

TOWN OF PARKER COUNCIL AGENDA

February 6, 2023

Notes:

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

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

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

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

PLEASE NOTE: Public participation is NOT available through YouTube.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 5:30 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. SPECIAL PRESENTATIONS

- **Recognition of Chef Michael Dupont's Community Contributions**

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

4. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

5. CONSENT AGENDA

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

- A. *APPROVAL OF MINUTES - January 17, 2023***

B. TRACT Q - Annexation and Zoning

Applicant: Town of Parker

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

Department: Community Development, Bryce Matthews

TRAKiT No.: ANX22-007 and Z22-022

Second Reading: February 21, 2023

1. ORDINANCE NO. 2.283 – First Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Town-Owned Tract Q Property

2. ORDINANCE NO. 3.369 – First Reading

A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Town-Owned Tract Q Property to OS-Open Space District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

C. ORDINANCE NO. 9.348.1 - First Reading

A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of a Development Improvement Project for Drainage and Flood Control Improvements for Stroh Gulch Upstream of French Avenue, Tanterra, Town of Parker, By and Between Urban Drainage and Flood Control District dba Mile High Flood District and the Town of Parker (Agreement No. 22-03.35A Project No. 107465)

Department: Engineering and Public Works, Alex Mestdagh

Second Reading: February 21, 2023

D. ORDINANCE NO. 3.228.2 – First Reading

A Bill for an Ordinance to Amend the Westcreek Development Guide and Plan and the Westcreek Development Guide and Plan-1st Amendment, Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Julia Duncan

Second Reading: February 21, 2023

E. ORDINANCE NO. 3.355.1 – First Reading

A Bill for an Ordinance to Amend the Parker and Pine Mixed Use Development Planned Development Guide, Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Julia Duncan

Second Reading: February 21, 2023

F. ORDINANCE NO. 9.353 - First Reading

A Bill for an Ordinance Approving the Grant Agreement for Therapeutic Recreation Scholarships By and Between the Town of Parker and the Board of County Commissioners of the County of Douglas

Department: Parks, Recreation, & Open Space, Meagan Nakashima

Second Reading: February 21, 2023

- G. *ORDINANCE NO. 9.354 - First Reading*
A Bill for an Ordinance Approving the Grant Agreement for Adaptive Water Safety & Swim Lessons By and Between the Town of Parker and the Board of County Commissioners of the County of Douglas
Department: *Parks, Recreation & Open Space, Meagan Nakashima*
Second Reading: *February 21, 2023*
- H. *ORDINANCE NO. 1.574 – First Reading*
A Bill for an Ordinance Conveying Certain Real Property By Easement to Parker Water and Sanitation District for Salisbury Park
Department: *Engineering and Public Works, Alex Mestdagh*
Second Reading: *February 21, 2023*
- I. *RESOLUTION NO. 23-011*
A Resolution to Accept Donations from the Greater Parker Foundation
Department: *Finance, Rhonda Willey*
- J. *CONTRACTS OVER \$100,000*
1. *Traffic Signal Control Cabinets Contract*
Amount: *\$223,040*
Contractor: *Traffic Signal Controls, Inc.*
Department: *Engineering and Public Works, Alisa Babler*
2. *First Amendment to Agreement - Parker Road North - Additional Design Services for Advertisement and Construction*
Amount: *\$43,710.00 (Total Contract Amount \$129,186.00)*
Contractor: *Felsburg Holt & Ullevig, Inc.*
Department: *Engineering and Public Works, Alex Mestdagh*

6. **PUBLIC HEARINGS**

- A. **POPE PROPERTY ANNEXATION (To be continued to May 1, 2023)**
Applicant: **David Brehm, Plan West**
Location: **Southwest corner of Twenty Mile Road and Dransfeldt Road**
Department: **Community Development, Stacey Nerger**
TRAKiT No.: **ANX22-009**
1. **ORDINANCE NO. 2.282 - Second Reading**
A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Pope Property in Douglas County

B. DAISY ROWLEY HOUSE MDP

Applicant: Parker Authority for Reinvestment, Weldy Feazell
Location: 10952 S. Pikes Peak Drive
Department: Community Development, Ashley Chasez
TRAKiT No.: SUB22-027

C. GLADYS O'BRIEN HOUSE MDP *(To be continued to March 6, 2023)*

Applicant: Parker Authority for Reinvestment, Weldy Feazell
Location: 11017 S. Pikes Peak Drive
Department: Community Development, Amber Wood Hicken
TRAKiT No.: SUB22-026

D. THE EXCHANGE BUILDING MDP

Applicant: Parker Authority for Reinvestment, Weldy Feazell
Location: 19501 E. Mainstreet
Department: Community Development, Amber Wood Hicken
TRAKiT No.: SUB22-019

E. COMPARK VILLAGE SOUTH TRACT A - SKETCH AND PRELIMINARY PLAN

Applicant: Century Communities, Cindy Myers
Location: South of Belford Avenue and west of Chambers Road
Department: Community Development, Julia Duncan
TRAKiT No.: SUB21-073 and SUB21-074

7. CONTRACTS OVER \$500,000

A. Final Design Contract for Lincoln Avenue Widening (Keystone Boulevard to Parker Road)

Amount: \$1,742,170
Contractor: Felsburg Holt & Ullevig
Department: Engineering and Public Works, Bob Exstrom

B. Dransfeldt Road Extension (CIP23-001) Final Design Contract Modification

Amount: \$133,352 (Addition to Original Contract Amount of \$941,013)
Contractor: RS&H
Department: Engineering and Public Works, Chris Hudson

8. PUBLIC COMMENTS CONTINUED IF NECESSARY

9. ADJOURNMENT

Parker Town Council

Executive Session Agenda

February 6, 2023

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

1. Judge selection process

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

2. Proposition 123
3. Policy 1-9, Elected Official Social Media Policy Statement

**TOWN OF PARKER COUNCIL
MINUTES
JANUARY 17, 2023**

Mayor Jeff Toborg called the meeting to order at 5:30 p.m. All Councilmembers were present except for Joshua Rivero.

Town Attorney Kristin Hoffmann announced the topics for discussion in the Executive Session were three items. Under C.R.S. § 24-6-402(4)(e), the first item was regarding negotiations related the proposed Annexation Agreement between the Town and the Denver Pope Family Limited Partnership concerning the real property, commonly known as the Pope property, generally located adjacent to and west of the Kohl's Shopping Center, and the second item was concerning negotiations between North Parker Investments LLC, Tanterra Development LLC and the Town, related to the Tanterra Filing No. 1 Subdivision Agreement, Assignment and Assumption Agreement for the Subdivision Agreement and proposed Amendment to the Anthology North Annexation Agreement. Under C.R.S. § 24-6-402(4)(b), the first item was about Policy 1-9, Elected Official Social Media Policy Statement.

EXECUTIVE SESSION

Brandi Wilks moved and Anne Barrington seconded to go into Executive Session at 5:31 p.m. to hold a conference with the Town's attorney to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), and to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Laura Hefta moved and Anne Barrington seconded to come out of Executive Session at 7:03 p.m.

The motion was approved unanimously.

REGULAR SESSION

Mayor Toborg reconvened the regular Town Council meeting at 7:06 p.m.

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

SPECIAL PRESENTATIONS

Mayor Toborg and Councilmember Hefta recognized Laura Rainwater and Cody Anderson of the Parker United Methodist Church, thanked them for their contributions to the community, and presented them with certificates.

Mayor Toborg and Councilmember Hefta recognized Rod Hank and Ryan Jerome of Joy Lutheran Church, thanked them for their contributions to the community, and presented them with certificates.

PUBLIC COMMENTS

Joanne Johnson, Parker, spoke about the new playsets at O'Brien Park and her concerns with some gaps where she worries a child could fall.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

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

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - January 3, 2023*

- B. *ORDINANCE NO. 2.282 - First Reading*
A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Pope Property in Douglas County
Department: Community Development, Stacey Nerger
Trakit No.: ANX22-009
Second Reading: February 6, 2023

- C. *RESOLUTION NO. 23-007*
A Resolution Ratifying the Purchase and Binding of Insurance Coverage for the Town of Parker
Department: Risk Management, Steve Bedard
Town Attorney, Kristin Hoffmann

- D. *CONTRACTS OVER \$100,000*
 - I. *Nothing But Net - Elite Basketball Coaching Contract Extension*
Amount: \$100,000+
Contractor: Nothing But Net - Elite Basketball Coaching
Department: Parks, Recreation and Open Space, Mary Colton

John Diak moved to approve Consent Agenda Items 5A through 5D.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Brandi Wilks - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

RESOLUTIONS**RESOLUTION NO. 23-003**

A Resolution to Fill a Vacancy, to Appoint Regular Members to the Parker Cultural and Scientific Commission, and to Appoint the Chair

Department: Cultural, Denise Zoglmann

Public Comments: None.

Brandi Wilks moved to approve Resolution No. 23-003, with the amendment to Exhibit A , Section 1d to reflect the correct name of Bethany Wood.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Brandi Wilks - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

Mayor Toborg recognized Michael Edwards and Diane Roth for their service on the Cultural Commission and presented them with awards.

ORDINANCES**ORDINANCE NO. 3.01.129 - Second Reading**

A Bill for an Ordinance to Amend Section 13.04.050 of the Parker Municipal Code to Add Agritainment as a Use Permitted by Right to the A-Agricultural District

Department: Community Development, Stacey Nerger

The intent of the A-Agricultural Zone District is to allow areas for general farming, grazing of livestock and related agricultural uses. In recent years, agricultural property owners have opened their properties to the public for other uses including education and entertainment. This trend has been called "Agritainment" to describe uses that are located on agricultural property and may incorporate an agricultural or rural theme but are not traditional agricultural activities. Staff proposed adding "Agritainment," or Agricultural Entertainment, as a permitted use in the A-Agricultural Zone District subject to a definition that describes the use as events and activities that allow for recreation, entertainment, and tourism in conjunction with agricultural activities and agricultural support services. For example, this use may include farm dinners, corn mazes, hayrides and animal petting zoos.

The proposed "Agritainment" use and definition are consistent with the Parker 2035 Master Plan and the proposed Land Development Ordinance (LDO) Modernization uses and terms that will be incorporated into the update of the LDO which is anticipated to be completed in 2023.

Public Comments: None.

John Diak moved to approve Ordinance No. 3.01.129 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Brandi Wilks - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

ADJOURNMENT

Laura Hefta moved to adjourn the meeting at 7:50 p.m.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Brandi Wilks - yes

Todd Hendreks - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

Susan L. Irvine, Deputy Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: February 6, 2023

Submitted By: Julia Duncan, Associate Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **TRACT Q - Annexation and Zoning**
Applicant: Town of Parker
Location: Generally located on the east side of Chambers Road south of Mainstreet
Department: Community Development, Bryce Matthews
TRAKiT ANX22-007 and Z22-022
No.:
Second Reading: February 21, 2023

EXECUTIVE SUMMARY

The Town plans to annex and zone the subject property, known as Tract Q, for future open space use. The two (2) proposed ordinances are necessary to complete the annexation and zoning.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Prior Action

On January 3, 2023, the Town Council approved Resolution No. 23-006 that determined the subject property is eligible for annexation into the Town and set the second reading for the annexation ordinance on February 21, 2023.

Background

The Town of Parker acquired the subject property, known as Tract Q, from Shea Homes, L.P. in April, 2022 for future open space use. The property has a total area of 20.25 acres and is located at the southeastern corner of the intersection of Mainstreet and Chambers Road at a major gateway into Parker from the west. The Town plans to extend the Newlin Gulch Trail through Tract Q and will preserve the balance as open space. To accomplish this, the Town must annex the property and zone it with an OS - Open Space designation.

Tract Q is a remnant parcel within the Douglas County Meridian International Business Park Planned Development (PD), Filing 7. The County originally planned, zoned and platted for open

space use as a part of the large Meridian PD that has been under development for the past 25+ years. Shea Homes, L.P. developed the area to the west of Tract Q and Chambers Road with housing as the Stepping Stone residential community. They conveyed Tract Q to the Town at no cost and contributed \$208,000 for the construction of the future Newlin Gulch Trail segment through the property.

Zoning and Planning

Tract Q is proposed to be zoned to OS - Open Space at the time of annexation as required by the Town Charter. The proposed annexation and zoning is consistent with the Parker 2035 Master Plan because Tract Q is located within the Town's Planning Area, is identified in the 2022 Three-Mile Area Plan and is recommended for future annexation in the Master Plan. The staff review of the submitted Annexation Map indicates that the subject property satisfies the contiguity requirement of the Municipal Annexation Act of 1965 pursuant to C.R.S. § 31-12-104(a).

The Planning Commission held a public hearing on January 26, 2023 and recommended that the Town Council approve the proposed zoning.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

1. PC Staff Report Z22-022
2. Vicinity Map
3. Tract Q Annexation Ordinance No. 2.283
4. Annexation Plat Map
5. Tract Q Zoning Ordinance No. 3.369
6. Zoning Map
7. Annexation Tract Q Map 2022

RECOMMENDED MOTION

1. I move to approve Ordinance No. 2.283 on first reading and to schedule second reading for February 21, 2023, as part of the consent agenda.

2. I move to approve Ordinance No. 3.369 on first reading and to schedule second reading for February 21, 2023 as part of the consent agenda.



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."

