The Town purchased the Meridian Tract Q on April 6, 2022 to preserve as open space and to construct a missing section of the Newlin Gulch Regional Trail. Tract Q was originally platted and reserved as open space in Douglas County as a part of the Meridian International Business Center Filing No. 7 development.

The proposed zoning before you is running concurrently with an annexation into the Town.

As required by the Town Charter, this property is required to be zoned at the time of annexation. The Town is proposing to zone the 20.25 acre property to OS-Open Space.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
April 6, 2022	Town purchases Tract Q

III. CURRENT SITE DATA

Existing Zoning	Douglas County PD- Planned Development
Overlay District	N/A
PD & Plan Area	Open Space
Master Plan Area	Medium Density Residential
Site Acreage	20.25 acres
Subdivision	Meridian International Business Center Filing No. 7, Tract Q
Existing Use	Undeveloped property
Surrounding Uses	

	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Vacant future single family residential – Newlin Crossing
South	Medium Density Residential	PD - Planned Development	Xcel Power Line right of way
East	Medium Density Residential	PD - Planned Development	Lutheran High School
West	Douglas County	Douglas County Zoning	Residential – Meridian/Stepping Stone

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	Medium Density Residential: Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. The Character Area also contemplates other community assets such as open space and trails.
Consistent Goals/Strategies	Land Use 1.D Land Use 1.E Natural Resource Protection 1 Open Space and Recreation 2 Open Space and Recreation 2.A Open Space and Recreation 3 Open Space and Recreation 3.A
Staff Analysis	The subject properties are located within the Medium Density Residential Character Area of the Town. This area is intended to provide a mix of housing options within the Town, as well as provide other community assets such as places of worship, schools, open space, parks and trails. This request is consistent with the specific Goals /strategies of the Master Plan and the Open Space, Trails and Greenways Master Plan for the following reasons: 1. The proposed zoning will preserve open space in alignment with Chapter 13 of the Master Plan and the recommendations of the Open Space, Trails and Greenways Master Plan.

	2. The proposed zoning will support the future construction of a portion of a missing trail link noted in the Open Space, Trails and Greenways Master Plan.
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V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	N/A. The proposed zoning is for open space	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Residential housing up to 3.5 dwelling units per acre and supporting uses including open space and trails.	Open space	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	Not applicable	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Parker 2035 Master Plan and the Open Space, Trails and Greenways Master Plan for the allowed uses. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Primary access to this site will be from the Newlin Gulch Regional Trail. If vehicular access is needed to the site in the future, access would be from Chambers Road.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Staff Analysis

The Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code require that zoning occur concurrently with annexation requests.

Compliance with the Parker 2035 Master Plan is further described in Section IV. Parker 2035 Master Plan located above in this report.

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.

Staff Analysis

The property will provide a regional trail corridor identified in the PROS Master Plan and an open space buffer to Newlin Gulch.

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

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

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

Staff Analysis

The property is currently zoned PD-Planned Development with Douglas County and was designated as an open space within the PD. The Town of Parker acquired the Newlin Gulch Open Space property from Shea Homes through a Special Warranty Deed in 2022. As part of the acquisition, the Town agreed to build the regional trail connection and utilize the property as open space.

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

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

Staff Analysis

Access to the site will be through the Newlin Gulch Regional Trail. The property is not currently planned to have vehicular access. If vehicular access is necessary in the future, the site is located adjacent to Chambers Road.

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.

Staff Analysis

There will be additional maintenance costs incurred on an annual basis. These costs are accounted for in the Town's Parks, Recreation and Open Space Department budget.

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

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

Staff Analysis

The primary purpose of the property will be the preservation as open space, preservation will not negatively impact the environment. The proposed trail will not significantly impact the environment. The site is vegetated with natural grasses and is outside the Riparian Conservation Zone. Town maintenance on the site will enhance the grasses and mitigate weeds.

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.

Staff Analysis

The proposed project is consistent with the goals and policies of the Town's Master Plan, including the Open Space, Trails and Greenways Master Plan dated July 12, 2010 as further described in Section IV. Parker 2035 Master Plan located above in this report.

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.

Staff Analysis

No utilities are currently proposed for the property or necessary for the use of the property as open space.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Aztec Consultants	No Comment
Douglas Country Planning	No Comment
Douglas County Assessor	No Comment
Parker Comprehensive Planning	The property is located within the Town's Medium Density Residential Character Area. Supporting uses such as open space and trails are recommended.
Xcel	No Comment.
IREA	Approved
Newlin Meadows HOA	No Comment
Regency HOA	No Comment

IX. CONCLUSION

This zoning request is being processed concurrently with the annexation application as provided by the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code. The application has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance.

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

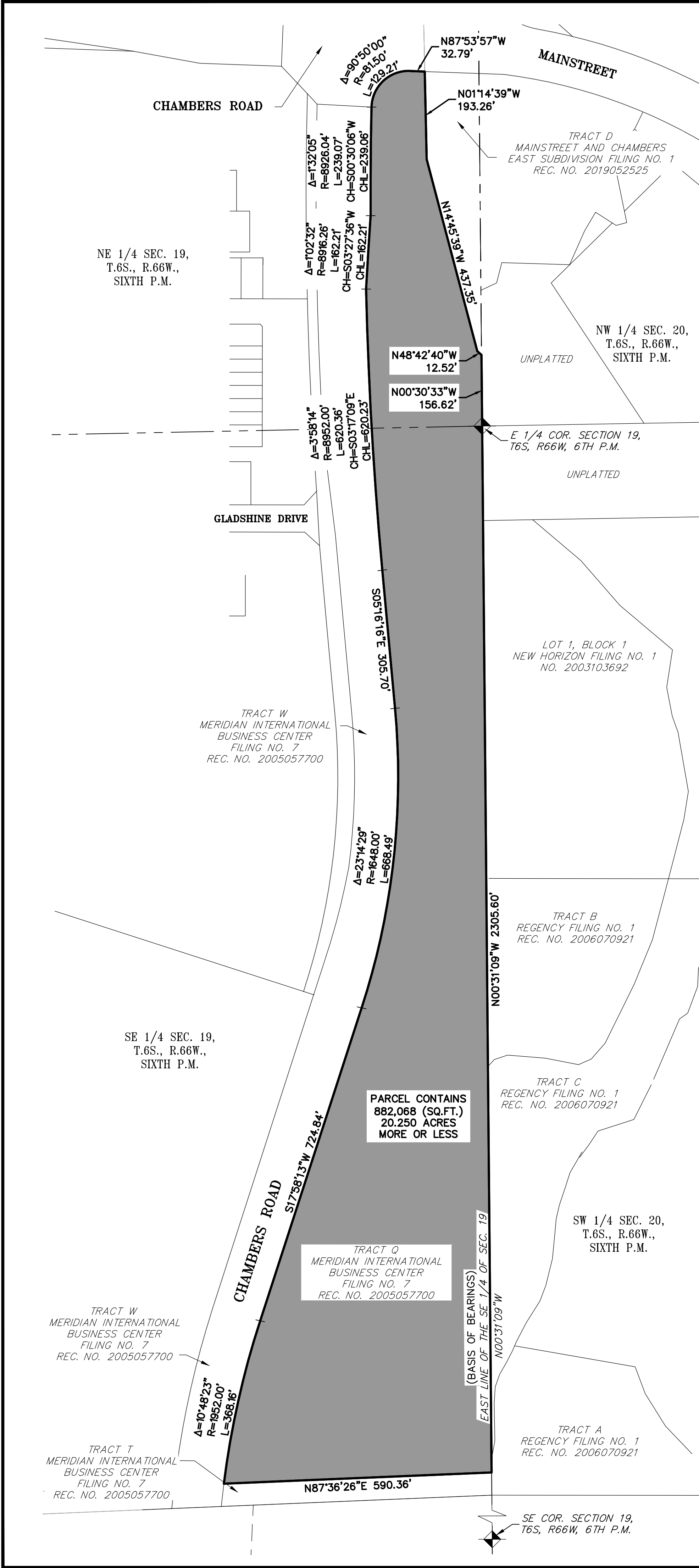
X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Zoning Map

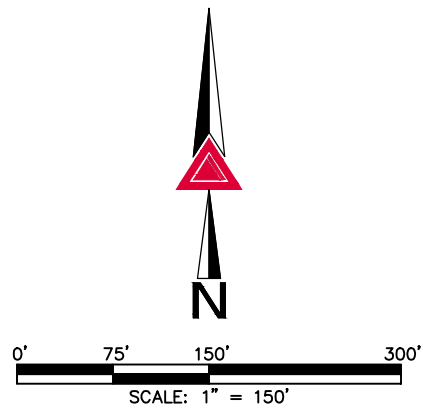
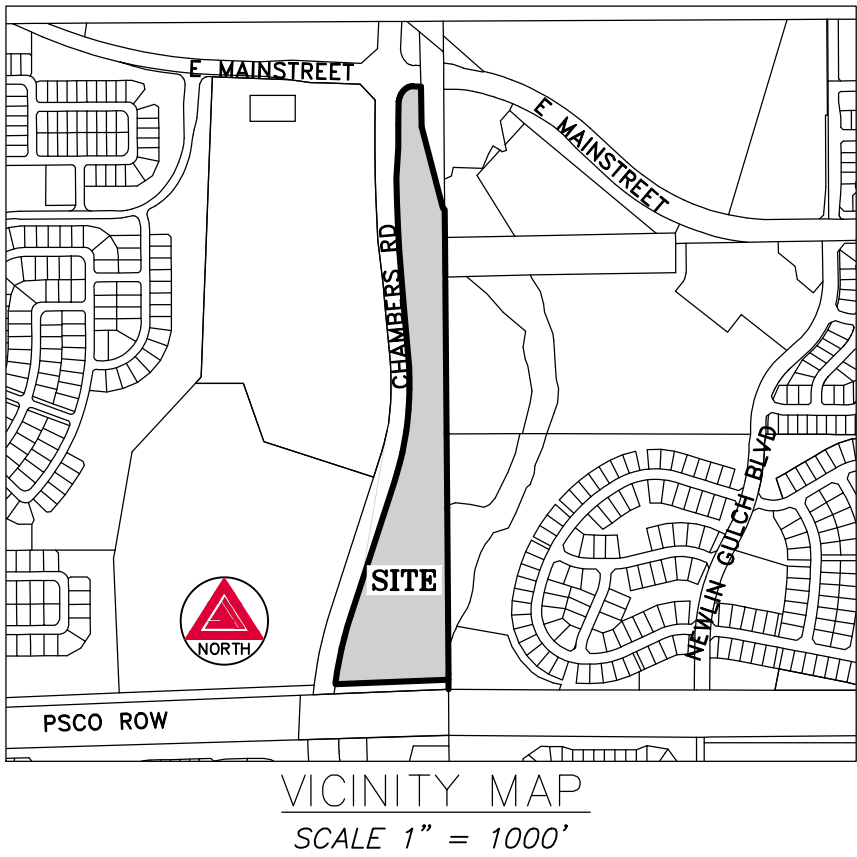
Report Approved By: Bryce Matthews, Assistant Director - Planning



TRACT Q, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7

ZONING MAP

A PARCEL LOCATED IN THE EAST HALF OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



EXISTING ZONING

PD – PLANNED DEVELOPMENT
(DOUGLAS COUNTY)

PROPOSED ZONING

OS – OPEN SPACE
(TOWN OF PARKER)

LEGEND

ZONING PARCEL BOUNDARY
LOT OR PARCEL LINE
ROW LINE

LEGAL DESCRIPTION

TRACT Q, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005057700, TOGETHER WITH THE TECHNICAL PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NO. 2006070018, ALL IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER, LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING AN AREA OF 20.250 ACRES, (882,068 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR NORTH 00°31'09" WEST.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
- THIS ZONING MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO, TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.
- THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2023, FOR THE PROPERTY DESCRIBED AS TRACT Q, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, KARL D. SZYSZKOSKI, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER.

KARL D. SZYSZKOSKI
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE:
PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

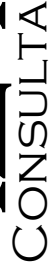
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS _____

DAY OF _____ 2023 A.D., AT _____ A.M./P.M. AND WAS

RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

E 1/2 SEC. 19, T6S, R66W, SIXTH PM DOUGLAS COUNTY, COLORADO		ZONING MAP		300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		SCALE 1"=150'	
PREPARED FOR TOWN OF PARKER 20120 E. MAINSTREET, PARKER, CO 80138				AZTEC CONSULTANTS, INC.			
SHEET 1							
OF 1		SHEETS		DATE		BY	
24922-06				REVISION DESCRIPTION			
JOB NO.							