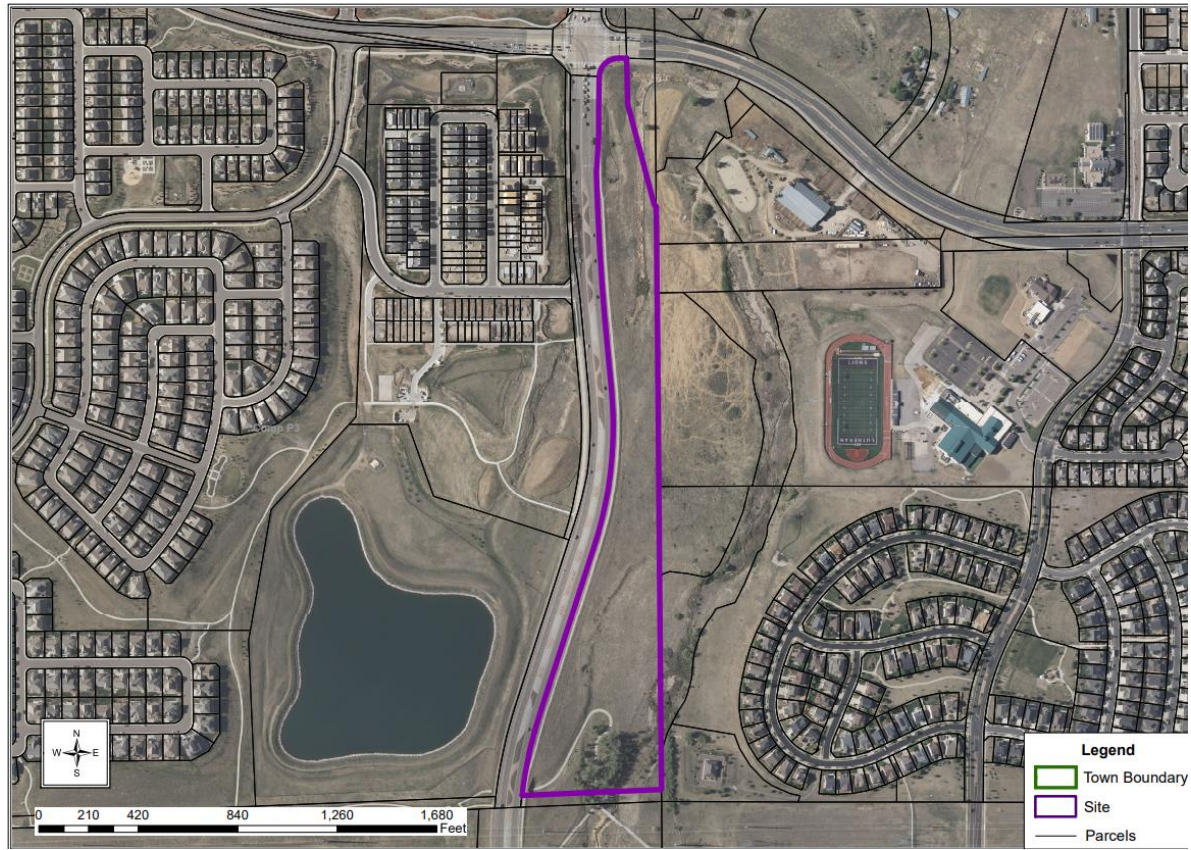
I. BACKGROUND/DISCUSSION

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

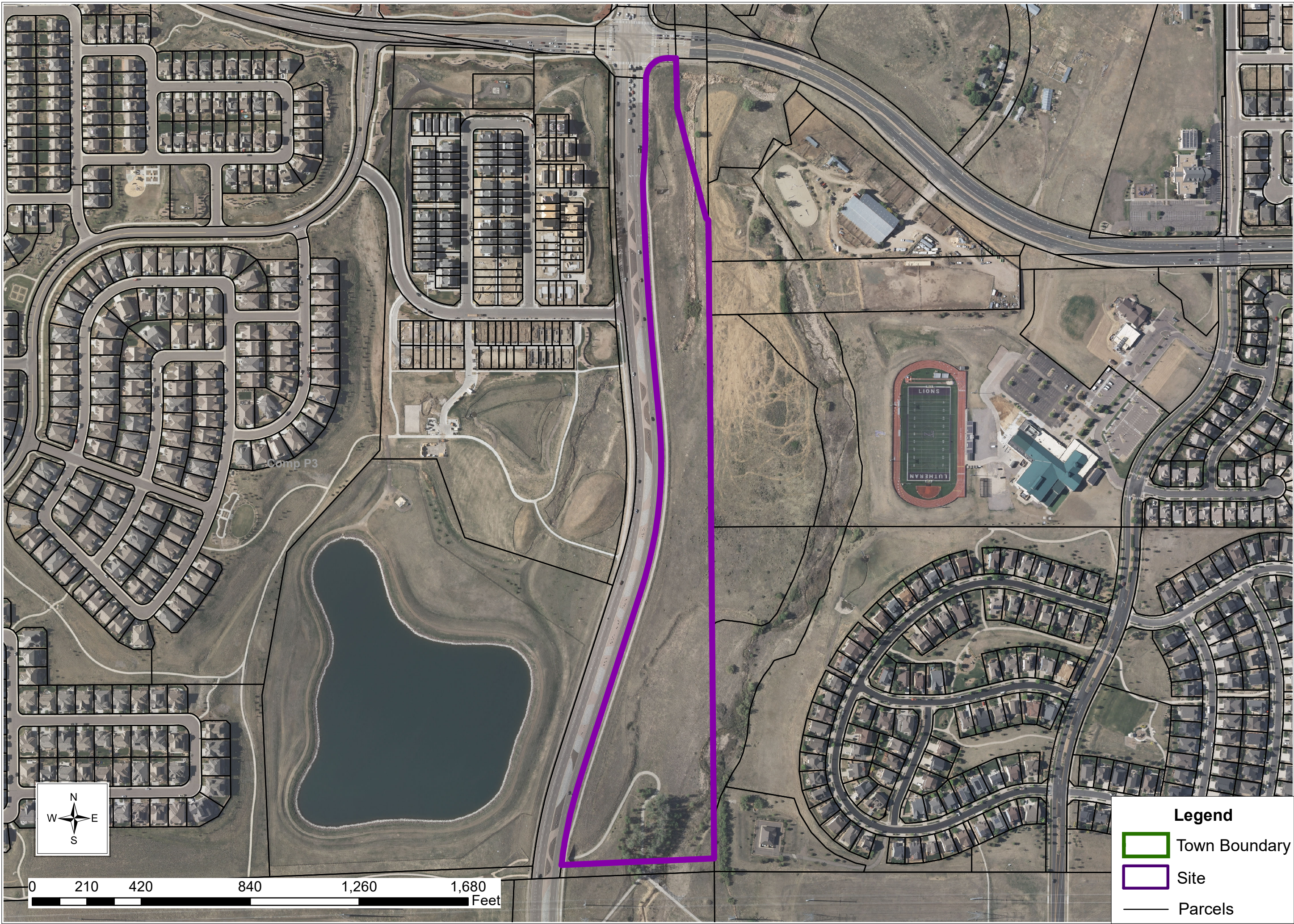
XI. ATTACHMENTS

1. Zoning Map

Report Approved By: Bryce Matthews, Assistant Director - Planning

Vinicity Map

Meridian Tract Q



ORDINANCE NO. 2.283, Series of 2023

**TITLE: A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING
THE ANNEXATION OF CONTIGUOUS UNINCORPORATED
TERRITORY KNOWN AS THE TOWN-OWNED TRACT Q PROPERTY**

WHEREAS, the property described in attached **Exhibit A**, being in the County of Douglas, State of Colorado, is owned solely by the Town of Parker and is not solely a public street or right-of-way;

WHEREAS, the Town Council of the Town of Parker, Colorado, as required by law, determined the eligibility for annexation of that property described in attached Exhibit A; and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the eligibility for annexation of that property described in attached Exhibit A, and concerning the conformance of the proposed annexation to the applicable law in the annexation policy of the Town of Parker, Colorado.

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

Section 1. The annexation by and to the Town of Parker, State of Colorado, of that property described in attached Exhibit A, situated, lying, and being in the County of Douglas, State of Colorado, meets all requirements of law and the annexation policy of the Town of Parker, and therefore, the said annexation is hereby approved and made effective.

Section 2. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the Municipal Laws of the State of Colorado pertaining to towns and to all ordinances, resolutions, rules and regulations of the Town of Parker.

Section 3. Considering all of the foregoing, and based on the conviction that annexation of this property to the Town of Parker will serve the best interests of the Town of Parker and the owner(s) of the territory to be annexed, the unincorporated territory described in Exhibit A, which is attached hereto and made a part hereof, is hereby annexed to the Town of Parker, Colorado.

Section 4. The Town Clerk shall file for recording three (3) certified copies of the Annexation Ordinance and three (3) certified copies of the Annexation Map with the Clerk and Recorder of the County of Douglas, State of Colorado.

Section 5. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Douglas County Clerk and Recorder.

Section 6. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it

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

Section 7. This Annexation shall become effective within ten (10) days of the publication date of this Ordinance, except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Annexation Ordinance.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____,
2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____,
2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

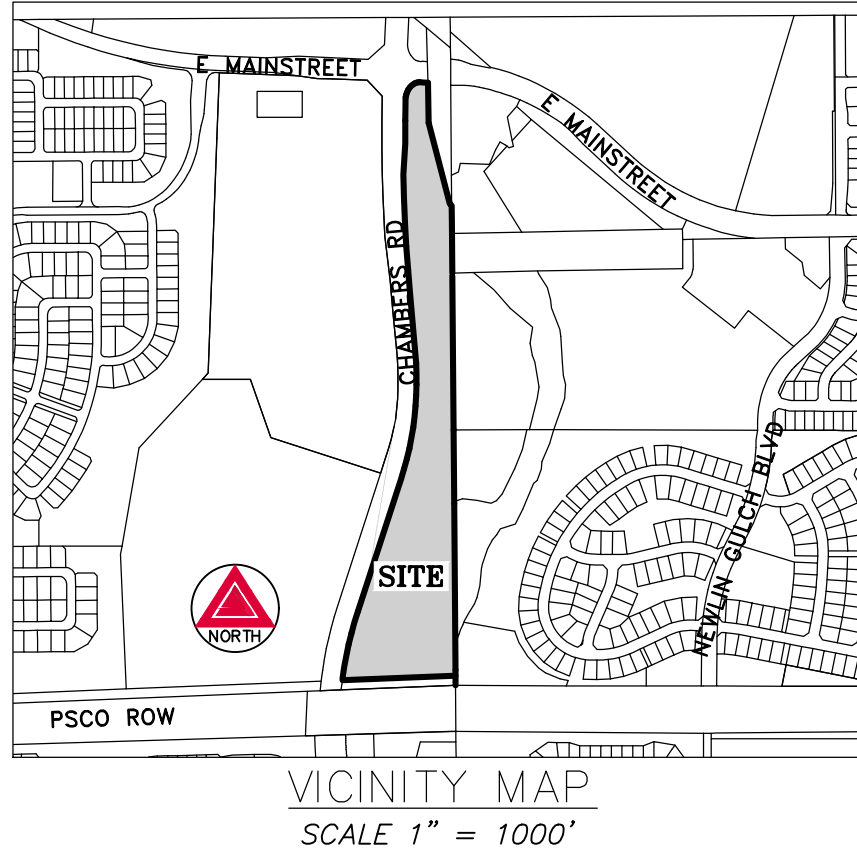
Kristin S. Hoffmann, Town Attorney

EXHIBIT A

Legal Description

Tract Q, Meridian International Business Center, Filing No. 7, County of Douglas, State of Colorado

TRACT Q, MERIDIAN INTERNATIONAL
BUSINESS CENTER, FILING NO. 7
ANNEXATION TO THE TOWN OF PARKER
A PARCEL LOCATED IN THE EAST HALF OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

TRACT 0, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 7, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 20050557700, 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

1. BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ASSUMED TO BEAR NORTH 00°31'09" WEST.

2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

TOWN COUNCIL ACCEPTANCE

ACCEPTED BY THE PARKER TOWN COUNCIL THIS _____ DAY OF _____, 2023.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

KARL D. SZYSZKOWSKI, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION 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 ANNEXED TO THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

KARL D. SZYSZKOSKI
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 3869
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.

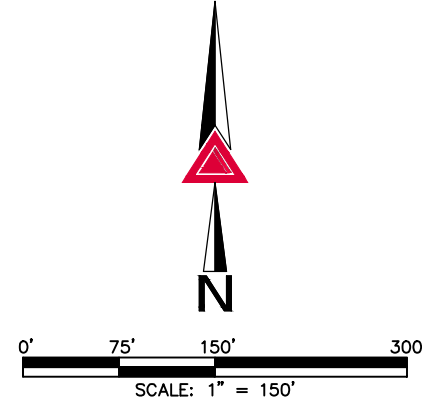
NOTICE:
PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED 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)
) ss
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS ANNEXATION 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



CONTIGUITY

TOTAL PERIMETER = 6,946.54'
CONTIGUOUS PERIMETER = 6,946.54'
1/6 TOTAL PERIMETER = 1,157.76'
TOTAL AREA = 20.250 ACRES±

LEGEND

ANNEXATION BOUNDARY

EXISTING TOWN OF PARKER LIMITS
SEE CONTIGUITY CALCULATIONS

LOT OR PARCEL LINE
ROW LINE

SCALE 1"=150'	
CMD JRW	DWG KDS
DATE 04/15/2022	

[illegible][illegible]

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



AZTEC
CONSULTANTS, INC.

E 1/2 SEC. 19, T6S, R66W, SIXTH PM
ANNEXATION MAP
DOUGLAS COUNTY, COLORADO
PREPARED FOR
TOWN OF PARKER
20120 E. MAIN STREET, PARKER, CO 80138

SHEET
1
OF 1 SHEETS

24922-06

ORDINANCE NO. 3.369, Series of 2023

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE TOWN-OWNED TRACT Q PROPERTY TO OS-OPEN SPACE DISTRICT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Finding of Fact.

a. Application has been made for zoning certain property described in attached **Exhibit A** within the Town of Parker, Colorado, as OS-Open Space District, pursuant to the Town of Parker Land Development Ordinance.

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

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

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

e. The requirements contained in Section 13.04.240(f) of the Parker Land Development Ordinance are satisfied for zoning the Property to OS-Open Space District, as described in the Parker Land Development Ordinance.

Section 2. The Property is hereby zoned OS-Open Space District as provided in the Town of Parker Land Development Ordinance.

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

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

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this

Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

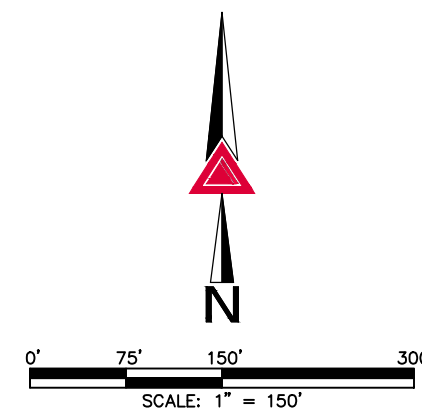
Kristin Hoffmann, Town Attorney

EXHIBIT A

Legal Description

Tract Q, Meridian International Business Center, Filing No. 7, County of Douglas, State of Colorado

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



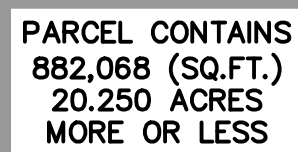
LEGEND

 ZONING PARCEL BOUNDARY

 LOT OR PARCEL LINE

 ROW LINE

FOR REVIEW



TRACT Q
MERIDIAN INTERNATIONAL
BUSINESS CENTER
FILING NO. 7
REC. NO. 2005057700

(BASIS OF BEARINGS)

Site Vicinity Map



Conceptual Alignment of the Newlin Gulch Trail Coupled with the Chambers Road Sidewalk





Underpass Crossing



Looking North to
Mainstreet



Looking South to
the East-West Trail



Request for Town Council Action

Date: February 6, 2023

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.348.1 - First Reading**
A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of a Development Improvement Project for Drainage and Flood Control Improvements for Stroh Gulch Upstream of French Avenue, Tanterra, Town of Parker, By and Between Urban Drainage and Flood Control District dba Mile High Flood District and the Town of Parker (Agreement No. 22-03.35A Project No. 107465)
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: February 21, 2023

EXECUTIVE SUMMARY

This item proposes an amendment to an Intergovernmental Agreement (IGA) between the Town and the Mile High Flood District (MHFD) regarding improvements to Stroh Gulch and Oak Gulch at the proposed Tanterra development. This amendment codifies the construction costs for the developer-funded improvements that will be constructed by MHFD at no cost to the Town.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Stroh Gulch is a major drainageway located within the southwest portion of the Town. A reach of the drainageway is located within the proposed Tanterra development, which is located south of Hess Road and west of the existing Anthology subdivision. In accordance with Town Code, the developer of the Tanterra subdivision is required to design and construct any master-planned improvements to the major drainageway. Additionally, the Tanterra development proposes to build two roadway bridges over another major drainageway in the area, Oak Gulch. These bridges will require the developer to construct localized realignments and improvements to Oak Gulch in those areas.

The Mile High Flood District has agreed to construct these improvements to Stroh Gulch and Oak Gulch as a Development Improvement Project (DIP), formerly known as a Fee-in-Lieu project. In a DIP arrangement, the developer funds 100% of the cost to design and construct the improvements, while the MHFD manages the design and construction contracts with assistance

and input from Town staff. This arrangement is attractive to the Town and MHFD due to their increased control over the project, and is attractive to the developer because they can remove this work from the scope of improvements they will oversee.

The developer funding for the Fee-in-Lieu improvements will be codified and collected by the Town through the Subdivision Agreement for the Tanterra development. Thus, an IGA between the Town and MHFD is necessary to transfer the developer funding to the District and memorialize the improvements that will be designed and constructed by the MHFD. The IGA obligates the MHFD to construct the improvements with Developer funding provided by the Town. This amendment to the IGA finalizes the construction costs for Stroh Gulch, and adds the construction costs for Oak Gulch.

FINANCIAL IMPACT

These improvements will be funded 100% by the Tanterra developer, and will be constructed at no cost to the Town. The total cost to design and construct the improvements is \$5,674,177.66.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 9.348.1

RECOMMENDED MOTION

I move to approve Ordinance No. 9.348.1 on first reading and to schedule second reading for February 21, 2023, as part of the consent agenda.

Approximate limits of Fee-in-Lieu drainageway improvements

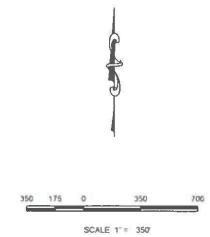
Motsenbocker
Road

Proposed Tanterra
Development
Segements 1A, 1B, 1C

Vicinity Map

Stroh Gulch Fee-in-Lieu

Drainageway Improvements



-  METRO DISTRICT A / FILING 1
-  METRO DISTRICT B / FILING 8
-  METRO DISTRICT C / FILING 14



ORDINANCE NO. 9.348.1, Series of 2023

TITLE: A BILL FOR AN ORDINANCE APPROVING THE FIRST AMENDMENT TO AGREEMENT REGARDING DESIGN AND CONSTRUCTION OF DEVELOPMENT IMPROVEMENT PROJECT FOR DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR STROH GULCH UPSTREAM OF FRENCH AVENUE, TANTERRA, TOWN OF PARKER, BY AND BETWEEN URBAN DRAINAGE AND FLOOD CONTROL DISTRICT dba MILE HIGH FLOOD DISTRICT AND THE TOWN OF PARKER (AGREEMENT NO. 22-03.35A PROJECT NO. 107465)

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

Section 1. The Town Council of the Town of Parker hereby approves the First Amendment to Agreement Regarding Design and Construction of Development Improvement Project for Drainage and Flood Control Improvements for Stroh Gulch Upstream of French Avenue, Tanterra, Town of Parker, by and between Urban Drainage and Flood Control District dba Mile High Flood District and the Town of Parker (Agreement No. 22-03.35A Project No. 107465), which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

AMENDMENT TO
AGREEMENT REGARDING
DESIGN AND CONSTRUCTION
OF DEVELOPMENT IMPROVEMENT PROJECT FOR DRAINAGE AND FLOOD CONTROL
IMPROVEMENTS FOR
STROH GULCH UPSTREAM OF FRENCH AVENUE
TANTERRA
TOWN OF PARKER

Agreement No. 22-03.35A
Project No. 107465

THIS AGREEMENT, by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT (hereinafter called "DISTRICT") and TOWN OF PARKER (hereinafter called "TOWN") and collectively known as "PARTIES";

WITNESSETH:

WHEREAS, PARTIES participated in a joint planning study titled "Oak Gulch and Stroh Ranch Area Outfall Systems Planning Preliminary Design Report" by Knight Piesold, dated February 2003 (hereinafter called "PLAN"); and

WHEREAS, NORTH PARKER INVESTMENTS, LLC (hereinafter called "DEVELOPER") is the owner of certain real property consisting of 460 acres, located inside TOWN, as shown on Exhibit A-1 (hereinafter called "PROPERTY")

WHEREAS, DEVELOPER has applied to TOWN for approval of Annexation, Zoning, and Subdivision Platting in order for PROPERTY to be Annexed into TOWN, Zoned and Platted in order for DEVELOPER to develop an Mix-Use community (hereinafter called "DEVELOPMENT"); and

WHEREAS, as a condition of DEVELOPMENT, TOWN will require DEVELOPER to implement drainage improvements identified in PLAN, and flood mitigation improvements in the watershed and stream to offset DEVELOPMENT. Mitigation improvements include but are not limited to preservation of stream corridor and network, runoff reducing practices, establishing bankfull channel, bank protection, floodplain reconnection, grade control structures, maintenance access trail, erosion and sediment control measures, revegetation and landscaping; and other drainage, and flood mitigation.

WHEREAS, PARTIES and DEVELOPER now desire to proceed with the design and construction of drainage and flood control improvements for DEVELOPMENT (hereinafter called "PROJECT"); and

WHEREAS, TOWN and DEVELOPER agree to a development improvement project improvements options whereas DISTRICT shall manage design and construction of PROJECT and DEVELOPER shall pay for the services, including an administrative fee.

WHEREAS, the TOWN Council by appropriation or resolution, have authorized all of PROJECT costs from DEVELOPER.

NOW, THEREFORE, in consideration of the mutual promises contained herein, PARTIES hereto agree as follows:

1. Paragraph 2. SCOPE OF PROJECT is amended to include the following:

2. SCOPE OF PROJECT

- A. Project Limits. PROJECT is defined more specifically as that area of Stroh Gulch at French Creek, and areas of Oak Gulch, as shown on Exhibit A-1.
- B. Final Design. PROJECT shall include the final design of improvements in accordance with the engineer's scope, fee, and schedule as shown on Exhibit B-1.
- C. Construction. PROJECT shall include construction, establishment of vegetation, and permit monitoring by DISTRICT of the drainage and flood control improvements as shown on Exhibits C-1, D-1 and E-1. Establishment and permit monitoring includes stream management and revegetation for establishment and weed management to comply with all federal, state, and local stormwater management permits and mitigation requirements under Section 404 of the Federal Clean Water Act and project goals.

DISTRICT shall monitor the stream and determine how it is performing relative to hydrologic, hydraulic, and geomorphic parameters during the establishment period. If the stream is departing from stable ranges of hydrologic, hydraulic, and geomorphic parameters that result in PROJECT not achieving goals. DISTRICT shall implement stream management improvements, provided project funding is available. PROJECT shall be considered complete when there are no longer project funds available.

2. Paragraph 4. PROJECT COSTS AND ALLOCATION OF COSTS is deleted and replaces as follows:

4. PROJECT COSTS AND ALLOCATION OF COSTS

- A. PARTIES agree that for the purposes of this Agreement PROJECT costs shall consist of and be limited to the following:
 - 1. Final Design and Permitting
 - 2. Construction of Improvements
 - 3. Construction Engineering Services
 - 4. Vegetation Establishment
 - 5. Contingencies mutually agreeable to PARTIES
 - B. As set forth in DISTRICT policy (Resolution No. 38, Series of 2017), DISTRICT shall collect administrative fees for Develop Improvement Projects to offset DISTRICT staff time required to manage the Final Design and Construction of PROJECT. The administrative fee is nonrefundable and to be held in the Development Service Enterprise Fund.
2. Construction. The administrative fee is based percentage of the estimated construction costs. The percentage charged is as shown in the following table.

Estimated Construction Cost Range	Percentage Charged
Under \$500,000	8%

\$500,000 - \$1,000,000	6%
\$1,000,000 - \$1,500,000	4%
\$1,500,000 - \$2,000,000	3%
\$2,000,000 - \$3,500,000	2.0%
\$3,500,000 - \$5,000,000	1.5%
\$5,000,000 - \$10,000,000	1.0%
\$10,000,000 - \$15,500,000	0.7%
\$15,500,000 - \$20,000,000	0.6%

- C. It is understood that PROJECT costs as defined above are not to exceed \$5,662,772.36 without amendment to this Agreement.

PROJECT costs for the various elements of the effort are estimated as follows:

<u>ITEM</u>	<u>AS AMENDED</u>	<u>ORIGINAL</u>
1. Final Design and Permitting		
Segment 1A	\$143,896.00	\$114,662.00
Oak Gulch	\$0	\$0
2. Construction Improvements		
Segment 1A*	\$1,757,747.30	\$2,689,320.25
Oak Gulch	\$2,749,419.28	\$0
<i>* Landscaping is currently being left out until a GC is chosen by the developer</i>		
3. Construction Engineering		
Segment 1A	\$156,882.00	\$199,758.00
Oak Gulch	\$140,902.00	\$0
4. Vegetation Establishment		
Segment 1A	\$ 136,533.95	\$136,533.95
Oak Gulch	\$ 135,718.00	\$0
5. Contingencies		
Segment 1 A	\$147,887.37	\$268,932.03
<i>(5% + water control)</i>		
Oak Gulch	\$197,470.96	\$0
<i>(5% + water control)</i>		
6. Construction		
Administrative Fee		
Segment 1A	\$52,732.42	\$68,184.12
Oak Gulch	\$54,988.39	\$0

Grand Total	\$5,674,177.66	\$3,477,390.35
--------------------	----------------	----------------

This breakdown of costs is for estimating purposes only. Costs may vary between the various elements of the effort without amendment to this Agreement provided the total expenditures do not exceed the maximum contribution by all PARTIES plus accrued interest.

3. Paragraph 5. MANAGEMENT OF FINANCES is deleted and replaced as follows:

As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's one-half share may come from its own revenue sources or from funds received from state, federal or other sources of funding without limitation and without prior DISTRICT approval. Within 10 days of request for payment by DISTRICT, TOWN shall remit to DISTRICT 50% of these costs attributed to PROJECT, \$2,831,386.18. Ninety days after this date, TOWN shall shall remit to DISTRICT the remaining PROJECT costs, \$ 2,831,386.18. The project payment shall be held by DISTRICT in a special fund to pay for increments of PROJECT as authorized by PARTIES, and as defined herein. DISTRICT shall provide a periodic accounting of PROJECT funds as well as a periodic notification to TOWN of any unpaid obligations. Any interest earned by the monies contributed by PARTIES shall be accrued to the special fund established by DISTRICT for PROJECT and such interest shall be used only for PROJECT upon approval by the contracting officers (Paragraph 12). Within one year of completion of PROJECT if there are monies including interest earned remaining which are not committed, obligated, or disbursed, each party shall receive a share of such monies, which shares shall be computed as were the original

4. All other terms and conditions of this AGREEMENT shall remain in full force and effect. WHEREFORE, PARTIES hereto have caused this FIRST AMENDMENT to be executed by properly authorized signatories as of the date and year written below.

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT D/B/A
MILE HIGH FLOOD DISTRICT

Checked By

By_____

Name Laura A. Kroeger

Title Executive Director

Date_____

TOWN

By_____

Name_____

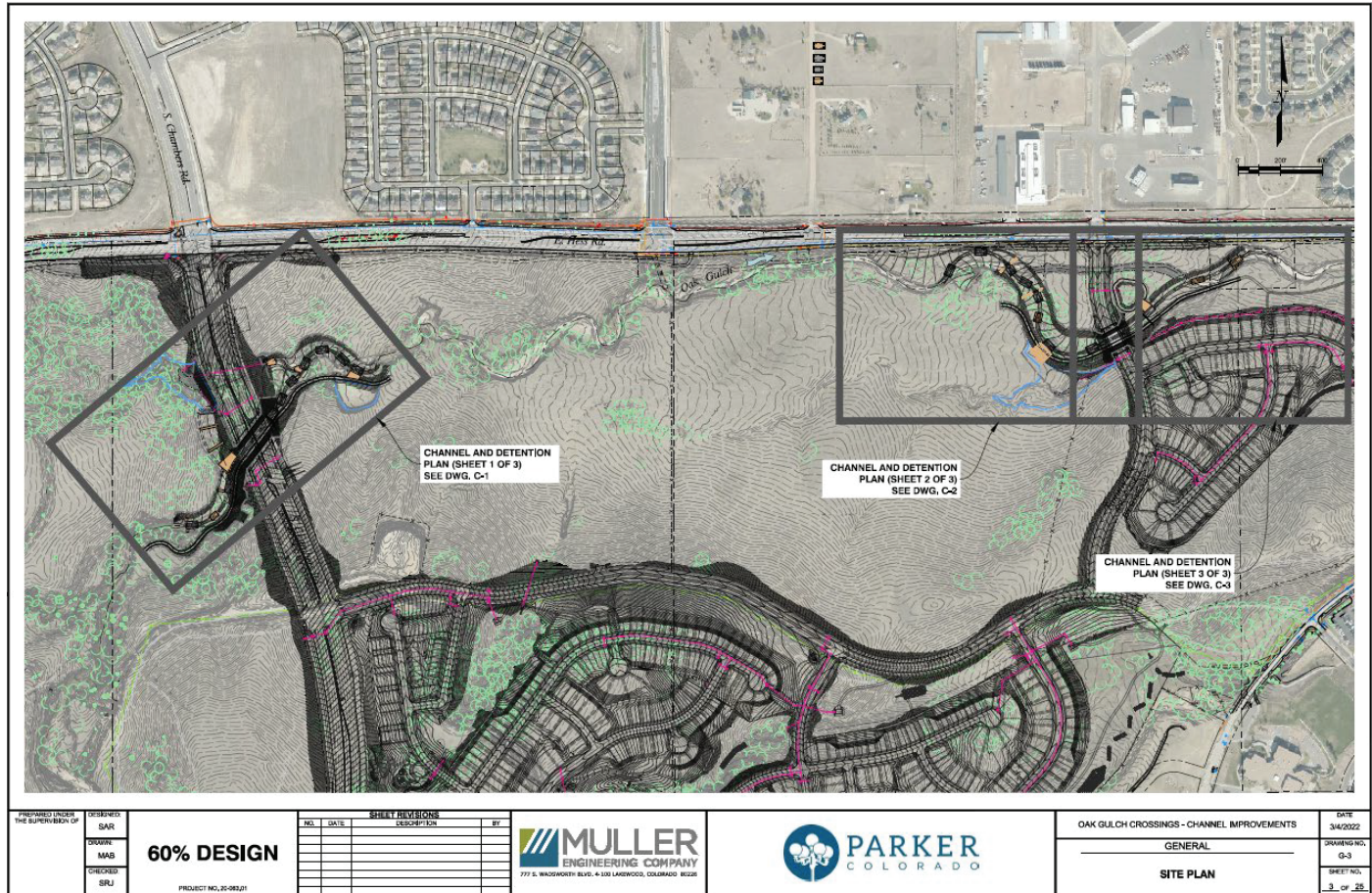
Title_____

Date_____

AMENDMENT TO
AGREEMENT REGARDING
DESIGN AND PERMITTING
OF FEE-IN-LIEU DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR
STROH GULCH UPSTREAM OF FRENCH CREEK AVENUE
TOWN OF PARKER