Planning Commission Staff Report

Planning Commission Date: 1/26/2023

Town Council Date: 2/21/2023

Hearing Type: Public Hearing
Westcreek Development Planned Development 2nd AMD
TRAKiT No: Z22-015

Location: The site is located southwest of Parker Road and E-470.

Project Planner: Julia Duncan, Associate Planner

Applicant: Masterworks LLC

Executive Summary: The applicant, Masterworks LLC, is proposing a rezoning to amend the Westcreek PD to allow drive through uses and clean-up language and criteria.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the zoning."

ALTERNATIVE MOTIONS

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

-List proposed conditions

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

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

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

I. BACKGROUND/DISCUSSION

The Westcreek PD was adopted in 2005. It merged several differently zoned parcels into one unified PD. The initial intent behind the Westcreek PD was to create a mixed-use commercial, office and multi-family residential area. Final plat approval for the portion of Westcreek east of Twenty Mile Road occurred in 2006. The areas west of Twenty Mile have subsequently been developed with multi-family residential apartments and condominiums. Site plans for a Big-5 sporting goods store, 7-Eleven gas station/convenience store and a bank with drive-thru lanes were approved between 2007 and 2009. All three site plans were ultimately constructed. Also approved were site plans for a medical office building and a multi-tenant retail building. These plans were never built as a result of construction financing difficulties during an economic downturn.

The approval of the final plat in 2006 allowed for grading and construction of public improvements to serve the property. The property has a slight grade down from Parker Road as it approaches Cherry Creek. Two regional detention ponds were constructed to manage stormwater run-off at the northwest and southwest corners of the property.

The project applicant is proposing to amend the Westcreek Development Plan, 1st Amendment to modify certain Planning Areas within the PD including development standards, land use area boundaries and designations, and uses.

The Westcreek Development Guide and Plan, 1st Amendment (2016) updated a number of provisions within the PD including development standards and uses for the following areas:

- MFR – Multi-Family Residential (18.70 acres)
- MUR/C – Mixed Use Residential / Commercial (4.69 acres)
- Retail - Commercial Retail Land Use Area (9.19 acres)
- MOB – Medical Office Building Land Use Area (3.15 acres)
- OS – Open Space (9.67 acres)

There are a number of conflicting development standards within the PD including but not limited to, setbacks, height, and building separation. These conflicting standards lead to confusion amongst the development community and challenges in implementation and project review, necessitating revisions. In addition, a “Declaration of Restrictions” on the area designated as MOB/R prohibits medical office, in conflict with the designated zoning.

The Westcreek PD area is currently developed with a Big 5 Sports, 7-11, and Corson Dental, with a Denver Mattress retail store currently under Site Plan review. The Multi-family Residential (MFR) land use area is developed with a combination of apartments and condominium units. The Westcreek open space tract that consists of the Cherry Creek flood plain and drainage corridor has been dedicated to the Town of Parker and funds have been escrowed for the future construction of a community trail. Tract D is currently un-platted and remains undeveloped.

PROPOSED REVISIONS

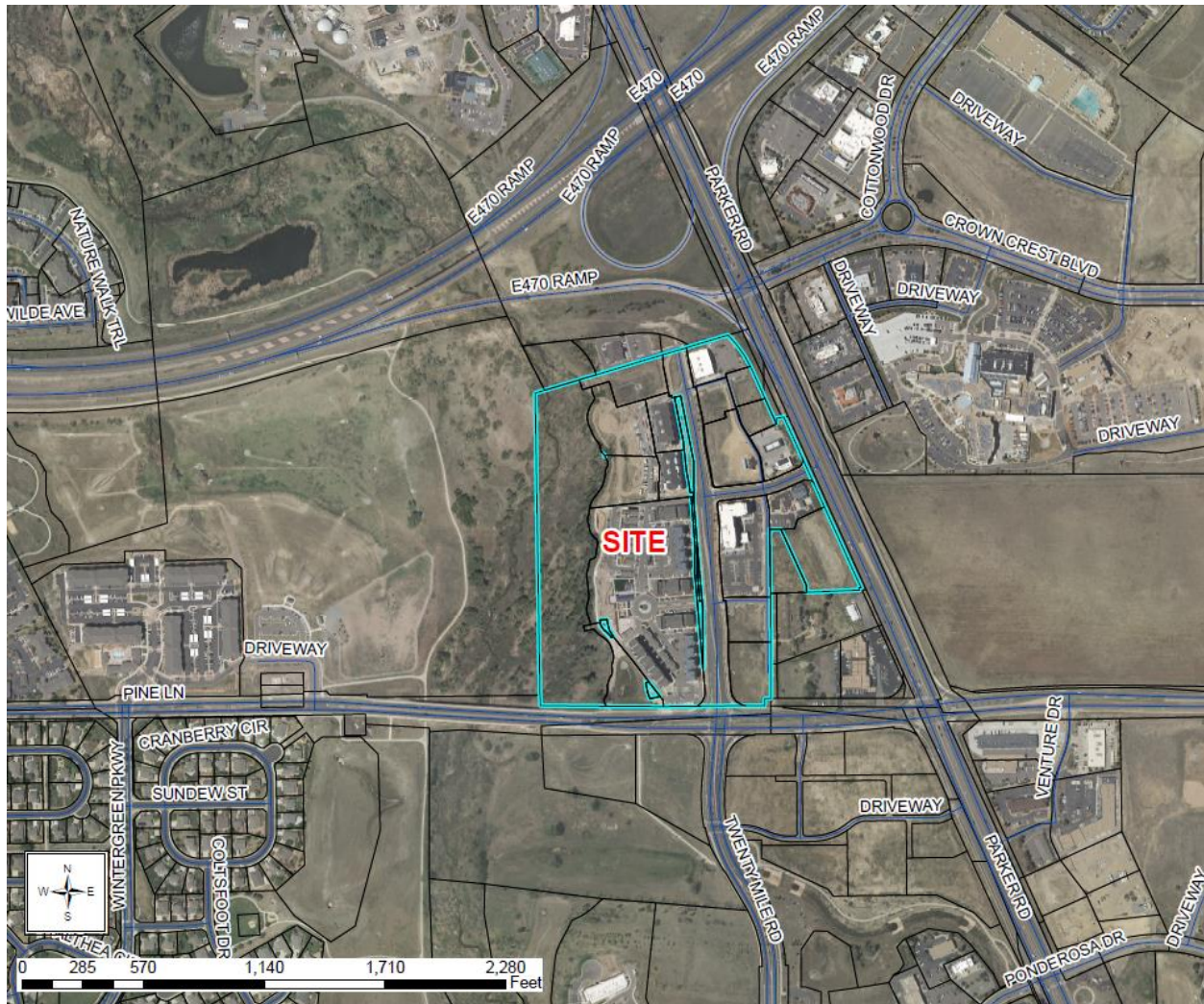
1. Previous R-Retail land use areas to be relabeled to, C-Commercial, in accordance with the Town of Parker’s Zoning Districts in the updated Land Development Ordinance.

2. The undeveloped MOB land use area would be redesignated as C-Commercial.
3. The boundaries of the MUR/C land use area would be revised to reflect the 3.45-acre parcel on which the Springhill Suites was developed. The remnant 1.24-acre MUR/C parcel would be redesignated as C-Commercial.
4. The new C-Commercial areas within the PD would be further delineated into two planning areas, Planning Area-1 (PA-1) and Planning Area-2 (PA-2) with limits on specific uses in each area.
5. Development Standards have been revised for clarity and consistency within the document and to better align with the proposed updates to the Land Development Ordinance.

The requested land use revisions can be summarized as follows:

- **Multi-Family Residential (MFR)**
 - Existing Area = 18.70 acres
 - No Proposed Revision
- **Mixed Use Residential/Commercial (MUR/C)**
 - Existing Area = 4.69 acres
 - Requested Area = 3.45 acres
- **Commercial (C)**
 - Existing Area = 9.19 acres
 - Requested Area = 13.58 acres
 - PA-1 Area = 6.59 acres
 - A maximum of two (2) Drive-Thrus
 - Use by Special Review: Automotive Fuel sales
 - PA-2 Area = 6.99 acres
 - No Drive-Thrus permitted
 - Use by Special Review: Veterinary Clinics and Hospitals
- **OS – Open Space**
 - Existing Area = 9.67 acres
 - No Proposed Revisions

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1987	Town Council approved the Annexation
2005	Town Council adopted Westcreek Planned Development Guide
2006	Final plat approval for the portion of Westcreek east of Twenty Mile Road
2016	Town Council approved Westcreek PD, 1 ST Amendment

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Westcreek Planned Development, 1st Amendment
Master Plan Area	Mixed Use - Residential Emphasis

		Regional Commercial Retail	
Site Acreage		45.4 Acres	
Subdivision		Westcreek	
Existing Use		Mix of multi-family residential, commercial retail, and hotel uses, as well as undeveloped parcels.	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Regional Commercial Retail	PD – Planned Development	E-470 Right-of-Way
	Regional Commercial Retail	C - Commercial District	Miramont Wellness Center
South	Central Commercial	PD - Planned Development	Daycare under construction, vacant lot, proposed drive-thru under Site Plan review
East	Medical	A - Agricultural District	Undeveloped
East	Regional Commercial Retail	PD - Planned Development	Drive-thru Restaurants
West	Mixed Use - Residential Emphasis	PD - Planned Development	Cherry Creek Open Space

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Mixed Use – Residential Emphasis.</u> This Character Area is located adjacent to regional and locally significant commercial areas. These multifamily residential areas will be interconnected and provide easy and direct pedestrian and bicycle access to nearby commercial and employment areas. Uses appropriate in this Character Area include higher density residential housing, senior housing, assisted living facilities and mixed-use developments that include a commercial component. Commercial uses are encouraged when they are part of a mixed-use development, are of a scale that serve the needs of the area residents or provide support to adjoining uses. Single family detached residential uses and residential developments at less than 10 dwelling units per acre are not appropriate in this area. <u>Regional Commercial Retail.</u> The Parker Road and E-470 intersection is a significant gateway into the

	community and the only opportunity for E-470 traffic to enter and exit the tollway for free from both directions. This Character Area will provide more intense retail including large format retail (big box) and restaurant uses focused on serving both local and regional needs. Other commercial uses such as office and entertainment may be appropriate on a limited basis.
Consistent Goals/Strategies	Land Use 1. A Land Use 1. E Land Use 1. H Jobs and Economic Vitality I.2 Jobs and Economic Vitality I.2.A Jobs and Economic Vitality I.2.B Jobs and Economic Vitality I.2. E
Staff Analysis	The Westcreek Planned Development is located to the southwest of Parker Road and E-470 and spans both the Mixed-Use Residential Emphasis and Regional Commercial Retail Character Areas as designated by the Parker 2035 Master Plan. The Mixed-Use Residential Character Area is intended to provide higher density residential units in close proximity to commercial and employment areas such as those provided by the adjacent Regional Commercial Retail Character Area. The Westcreek Planned Development is one of the last infill sites on Parker Road between Mainstreet and E-470. In accordance with the Town’s vision as identified in the Comprehensive Master Plan, the Westcreek Development Plan is divided into two distinct “land use planning areas” physically divided by the north south access right-of-way created by Twenty Mile Road. Development parcels located west of Twenty Mile Road are designated as “Multi-Family Residential” areas and shall be characterized as high-density land uses located adjacent to regional and locally significant commercial areas. Envisioned residential uses shall likewise be interconnected to nearby commercial and employment areas and provide for pedestrian trails and open space connections. Uses appropriate in this Character Area include high density residential housing, senior housing, and assisted living facilities. Single family detached and or attached residential developments having less than 14 dwelling units per acre are not appropriate in this area.