Agreement No. 22-03.35A
Project No. 107465

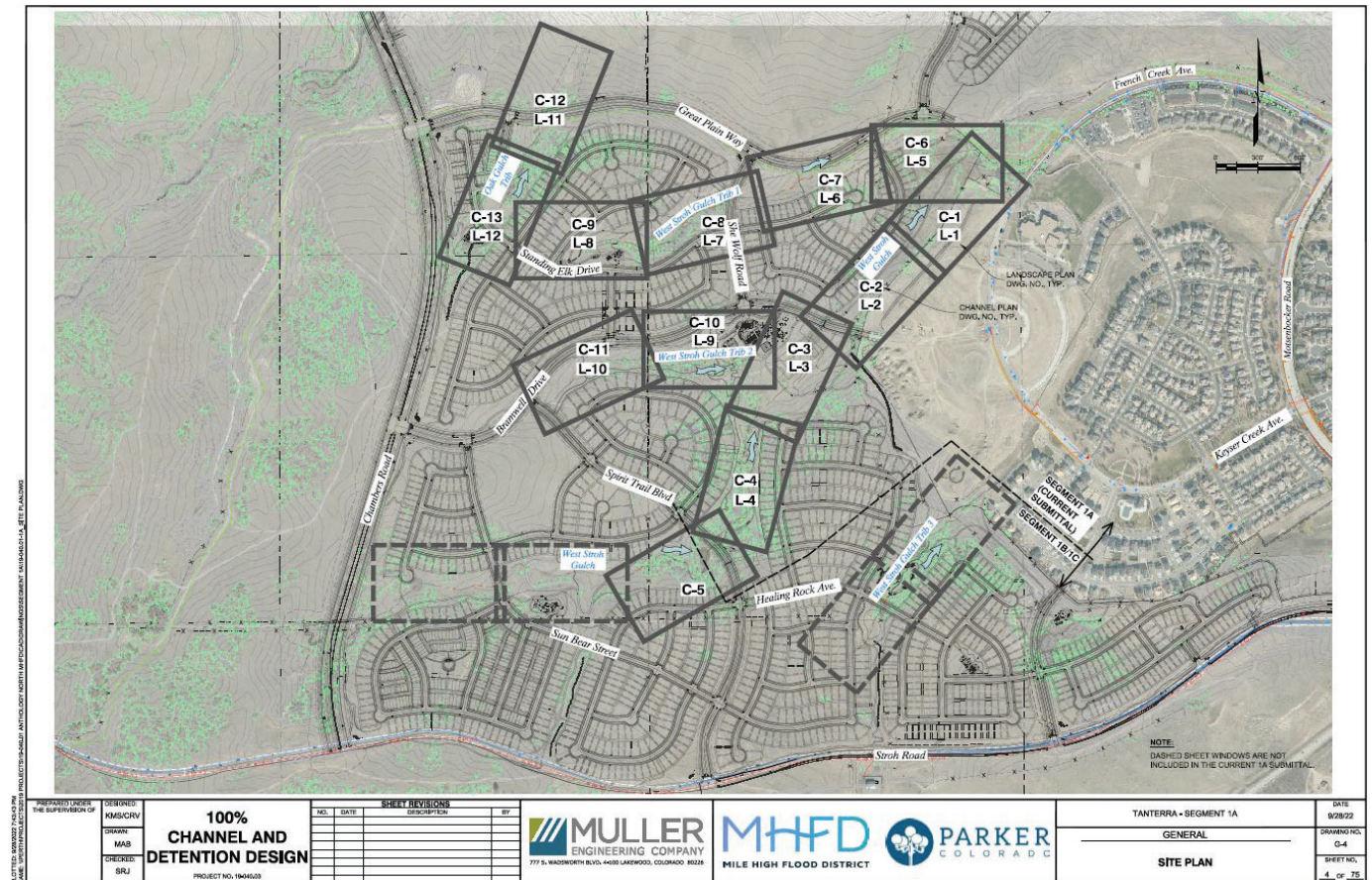
EXHIBIT A-1: PROPERTY OAK GULCH



AMENDMENT TO AGREEMENT REGARDING DESIGN AND PERMITTING OF FEE-IN-LIEU DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR STROH GULCH UPSTREAM OF FRENCH CREEK AVENUE TOWN OF PARKER

Agreement No. 22-03.35A
 Project No. 107465

EXHIBIT A-1: PROPERTY SEGMENT 1A



AMENDMENT TO
AGREEMENT REGARDING
DESIGN AND PERMITTING
OF FEE-IN-LIEU DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR
STROH GULCH UPSTREAM OF FRENCH CREEK AVENUE
TOWN OF PARKER

Agreement No. 22-03.35A
Project No. 107465

EXHIBIT B-1:
MULLER STROH GULCH SEGMENT 1A FINAL DESIGN ORIGINAL FEE
MULLER STROH GULCH SEGMENT 1A FINAL DESIGN ADDITIONAL FEE

Exhibit B-1
MULLER ENGINEERING COMPANY
PROJECT FEE ESTIMATE

CLIENT:

ESX, MHFD

PROJECT:

Tanterra Segment 1A: Value Engineering and Final Design

PROPOSAL NO.:

920.19

PROJECT NO.:

19040.03

PREPARED BY: SRJ

DATE:

3/10/2022

CHECKED BY: DDJ/JTW

PROPOSED TOTAL FEE: \$

64,770

TASK NO.	ITEM DESCRIPTION	LABOR (HOURS)					EXPENSES			TOTALS			
		DDJ	SRJ	KMS	GRV	MAB	OUTSIDE SERVICES	TRAVEL	REPRODUCTION	TIME (HOURS)	LABOR COST	EXPENSES	SUBTOTAL
100	Value engineering completed through February 2022 to reduce construction costs												
	Hydraulic analysis and design to reduce cost of stream stabilization and confirm stability of preserved reaches within West Stroh Tributaries 1 and 2, and Oak Tributary 1	12	16	32	40	16				116	\$ 15,320		\$ 15,320
a													
b	Hydraulic analysis and design to reduce cost of stream stabilization and confirm stability of preserved reaches within West Stroh	6	8	16	20	12				62	\$ 8,068		\$ 8,068
c	Additional hydrologic and hydraulic analysis to support eliminating two detention ponds	4	4	20	16	4				48	\$ 6,292		\$ 6,292
d	Analysis and design to reduce size and cost of five detention basin outlet structures	4	4	24	20	12				64	\$ 8,064		\$ 8,064
e	Design of bioretention cell to reduce forebay and outlet cost compared to EDB	4	2	8	12	8				34	\$ 4,304		\$ 4,304
f	Analysis and design of grassed spillways for four detention ponds to eliminate riprap	2	4	22	12	4				44	\$ 5,746		\$ 5,746
	SUBTOTAL									368	\$ 47,794		\$ 47,794
200	Final Design												
a	Wall and sidewalk design (structural) for mainstem corridor north of Bramwell (two walls: MSE or stacked boulder wall, sidewalk: profile and alignment)	12	32	24	32	24				124	\$ 16,976		\$ 16,976
										124	\$ 16,976		\$ 16,976
										492			
	TOTAL HOURS	44	70	146	152	80							
	TOTAL LABOR	\$ 9,064	\$ 12,040	\$ 20,002	\$ 15,504	\$ 8,160							
	TOTAL EXPENSES												
	TOTAL FEE										\$ 64,770	\$ -	\$ 64,770

Exhibit B-1
MULLER ENGINEERING COMPANY
PROJECT FEE ESTIMATE

CLIENT:	PROPOSAL NO.: 920.19	PROJECT NO.: 19040.03
ESX, MHFD	PREPARED BY: SRJ	DATE: 3/8/2022
PROJECT:	CHECKED BY: DDJ/JTW	PROPOSED TOTAL FEE: \$ 49,892
Tanterra Segment 1A: Additional Scope		

TASK NO.	ITEM DESCRIPTION	LABOR (HOURS)						EXPENSES			TOTALS				
100	Additional scope completed through February 2022														
a	Additional contractor coordination (limits of work, phasing, earthwork, exhibits - review and discussion)	6	16	14	12	6									
b	Additional project coordination meetings for extended duration past July 2021	2	32	24	8										
c	Additional construction cost quantities and cost opinion (accounts for draft 90% and unit cost analysis)	4	8	16	20	6									
d	Hydrologic adjustments and updates to base files due to changes from Town or development team		6	24	16	8									
e	Boulder cascade (500 ft) stabilization hydraulics and design in constrained mainstem corridor (Layout, Geotechnical coordination, back of lot coordination with Westwood, Town coordination)	8	12	24	16	24									
f	Oak Tributary headcut stabilization (downstream of Great Plain Way)	2	2	6	10	4									
g	Design and detailing of four additional boulder trail crossings		4	8	16	8									
	SUBTOTAL	22	80	116	98	56									
	TOTAL HOURS														
	TOTAL LABOR	\$ 4,532	\$ 13,760	\$ 15,892	\$ 9,996	\$ 5,712									
	TOTAL EXPENSES														
	TOTAL FEE														

MULLER ENGINEERING COMPANY
PROJECT FEE ESTIMATE

CLIENT: E5X, MHFD
PROJECT: Tanterra Segment 1A: Amendment for Additional Scope from March 2022 to January 2023
PROPOSAL NO.: 920.19
PROJECT NO.: 19040.03
PREPARED BY: SRJ
CHECKED BY: DDJ/JTW
DATE: 12/6/2022
PROPOSED FEE: \$ 87,702

TASK NO.	ITEM DESCRIPTION	LABOR (HOURS)					EXPENSES			TOTALS			
		Senior Project Manager 9	Project Manager 6 (H)	Project Engineer 4	Design Engineer 2	Technician/CADD Operator 3	OUTSIDE SERVICES	TRAVEL	REPRODUCTION	TIME (HOURS)	LABOR COST	EXPENSES	SUBTOTAL
100	FINAL DESIGN												
	Additional work to reduce capital and maintenance costs:												
a	Additional hydrologic detention modeling to demonstrate reduced flows and structure in streams (including CUIP and SWMM/Detention Spreadsheets)	2	6	10	12					30	\$ 4,460		\$ 4,460
b	Additional geomorphic assessment and site visit (assessing channel stability and confirming preservation limits and soft design approach in the field)	6	6	8	8					28	\$ 4,614		\$ 4,614
c	Additional ecological coordination for the review of seed mixes and limits to support vegetative design approach and reduce rock structures	1	4	4						9	\$ 1,558		\$ 1,558
d	Additional detailed hydraulic modeling to support soft stabilization approach	2	8	4	6					20	\$ 3,250		\$ 3,250
	SUBTOTAL									87	\$ 13,882		\$ 13,882
200	PLAN PREPARATION												
a	Additional detailing of stream preservation and soft stabilization improvements	4	6	16	12	15			\$ 14	53	\$ 7,395	\$ 14	\$ 7,409
	SUBTOTAL									53	\$ 7,395	\$ 14	\$ 7,409
300	REPORTING												
a	Preparing full stand alone report for 1A rather than sections written and inserted for Westwood report		6	8	6	2				22	\$ 3,210		\$ 3,210
	SUBTOTAL									22	\$ 3,210		\$ 3,210
400	DESIGN TEAM INTEGRATION AND ITERATIONS												
a	Design integration/iterations (sketches, layout, figures, screen shares) for outfalls into detention basins (7) and outlet structure location coordination and pipe outfalls (5)	2	9	11	15					37	\$ 5,523		\$ 5,523
b	Design integration/iterations (sketches, layout, screen shares) for detention spillways at roadway crossings including sidewalk grading	3	7	9	12					31	\$ 4,732		\$ 4,732
c	Review of base file updates from design team and follow up. There were 19 updates since March 2022 for Segment 1A and 1B (hours shown are for 1A)	1	6	15	19					41	\$ 5,788		\$ 5,788
	SUBTOTAL									109	\$ 16,043		\$ 16,043
500	MEETINGS AND COORDINATION												
a	Additional weekly developer team meetings (from March through Dec 2022)	4	37	6						47	\$ 8,709		\$ 8,709
b	Additional 1A Request log meetings (4 months, 1 per week) including prep and follow up to define coordination needs and documentation of needs through a spreadsheet tracker	6	23	23	6					58	\$ 9,730		\$ 9,730
c	Additional Town/Developer coordination meetings includes preparation of figures and correspondence before and after the meetings (3 since February 2022, in person and teams)		16	8	3					27	\$ 4,509		\$ 4,509
	SUBTOTAL									132	\$ 22,948		\$ 22,948
600	OPEN SPACE, PARKS, TRAILS												
a	Grading changes associated with open space, parks, and trail layouts connecting across channels. Includes additional grading adjustments for West Stroh Step Riffle to work with Westwood and PCS for the trail layout and grading adjustments at 6 trail crossings.	4	10	12	18	7				51	\$ 7,421		\$ 7,421
	SUBTOTAL									51	\$ 7,421		\$ 7,421
700	CONTRACTOR COORDINATION (CONSTRUCTION) - NEW SCOPE ITEM REQUESTED												
a	Contractor coordination meetings (4 meetings after February 2022, Teams and in person, Agenda and Notes)	10	24	20						54	\$ 9,688		\$ 9,688
b	Exhibits and additional earthwork calculations development for meetings, surface development and smoothing for interim developer surface and plan sheets	2	8	8	20	15				53	\$ 7,101		\$ 7,101
	SUBTOTAL									561	\$ 16,789		\$ 16,789
	TOTAL HOURS	47	176	162	137	39							
	TOTAL LABOR	\$ 10,810	\$ 32,912	\$ 23,490	\$ 16,303	\$ 4,173					\$ 87,688	\$ 14	\$ 87,702
	TOTAL EXPENSES						\$ -	\$ -	\$ -				
	TOTAL FEE												

\$29,234 to be included in IGA
22-03.35A

AMENDMENT TO
AGREEMENT REGARDING
DESIGN AND PERMITTING
OF FEE-IN-LIEU DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR
STROH GULCH UPSTREAM OF FRENCH CREEK AVENUE
TOWN OF PARKER

Agreement No. 22-03.35A
Project No. 107465

EXHIBIT C-1:
NARANJO CONSTRUCTION COST FOR OAK GULCH
NARANJO CONSTRUCTION COST FOR STROH GULCH SEGMENT 1A

Tanterra Segment 1A, Filling 1 - Contractor Bid Form (Naranja)
100% Design, January 2023

Quantities Prepared by: Muller Engineering Company, January 2023

Notes: 1. Bid items and quantities are heavily dependent on grading and level of coordination between Wetwood, PCS, Muller, ESW and selected contractor for contractors. All work being constructed as part of the bridge installation has been quantified separately and included from this cost estimate except for the channel quantities under the bridge. The channel quantities under the bridge are now included as of January 2023.