	Development parcels located east of Twenty Mile Road are characterized as “Mixed Use Residential/Commercial” and “Commercial” areas and are reserved for land uses consisting of more intense retail, restaurant uses, service-related businesses, medical and commercial offices, and entertainment uses focused on serving both local and regional needs. The Town of Parker’s vision for the northwest quadrant is to be developed as a Character Area where residents can live, work and play. The Westcreek PD zoning additionally provides for residential dwellings such as lofts above retail, row and townhouses, and apartment flats. The proposed revisions correct a number of conflicts within the existing PD providing clarity to the development community. Correcting these conflicts also improves implementation on the part of the Community Development Department. Setbacks have been aligned in accordance with the comparable zones and updates to the LDO. Land Use nomenclature has also been aligned to reflect the zoning districts within the LDO. The MOB/R use has been removed due to an underlying private covenant, “Declaration of Restrictions,” on the site. The restriction prohibits medical office which is in direct conflict with the current designated zoning. The Retail zoning has been redesignated as Commercial and uses have been revised to more adequately reflect market demands. Specifically, PA-2 (adjacent to twenty Mile Road and Pine Lane) would prohibit drive-thru restaurant establishments to encourage higher end retail and commercial uses that are neighborhood serving to the adjacent high-density multi-family residential in the MUR/C and the MFR areas. Planning Area-1 would allow a maximum of two drive-thru restaurant uses which will serve commuters from Parker Road and E-470. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.
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V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Mixed Use-Residential Emphasis: 10 DU/acre	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	a. MOB/R b. Retail c. Retail does not allow drive-thru restaurants	a. Eliminate MOB/R b. Rename Retail to Commercial c. PA-1 allows a variety of commercial and retail uses	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	Varies in each land use area	No proposed changes	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

A need to modify the existing Westcreek Development Plan overlaying zone land use districts has been identified by NexGen Westcreek Holdings and professional consultant's marketing efforts to potential Buyers. Due to site constraints created by existing utilities, roadway easements and access points, grading and drainage facilities, and the adjacent open space corridor, the Developers/Owners have determined that the consolidation of the MOB - Medical Office Building into the C – Commercial district would simplify the land use classifications to better accommodate the current and future market demands.

As a relatively suburban and commuter-based community, the Town of Parker has historically maintained a consistent demand for food service opportunities of all types. Over the last two years, consumer demand for “drive-thru opportunities for food have increased substantially, which is driven by the recent virus pandemic. QSR developers seek visibility, convenient access and the ability to accommodate an increase in both

on-site and off-site vehicle presence. Therefore, the change in the market for drive-thru food-oriented land uses at Westcreek has evolved and a limited amount along Parker Road is appropriate.

Staff analysis and findings:

The project location is at the juncture of E-470 and Parker Road, a highly visible and trafficked area. The revisions eliminate existing conflicts and contradictions between development standards within the existing PD. Additionally, the proposed changes are consistent with the LDO Modernization, aligning both nomenclature and development standards. Additionally, The Commercial uses have been revised to more adequately reflect market demands. Planning Area-1 (PA-1) would allow a maximum of two drive-thru restaurant uses which will serve commuters from Parker Road and E-470. Planning Area 2, (PA-2) adjacent to Twenty Mile Road and Pine Lane, would prohibit drive-thru restaurant establishments to encourage higher end retail and commercial uses that are neighborhood serving to the adjacent high-density multi-family residential in the MUR/C and the MFR areas. The revisions to uses would encourage development on the undeveloped infill parcels, serving, commuters, the residents of the adjacent multi-family, and the community at large.

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

Applicant analysis and findings:

The remaining R - Retail Land Use category to C – Commercial would better align with the Town of Parker's Land Development Ordinance nomenclature and the proposed modification creates a greater mix of land-use components that adhere to The Town of Parker's Central Commercial District with access to Parker Road as identified in the Comprehensive Master Plan. Market demands and Buyer interest support the proposed Westcreek Development Guide revisions and justifies the request for a limit of 2 drive-through C - Commercial land uses are appropriate at this location.

Staff analysis and findings:

The proposed changes within the Regional Commercial Retail area of the PD allow for the addition of one additional use. The PD is located at a significant gateway into the community and is the only opportunity for E-470 traffic to enter and exit the tollway for free from both directions. The Master Plan Character Area is intended to provide more intense retail including large format retail (big box) and restaurant uses focused on serving both local and regional needs. The addition of a singular use, drive-thru restaurant, with a cap, and in an appropriate area along Parker Road, is consistent with the intent of the Master Plan.

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

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

Applicant analysis and findings:

The proposed revisions are not due to an error in the original Westcreek Development Guide and or Plan. However, the revisions are primarily a result of the more recent development within Westcreek. The remnant MUR/C is currently un-platted. The absorption and reclassification to C – Commercial allows for logical new land uses that satisfy the community market demands and satisfy expressed interest from Developers. Westcreek Development provides for adequately sized development parcels that are best suited for service oriented commercial land uses that complement the existing MFR and MUR/C development.

Staff analysis and findings:

N/A

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

Applicant analysis and findings:

The proposed Development Plan amendment is based upon current market demands and existing site conditions that limit site design options. The addition of a commercial land use including a drive-through component as “Allowed by Right” in the C – Commercial zone district, with a limit restriction of two (2) commercial retail business allowed on the Parker Road frontage, which is anticipated to spearhead the development of synergistic retail businesses.

Staff analysis and findings:

Several previously vacant parcels within the PD have been developed with multi-family residential buildings, a hotel, retail, and dentist. The remaining infill lots are commercial but have remained undeveloped due to the current use restrictions and changing market demands. As Parker’s population has continued to grow a demand for food service and different options has increased. The commercial designation remains compliant with the Master Plan designation.

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

Applicant analysis and findings:

Adequate vehicular and pedestrian circulation exists, and the proposed land use modification shall not alter the previously envisioned circulation patterns. A Traffic Compliance Letter provided by FHU concludes “the traffic impacts to Westcreek would remain in compliance with the original 2005 Traffic Report.

Furthermore, the FHU findings indicate that the current land use proposal represents an overall reduction of approximately 38% on a daily basis. The reason for the reduction

includes the change in land uses since 2005 and the level of existing development, updated trip generation data, and more accurate pass-by data.

Staff analysis and findings:

A 2005 Traffic Impact Analysis was conducted to assess the impacts of the Westcreek development on the adjacent roadway systems. The Town of Parker Engineering Department requires a trip generation comparison to gauge potential impacts of the proposed zone change against the original plan and assessment. Roadway infrastructure exists around the property. The analysis factors in the existing development to date and shows, “an overall reduction of about 38 percent on a daily basis. The AM peak hour would be an increase in trips relative to the 2005 report, but this demand potential is far lower than the critical PM peak hour, which would represent a reduction of 41 percent. Given these results, the traffic impacts of Westcreek would remain in compliance with the original 2005 traffic report.” Engineering approved the trip generation comparison letter.

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

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

Applicant analysis and findings:

Additional municipal service costs will not occur as a result of the requested Westcreek Development Plan 2nd Amendment. Provisions for water and sewer services have been reviewed with the Parker Water and Sanitation District and existing utility services shall adequately satisfy the needs of the proposed land uses.

Staff analysis and findings:

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

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

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

Applicant analysis and findings:

There shall be no environmental impacts resulting from the requested Westcreek Development Plan land use revisions. The proposed land use revisions within the C-Commercial PA-1 zone are consistent with the originally envisioned R-Retail zone classification. Roadway access, utility services and environmental impacts will not result in a change to the Town of Parker’s original vision for the Westcreek Development.

Staff analysis and findings:

The Town does not anticipate significant environmental impacts.

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

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

Applicant analysis and findings:

The proposed renaming of all former R-Retail zone classification parcels to C-Commercial adheres to the updated land use nomenclature as stated in the Town of Parker's Master Plan and Land Development Ordinance. In addition, no changes are proposed that shall result to a change in density and or land use types. The Westcreek Development Guide and Plan requested revisions continue to be consistent with the Town of Parker's zoning maps, development goals and policies and therefore, shall not change the original development intent.

As stated in Master Plan's Central Commercial District Section addressing the vision for the commercial core of the Town with access to Parker Road and Twenty Mile Road, "growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and to a lesser extent, higher density residential uses as part of a development with a mix of use and design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate."

The Westcreek Development Guide and Plan adhere to this development and design principals and satisfy the Town Master Plan maps, goals, and policies. The proposed amendment does not alter the principals as visioned.

Staff analysis and findings:

The proposal is consistent with the Town Master Plan, maps, goals, and policies as detailed in Section IV. of this report. As part of the Regional Commercial Retail Character Area, the additional use is consistent with the intent of the original underlying retail/commercial designation.

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

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

Applicant analysis and findings:

The proposed land use revision represented in the Westcreek Development Plan 2nd Amendment shall not negatively impair the existing water and sewage disposal system

nor modify the anticipated needs for schools, parks, and recreational amenities for the overall community.

The Westcreek 2nd Amendment pertains to the addition of 2 drive-through land use components in PA-1 and requires no additional water and sewer utility services. Additional demands to community, including schools, parks and recreational needs shall not be modified in any manner and therefore shall not create a change to the Town of Parker's service components.

Staff analysis and findings:

The property is located within Parker Water and Sanitation District and infrastructure exists serving adjoining properties. Parks and school dedications are not required for non-residential uses.

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

VII. CONCLUSION

This zoning request is being processed to clean up outdated and conflicting language and to allow for the additional use of drive-thru restaurants (capped at a maximum of two). The proposed rezoning aligns with the Parker 2035 Master Plan and has been determined to meet the zoning approval criteria set forth in the Parker Land Development Ordinance.

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

VIII. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Westcreek Planned Development, 2nd Amendment.

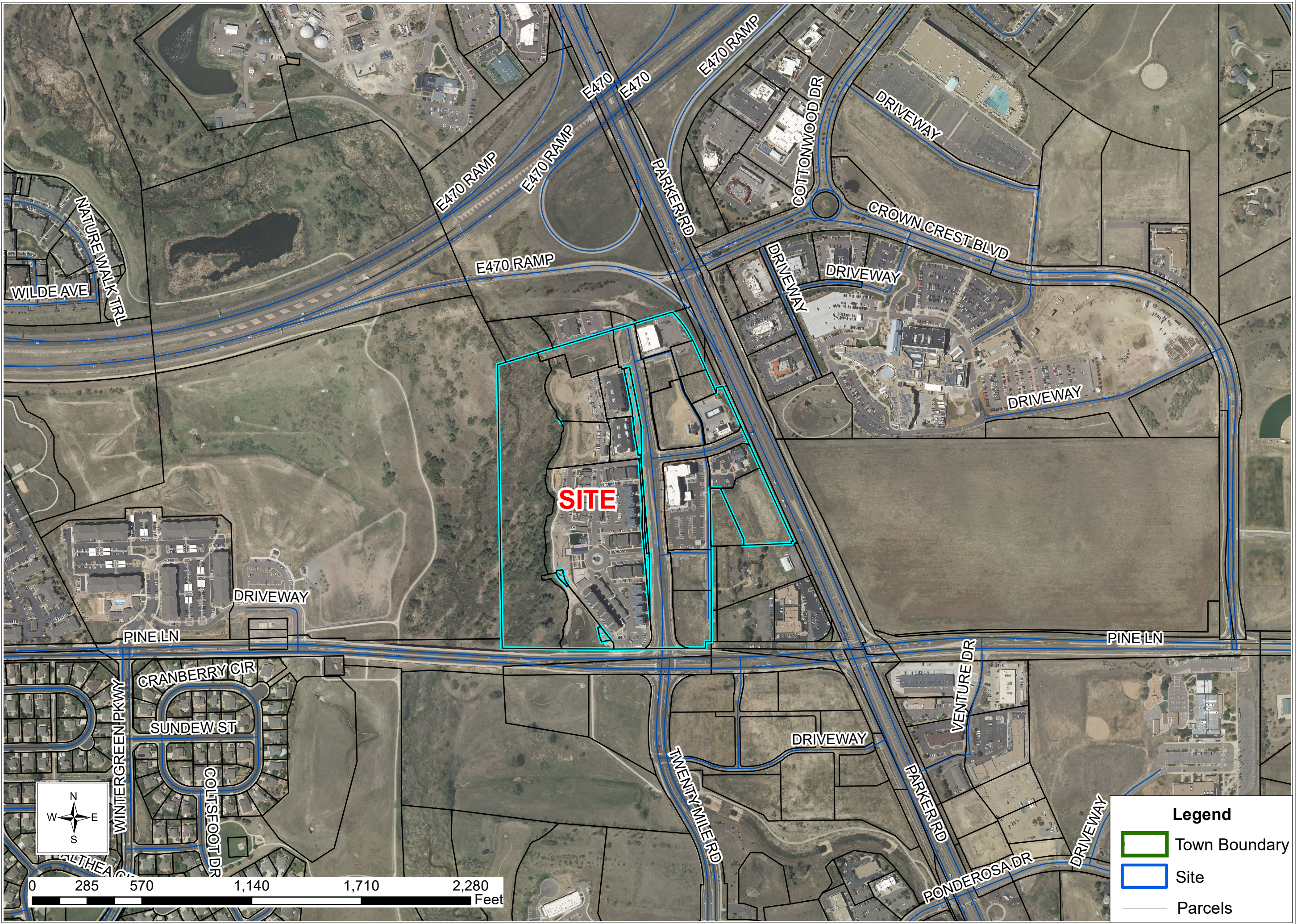
IX. ATTACHMENTS

1. Vicinity Map
2. Westcreek Planned Development, 2nd Amendment

Report Approved By: Bryce Matthews, Assistant Director - Planning

Westcreek Planned Development

Zoning: 2nd Amendment



WESTCREEK DEVELOPMENT GUIDE

Development Plan 2nd Amendment

Planned Development Zoning Regulations for a Mixed-Use Development

Located at E-470 and Parker Road in Parker, Colorado.