BID ITEM	DESCRIPTION OF BID ITEM	CHAMBERS	TAMMY LANE	PAY UNIT	UNIT PRICE	QUANTITY	TOTAL COST OF BID ITEM
GENERAL							
1	Excavation	0.5	0.5	LS	\$ 115,920.00	1	\$ 115,920.00
2	Surveying	0.5	0.5	LS	\$ 7,500.00	1	\$ 7,500.00
3	Clearing and Grubbing	0.5	0.5	LS	\$ 29,877.00	1	\$ 29,877.00
PAVING							
4	Concrete Base	8,279	13,398	CV	\$ 14.73	21,777	\$ 320,114.55
5	Concrete Surface	2,251	263	CV	\$ 32.35	2,514	\$ 81,331.65
6	Gravel	5,487	654	CV	\$ 32.35	5,841	\$ 189,141.35
CHANNEL, ROCK AND DROP STRUCTURES							
7	Channel	247	103	CV	\$ 37.80	350	\$ 13,230.60
8	Channel	247	103	CV	\$ 37.80	350	\$ 13,230.60
9	Channel	198	691	CV	\$ 37.80	889	\$ 33,586.20
10	Channel	385	1,011	CV	\$ 37.80	1,396	\$ 52,774.80
11	Channel	222	344	CV	\$ 37.80	566	\$ 21,361.80
12	Channel	76	914	CV	\$ 37.80	990	\$ 37,324.20
13	Channel	144	220	CV	\$ 37.80	364	\$ 13,759.20
14	Channel	198	224	CV	\$ 37.80	422	\$ 15,939.60
15	Channel	1,565	2,248	CV	\$ 37.80	3,813	\$ 144,173.40
16	Channel	212	73	EA	\$ 37.80	285	\$ 10,773.00
DETENTION AND STORMWATER FACILITIES							
17	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
18	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
19	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
20	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
21	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
22	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
23	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
24	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
25	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
26	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
27	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
28	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
29	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
30	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
31	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
32	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
33	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
34	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
35	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
36	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
37	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
38	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
39	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
40	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
41	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
42	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
43	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
44	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
45	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
46	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
47	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
48	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
49	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
50	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
51	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
52	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
53	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
54	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
55	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
56	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
57	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
58	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
59	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
60	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
61	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
62	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
63	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
64	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
65	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
66	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
67	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
68	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
69	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
70	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
71	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
72	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
73	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
74	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
75	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
76	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
77	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
78	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
79	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
80	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
81	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
82	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
83	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
84	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
85	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
86	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
87	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
88	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
89	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
90	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
91	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
92	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
93	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
94	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
95	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
96	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
97	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
98	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
99	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
100	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
101	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
102	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
103	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
104	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
105	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
106	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
107	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
108	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
109	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
110	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
111	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
112	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
113	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
114	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
115	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
116	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
117	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
118	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
119	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
120	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
121	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
122	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
123	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
124	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
125	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
126	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
127	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
128	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
129	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
130	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
131	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
132	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
133	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
134	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
135	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
136	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
137	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
138	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
139	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
140	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
141	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
142	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
143	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
144	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
145	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
146	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
147	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
148	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
149	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
150	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
151	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
152	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
153	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
154	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
155	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
156	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
157	Channel	1,565	0	CV	\$ 37.80	1,565	\$ 59,163.00
158	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
159	Channel	212	0	CV	\$ 37.80	212	\$ 8,012.16
160	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
161	Channel	247	0	CV	\$ 37.80	247	\$ 9,354.60
162	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
163	Channel	385	0	CV	\$ 37.80	385	\$ 14,583.00
164	Channel	222	0	CV	\$ 37.80	222	\$ 8,411.60
165	Channel	76	0	CV	\$ 37.80	76	\$ 2,873.28
166	Channel	144	0	CV	\$ 37.80	144	\$ 5,423.52
167	Channel	198	0	CV	\$ 37.80	198	\$ 7,484.40
168							

Tanterra Development - Contractor Bid Form (Naranjo)
Channels and Detention
Quantities prepared by: Muller Engineering Company, August 2022
Segment 1A - 100% Design Submittal

BID ITEM	BID ITEM CODE	DESCRIPTION OF BID ITEM	PAY UNIT	UNIT PRICE	QUANTITY	TOTAL COST OF BID ITEM	BID COMMENTS AND ASSUMPTIONS
1	GN-02-001	Mobilization	LS	\$ 110,228.00	1	\$ 110,228.00	Reduced to account for combined projects.
2	GN-04-001	Surveying	LS	\$ 7,500.00	1	\$ 7,500.00	Construction staking by owners contractor. Cost is for GPS machine setup.
3	GN-01-001	Clearing and Grubbing (Naranjo only Areas)	LS	\$ 16,825.00	1	\$ 16,825.00	
4	GN-08-004	Traffic Control	LS		4		
5	ESP-07-001	Topsoil, Excavate, Stockpile, and Replace (Naranjo only Areas - 9" Depth)	CY	\$ 14.70	4,858	\$ 71,412.60	Development contractor will provide main traffic control off Hess/Chambers Road
6	ESP-07-001	Topsoil, Replace from Stockpile (Shared Areas - 9" Depth)	CY	\$ 7.35	15,896	\$ 116,835.60	Naranjo only areas based on figure produced 1/2022
7	ESP-02-001	Earthwork, Excavation and Stockpile (6" of Fine Grading Only in Shared Areas)	CY	\$ 10.50	10,597	\$ 111,268.50	Shared areas based on figure produced 1/2022
8	ESP-02-001	Earthwork, Excavation and Fill On Site (Naranjo only Areas)	CY	\$ 10.50	1,200	\$ 12,600.00	Price assumes developer contractor to pick up stockpiles (if any)
9	ESP-05-001	Excavation, Muck, Replace with Approved Material	CY	\$ 92.80	300	\$ 27,840.00	
10	ESP-06-004	Excavation of Rock and Stockpile	CY	\$ 18.30	0	\$ 6,240.30	Assumed 3' thick salvaged Type M riprap at upper drop structure and nearby bank protection, reuse for soil riprap
11	-	Reuse of Excavated Rock from Stockpile	CY	\$ 47.40	341	\$ 26,070.00	Assumed 3' thick salvaged Type M riprap at upper drop structure and nearby bank protection, reuse for soil riprap
12	-	Bioretenation Media	CY	\$ 68.30	550	\$ 37,565.00	Sandy loam material per specification (potentially sourced onsite). Assume import for this proposal, if sourced onsite unit price to be the 1
13	RW-11-002	Soil Riprap, Type L	CY	\$ 97.80	318	\$ 31,100.40	Topsoil, Replace from Stockpile bid item.
14	RW-11-001	Riprap, Void-Filled, Type L (Rock Rundowns)	CY	\$ 109.00	252	\$ 27,468.00	
15	RW-11-002	Riprap, Void-Filled, Type L (Grouted Boulder Drop)	CY	\$ 109.00	13	\$ 1,417.00	
16	RW-11-002	Riprap, Void-Filled, Type L (Trail Crossing)	CY	\$ 109.00	35	\$ 3,815.00	
17	RW-11-002	Riprap, Void-Filled, Type L (Outfall Protection)	CY	\$ 109.00	45	\$ 4,905.00	
18	RW-11-002	Riprap, Void-Filled, Type L (Forebays)	CY	\$ 109.00	230	\$ 25,070.00	
19	RW-11-002	Riprap, Void-Filled, Type L (Riffles)	CY	\$ 109.00	359	\$ 39,131.00	
20	RW-11-003	Riprap, Void-Filled, Type M (Riffles)	CY	\$ 109.00	673	\$ 73,357.00	
21	RW-11-003	Riprap, Void-Filled, Type M (Outfall Protection)	CY	\$ 109.00	30	\$ 3,270.00	
22	RW-11-003	Riprap, Void-Filled, Type M (Emergency Spillway)	CY	\$ 109.00	623	\$ 67,907.00	
23	RW-11-004	Riprap, Void-Filled, Type H (Riffles)	CY	\$ 109.00	793	\$ 86,437.00	
24	RW-11-004	Riprap, Void-Filled, Type H (Step Riffle)	CY	\$ 107.90	1,209	\$ 130,451.10	
25	RW-11-004	Riprap, Void-Filled, Type H (Outfall Protection)	CY	\$ 109.00	232	\$ 25,288.00	
26	RW-11-004	Riprap, Void-Filled, Type H (Emergency Spillway)	CY	\$ 109.00	414	\$ 45,126.00	
27	RW-06-001	Boulder, 18-Inch	EA	\$ 100.70	316	\$ 31,821.20	
28	RW-06-002	Boulder, 24-Inch	EA	\$ 156.00	93	\$ 14,508.00	
29	RW-06-003	Boulder, 30-Inch	EA	\$ 235.00	14	\$ 3,290.00	
30	RW-06-004	Boulder, 36-Inch	EA	\$ 354.00	4	\$ 1,416.00	
31	RW-07-002	Boulders, Grouted, 24-Inch	SY	\$ 361.00	38	\$ 13,718.00	Includes 4, 30" boulders for grouted boulder drop
32	RW-02-002	Bedding, Granular, Type II	CY	\$ 110.40	1	\$ 110.40	
33	RW-01-001	Aggregate, CDOT No. 8	CY	\$ 92.40	82	\$ 7,576.80	
34	RW-01-001	Aggregate Base Course, Class 6	CY	\$ 77.50	4.0	\$ 310.00	
35	-	Fine Concrete Aggregate, CDOT C-33 (Sand)	CY	\$ 96.70	43	\$ 4,158.10	
36	-	Maintenance Road, Class 6 Roadbase & VTC Rock	CY	\$ 101.20	343	\$ 34,711.60	
37	GG-02-001	Maintenance Road, Geogrid	SY	\$ 4.80	1,496	\$ 7,180.80	
38	GG-02-001	Geotextile, Nonwoven, Miraf 180N or Equivalent	SY	\$ 3.45	66	\$ 227.70	
39	SS-06-004	Reinforced Concrete Pipe (RCP), Class III, 24-Inch Diameter	LF	\$ 124.70	88	\$ 10,973.60	Unit price to include Flowfill in trench backfill section (6' length) per detail
40	SS-06-005	Reinforced Concrete Pipe (RCP), Class III, 30-Inch Diameter	LF	\$ 153.70	0	\$ -	Unit price to include Flowfill in trench backfill section (6' length) per detail
41	SS-06-006	Reinforced Concrete Pipe (RCP), Class III, 36-Inch Diameter	LF	\$ 196.40	0	\$ -	Unit price to include Flowfill in trench backfill section (6' length) per detail
42	SS-06-008	Reinforced Concrete Pipe (RCP), Class III, 48-Inch Diameter	LF	\$ 300.35	0	\$ -	Unit price to include Flowfill in trench backfill section (6' length) per detail
43	-	Slotted Underdrain, 4" Diameter (Bioretention)	LF	\$ 23.30	99	\$ 2,306.70	
44	-	Underdrain Cleanout and Upstream Elbow within Outlet Structure (Bioretention)	LF	\$ 685.00	1	\$ 685.00	
45	SS-02-002	Flared End Section, Reinforced Concrete Pipe (RCP), with Toe Wall, 18-Inch Diameter	EA	\$ 3,000.00	0	\$ -	
46	SS-02-003	Flared End Section, Reinforced Concrete Pipe (RCP), with Toe Wall, 24-Inch Diameter	EA	\$ 3,189.00	0	\$ -	
47	SS-02-004	Flared End Section, Reinforced Concrete Pipe (RCP), with Toe Wall, 30-Inch Diameter	EA	\$ 3,890.00	0	\$ -	
48	SS-02-005	Flared End Section, Reinforced Concrete Pipe (RCP), with Toe Wall, 36-Inch Diameter	EA	\$ 4,701.00	0	\$ -	
49	SS-02-006	Flared End Section, Reinforced Concrete Pipe (RCP), with Toe Wall, 42-Inch Diameter	EA	\$ 5,307.00	0	\$ -	
50	SS-02-007	Flared End Section, Reinforced Concrete Pipe (RCP), with Toe Wall, 48-Inch Diameter	EA	\$ 5,059.00	0	\$ -	Includes toe wall and headwall
51	SS-03-001	Slab Manhole, 4-Foot Diameter, <5 Foot Depth	EA	\$ 4,353.00	0	\$ -	
52	SC-12-011	Concrete, Structural, Detention Outlet (Outlet Structures A2, A3, A4, A5)	CY	\$ 2,289.00	0	\$ -	Unit price to include rebar (greenbar), grating, orifice plates, and all miscellaneous metalwork
53	SC-12-011	Concrete, Structural, Bioretention Outlet (Outlet Structure BRG-A1)	CY	\$ 2,397.00	3.5	\$ 8,389.50	Unit price to include rebar (greenbar), grating, orifice plates, and all miscellaneous metalwork
54	-	Concrete, Detention Outlet (Outlet Structures A2, A3, A4, A5 - Fill Concrete)	CY	\$ 391.00	0	\$ -	
55	SC-12-008	Concrete, Structural, Forebay	CY	\$ 1,041.00	120	\$ 124,920.00	
56	SC-11-001	Concrete, Reinforced Cutoff Wall	CY	\$ 1,308.00	16	\$ 20,928.00	
57	-	Concrete Trail, 6" Thick, Reinforced Trail and Thickened Edge	SY	\$ 175.00	808	\$ 141,400.00	
58	SC-08-003	Concrete Trail, 6" Thick	SY	\$ 74.30	160	\$ 11,888.00	Quantity in developer column is the concrete trail north of Bramwell Drive (north of chase drain and south of EDB-A3 emergency spillway)
59	SC-13-002	Grout, Cutoff Wall	CY	\$ 455.00	5	\$ 2,275.00	
60	-	Grout, Reinforced Apron	CY	\$ 744.00	2	\$ 1,488.00	
61	FN-01-004	Fence, Orange Construction (Channel Preservation)	LF	\$ 2.55	0	\$ -	
62	-	Erosion Control Blanket, Coir Mat	SV	\$ 12.70	22,295	\$ 284,046.50	Landscaping is currently being left out until a GC is chosen by the developer
63	LS-02-002	Erosion Control Blanket, Coconut	SV	\$ 6.90	2,427	\$ 16,761.30	
64	LS-10-XXXX	Seeding, Drill and Broadcast Seeding - Xeric Seed Mix	AC	\$ 3,297.00	13.3	\$ 43,850.10	
65	LS-10-XXXX	Seeding, Drill and Broadcast Seeding - Mesic Seed Mix	AC	\$ 1,800.00	3.3	\$ 5,940.00	
66	LS-07-001	Mulch, Broadcast Straw (Under Erosion Control Blanket)	AC	\$ 1,030.00	6.4	\$ 6,592.00	
67	LS-07-002	Mulch, Hydromulch	AC	\$ 2,875.00	12.1	\$ 34,787.50	If limited areas require crimped straw, same unit price as hydromulch to apply
68	-	Biosol, Humates-Myconthase	AC	\$ 8,280.00	47.3	\$ 392,436.00	
69	LS-09-001/2	Plug, Wetland & Riparian	EA	\$ 4.85	39,940	\$ 193,709.00	
70	LS-14-004	Willow Stakes	EA	\$ 10.20	1,042	\$ 10,628.40	
71	-	Keystone Retaining Walls	SF	\$ 50.00	0	\$ -	Quantity based on total area of wall including embedment
Segment 1A Channel and Detention - Total Construction Cost (2022 Dollars)						\$ 1,757,747.30	
Alternate Items (if needed)							
1A	GN-08-001	Water Control	FA	\$ 60,000.00	1	\$ 60,000.00	Only billed if required on a T&M basis. This is not included in Construction cost but is included in the Contingency of the IGA

- Notes:
- Split of work between Naranjo and the developer contractor is based on conversations to date. Further coordination could lead to modifications in the work split.
 - Bid items and associated costs may be added as coordination between contractors progresses and design elements are finalized.
 - Costs associated with mobilization, surveying, water control, clearing and grubbing, erosion control, and traffic control for the developer contractor are not included in this cost opinion.
 - Further coordination on topsoil management, quantities, stockpile locations, and costs will be needed. No import of topsoil is included in this estimate.
 - All topsoil required for Naranjo only areas will need to be provided and stockpiled by the developer contractor near the Naranjo work areas.
 - Mass grading quantities and costs are excluded from the cost opinion. Limited fine grading is included (6" of fine grading in shared areas).
 - Detention embankment material is assumed as part of the mass grading cost and no additional costs are included in the cost opinion.
 - Structure excavation and backfill costs are included the associated work (e.g., riprap, concrete, pipes, Keystone wall).
 - All storm sewers that are under roads (Bramwell Road, Great Plain Way, Spirit Trail Blvd., She Wolf Road, and Bigfoot Trail) are excluded from the cost opinion.
 - The only costs associated with culverts or storm sewers under roads included in the cost opinion is outfall protection and downstream flared end sections.
 - The only trail work included in the Naranjo column is for the reinforced trails that act as detention emergency spillway embankments and 20' beyond on each side.
 - The trail work included in the developer column is the concrete trail north of Bramwell Drive (north of chase drain and south of EDB-A3 emergency spillway)
 - Temporary irrigation to be provided by the developer and associated costs are not included in this cost opinion.
 - Weed management not included within this cost opinion.
 - No trees or shrubs are included in this cost opinion. Trees or shrubs within the project limits to be installed by MHFD contractor as shown on PCS landscape plans.
 - EDB-A2 emergency spillway vegetation is assumed to be provided by developer. No costs related to EDB-A2 emergency spillway vegetation are included in the cost opinion.
 - Post-construction vegetation management plan costs are not included within the cost opinion.