Master Developer:

NexGen Westcreek Holdings, LLC
One Denver Tech Center
5251 DTC Parkway, Suite 800
Greenwood Village, CO 80111
303-923-2442

Prepared By:

Masterworks, LLC
220 S. Wilcox Street,
#249
Castle Rock, CO
80104
303-809-7766

STATEMENT OF INTENT

Westcreek Development is a unique master planned development located at the southwest corner of E-470 and Parker Road, directly adjacent to the Cherry Creek corridor in Parker, Colorado. The development parcel is one of the last infill sites on Parker Road between Main Street and E-470, which is highly visible and easily accessible from E-470, Parker Road and Pine Lane and within a few miles from downtown Parker. The development site consists of 45.39 acres and is zoned Planned Development (PD). The PD development is enhanced by the dedication of 10 acres of Cherry Creek wetlands and open space, which connects to the Town's open space and regional trail system.

In accordance with the Town's vision as identified in the Comprehensive Master Plan, the Westcreek Development Plan is divided into two distinct "land use planning areas" physically divided by the north south access right-of-way created by Twenty Mile Road.

Development parcels located west of Twenty Mile Road are designated as "Multi-Family Residential" areas and shall be characterized as high-density land uses located adjacent to regional and locally significant commercial areas. Envisioned residential uses shall likewise be interconnected to nearby commercial and employment areas and provide for pedestrian trails and open space connections. Uses appropriate in this Character Area include high density residential housing, senior housing, and assisted living facilities. Single family detached and or attached residential developments having less than 14 dwelling units per acre are not appropriate in this area.

Development parcels located east of Twenty Mile Road are characterized as "Mixed Use Residential/Commercial" and "Commercial" areas and are reserved for land uses consisting of more intense retail, restaurant uses, service-related businesses, medical and commercial offices, and entertainment uses focused on serving both local and regional needs. The Town of Parker's vision for the northwest quadrant is to be developed as a Character Area where residents can live, work and play. The Westcreek PD zoning additionally provides for residential dwellings such as lofts above retail, row and townhouses, and apartment flats.

DEFINITIONS

The Westcreek Development Guide has been prepared in accordance with the Town of Parker Land Development Ordinance, as amended. Definitions specified within the Town's Land Development Ordinance apply to the Westcreek Planned Development.

GENERAL PROVISIONS & SITE DATA

The purpose of the Westcreek Development Guide is to specify the allowable commercial and residential land use and development standards in accordance with Westcreek Development Plan 2nd Amendment.

Note: For areas zoned PD – Planned Development, the Development Guides and Development Plans incorporated into the ordinance establishing the zoning are hereby

incorporated into and made a part of Title 13.04.030 of Parker Land Development Ordinance. Whenever this Guide or Plan does not address a particular topic, situation, or issue, the provisions of Title 13.04.030 shall apply.

LAND USE AREAS

- A. Multi-Family Residential (MFR) (18.70 acres)** – High Density residential to include apartments and or condominiums, attached single family homes such as row and town houses, assisted living care and convalescent homes and lodging establishments.

The purpose of the MFR land use designation within the Westcreek Planned Development is to allow for an appropriate and sustainable arrangement of high density residential to serve as a transition between the areas of commercial and office intensity within Westcreek and the Cherry Creek Open Space corridor adjacent to Westcreek. It is the intent of the Westcreek Planned Development that the MFR land use area develop in a manner that is compatible with the adjacent land uses. As a result, no non-residential uses will be permitted within the MFR land use area, except where specified as provided below:

- a) Permitted Land Uses:

Multifamily including Apartments, Townhomes, Duplexes, Triplexes,
Condominiums.
Live / Work Dwelling Units
Group Home
Senior Living Independent Care
Neighborhood Recreational Facility (Private Health Club, Recreation
Center) Open Space
Parks

Note: Senior Independent Living Facility, including limited resident services (not to be offered to the public) including but not limited to cafeteria/kitchen service, salon and beauty service, concierge service, dry cleaning/laundry services or transportation service.

- b) Uses By Special Review:

Churches and Church Schools
Public and private schools
Nursing schools and Day care centers

- c) Development Standards:

Minimum Standards

Lot Area

None

Principal Structure Setbacks	
- From street, public or private	10 feet
- Side	10 feet
- Side (from attached product property line)	0 feet
- Rear	10 feet

Accessory Structure Setbacks	
- From street, public or private	35 feet
- Side	0 feet
- Rear	4 feet

Building Separation	
- Multifamily structure	20 feet
- Accessory structure	15 feet

Maximum Standards

Building Height	
- Principal Structure	60 feet
- Accessory Structure Building Height	45 feet

Density

The maximum density within MFR areas is twenty-five dwelling units per acre (25 Du/AC) and the minimum density is fourteen dwelling unit pet acre (14 DU/AC). Notwithstanding these limits, density can exceed or be reduced through the Town of Parker’s Use by Special Review approval process.

B. Mixed Use Residential/Commercial (MUR/C) (3.45 acres) - Combined commercial with a high-density residential component.

The purpose of the MUR/C land use designation within the Westcreek Planned Development is to combine commercial uses with a focus on retail and office character with a high density above ground floor residential in a compact, efficient manner. The MUR/C land use area is intended to function as the neighborhood core and shall be located within proximity to MFR land use areas. As such, this area is envisioned to be of a more intense character, higher in density, floor area ratio and incorporate greater building heights.

a) Permitted Land Uses:

- Multifamily Residential (Above ground floor only)
- Group Home
- Continuing Care Facility
- Accessory Dwelling Unit
- Bed and Breakfast
- Hotel/Motel
- Indoor Recreation Facility

Short-Term Rental
 General Retail
 Restaurant – without Drive Thru
 General Office and Professional Services (including medical)
 Personal Services, General

b) Development Standards:

Minimum Standards

Lot Area	None
Principal Structure Setbacks	
- From street, public or private	0 feet
- Side	5 feet
- Side (from attached product property line)	0 feet
- Rear	10 feet
Accessory Structure Setbacks	
- From street, public or private	35 feet
- Side	0 feet
- Side (From street, public or private)	10 feet
- Rear	4 feet
Building Separation	
- Multifamily structure	15 feet
- Accessory Structure	10 feet

Maximum Standards

Building Height	
- Principal Structure	60 feet, or 75 feet as a use by specialreview.

Density

The maximum density within MUR/C areas is twenty-five dwelling units per acre (25 Du/AC) and the minimum density is fourteen dwelling unit per acre (14 DU/AC). Notwithstanding these limits, density can exceed or be reduced through the Town of Parker's Use by Special Review approval process.

C. Commercial (C) (13.58 acres) – Commercial. Traditional pad, main street retailing, and multitenant commercial development.

The purpose of the C / Commercial Area is to establish higher end retail and commercial uses that are neighborhood serving to the adjacent high-density multi-family residential in the MUR/C and the MFR areas, as well as commuters from Parker Road and E-470. Encouraging pedestrian connectivity and orienting developments close to rights-of-way are goals of the Commercial Area in order to activate and promote the retail component. The C/Commercial Area is delineated into two Specific Planning Areas as depicted on the Development Plan.

a) Permitted Land Uses:

Planning Area 1 (PA-1)

Hardware and Building Material Stores
General Retail
Restaurant, with Drive-Thru

- A maximum of two (2)

Restaurant, without Drive-Thru
Bar and Lounge
Microbrewery, Cidery, Distillery, or Winery
General Office and Professional Services (including medical)
Personal Services, General

Planning Area 2 (PA-2)

Hardware and Building Material Stores
General Retail
Restaurant, without Drive-Thru
Bar and Lounge
Microbrewery, Cidery, Distillery, or Winery
Indoor Recreational Facility
General Office and Professional Services (including medical)
Personal Services, General

A) Uses By Special Review:

Planning Area 1 (PA-1)

Automotive Fuel Sales

Planning Area 2 (PA-2)

Veterinary Clinics and Hospitals

B) Development Standards (PA-1 and PA-2):

Minimum Standards

Lot Area	None
Principal Structure Setbacks	
-From street, public or private	10 feet
-Side	0 feet
-Rear	0 feet
Building Separation	
-Principal Structure	15 feet

Maximum Standards

All Structures Building Height	60 feet
--------------------------------	---------

D) Open Space (OS) (9.67 acres) - Dedication of the adjacent Cherry Creek wetlands adopen space to the Town of Parker’s public open space and regional trail program.

The westerly perimeter of the Westcreek Development Plan area is defined as OS – Open Space. The purpose of this district is for the preservation of a balanced system of open space which constitutes an important physical, environmental, social, aesthetic and economic asset to the residents to Westcreek. The OS land use area is intentionally left in its natural state, free of development to:

- Preserve wildlife corridors and natural habitats.
- Establish and maintain scenic lands.
- Protect culturally significant lands.

Conserve landforms and natural resources.

a. Permitted land uses:

Open Space

WESTCREEK DEVELOPMENT PLAN 2ND AMENDMENT

A PART OF THE EAST HALF OF SECTION 9 AND
THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS,
STATE OF COLORADO
45.39± ACRES

LEGAL DESCRIPTION

A PARCEL BEING ALL OF WESTCREEK FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 2007012850, ALL OF WESTCREEK FILING NO. 1, FIRST AMENDMENT, AS RECORDED UNDER RECEPTION NUMBER 2007046724, ALL OF WESTCREEK FILING NO. 1, FIRST AMENDMENT TRACT C SUBDIVISION EXEMPTION PLAT, AS RECORDED UNDER RECEPTION NUMBER 2008036536, ALL OF WESTCREEK FILING NO. 2, AS RECORDED UNDER RECEPTION NUMBER 2008047702, ALL OF WESTCREEK FILING NO. 2, FIRST AMENDMENT, AS RECORDED UNDER RECEPTION NUMBER 2011003795, ALL OF FILING NO.1 THIRD AMENDMENT, AS RECORDED UNDER RECEPTION NUMBER 2017082056, ALL OF FILING NO.1 THIRD AMENDMENT, AS RECORDED UNDER RECEPTION NUMBER 2018010585, ALL OF FILING NO.1 THIRD AMENDMENT PLAT CORRECTION CERTIFICATE, AS RECORDED UNDER RECEPTION NUMBER 2018020166, ALL OF FILING NO.1 FIFTH AMENDMENT 2018070442 TOGETHER WITH OTHER UNPLATTED PARCELS OF LAND ALL BEING LOCATED IN THE EAST HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO BEAR NORTH 00°09'45" WEST, A DISTANCE OF 2669.48 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°03'33" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°09'15" EAST, A DISTANCE OF 32.80 FEET;

THENCE SOUTH 89°28'13" WEST, A DISTANCE OF 486.33 FEET;

THENCE NORTH 89°31'19" WEST, A DISTANCE OF 570.76 FEET;

THENCE NORTH 00°56'27" WEST, A DISTANCE OF 1473.10 FEET;

THENCE NORTH 73°16'20" EAST, A DISTANCE OF 949.16 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°39'43", A RADIUS OF 549.41 FEET, AN ARC LENGTH OF 198.13 FEET, THE CHORD OF WHICH BEARS SOUTH 34°42'55" EAST, A DISTANCE OF 197.06 FEET;

THENCE SOUTH 24°23'04" EAST, A DISTANCE OF 135.34 FEET;

THENCE NORTH 00°09'45" WEST, A DISTANCE OF 86.01 FEET;

THENCE SOUTH 24°19'43" EAST, A DISTANCE OF 207.43 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2005015177 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE NORTH 79°42'34" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 10.31 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83 AS RECORDED IN BOOK 857 AT PAGE 307 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 24°19'43" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 893.77 FEET TO A POINT ON THE NORTHERLY LINE OF GOBLERS NOB AS RECORDED UNDER RECEPTION NUMBER 181406 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 87°40'17" WEST, ALONG SAID NORTHERLY LINE OF GOBLERS NOB, A DISTANCE OF 401.25 FEET TO THE NORTHWEST CORNER OF SAID GOBLERS NOB;

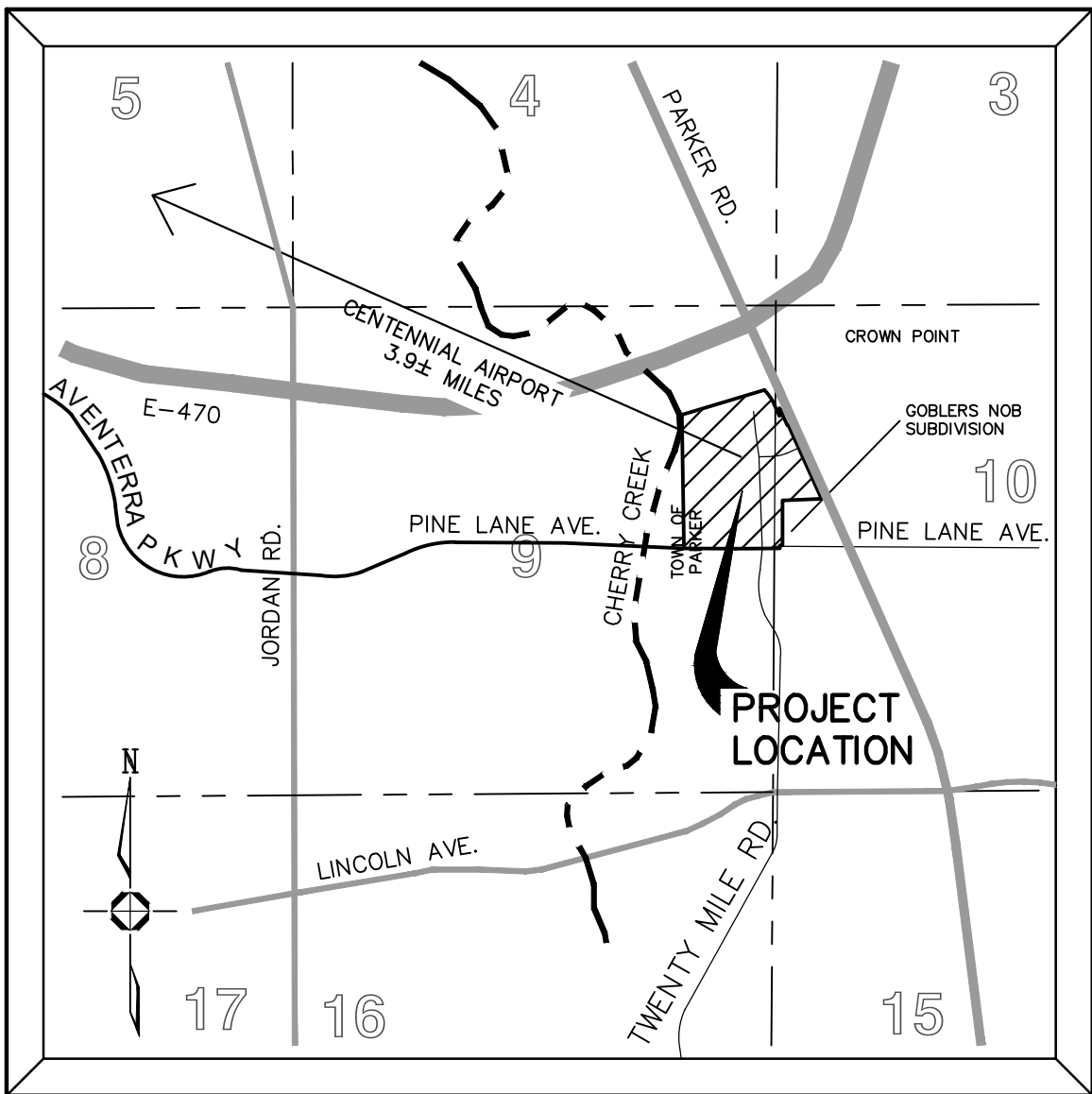
THENCE SOUTH 89°50'15" WEST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 00°09'45" EAST, ALONG SAID EAST LINE, A DISTANCE OF 495.87 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,977,333 SQUARE FEET, OR 45.393 ACRES, MORE OR LESS.

OWNERS/MORTGAGEES:

BY: _____
NEXGEN WESTCREEK HOLDINGS, LLC



VICINITY MAP

1" = 2000'

PLANNING COMMISSION ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____

PLANNING DIRECTOR, ON BEHALF OF
THE TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED AS WESTCREEK. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK, ____M. AND WAS RECORDED WITH AT _____ O'CLOCK, ____M. AND WAS RECORDED WITH RECEPTION NUMBER _____.

DOUGLAS COUNTY CLERK AND RECORDER

APPLICANT / DEVELOPER

NEXGEN WESTCREEK HOLDINGS, LLC

ONE DENVER TECH CENTER
5251 DTC PARKWAY, SUITE 800
GREENWOOD VILLAGE, COLORADO 80111

ENGINEER & SURVEYOR:



A PART OF THE EAST HALF OF SECTION 9 AND
THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS,
STATE OF COLORADO
45.39± ACRES

TOWN OF PARKER
(TOWNS - LAND)
PD-PLANNED

RICHARD D PRESTON &
GAYLENE S. PRESTON
(VAC. LAND)

CPC OWNERS
ASSOCIATION INC
(COMMERCIAL)
PD-PLANNED

BOWEY FAMILY
PARTNERSHIP LLLP
(DRY AG)
A-AGRICULTURE

PARKER AUTOMOTIVE
PLAZA LLLP C/O
BURT CHEVROLET
(COMMERCIAL
VACANT LOTS)

PARKER AUTOMOTIVE
PLAZA ILLP
(COMMERCIAL
VACANT LOTS)
PD-PLANNED

TOTAL
45.4±AC

MAJOR ACCESS

1. DRAINAGE - TOWN OF PARKER
2. WATER - PARKER WATER & SANITATION DISTRICT
3. WASTEWATER - PARKER WATER & SANITATION DISTRICT
4. GAS - XCEL ENERGY
5. ELECTRIC - INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

 **Manhard**TM
CONSULTING

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Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

WESTCREEK J.N. BSHPKCO, PREPARED 2ND AMENDMENT 06/24/22, SHEET 2 OF 2

Plotted: 12/28/2022 10:39 AM Dwg Name: P:\Bshpkco01\dwg\Eng\Final Drawings\Plan Set\Development Plan\B5HPKCO-DEV-PLAN.dwg Updated By: DMC\Clean



Planning Commission Staff Report

Planning Commission Date: 1/26/2023

Town Council Date: 2/21/2023

Hearing Type: Public Hearing
Parker and Pine Mixed Use Development Planned
Development Guide 1st AMD
TRAKiT No: Z21-012

Location: The site is located at the southwest corner of Parker Road and Pine Lane.

Project Planner: Julia Duncan, Associate Planner

Applicant: Galloway Engineering

Executive Summary: The applicant is proposing an amendment to the Parker and Pine PD to reduce the required retail and relocate an allowed drive through use to the southwest corner of Parker Road and Pine Lane

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the zoning."

ALTERNATIVE MOTIONS

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

-List proposed conditions

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

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

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

I. BACKGROUND/DISCUSSION

The subject property consists of approximately 16 acres of land within the Parker and Pine Mixed Use Development. The property was previously located in the Parker Auto Plaza PD. A rezoning application was submitted to the Department in 2020 to create the new Parker and Pine Mixed Use PD. The PD updated the list of permitted commercial uses, allowed multi-family residential use on a portion of the site and established design standards. The PD design standards complement the Town Development Design Standards and ensure a coordinated architectural and urban design throughout the development. Since the adoption of the PD numerous parcels have been developed with uses including a day care (under construction), multi-family residential (under construction), Slim Chickens, and a gas station.

PROPOSED REVISIONS

The current rezoning application would make the following major revisions from the existing PD zoning:

- Eliminate the provision precluding drive-thrus within a 300-foot radius of Parker Road and Pine Lane.
- Eliminate the current requirement that development on lot 5 either be 17,000 sq. ft. if multitenant or 12,000 sq. ft. if a single tenant.
- Add a requirement for a minimum building square footage on Lot 5 in Commercial Area I of 10,000 square feet. Additionally, the Community Development Director may approve a reduction in building square footage on Lot 5 to 8,000 square feet where the following applies:
 - Two 1,000 square foot minimum outdoor patio spaces are incorporated into the design of the building
 - The development is entirely retail
 - The development is a multi-tenant building
- Amend the PD Design Standards to add stucco and stone as a permitted material, and Bone China and Sandcastle to the allowed color palette

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1994	Annexation and zoning of Maclachlan and Saddletree properties
1995	Annexation and zoning of Listen property
2002	Above properties rezoned Parker Auto Plaza PD
2007	Annexation and zoning of Enclave 3 property - zoned Parker Auto Plaza PD
2020	Parker and Pine Mixed Use PD Adoption

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Parker and Pine Planned Development
Master Plan Area	Central Commercial
Site Acreage	15.925 Acres
Subdivision	Parker and Pine
Existing Use	Mix of multi-family residential, commercial retail, daycare, food service, as well as undeveloped parcels.

Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Regional Commercial Retail	Modified Commercial	Goblers Nob Multi-Tenant Retail
South	Central Commercial	PD-Planned Development	Baldwin Gulch Trail-Parker Marketplace II Shopping Center
East	Central Commercial	Modified Commercial	Commercial retail, auto repair, hotel
West	Central Commercial	PD - Planned Development	Vacant

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Central Commercial District.</u> The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate
Consistent Goals/Strategies	<u>Land Strategy 1</u> <u>Use 1. A</u> <u>Land Use 1.C</u> <u>Land Use 1. E</u> <u>Land Use 1. H</u> <u>Jobs and Economic Vitality I.2</u> <u>Jobs and Economic Vitality I.2.A</u> <u>Jobs and Economic Vitality I.2.B</u> <u>Jobs and Economic Vitality I.2. E</u>
Staff Analysis	The proposal is consistent with the goals and strategies within the Parker 2035 Master Plan. <u>Land Use</u> and <u>Jobs and Economic Vitality</u> The project provides opportunity for future expansion of the Town's economic base in an appropriate location and has bus access in close proximity to support alternate transportation choices.

	The zoning limitations for the Commercial Area 1 have been revised to more adequately reflect market demands while adhering to the intent of the Land Use designation of the Master Plan. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.
--	---

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Central Commercial	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	Core retail, services, offices, lodging, restaurants, entertainment, and higher density residential uses as part of a development with a mix of uses. Vertical mixed use is highly encouraged where appropriate.	No proposed changes to types of uses. New minimum requirements for building square footage on Lot 5 and allowance of drive-thru restaurant within a 300-foot radius of Parker Road and Pine Lane.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	Varies in each land use area	No proposed changes	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

The proposed rezone to allow for the development of In-N-Out on Lot 1 of Parker and Pine Filing No. 1 while not necessarily addressing a specific need it does address market

conditions for the proposed use and local community. While In-N-Out may not qualify under the definition of a community need, we believe it strongly qualifies as a community desire. Based on the reception received to date by In-N-Out from different communities throughout the Denver and Colorado Springs Metropolitan areas we believe community desire for this use should be strongly considered as part of our request.

Staff analysis and findings:

The project location is at a highly visible and trafficked area. The minimum requirements of a 17,000 square foot building on Lot 5 pose practical implementation difficulties when coupled with the Code's parking and landscaping requirements that currently make the lot's development a challenge. Lot 5 and the parcel located on the corner of Parker and Pine have remained undeveloped due to these challenges. The proposed changes make the development of these lots more feasible and will meet parking and landscaping requirements. The revisions to uses would encourage development on the undeveloped infill parcels, serving, commuters, the residents of the adjacent multi-family, and the community at large.

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

Applicant analysis and findings:

Based on extensive market research and site investigation, Lot 1 of Parker and Pine Filing No. 1 is the preferred location for In-N-Out in the Town of Parker. The proposed parcel is located and sized correctly to accommodate the proposed use. Not only is the parcel configured appropriately, but it also offers strong visibility and good access from adjacent right-of-way. Proposed development has been well designed to accommodate proposed use which will create a strong draw to the center which will add to the overall success of the proposed use as well as adjacent uses.

Staff analysis and findings:

The Central Commercial Character Area allows core retail, services, offices, lodging, restaurants, entertainment, and higher density residential uses as part of a development with a mix of uses. Vertical mixed use is highly encouraged where appropriate. No changes to the types of uses are proposed, therefore the parcels affected by this change are indeed appropriate for the uses. Limitations have been adjusted to allow for appropriate development of these sites.

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

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

Applicant analysis and findings:

While the original zoning and specific development conditions were not necessarily an error, they do limit the development of Lot 1 of Parker and Pine Filing No. 1 to meet actual market conditions or demand. Limiting the proximity of a drive-through use to the hard corner limits the ability of a potential drive-through use to be successful by limiting visibility from the ROW and limiting the ability to maximize use of the site. Successful drive-through uses require sufficient land area in order to promote needed stacking in the drive-through lane but also provide sufficient parking for dine-in customers.