AMENDMENT TO
AGREEMENT REGARDING
DESIGN AND PERMITTING
OF FEE-IN-LIEU DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR
STROH GULCH UPSTREAM OF FRENCH CREEK AVENUE
TOWN OF PARKER

Agreement No. 22-03.35A
Project No. 107465

EXHIBIT D-1:
MULLER CONSTRUCTION MANAGEMENT FOR OAK GULCH
MULLER CONSTRUCTION MANAGEMENT FOR STROH GULCH SEGMENT 1A

MULLER ENGINEERING COMPANY
PROJECT FEE ESTIMATE

CLIENT:

E5X, MHFD, Town of Parker

PROJECT:

Tanterra Segment 1A: Oak Gulch Construction Services at Tammy Lane and Chambers Road

PROPOSAL NO.: 920.19 PROJECT NO.: 19040.03

PREPARED BY: SRJ DATE: 1/13/2023

CHECKED BY: DDJ/JTW **PROPOSED TOTAL FEE: \$ 140,902**

TASK NO.	ITEM DESCRIPTION	LABOR (HOURS)				EXPENSES			TOTALS			
		DDJ	SRJ	APD	PBS	OUTSIDE SERVICES	TRAVEL	REPRODUCTION	TIME (HOURS)	LABOR COST	EXPENSES	SUBTOTAL
		Senior Project Manager 9	Project Manager 6 (H)	Construction Manager 5	Technician/CADD Operator 4							
100	Construction Services	\$242	\$198	\$176	\$123							
a	Construction Administration, Progress Meetings								88	\$ 17,072		\$ 17,072
b	Field Engineering (Assume 6 months; Support Level: Light- 3 months, Medium- 2 months, Heavy- 1 month)	35	72	16			\$ 2,213		459	\$ 86,372	\$ 2,213	\$ 88,585
c	Ecology (Topsoil and vegetation consultation)		16	20		\$ 10,000			36	\$ 6,688	\$ 10,000	\$ 16,688
d	As-built coordination, record drawings and pond volume certification (survey performed by others)		24	40	55				119	\$ 18,557		\$ 18,557
	SUBTOTAL								702	\$ 128,689	\$ 12,213	\$ 140,902
	TOTAL HOURS	35	259	353	55				702	\$ 128,689		
	TOTAL LABOR	\$ 8,389	\$ 51,348	\$ 62,187	\$ 6,765						\$ 12,213	
	TOTAL EXPENSES					\$ 10,000	\$ 2,213	\$ -				
	TOTAL FEE											\$ 140,902

Assumptions

- 1 No geotechnical and materials testing is included in this scope
- 2 No as-built survey is included in this scope
- 3 The LOMR is included in the current contract with E5X and is excluded from this scope
- 4 Includes construction services for the channel work under the bridges at Chambers Road and Tammy Lane

MULLER ENGINEERING COMPANY
PROJECT FEE ESTIMATE

CLIENT:

E5X, MHFD, Town of Parker

PROJECT:

Tanterra Segment 1A: West Stroh and Tributaries Construction Services

PROPOSAL NO.: 920.19 PROJECT NO.: 19040.03
PREPARED BY: SRJ DATE: 1/13/2023
CHECKED BY: DDJ/JTW **PROPOSED TOTAL FEE: \$ 156,882**

TASK NO.	ITEM DESCRIPTION	LABOR (HOURS)				EXPENSES			TOTALS			
		DDJ	SRJ	APD	PBS	OUTSIDE SERVICES	TRAVEL	REPRODUCTION	TIME (HOURS)	LABOR COST	EXPENSES	SUBTOTAL
100	Staff Member Initials >>>											
a	2023 Billing Rate>>>											
b	Construction Services											
c	Construction Administration, Progress Meetings											
d	Field Engineering (Assume 6 months; Support Level: Light- 2 months, Medium-3 months, Heavy- 1 month)											
	Ecology (Topsoil and vegetation consultation)											
	As-built coordination, record drawings and pond volume certification (survey performed by others)											
	SUBTOTAL											
	TOTAL HOURS	37	272	398	55				762	\$ 139,583	\$ 17,299	\$ 156,882
	TOTAL LABOR	\$ 8,914	\$ 53,856	\$ 70,048	\$ 6,765					\$ 139,583		
	TOTAL EXPENSES					\$ 15,000	\$ 2,299	\$ -			\$ 17,299	
	TOTAL FEE											\$ 156,882

Assumptions

- 1 No geotechnical and materials testing is included in this scope
2 No as-built survey is included in this scope

West Stroh Field Engineering

Level			Derek/Jim		Sara		Adam/Engineer	
	Months	Weeks	hrs/week	hrs	hrs/week	hrs	hrs/week	hrs
Light	2	9	1.0	9	4	35	6	52
Medium	3	13	1.5	20	6	78	14	182
Heavy	1	4	2.0	9	10	43	18	78
Total	6	26	37		156		312	

Oak Gulch Field Engineering

Level			Derek/Jim		Sara		Adam/Engineer	
	Months	Weeks	hrs/week	hrs	hrs/week	hrs	hrs/week	hrs
Light	3	13	1.0	13	4	52	6	78
Medium	2	9	1.5	13	6	52	14	121
Heavy	1	4	2.0	9	10	43	18	78
Total	6	26	35		147		277	

OF FEE-IN-LIEU DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR
STROH GULCH UPSTREAM OF FRENCH CREEK AVENUE
TOWN OF PARKER

Agreement No. 22-03.35A
Project No. 107465

EXHIBIT E-1:

HMI VEGETATION ESTABLISHMENT FOR OAK GULCH
HMI VEGETATION ESTABLISHMENT FOR STROH GULCH SEGMENT 1A

Mile High Flood District: Douglas County

Oak Gulch at Chambers and Tammy Ln.

Landscape Establishment Maintenance

January 20, 2023

Prepared by:



Prepared for:



Laura Hinds, P. E.

Project Manager

Mile High Flood Control District

Introduction:

The following landscape establishment budget has been developed for Mile High Flood District's (MHFD) project area at Oak Gulch at Chambers Road and Tammy Lane, in Douglas County. Habitat Management, Inc. (HMI) will implement a vegetation maintenance plan, including the following tasks outlined in this budget, upon approval.

1 Site Monitoring and Management

Habitat Management will visit this site when visiting other MHFD sites in Douglas County and perform a monthly site inspection. These inspections will be performed throughout the growing season (March to October) to inspect for weeds, plant community health, and vegetation establishment issues. HMI will fill out an inspection report and provide it to MHFD to help plan maintenance items as they are identified. This line item includes up to eight site visits during the growing season. HMI will note and recommend in their inspection report areas for potential seeding efforts or areas of concern that need to be addressed.

2 Chemical Noxious Weed Control

Habitat Management recommends visiting this site monthly from May to October during the growing season for Colorado Noxious Weed Listed species monitoring and to implement noxious weed management treatment planning. Habitat Management has estimated the site will be visited at least four times during the growing season to control identified noxious weeds. Each treatment session will utilize chemical control methods. Weed populations will be treated growing in the upland and riparian areas within the project disturbance boundary. Spot-spray applications of appropriate herbicides will take place in specific areas within the project boundaries to avoid damage to desirable species. The recommended treatment schedule will be adjusted based on site conditions and timing of weed emergence, flowering, and senescence. Other environmental conditions will need to be accounted for when applying herbicides. Only herbicides labeled for use in or near water will be applied near bodies of surface water, such as channels. An appropriate surfactant will also be used to increase adhesion of the herbicide to the targeted species and a blue marker dye will be added to indicate where herbicide has been applied.

Herbicide applications will only occur within MHFD's right-of-way and records will be provided at the completion of work. A licensed pesticide applicator will visit this site regularly to inspect the treatment area(s) pre and post application to evaluate treatment methods. The applicator will evaluate noxious, and nuisance weed infestations and apply herbicides, based on site conditions, and make changes to the treatment plan as necessary. It is recommended that pre-construction weed control is implemented and weed control is immediately implemented after revegetation. Additionally, weed control to the surrounding property maybe necessary to reduce vectors of spreading into the site but has not been included in this budget.

3 Mechanical Weed Control

The site may require additional weed control efforts that include weed whacking, mowing, and mechanical seedhead removal to areas within the project boundary. It is recommended to include mechanical treatments in the site's integrated weed management plan. This task includes cost for HMI to have a four-person crew visit the site with mechanical equipment to control annual weeds growing in recently seeded areas and or to noxious weeds that have already begun to produce flowers or seedheads.

4 Seeding

Habitat Management estimated that up to 25% (Table 1) of original plan may require interseeding after construction is completed. These areas include upland and riparian seeding that may occur during the post-construction maintenance period. HMI has included costs to perform hand-broadcast seeding and harrowing after seeding to areas that are larger than 4 sq. ft. These areas will be reseeded in the spring and fall of each growing season based on site success. Seeding areas will be identified based signs of poor establishment or bare patches. If areas are showing signs of soil/water distress, HMI will notify MHFD of reseeding areas that may need additional monitoring to determine the best method of seeding.

5 Soil Preparation and Fine grading

Habitat Management has estimated that 10% (Table 1) of the original area may require fine grading and additional soil amendments to increase the suitability of the planting areas. HMI has budgeted to fine grade and/or amendment areas prior to seeding efforts. HMI will evaluate areas lacking desirable vegetation and take soil samples from bare areas to determine if soil nutrients or compaction are an issue inhibiting establishment or seedling germination.

6 Shrubs Replacements

Habitat Management has included budget to replace dead or dying shrub material at the project site equaling 10% (Table 1) of overall quantities planted from the original scope of work. The project will be evaluated, and dead material can be replaced using similar species based on site conditions. HMI will evaluate appropriate plantings areas and species prior to completing this work.

7 Erosion Control

Habitat Management has estimated up to 10% (Table 1) of the originally installed blanket may need repaired or replaced in the future. It is also anticipated that erosion control wattles may need to be installed or maintained after construction to control potential erosion. HMI will monitor the site surface erosion during site inspections and fix any BMP needs identified by stormwater management during the SWMP inspections. This work is planned for areas that have not yet established and were potentially damaged to due to flooding from heavy precipitation events.

8 Budget

Table 1. includes the total cost estimate landscape maintenance during the establishment period post-construction. Table. 1. All costs include labor, travel, and materials to perform the work on a time and materials basis.

Table 1. Oak Gulch Budget

BID ITEM	DESCRIPTION OF BID ITEM	QUANTITIES		PAY UNIT	UNIT PRICE	TOTAL Original QUANTITY	% Estimated replacement	TOTAL QTY with estimated %	TOTAL COST	Chambers Road	Tammy Lane	Combined Costs
		CHAMBERS ROAD	TAMMY LANE									
1	Site Monitoring and Management-site visits	0.33	0.67	LS	\$16,500.00	1.00	100	1.00	\$ 16,500	\$ 5,500	\$ 11,000	\$ 16,500
2	Chemical Noxious Weed Control- spot spray treatments	6.30	10.81	AC	\$ 4,020.00	17.11	100	17.11	\$ 68,782	\$ 22,927	\$ 45,855	\$ 68,782
3	Mechanical Weed Control- mowing and cutting	6.30	10.81	AC	\$ 984.00	17.11	100	17.11	\$ 16,836	\$ 5,612	\$ 11,224	\$ 16,836
4	Seeding- broadcasting	6.30	10.81	AC	\$ 3,000.00	17.11	25	4.28	\$ 12,840	\$ 4,280	\$ 8,560	\$ 12,840
5	Soil Preparation and Fine Grading prior to seeding	6.30	10.81	AC	\$ 6,000.00	17.11	10	1.71	\$ 10,260	\$ 3,420	\$ 6,840	\$ 10,260
6	Shrub Replacements	225	300	EA	\$ 125.00	525.00	10	52	\$ 6,500	\$ 2,167	\$ 4,333	\$ 6,500
7	Erosion Control (Fabric and Control Measure Repairs)	11292	12122	SY	\$ 8.00	5,000.00	10	500	\$ 4,000	\$ 1,333	\$ 2,667	\$ 4,000
TOTALS:									\$ 135,718	\$ 45,239	\$ 90,479	\$ 135,718

Mile High Flood District: Douglas County

Tanterra Landscape Establishment Budget

March 7th, 2022

Prepared by:



14 Inverness Drive East Suite A-100 Englewood CO, 80112

www.habitatmanagementinc.com

Prepared for:

Laura Hinds, P. E.

Project Engineer

Mile High Flood Control District



MHFD: Douglas County: Tanterra Landscape Establishment Budget

Introduction:

The following landscape establishment budget has been developed for Mile High Flood District's (MHFD) project area at Tanterra in Douglas County. Habitat Management, Inc. (HMI) will implement a vegetation maintenance plan including the following tasks outlined in this budget upon approval.

1 Site Inspections and Management

Habitat Management will visit this site when visiting other MHFD sites in Douglas County and perform a monthly site inspection. These inspections will be performed throughout the growing season (March to October) to inspect for weeds, plant community health, and vegetation establishment issues. HMI will fill out an inspection report and provide it to MHFD to help plan maintenance items as they are identified. This line item includes up to eight site visits during the growing season. HMI will note and recommend in their inspection report areas for potential seeding efforts or areas of concern that need to be addressed. After inspections, areas identified as needing further evaluation through soil sampling and monitoring will be recommended to MHFD for approval.

2 Noxious Weed Management

Habitat Management recommends visiting this site regularly throughout the growing season for Colorado Noxious Weed Listed species to implement noxious weed management activities and planning. Chemical control methods will be utilized to treat noxious, and nuisance weed species growing at the site in the upland and riparian areas. A licensed pesticide applicator will visit this site regularly to inspect the treatment area(s). The applicator will evaluate noxious, and nuisance weed infestations and apply herbicides, based on site conditions. HMI has accounted for two pre-construction noxious weed treatments in the spring. Spot-applications of appropriate herbicides will take place in specific areas within the project boundaries up to six separate times in the growing season. The recommended schedule will be adjusted based on site conditions and timing of weed emergence, flowering, and senescence. Other environmental conditions will need to be accounted for when applying herbicides. Only herbicides labeled for use in or near water will be applied near the channels. An appropriate surfactant will also be used to increase adhesion of the herbicide to the targeted species and a blue marker dye will be added to indicate where herbicide has been applied. Herbicide applications will only occur within MHFD's right-of-way and records will be provided at the completion of work. The recommended schedule can be adjusted to meet the site's demands as the vegetation starts to establish and we see what kind of weed control effort will be required. Additional weed control to the surrounding property may be necessary to reduce vectors of spreading into the site.

3 Mechanical Weed Control

The site may require additional weed control efforts that include weed whacking, mowing, and mechanical seedhead removal to areas within the project boundary. It is recommended to include mechanical treatments in the site's integrated weed management plan. This task includes cost for HMI to have a four-person crew visit the site with mechanical equipment to control annual weeds growing in recently seeded areas or to noxious weeds that have already begun to produce flowers or seedheads.

4 Seeding

Habitat Management estimated that up to five acres of upland seeding may occur during the post construction maintenance period. HMI has included costs to perform hand-broadcast seeding and harrowing after seeding to areas that are larger than 4 sq. ft. These areas will be reseeded in the spring and fall of each growing season based on site success. Seeding areas will be identified based signs of poor establishment or bare patches. If areas are showing signs of soil/water distress, HMI will notify MHFD of reseeding areas that may need additional monitoring to determine the best method of seeding.