Staff analysis and findings: N/A

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

Applicant analysis and findings:

Market conditions and consumer demands have definitely changed since March of 2020. Drive through demand is greater than ever for food service. In-N-Out can meet that demand by providing efficient drive-through service consistent with consumer demand and preferences on this property

Staff analysis and findings:

Several previously vacant parcels within the PD have been developed with multi-family residential buildings, a gas station, day care, and restaurant. The remaining infill lots are commercial but have remained undeveloped due to the current use restrictions and changing market demands. As Parker's population has continued to grow a demand for food service and different options has increased. The commercial designation remains compliant with the Master Plan designation.

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

Applicant analysis and findings:

The larger size and more internal location of Lot 1 will provide sufficient on-site and off-site area to promote organized and efficient traffic movement throughout the site as well as the adjacent development. Drive-through stacking as currently proposed will accommodate up to 24 vehicles. There is also additional space on site to accommodate overflow when needed without negatively impacting adjacent commercial development or public ROW.

Staff analysis and findings:

A Traffic Impact Analysis was conducted in 2020 to assess the impacts of the Parker and Pine Planned Development on the adjacent roadway systems. The Town of Parker Engineering Department reviewed and approved this analysis. Future development will

require Site Plan approval and a review of all circulation requirements will be evaluated by Planning and Engineering through those submittals.

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

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

Applicant analysis and findings:

No additional municipal service cost will be incurred in order to develop the site as proposed. All on and off-site infrastructure costs have been incurred as part of the original commercial development. Appropriate fees will be paid at the time of development.

Staff analysis and findings:

The Town does not anticipate significant municipal service costs with the proposed zoning that it is not prepared to meet. The proposed uses will be consistent with existing uses and within existing commercially designated lots.

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

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

Applicant analysis and findings:

No environmental impacts are anticipated based on the proposed rezoning of Lot 1 of Parker and Pine Filing No. 1. Lot 1 is already a rough graded pad lot included in a commercial development which anticipated and has been designed to accommodate a variety of commercial uses including a drive-through restaurant such as the proposed In-N-Out.

Staff analysis and findings:

The Town does not anticipate significant environmental impacts.

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

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

Applicant analysis and findings:

Proposed rezone is consistent with Town Master Plan, goals, and policies as already considered with approval of the Parker and Pine Filing No. 1 as well as Parker and Pine Preliminary Site Plan, both of which contemplated development of a variety of commercial uses on Lot 1.

Staff analysis and findings:

The proposal is consistent with the Town Master Plan, maps, goals, and policies as detailed in Section IV. of this staff report. As part of the Central Character Area, the additional use is consistent with the intent the original underlying retail/commercial designation.

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

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

Applicant analysis and findings:

Adequate infrastructure including waste and sewage disposal, water, etc. were taken into consideration and have been approved and constructed as needed to serve the proposed commercial development. As previously noted, Lot 1 is part of the larger development which has taken into consideration the proposed use(s) and infrastructure needs.

Staff analysis and findings:

The property is located within Parker Water and Sanitation District and infrastructure exists serving adjoining properties. Parks and School dedication requirements are not required for non-residential developments.

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

VII. CONCLUSION

This zoning request is being processed to allow for the use of a drive-thru restaurant within 300 feet of the intersection of Parker Road and Pine Lane. The proposed rezoning reduces the minimum required square footage for development on Lot 5 with additional requirements for any further reductions. These changes increase the feasibility of development on these infill parcels while also allowing for landscaping and parking requirements while expanding services to the community and increasing economic viability for local business owners

The proposed Rezoning application is consistent with the Parker 2035 Master Plan and the nine (9) criteria for approval of such requests set forth in the Land Development Ordinance as to use, development intensity, access/circulation, and urban design.

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

VIII. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Parker and Pine Mixed-Use Planned Development, 1st Amendment.

IX. ATTACHMENTS

1. Vicinity Map
2. Parker and Pine Mixed-Use Planned Development, 1st Amendment.

Report Approved By: Bryce Matthews, Planning Manager

Parker and Pine PD Guide First Amendment

Rezone



Parker and Pine Mixed Use Development Planned Development Guide First Amendment

Revised January 11, 2023

Parker and Pine Mixed Use

Development Guide

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SECTION I - OBJECTIVE, PURPOSE, INTENT, APPLICATION

A. Objective:

The objective for the Parker and Pine Mixed Use Development is to create a viable commercial center in response to the accelerated development of the E-470 Corridor at the northwestern edge of the Town of Parker. Such a development will offer the opportunity for a blend of office, commercial, hospitality, and multi-family uses.

B. Purpose:

The purpose of the Parker and Pine Mixed Use Planned Development Guide First Amendment (hereinafter sometimes referred to as "Development Guide") is to establish standards for the comprehensive development and improvement of the property. The Development Guide will provide opportunities for innovative design and the necessary flexibility for changing community needs.

C. Intent:

The intent of the Parker and Pine Mixed Use Planned Development is to create better opportunities for community growth within the Town of Parker. This will include a variety of uses including multi-family, office, and commercial development. The Parker and Pine Mixed Use PD provides the development standards that will encourage and promote innovative development to help enhance the character and quality of the Town of Parker.

The intent of the Development Guide is to establish specific criteria for the comprehensive development and improvement of the property. The standards will help guide the development in an orderly manner to provide the residents of Parker with a comfortable place to work, play and shop.

In support of the Town of Parker's 2035 Master Plan, it is the intent of this Development Guide to direct and encourage the following:

1. Provide for commercial, retail, restaurants, entertainment, and higher density residential to support a pedestrian environment;
2. Provide for a well-located mixed-use development that creates a sense of community among those who work, live, and play in the environment;
3. Encourages quality commercial, retail, and services uses that ensure adequate opportunities for future expansion of our economic base in an appropriate location in the community;
4. Encourage innovative approaches to mixed-use development meet the growing demands of the population;
5. Encourage the development of a community incorporating the best features of modern design;
6. Encourages an alternative development type which will minimize the strain on existing and future facilities in and around the Parker and Pine Mixed Use Planned Development. The efficient mixing of uses in the development is intended to reduce vehicle trips and reinforce the walkability of the community;
7. Conserve and enhance the value of the land; and
8. Encourages a sensitive design and layout that integrates the land's natural characteristics to protect the native landscape and topographical features with the built environment of commercial, retail, service, and higher density residential.

PARKER & PINE MIXED USE PD

D. Application:

Standards for development shall apply to all property contained within the Parker and Pine Mixed Use Development that is illustrated on the Development Plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the site.

Provisions of this guide shall prevail and govern the uses permitted within the area defined as the Parker and Pine Mixed Use PD. This guide only supersedes the specific zoning category, not the Town of Parker's Municipal Code, as amended.

END OF SECTION

SECTION II - AUTHORITY

A. Authority:

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

B. Adoption:

The adoption of this Development Guide shall evidence the findings and decision of the Town Council of the Town of Parker that this Development Guide for Parker and Pine Mixed Use Planned Development is authorized by the provisions of Section 13.04.150 of the Town of Parker Land Development Ordinance.

C. Enforcement:

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

D. Relationship to Town Regulations:

The provisions of this Development Guide shall prevail and govern the development within the Parker and Pine Mixed Use Planned Development. Where the provisions of the Development Guide do not address a specific subject, the provisions of the Town of Parker Municipal Code, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

E. Architectural Control Committee:

The Parker and Pine development is controlled by an Architectural Control Committee (ACC) whose Design Guidelines are attached as Exhibit A. All development will be subject to review and approval by the Parker and Pine ACC, subject further to Town approval, as provided by the Town of Parker Municipal Code.

F. Conflicts:

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

END OF SECTION

SECTION III - CONTROL PROVISIONS

A. Control Over Use:

After the adoption of this Development Guide by the Town Council of the Town of Parker and subject to the provisions of Section 13.04.230 (Non-Conforming Situations) and these Development Standards, in conjunction with the Town of Parker Land Development Ordinance, shall control development and land use including the following:

1. Any new building or other structure, and any parcel of land, or land use; and
2. The use of any existing building, other structure or parcel of land may be changed or extended; and
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan.

For any purpose permitted or required by the provisions of this Development Guide applicable to the area in which the building, other structure or parcel of land is located, and for no other purpose. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other standards and requirements set forth or referred to in the standards and requirements for that area, and to any other applicable standards and requirements of this Development Guide.

B. Control Over Location and Bulk:

After the adoption of this Development Guide by the Town Council of the Town of Parker and subject to the provisions of Section 13.04.230 (Non-Conforming Situations) of the Town of Parker Land Development Ordinance, the location and bulk of all buildings and other structures, existing and future, shall be in conformity with:

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

C. Incorporation of Development Plan:

The development of the "Parker and Pine Mixed Use Planned Development", including the type, location and boundaries of land use areas, the circulation elements, and the densities established by this Development Guide, are shown upon the "Parker and Pine Mixed Use Development Plan" (hereinafter sometimes referred to as "Development Plan"), which Development Plan is hereby incorporated by reference into this Development Guide together with everything shown thereon and all amendments thereto.

D. Planning Area Boundaries:

The boundaries and acreage of all Planning Areas within Parker and Pine Mixed Use Planned Development are shown on the Development Plan.

Amendments to planning areas shall be subject to Section 13.03.030 of the Town of Parker Municipal Code.

END OF SECTION

SECTION IV - GENERAL PROVISIONS

A. Purpose:

The purpose of this section is to provide general provisions and clarifications of standards and requirements for development that will occur in the Parker and Pine Mixed Use Planned Development.

B. Relationship to the Town of Parker Roadway Design and Construction Criteria Manual, as Amended:

Regarding public roadways, all provisions of the Town of Parker Roadway Design and Construction Criteria manual, as amended, and successors thereof, as now in effect and is hereafter amended, are by this reference incorporated herein as if set forth in full.

C. Conflicts:

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

D. Utility Connections:

Connection to Parker Water and Sanitation District facilities shall be required for each principal building constructed in the future within the Parker and Pine Mixed Use Planned Development.

E. Underground Utility:

All electrical and communication distribution lines shall be placed underground.

END OF SECTION

SECTION V – COMMERCIAL AREAS I and II (Planning Areas 1 and 2 on PUD Rezoning Map)

A. Intent:

The Commercial planning areas provide for the opportunity to offer flexibility with the land planning and site development within a defined framework of excellence. The planning areas can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to combine supporting uses and allows development to respond to changing market conditions. The development standards will help assure quality improvements in the Town of Parker. The Commercial planning areas will help build a commercial node in the Town of Parker where you can work, shop and play.

All development shall comply with the *Commercial Design Standards* outlined within the *Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

B. Commercial Land Uses Permitted by Right:

1. Antique Shops
2. Art Supplies
3. Bakeries
4. Banks without drive-through
5. Bars and Lounges
6. Breweries and Distilleries
7. Consignment Stores
8. Clothing Stores
9. Craft and Hobby Shops
10. Daycare no larger than 14,000 square feet, subject to Section V.D.6
11. Drug stores; may include pharmacies
12. Eating and Drinking Establishment; drive in and/or carry out subject to Section V.D.5
13. Electrical and Household Appliances
14. Financial Institutions without drive-through
15. Florists
16. General Merchandise/Retail Sales and Services
17. Gift Shops
18. Grocery Stores
19. Jewelry Stores
20. Liquor Stores
21. Microbrewery
22. Music Shops
23. Offices
24. Office Supplies; may include computer and phone sales
25. Outpatient veterinary facilities where no kenneling of animal is proposed, no larger than 3,500 sq. ft.
26. Personal Service no larger than 3,500 sq. ft.; including dry cleaning services without onsite processing, therapeutic massage, and reflexology
27. Fitness Studio no larger than 3,500 sq. ft.
28. Health Club and spas no larger than 3,500 sq. ft.
29. Instructional services no larger than 3,500 sq. ft.
30. Pet Shops
31. Restaurants and other Eating Establishments
32. Shoe Stores

33. Sporting Goods and Athletic Equipment
34. Toy and Game Stores
35. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director.

C. Commercial Land Uses Permitted by Special Review:

1. Hotels
2. Daycare in excess of 14,000 square feet, subject to V.D.6

D. Development Standards:

1. **Minimum Building Size.** The minimum building square footage on Lot 5 in Commercial Area I is 10,000 square feet. The Community Development Director may approve a reduction in building square footage on Lot 5 to be 8,000 square feet where the following applies:
 - Two 1,000 square foot minimum outdoor patio spaces are incorporated into the design of the building.
 - The development is entirely retail.
 - The development is a multi-tenant building.
2. **Setbacks.** The minimum building setbacks in the Commercial Planning Areas shall be:
 - Front: 10'
 - Side: 10'
 - Rear: 10'
 - Residential Use: 25'
3. **Lot Width.** No lot shall be less than 120 feet (120') wide.
4. **Building Height.** No building within the Commercial Planning Areas shall exceed forty-five (45) feet in height except by special review.
5. **Drive-through Uses.**
 - No more than two (2) drive-through uses shall be permitted within the Commercial Planning Area.
6. **Daycare Use.**
 - No more than 1 daycare use shall be permitted within Commercial Area II only. No daycare use is permitted in Commercial Area I.
7. **Personal Service Uses.**
 - No more than 7,500 sq. ft. personal service uses shall be permitted within Commercial Planning Area 1, unless otherwise approved by the Planning Director.

END OF SECTION

SECTION VI – HIGHWAY ORIENTED COMMERCIAL (Planning Area 3 on the PUD Rezoning Map)

A. Intent:

This section establishes standards for the Highway Oriented Commercial use area designated on the plan, which will provide for planned, orderly development, meeting the automotive and retail needs of the community as it develops.

All development shall comply with the *Commercial Design Standards* outlined within the *Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

B. Highway Oriented Commercial Land Uses Permitted by Right:

- a. Antique Shops
- b. Art Supplies
- c. Bakeries
- d. Bars and Lounges
- e. Breweries and Distilleries
- f. Car Wash; may include automatic or coin operated as a principal use
- g. Clothing Stores
- h. Convenience Stores; may include sales of gasoline and automotive fuel products
- i. Craft and Hobby Shops
- j. Drug stores; may include pharmacies
- k. Eating and Drinking Establishment; drive in and/or carry out, subject to V.D.5.
- l. Electrical and Household Appliances
- m. Financial Institutions with drive-through
- n. Florists
- o. General Merchandise/Retail Sales and Services
- p. Gift Shops
- q. Grocery Stores
- r. Hotels and motels, including restaurants, gift shops, and other accessories
- s. Indoor Amusement and Recreational Establishments
- t. Jewelry Stores
- u. Liquor Stores
- v. Microbrewery
- w. Music Shops
- x. Offices
- y. Office Supplies; may include computer and phone sales
- z. Personal Service no larger than 3,500 sq. ft.; may include, but are not limited to:
 - aa. Fitness Studio, maximum 3,500 square feet
 - bb. Health Club and spas, maximum 3,500 square feet
 - cc. Instructional services, maximum 3,500 square feet
 - dd. Pet Shops
 - ee. Restaurants and other Eating Establishments
 - ff. Shoe Stores
 - gg. Sporting Goods and Athletic Equipment
 - hh. Toy and Game Stores
 - ii. Veterinary clinics, provided only household, domesticated animals are treated, and there is no provision for overnight kenneling of animals
 - jj. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director

C. Highway Oriented Commercial Land Uses Permitted by Special Review:

- a. Ambulance Services
- b. Automobile sales (new and used), rental and leasing
- c. Automobile and truck service and repair facilities
- d. Sales, leasing and rental of motorized equipment
- e. Emergency Care Facilities
- f. Display Parking of Automotive Vehicles; may include motorcycles, recreational vehicles, and other type of motorized vehicle) for sale with the front or side yard setback of a lot

D. Development Standards:

- a. **Setbacks.** The minimum building setbacks in the Commercial Planning Area shall be determined at time of site plan, but shall not be more than eighty (80') or less than ten feet (10') from public streets.
- b. **Building Height.** No building within the Commercial Planning Area shall exceed forty-five (45) feet in height except by special review.

END OF SECTION

SECTION VII – MIXED RESIDENTIAL (Planning Area 4 on the PUD Rezoning Map)

A. Intent:

The mixed residential planning area provides for the opportunity to offer flexibility with the land planning and site development. The planning area can be developed with variety of high-density residential uses. The land uses allow housing to promote a sustainable mixed-use environment. The residential land use should promote a pedestrian-oriented environment

B. Residential Land Uses Permitted by Right:

- a. Multi-family
- b. Mixed-Use Residential; includes residential above first floor retail/commercial/office
- c. Retail/commercial/office in support
- d. Convenience retail; without gas pumps
- e. Office/professional, accounting, law, consulting
- f. Retail sales
- g. Bar and Lounge
- h. Eating Establishment; without drive-through
- i. Personal Services, not to exceed 3,500 square feet may include, but are not limited to:
- j. Fitness Studio, maximum 3,500 square feet
- k. Health Club and spas, maximum 3,500 square feet
- l. Instructional services, maximum 3,500 square feet
- m. Single-Family Attached; Townhome
- n. Open Space
- o. Public Plazas, Courts and Gathering Spaces
- p. Recreation Center – Club House for private use to serve the residential development
- q. Other uses determined to be appropriate and reasonably similar as determined by the Planning Director.

C. Development Standards:

- a. **Residential Uses.** Not to exceed 175 dwelling units for the Mixed Residential Planning Area.
- b. **Setbacks.** The minimum building setbacks in the Residential Planning Area shall be determined at time of site plan, but shall not be more than eighty (80') or less than ten feet (10') from public streets.
- c. **Building Height.** No building within the Mixed Residential Planning Area shall be exceed four (4) stories or sixty feet (60) feet in height, whichever is more restrictive. Building height is limited to three stories for buildings adjacent to Twenty Mile Road.
- d. **Minimum Lot Area.** None.
- e. **Personal Service Uses.** No more than 6,000 square feet of personal service uses shall be permitted within the commercial planning areas. At the discretion of the Planning Director, this may be increased by 25% to a maximum of 7,500 square feet provided that:
 1. There is a minimum of 10% floor space dedicated to a retail component of the personal service use or
 2. The specific use proposed is not available within a ½ mile radius of the development.

END OF SECTION

Parker & Pine Mixed Use Development Design Standards

Revised 10-28-2022

Purpose

The Parker & Pine Mixed Use Development is a future mixed-use center at the E-470 Corridor at the northwestern edge of the Town of Parker. Such a development will offer the opportunity for a blend of office, commercial, hospitality, and multi-family uses. This document’s purpose is to describe and explain an overview of the building and design standards for such structures (the “PD Standards”). This document is in compliance with the Town of Parker’s Development Design Standards adopted November 2019 (the “Town Design Standards”). In the event of a conflict with the Town Design Standards and the PD Standards, the Town’s Design Standards shall control. For information regarding urban and site design, and for further details on each of the sections presented below please refer to the Town of Parker’s Development Design Standards.

The primary objectives in establishing these development guidelines are:

- To create consistency in materials and architectural design throughout the development.
- To achieve a harmony of each building and area of development with neighboring buildings and areas of development.
- To ensure a well-planned and well-maintained development at this important entry intersection to the Town of Parker.
- To improve the visual image of the Town along one of its most heavily used arterials.
- To promote a pedestrian friendly suburban environment in order to create a high quality livable community that embraces the principals of smart growth.
- To create a greater sense of place and heritage within the Town by requiring commercial and industrial development to be designed in a manner that is germane to the Town as a whole.

In order to facilitate the development process, it is encouraged that each property owner provide their project architect, contractor and engineers with a copy of the PD Standards.

Pine and Parker Mixed Use Development Standards

Purpose: To create a composition of buildings that are high-quality, well-scaled, appropriate for their contexts, relative to human scale, sustainable and timeless.

A. Building Composition and Elements

Intent:

Organize the basic elements of a building such as walls and openings, to create a recognizable rhythm, increase visual interest and create a pedestrian-friendly environment at the street level.

Standards:

1. Bays – Buildings shall include a cadence of bays that is continuous throughout the façade creating a balanced design. Two or three bays should be selected to be larger and taller in scale. Their parapets should extend a minimum of **24”** past the overall building parapet heights. Parapets shall also be aligned with the vertical breaks in building walls and/or tenant walls. The pattern of bays, walls, and opening should be expressed in all sides of the building.
2. Fenestration - To activate the street and create visual interest, arrange windows and other openings with transparent features to include clear glazing on each façade of the building. See Town Design Standards for required transparency percentages of the ground-floor level façade.
3. Form and Massing – This design breaks down massing vertically and horizontally with bays, parapet variations and a consistent height for wainscoting, storefront, and trellis-style awnings. The front façade of each tenant space is to be primarily storefront to achieve street activation and pedestrian-scaled building design. Varied parapet roof lines are to be implemented to add visual interest. These PD Standards contain a variety of colors and materials which should alternate throughout building to avoid dull and repetitive façades. Materials described further on last page. Since these are multi-tenant buildings, there shall be vertical massing breaks at tenant party walls with changes in the plane of the facade of the building sufficient to create a visible shadow line.
4. Equipment - Mechanical and utility equipment must be screened. It shall not be visible from any street or pedestrian way.

B. Approaches to Composition

Intent:

Encourage diversity in the design of buildings and streetscapes that facilitate walking and pedestrian activity. The following options for building composition are appropriate and meet the Town Design Standards.

Standards:

1. This site will be designed under Option 1 of the Town Composition Standards - Composing a Building as a Single Design contained in the Town Design Standards. The constant color palette across the building includes stucco, beige and grey brick and EIFs (no more than 30% in the front façade) and massing broken down with a change in material as an accent (wood-tone and grey siding). Complementary design features and materials are trellis-style awnings at each tenant space in grey or black metal. Note: this document describes selected colors generically. A list of specific suggested finished can be found on the next section.
2. Trellis-Style Awnings will serve as overhangs at entries that will protrude a minimum of 2 feet beyond the supporting wall.
3. Lot 1, at the northeast corner of the site, shall provide a minimum of 2,000 SF of active outdoor space for a multi-tenant building or 1,000 SF of active outdoor space for a single tenant building. Other tenant spaces that are conducive to outdoor seating (such as restaurants and coffee shops) are encouraged to also provide outdoor spaces. Determining the tenant spaces where it is appropriate to include such an outdoor space will be dependent on the type of service provided and whether end users will benefit and make use of an outdoor option, and ultimately be decided on a case by case basis at the discretion of the Town. Specific size and locations of these potential outdoor spaces or patios will be agreed upon between the Town and the future tenant.
4. Under the Parker Municipal Code, commercial buildings have a maximum height requirement of **35 feet**. Under the Town Design Standards, buildings are required to have taller massing with a minimum height of 25 feet along the entire façade adjacent to a public roadway with the higher traffic volume. The taller massing must have a depth of at least 20 feet.

Exterior Building Palette

These PD Standards contain authentic high quality building materials from a variety of manufacturers. Please see details on the next section. The selected materials include brick, EIFs (no more than 30%), lap siding, metal, stucco and storefront. This result is an aesthetically-pleasing design that integrates surface texture and detailing that help reduce the building massing (both vertically and horizontally).

The application of these building materials must be applied and articulated in a balanced manner to complement the building design. The additional accent materials: Lap siding and metal are intended to provide architectural interest and provide for a balanced building design. Any deviation from this list of materials requires approval from the Architectural Control Committee (ACC) and must be in compliance with the Town Design Standards.

A. Exterior Building Material Requirements

Intent:

Present an image of high-quality and permanence to ensure that the buildings on this site are well-designed, durable in the Colorado climate and will complement the surrounding context.

Standards

1. Masonry Base Requirements

These PD Standards encourage the use of brick or stone for the entire height of certain bays. In lieu of this, or in addition to, these standards require brick wainscoting throughout all sides of the buildings to create a base-middle-top visual proportion.

2. Window and Storefront Requirements

All windows must be a true window product and not a faux window. Faux windows are not permitted on any commercial or industrial building design. Window mullions shall match the color palette described in this document and must be complementary to the building design. Additionally storefront walls at the entry of each tenant space shall be **10ft** in height to convey human scale.

3. Exterior Insulation Finishing System (EIFS) Requirement

EIFS shall not be used as a primary building material and shall only be used as an accent application on any building façade. It may be used in combination with other exterior building materials on the side and rear of the building, and shall comprise no more than **30%** of the total street facing façade. EIFS may be used on upper floors of buildings three stories or greater in height and shall comprise no more than 30% of the total street facing façade and shall be applied as color integrated, with a high quality finish/texture when used on any building facade.

EIFS Alternative Compliance: (Building Façade Material Incentive)
If an applicant includes exceptionally designed building elements constructed of high quality materials on the first two stories of the building, as determined by the Planning Director, the applicant may qualify for **25%** increase to the EIFS and Stucco requirement.