5 Woodstraw Mulching

Habitat Management recommends adding mulch to the reseeding areas on south facing slopes and other hot, dry areas that may need additional mulching to help with seedling establishment and moisture retention. HMI has budget for up to 1.25 acres at 220 bales of Woodstraw per acre which is equivalent to 50% ground cover to help shelter and protect the reseeding efforts. HMI will plan to hand spread the mulch to areas that are recommended for mulching upon MHFD approval.

6 Erosion Control

Habitat Management has estimated up to two hundred square yards of fabric and up to ten erosion control wattles may need to be installed or maintained after construction. HMI will monitor the site surface erosion during site inspections and fix any BMP needs identified by CMS during the SWMP inspections. This work is planned for areas that have not yet established and were potentially damaged to due to flooding from heavy precipitation events.

7 Irrigation

Habitat Management does not have the irrigation plans for the housing development HOA areas to estimate costs to add onto this system. HMI estimated this lump sum amount could be spent on designing and installing a permanent irrigation system to the channel areas at Tanterra. It is recommended that the irrigation planning, and budget be reevaluated as construction plans are finalized.



Request for Town Council Action

Date: February 6, 2023

Submitted By: Julia Duncan, Associate Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 3.228.2 – First Reading**
A Bill for an Ordinance to Amend the Westcreek Development Guide and Plan and the Westcreek Development Guide and Plan-1st Amendment, Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith
Department: Community Development, Julia Duncan
Second Reading: February 21, 2023

EXECUTIVE SUMMARY

The applicant, Masterworks LLC, has submitted a rezoning application to amend the Westcreek Planned Development (PD) zoning to allow drive-through restaurant uses and update and improve the text including development standards in the PD.

The Town Council, in reviewing the application, shall utilize the following approval considerations pursuant to Land Development Ordinance Section 13.04.240b(7)f:

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

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Westcreek PD was originally adopted by the Town Council in 2005. The PD merged several differently zoned parcels into one (1) unified zone district. The initial intent behind the Westcreek PD was to create a mixed-use commercial, office and multi-family residential area. The final plat approval for the portion of Westcreek in the Twenty Mile Road corridor occurred in 2006. The areas west of Twenty Mile were subsequently approved and developed for multi-family residential use with apartments and condominiums. The areas east of Twenty Mile Road were approved and developed with a Big 5 Sporting Goods store, 7-Eleven service station/convenience store and a bank with drive-thru lanes between 2007 and 2009. The Town also approved site plans for a medical office building and a multi-tenant retail building in this area. However, the applicants allowed the site plan approval to lapse and these projects were never developed because of the disruption and financing difficulties arising from the Great Recession of 2008-2009.

Currently, there are a number of conflicting development standards within the Westcreek PD including but not limited to those addressing setbacks, building height and building separation. The conflicting standards may lead to confusion about applicable standards in the development community and present a challenge with implementation and project review. As a result, there is a need to address this issue and the applicant has agreed to work with the Town to do so with their rezoning application. In addition, the applicant will correct a provision called “Declaration of Restrictions” in the area of the Westcreek PD designated as MOB/R that prohibits medical office use which conflicts with the adopted PD zoning that supports medical office use.

The applicant is also proposing to amend the Westcreek PD Development Plan to revise certain Planning Area boundaries and amend the Westcreek PD Development Guide to revise certain development standards, land use area boundaries and uses to permit restaurants with accessory drive-through elements.

PROPOSED REVISIONS

The rezoning application proposes the following revisions from the existing PD zoning:

1. Previous R-Retail land use areas will be relabeled to C-Commercial to better align with Land Development Ordinance.
2. The undeveloped MOB land use area would be revised to C-Commercial and incorporate the permitted uses and terminology of this zone.
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 hotel 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 are proposed to be further delineated into two planning areas, Planning Area-1 (PA-1) and Planning Area-2 (PA-2), with standards for certain uses in each planning area permitting a maximum of two (2) drive-through restaurants in PA-1.

5. Development Standards have been revised for clarity and consistency within the PD zoning and to better align with the zoning revisions proposed through the Land Development Ordinance (LDO) Modernization project.

Staff has reviewed the proposal and has determined that it meets the nine (9) criteria for rezoning set forth in the Land Development Ordinance and aligns with the goals and strategies of the Parker 2035 Master Plan.

The Planning Commission held a public hearing on the proposed Westcreek rezoning application on January 26, 2023 and made a recommendation, with a 4-1 vote, for the Town Council to approve the zoning request.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

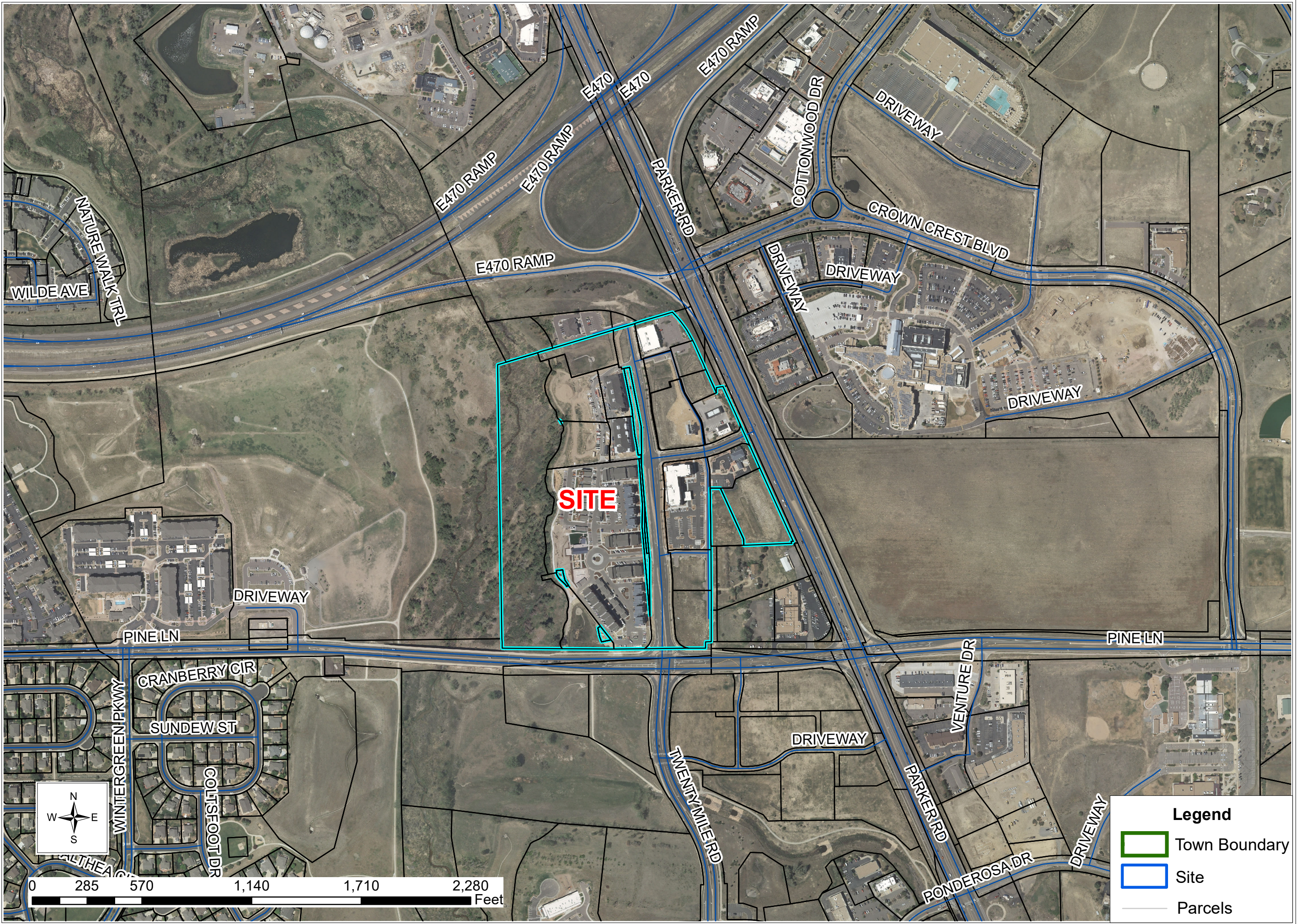
1. Vicinity Map
2. PC Z21-015 PC Staff Report
3. Ordinance No. 3.228.2

RECOMMENDED MOTION

I move to approve Ordinance No. 3.228.2 on first reading and to schedule second reading for February 21, 2023, as part of the consent agenda.

Westcreek Planned Development

Zoning: 2nd Amendment





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

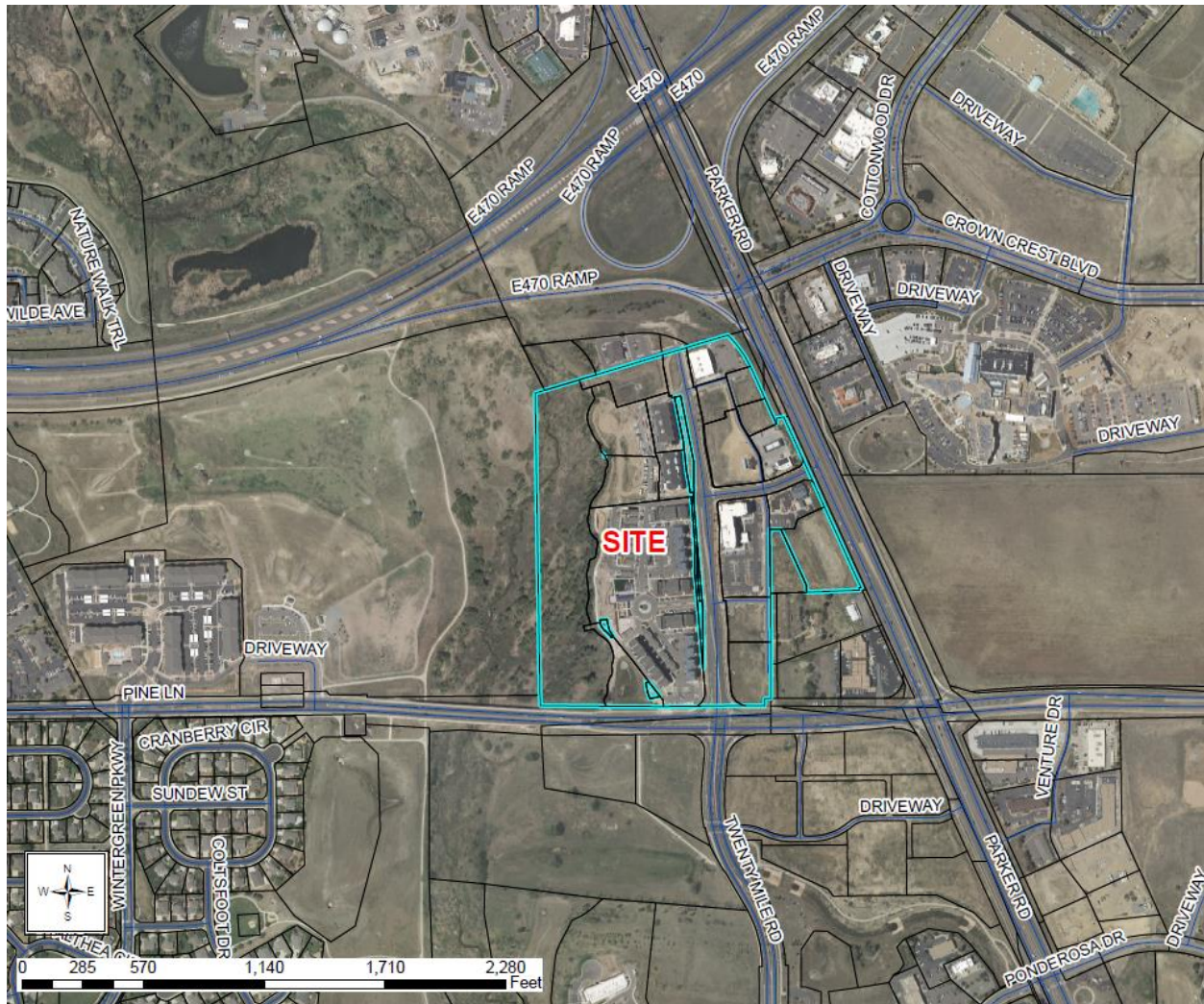
1. Previous R-Retail land use areas to be relabeled to, C-Commercial, in accordance with the Town of Parker’s Zoning Districts in the updated Land Development Ordinance.

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

LEGAL DESCRIPTION FOR
WESTCREEK DEVELOPMENT PLAN – 2nd AMENDMENT

April 22, 2022

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, 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;



Request for Town Council Action

Date: February 6, 2023

Submitted By: Julia Duncan, Associate Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 3.355.1 – First Reading**
A Bill for an Ordinance to Amend the Parker and Pine Mixed Use Development Planned Development Guide, Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith
Department: Community Development, Julia Duncan
Second February 21, 2023
Reading:

EXECUTIVE SUMMARY

The applicant has submitted a rezoning application to amend the Parker and Pine Mixed-Use Planned Developed (PD) zoning to reduce the minimum required commercial retail space and relocate a fast-food restaurant with drive-through from interior Lot 5, where it is currently permitted, to corner Lot 1, where it is not currently permitted.

The Town Council, in reviewing the application, shall utilize the following approval considerations pursuant to Land Development Ordinance Section 13.04.240b(7)f:

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

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property is located at the southwestern corner of the intersection of Parker Road and Pine Lane. The property has a total area of approximately 16 acres and is partially developed. It was rezoned by the Town Council in 2020 from the Parker Auto Plaza PD to the Parker and Pine Mixed-Use PD for a mixed-use destination that was a place to live, work and shop. The 2020 Parker and Pine Mixed-Use PD rezoning was the result of intensive negotiations between the Town and the property owner to create a viable mixed-use center with a balance of commercial and residential uses that would contribute to a town center style development approach.

The above-referenced 2020 rezoning approved by the Town Council removed the subject property from the Parker Auto Plaza PD, which promotes auto-oriented commercial uses, and established the Parker and Pine Mixed-Use PD for mixed-use commercial and residential development. The 2020 rezoning also reserved the hard corner of Parker Road and Pine Lane for a single mid-size commercial use or multi-tenant shop space with retail, restaurants and services. The new Parker and Pine Mixed-Use PD updated the schedule of permitted uses to allow appropriate commercial, multi-family residential and parks and open space uses while establishing design standards to ensure a higher level of development quality than is typically found in highway commercial development. The design standards in the PD zoning also complement the Town-wide Development Design Standards with the goal of ensuring a coordinated architectural and urban design throughout the development.

Since the 2020 rezoning, two (2) parcels along Parker Road have been developed with a fast food restaurant and service station/convenience store. Along Twenty Mile Road, there are two (2) parcels being developed with an apartment complex and a child care center. There are three (3) undeveloped outparcels; Lot 1 south of the fast food restaurant along Parker Road and Lots 1 and 5 north of the service station/convenience store along Pine Lane including the parcel at the hard corner of Parker Road and Pine Lane. The high visibility parcel at the corner of Parker Road and Pine Lane, Lot 1, is perhaps the most desirable property for future commercial development in the entire PD.

PROPOSED REVISIONS

The submitted rezoning application proposes the following major revisions to the existing Parker and Pine Mixed-Use PD:

1. Eliminate the standard that future use on Lot 1 at the hard corner of Parker Road and Pine Lane incorporate a 17,000 s.f. multi-tenant commercial development or a 12,000 s.f. single user commercial development. The planned fast food restaurant will have a total floor area of 3,900 s.f, for a reduction of 8,100 s.f. or more.
2. Eliminate the standard that uses with drive-throughs must be located a distance of greater than 300-feet from the hard corner of Parker Road and Pine Lane. The intent of this standard was to preserve Lot 1 at the hard corner for high-end commercial use without a drive-through to support the town center development approach.