B. Selected Materials and color palettes

Intent:

Exterior color palettes shall be cohesive and compatible with the colors of nearby structures and shall be used to enhance, unify, and complement the building design.

Wall Materials:

Blonde Brick

Grey Siding

Two-tone “wood-looking” siding

EIFs

Stucco

Stone

Awnings:

Black + Grey trellis style awnings or Canvas style awnings.

Storefront: Black + Clear

Black

Anodized Aluminum

Glazing

Parapets:

Metal coping pre-finished to match adj. wall

Trellis:

Grey or Black Metal

Columns/Pilasters:

EIFs and blonde brick

Stucco and Eagle Buff stone

Doors/Windows:

Black metal framing

Grey Metal

Glazing

Overall Colors:

Base: Beige or Bone China

Accents: Grey, Black, Wood, Sandcastle

Color to accommodate national corporate branding, provided all requirements of the Town Design Standards are met

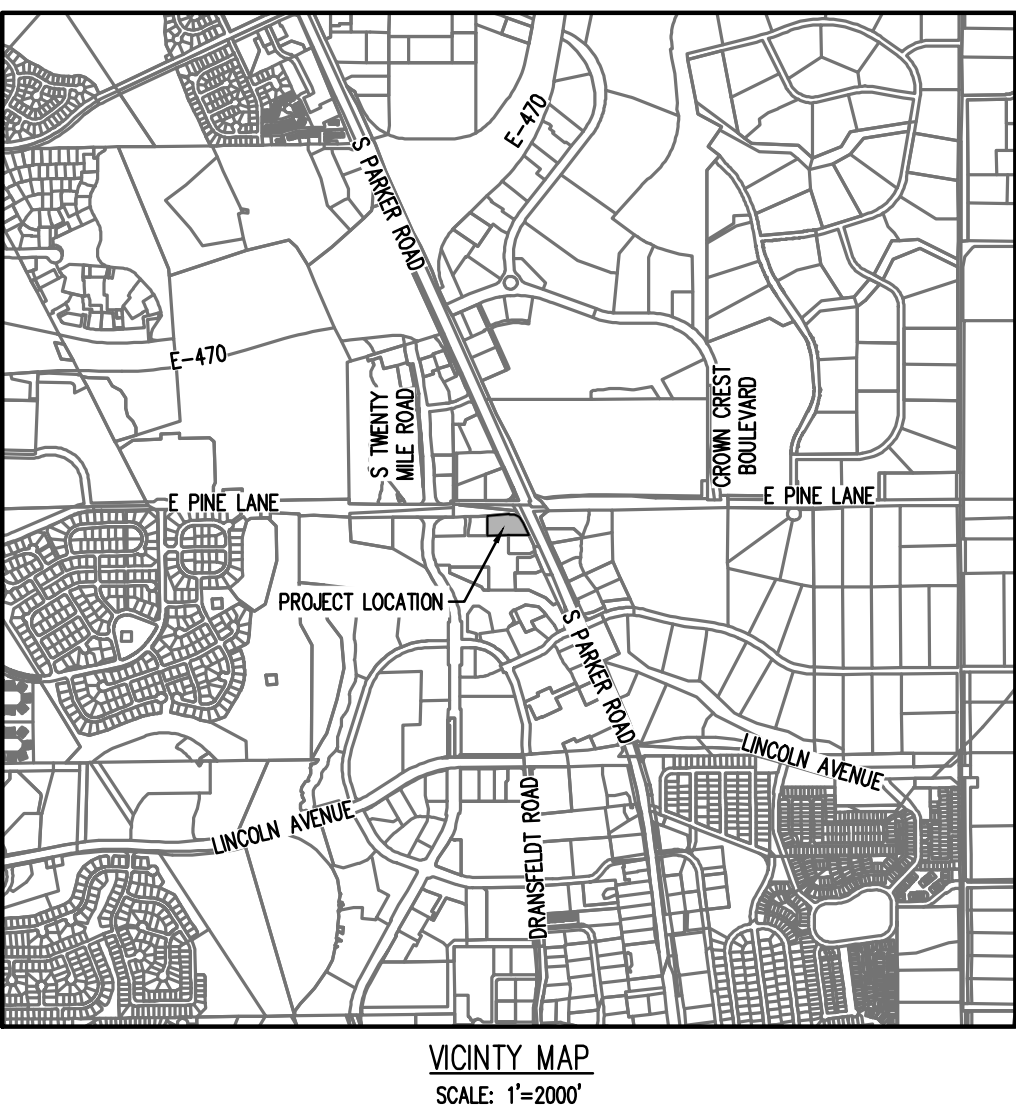
Proposed specified finishes:

- Brick: Insterstate Brick; Almond; by Basalite – Or similar in style
- Brick: Insterstate Brick; Platinum; by Basalite – Or similar in style
- Metal: Black (06) and Charcoal (17) 26 gauge; matte finish; by Metal Sales – Or similar in style
- EIFs: 110 VanDyke Sand Pebble and 139 Adobe Accent ; Self-draining system; by Dryvit – Or similar in style
- Lap Siding: Hardie Board Siding; River Rock two-tone finish; Rustic series collection by Woodtone – Or similar in style
- Lap Siding: Hardie Board Siding; Aged Silver; Color Select collection by Woodtone – Or similar in style
- Stone Wainscot: Sculptured Brick, Eagle Buff Dry-Stacked by Coronado Stone – Or similar in style
- Paint: DEW339 Bone China - Or similar in style
- Paint: DEC740 Sandcastle - Or similar in style

These standards will allow a brand or franchise to add up to two (2) of their own branding colors as minor accents. These color deviations related to branding shall be minimal and accessory in nature. This is to encourage brands to still be able to convey their signature palette while also honoring the overall cohesive design intent of the site.

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



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LOT 1 & LOT 5, PARKER AND PINE, FILING 1
PARKER AND PINE PLANNED DEVELOPMENT
DEVELOPMENT PLAN
FIRST AMENDMENT

PINE LANE AND PARKER ROAD
PARKER, CO

[illegible]

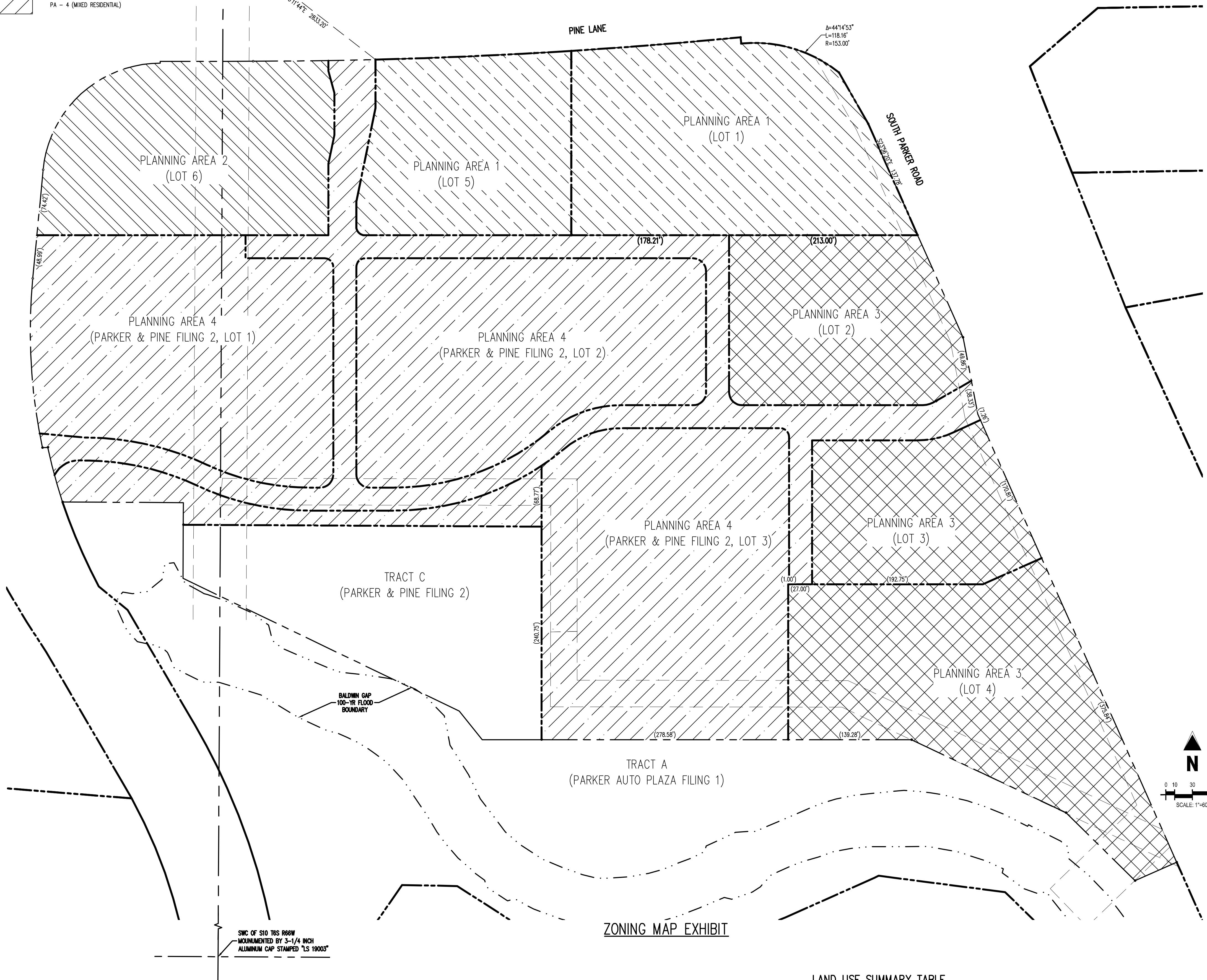
Project No:	INO000014.20
Drawn By:	CJM
Checked By:	EKM
Date:	1/4/2023

DEVELOPMENT PLAN

1

	PROPERTY LINE	
	PA - 1 (COMMERCIAL I)	NON-RESIDENTIAL ALUMINUM CAN
	PA - 2 (COMMERCIAL II)	
	PA - 3 (HIGHWAY ORIENTED COMMERCIAL)	
	PA - 4 (MIXED RESIDENTIAL)	

W1/4C OF S10 T6S R66W
MONUMENTED BY 3-1/4 INCH-
ALUMINUM CAP STAMPED "PLS 22561"



BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N007°51'E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

1. ALL UNITS ARE IN US SURVEY FEET.
2. THE PARKER AND PINE PLANNED DEVELOPMENT EXHIBIT ILLUSTRATES PROPOSED LAND USES AND SITE DATA. LAND USE ACRES ARE APPROXIMATE. THE PLAN IS INTENDED TO ALLOW FOR CHANGES AND REFINEMENT. THE EXACT ACREAGE OF THE PLANNING AREAS WILL BE DETERMINED DURING PREPARATION OF INDIVIDUAL SITE IMPROVEMENT PLANS AND PLATS.

PLANNING AREAS	SQ. FT.	ACRES	PERCENT	*LOTS INCLUDED
PA-1 COMMERCIAL	119,723	2.7484	17.2%	LOTS 1 & 5
PA-2 COMMERCIAL	60,131	1.3804	8.7%	LOT 6
PA-3 HIGHWAY ORIENTED COMMERCIAL	165,482	3.7989	23.8%	LOTS 2, 3 & 4
PA-4 MIXED RESIDENTIAL	349,537	8.0243	50.3%	LOT 7
TOTAL PLANNING AREA	694,869	15.9520	100%	

*LOT DESIGNATIONS ARE PER THE PLAT OF THE NAME PARKER AND PINE FILING 1

PARKER AND PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER AND PINE PLANNED DEVELOPMENT – TOWN OF PARKER

PARKER AND PINE PLANNED DEVELOPMENT, FIRST AMENDMENT - TOWN OF PARKER

EVT PARKER COLORADO, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
SIGNATURE PRINT NAME AND TITLE

NOTARY: _____

NOTARY: _____

STATE OF _____)
)[illegible]

COUNTY OF _____) ss

COUNTY OF _____) ss

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

I, LYLE G. BISSEGGER, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

LYLE G. BISSEGER
PROFESSIONAL L.S. NO. 38038
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF _____, 2023, FOR THE PROPERTY DESCRIBED AS THE PARKER AND PINE PLANNED DEVELOPMENT, FIRST AMENDMENT. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION
FOLLOWING A PUBLIC HEARING ON

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

[illegible]

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON
THIS ____ DAY OF _____, 2023 A.D., AT ____ AM/PM AND WAS RECORDED AT RECEPTION

NO. _____

COUNTY CLERK AND RECORDER