3. Add a standard that requires Lot 5 on Pine Lane off the hard corner of Parker Road and Pine Lane to incorporate a multi-tenant development in Commercial Area I with a total area of 10,000 s.f. The property owner has agreed to this standard to partially mitigate the reduction in commercial development on Lot 1 referenced in #2 above. A future applicant may propose a reduction in the size of the multi-tenant development on Lot 5 to 8,000 s.f. when the following applies:
 - The development design incorporates two (2) outdoor patio spaces with an area of 2,000 s.f. (1,000 s.f. each) creating usable outdoor space for restaurant use.
 - The development is dedicated entirely to active commercial use such as retail, restaurant, bars, etc.
 - The development is designed as a multi-tenant building to create commercial shop space for two (2) or more small businesses.
4. Amend the design standards in the PD zoning to add stucco and stone as a permitted material and allow Bone China and Sandcastle as permitted colors. This revision is an outcome of discussions with the applicant about modifying their prototype restaurant design to comply with the Town's development design standards.

Staff has reviewed the proposal and has determined that it meets the nine (9) criteria for rezoning set forth in the Land Development Ordinance and generally aligns with the goals and strategies of the Parker 2035 Master Plan.

The Planning Commission held a public hearing on the proposed amendment to the Parker and Pine Mixed Use Development Planned Development Guide and rezoning application on January 26, 2023 and made a recommendation, with a 4-1 vote, for the Town Council to approve the zoning request.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Vicinity Map
2. Planning Commission Staff Report
3. Ordinance No. 1.355.1

RECOMMENDED MOTION

I move to approve Ordinance No. 3.355.1 on first reading and to schedule second reading for February 21, 2023, as part of the consent agenda.

Parker and Pine PD Guide First Amendment

Rezone





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

ORDINANCE NO. 3.355.1, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE PARKER AND PINE MIXED USE DEVELOPMENT PLANNED DEVELOPMENT GUIDE, PURSUANT TO THE PARKER LAND DEVELOPMENT ORDINANCE, AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

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

Section 1. Finding of Fact.

a. Application has been made for amending the Parker and Pine Mixed Use Development Planned Development Guide that was approved by the Town Council on July 6, 2020, and recorded in the Office of the Douglas County Clerk and Records Office on July 9, 2020, at Reception No. 2020059997, for the property described in **Exhibit A**, which is attached hereto and incorporated herein by reference, within the Town of Parker, Colorado, (the "Property"), pursuant to the Parker Land Development Ordinance.

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

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

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

d. The requirements of Section 13.04.240 of the Parker Land Development Ordinance for approving the amendment of the Parker and Pine Mixed Use Development Planned Development Guide have been satisfied.

Section 2. Development Guide Amended. The Parker and Pine Mixed Use Development Planned Development Guide approved by the Town Council on July 6, 2020, for the Property, is hereby amended by the Parker and Pine Mixed Use Development Planned Development Guide, First Amendment, as set forth in **Exhibit B**, which is attached hereto and incorporated by this reference.

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

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

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT A

Legal Description

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03" EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57" WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11" EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41" EAST, 7.00 FEET TO A POINT OF NONTANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41" EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14" EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18" EAST, 66.60 FEET;
6. SOUTH 23°56'20" EAST, 264.14 FEET;
7. SOUTH 10°49'51" EAST, 88.19 FEET;
8. SOUTH 23°56'20" EAST, 553.91 FEET;
9. SOUTH 66°06'54" WEST, 51.46 FEET;
10. NORTH 45°24'20" WEST, 109.52 FEET;
11. NORTH 64°44'06" WEST, 193.03 FEET;
12. SOUTH 89°59'52" WEST, 417.86 FEET;
13. NORTH 00°00'08" WEST, 240.75 FEET;
14. NORTH 89°42'09" WEST, 404.78 FEET;
15. NORTH 00°17'51" EAST, 25.00 FEET;
16. NORTH 89°42'09" WEST, 136.54 FEET TO A POINT OF NONTANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06" EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09" WEST A LENGTH OF 63.88 FEET;
18. SOUTH 86°37'09" WEST, 6.07 FEET TO A POINT OF NONTANGENT CURVATURE;
19. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 77°59'36" EAST, A RADIUS OF 631.00 FEET, THRU A CENTRAL ANGLE OF 17°27'40", AN ARC LENGTH OF 192.30 FEET, WHOSE CHORD BEARS NORTH 03°16'34" WEST A LENGTH OF 191.56 FEET;
20. NORTH 05°27'16" EAST, 123.41 FEET TO A POINT OF NONTANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45" EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43" EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.

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:

- o To create consistency in materials and architectural design throughout the development.
- o To achieve a harmony of each building and area of development with neighboring buildings and areas of development.
- o To ensure a well-planned and well-maintained development at this important entry intersection to the Town of Parker.
- o To improve the visual image of the Town along one of its most heavily used arterials.
- o To promote a pedestrian friendly suburban environment in order to create a high quality livable community that embraces the principals of smart growth.
- o 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 rainscooting, 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 façade.

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

Columns/Pilasters:

EIFs and blonde brick

Stucco and Eagle Buff stone

Doors/Windows:

Black metal framing

Grey Metal

Glazing

Parapets:

Metal coping pre-finished to match adj. wall

Trellis:

Grey or Black Metal

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: Interstate Brick; Almond; by Basalite – Or similar in style
- Brick: Interstate 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.



Request for Town Council Action

Date: February 6, 2023

Submitted By: Meagan Nakashima, Deputy Recreation Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.353 - First Reading**
A Bill for an Ordinance Approving the Grant Agreement for
Therapeutic Recreation Scholarships By and Between the Town of
Parker and the Board of County Commissioners of the County of
Douglas
Department: Parks, Recreation, & Open Space, Meagan Nakashima
Second February 21, 2023
Reading:

EXECUTIVE SUMMARY

The Parks and Recreation Department is seeking approval of the Grant Agreement for Therapeutic Recreation Programs (Scholarships) between the Town of Parker and the Board of County Commissioners of Douglas County for the Developmental Disabilities Mill Levy grant program.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In 2022, the Parks and Recreation Department submitted a grant application to the Board of County Commissioners of Douglas County for the Developmental Disabilities Mill Levy (DDML) Grant Program to help fund programs and services for individuals with intellectual and developmental disabilities. The DDML Advisory Council members review the grant applications and make funding recommendations to the County Commissioners.

In December 2022, over 30 organizations throughout the County were awarded grants. The Town of Parker received two separate grant awards, one for Therapeutic Recreation Programs (Scholarships) in the amount of \$12,620.20 that allows for families, individuals and groups with developmental disabilities to participate in recreation activities for a reduced or waived fee and the other, Adaptive Water Safety/Swim Lessons in the amount of \$6,762.00 that enhance personal life-saving water skills. The total grant funds received is \$19,382.20. These funds will be utilized in 2023.

The Parks and Recreation Department is seeking approval of the grant agreement for the Therapeutic Recreation Scholarships between the Town of Parker and the Board of County Commissioners of Douglas County.

FINANCIAL IMPACT

There are positive financial impacts as this grant funding supplements the reduction in revenue resulting from partially reduced or waived fees for improved accessibility to services. It also supplements the cost of program supplies and part time salaries for overall program delivery and services for individuals with disabilities.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 9.353

RECOMMENDED MOTION

I move to approve Ordinance No. 9.353 on first reading and to schedule second reading for February 21, 2023, as part of the consent agenda.

ORDINANCE NO. 9.353, Series of 2023

TITLE: A BILL FOR AN ORDINANCE APPROVING THE GRANT AGREEMENT FOR THERAPEUTIC RECREATION SCHOLARSHIPS BY AND BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

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

Section 1. The Town Council of the Town of Parker hereby approves the Grant Agreement for Therapeutic Recreation Scholarships by and between the Town of Parker and the Board of County Commissioners of the County of Douglas, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

GRANT AGREEMENT

Project Title: Town of Parker – Therapeutic Recreation Scholarships

Grant Period: January 1, 2023 – December 31, 2023

Grant Award: \$12,628.20

PARTIES TO AGREEMENT:

DOUGLAS COUNTY: The Board of County Commissioners of the County of Douglas,
State of Colorado (the “Board”)
Address: 100 Third Street
Castle Rock, CO 80104
Telephone: (303) 660-7401
Facsimile: (303) 688-1293

GRANTEE: Town of Parker
Address: 20120 E. Main Street
Parker, CO 80134
Contact Name: Meagan Arvidson Nakashima
Telephone: 303 805-3208
Email: mnakashima@parkeronline.org

RECITALS

A. In 2001, the voters of Douglas County approved the imposition of a mill levy of 1 mill to benefit people with developmental disabilities; 5.5% of such mill levy revenues collected is designated to be used for a competitive grant program that will fund innovative and collaborative projects that assist Douglas County residents with developmental disabilities.

B. Grantee submitted a grant application to the Board that contemplates the execution of the project entitled above (the “Project”). The Project is described in **Exhibit A** (the “Project Purpose”).

C. Grantee shall adhere to the reporting requirements outlined in **Exhibit C** (“Annual Reporting Requirement”).

D. The Board approved Grantee’s Grant on **December 15, 2022**, subject to the execution of this grant agreement (the “Agreement”).

AGREEMENT

NOW, THEREFORE, in consideration of the parties' mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Incorporation of Recitals and Exhibits A, B and C.** The recitals set forth above and all exhibits are hereby incorporated herein.
2. **Grant and Project.** Subject to the terms and conditions set forth in this Agreement, the Board hereby awards to Grantee a sum not to exceed **\$12,628.20** (the "Grant Award"). The Grant Award shall be used by Grantee solely to complete the Project, in substantial conformity with **Exhibit A**.
3. **Project Scope.** Grantee shall not materially modify the Project without the prior written approval of the Board. Any material modification to the Project undertaken without the Board's prior written consent may be deemed a breach of this Agreement, entitling the Board to all remedies available under this Agreement.
4. **Authorized Representative.** Steven Dodrill, (the "Authorized Representative"), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Grantee under this Agreement.
5. **Payment of Grant.** Subject to the Board's determination in its sole discretion that Grantee is in compliance with this Agreement, the Board shall disburse the funds for the Grant subject to the terms described in **Exhibit B** (the "Payment Terms"). Any other provision of this Agreement notwithstanding and pursuant to § 29-1-110, C.R.S., the amount of funds appropriated for this Agreement is Twelve Thousand Six-hundred Twenty-eight Dollars and Twenty cents (\$12,628.20). In no event shall the County be liable for payment under this Agreement for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Agreement nor is anything set forth herein a limitation of liability for the Grantee. Any potential expenditure for this Agreement outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.
6. **Reporting Requirement.** Grantee agrees to submit the report as described in **Exhibit C**.
7. **Compliance with Regulatory Requirements and Federal and State Mandates.** Grantee hereby assumes responsibility for compliance with all regulatory requirements in all applicable areas, including, but not limited to, nondiscrimination, worker safety, local labor preferences, preferred vendor programs, equal employment opportunity, use of competitive bidding, and other similar requirements. In addition, Grantee agrees to comply with all necessary licensing and permitting requirements imposed by an agency of a local, state or federal government.

Project must serve Douglas County residents with disabilities who meet the Colorado definition of developmental disabilities in §27-10.5-102, C.R.S., as amended.

8. Personal Data. Parties must comply with all applicable provisions of HB 18-1128 regarding “Personal Identifying Information” as defined in C.R.S. § 6-1-713(2)(b) and C.R.S. § 24-73-101(4)(b) and to “Personal Information” as defined in C.R.S. 24-73-103(1)(g). Personal Identifying Information and Personal Information are referred to collectively herein as “Personal Data.” Compliance shall include, without limitation:

Adopting and enforcing a written policy governing the destruction of electronic and paper documents containing Personal Data. The written policy must, at a minimum, require that when electronic or paper documents containing Personal Data are no longer needed, such documents will be destroyed by shredding, erasing or otherwise modifying the Personal Data so as to make it unreadable or indecipherable through any means;

Implementing and maintaining reasonable security procedures designed to protect Personal Data from unauthorized access, use, modification, disclosure or destruction. Such procedures must be appropriate in light of the nature of the Personal Data that is provided to the Party and the nature and size of the Party’s business and operations;

Providing immediate written notification to the Douglas County Project Manager in the event a Party becomes aware that an unauthorized acquisition of Personal Data compromising the security, confidentiality or integrity of the Personal Data (hereinafter, a “Security Breach”) has or may have occurred. The Party shall promptly and in good faith conduct an investigation to determine the likelihood that Personal Data has been or will be misused and shall coordinate with and promptly report the results of such investigation to the Douglas County Grants Coordinator (sdodrigill@douglas.co.us or 303-660-7460) as requested;

Providing prompt written notification to affected Colorado residents, but in no event later than thirty (30) days after the date of determination that a Security Breach occurred, in accordance with the provisions of House Bill 18-1128; and

To the extent applicable, requiring any third-party service providers, as defined in C.R.S. § 6-1-716(i) and C.R.S. § 24-73-103, implement and maintain reasonable security procedures and practices appropriate to the nature of the Personal Data disclosed to the third-party service provider and reasonably designed to help protect the Personal Data from unauthorized access, use, modification, disclosure or destruction.

9. Liability. The parties expressly agree that they do not contractually waive any limitations on liability or other immunities or defenses available to them by statute or common law, or activities undertaken pursuant to this Agreement. The parties understand and agree that the parties, their commissioners, officials, officers, directors, agents, and employees, are relying on, and do not waive or intend to waive by any provisions of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 through 120, or otherwise available to the parties.

10. Indemnification. The parties cannot and by this Agreement do not agree to indemnify, hold harmless, exonerate or assume the defense of the other party or any other person or entity whatsoever, for any purpose whatsoever.

11. **Independent Contractor.** The Grantee is an independent contractor. Notwithstanding any provision of this Agreement, all personnel and volunteers of the Grantee shall be and remain at all times, employees or volunteers of the Grantee for all purposes. It is not intended nor shall it be construed that the Grantee, its employees or volunteers are agents, employees or officers of the County for any purpose whatsoever.

12. **No Waiver of Governmental Immunity Act.** The parties hereto understand and agree that the parties, their commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the parties.

13. **Audits and Accounting.** Grantee shall maintain standard financial accounts, documents, and records relating to the use, management, and the operation of the Project. Grantee shall maintain standard financial accounts, documents, and records relating to the use, management, and operation of the Project. The Board shall have the right, upon reasonable notice to Grantee, to audit the books and records of Grantee, to audit the books and records of Grantee which pertain to the Project and to the use and disposition of the Board funds. The Board shall retain the authority to audit for two years after Project completion.

14. **Inspection.** Throughout the term of this Agreement, the Board shall have the right to inspect the Project area to ascertain compliance with this Agreement.

15. **Termination by County for Convenience.** The County may terminate this Agreement at any time and for any reason by providing Grantee written notice of such termination at least thirty (30) calendar days prior to the effective date of such termination. Upon such termination, Grantee shall be entitled to compensation for activities performed in accordance with this Agreement which were incurred prior to the effective date of the termination, but not exceeding the available budget balance at the time of the effective date of the termination.

16. **Effect of Project Closeout or Termination.** Grantee agrees that Project closeout or termination of this Agreement does not invalidate continuing obligations imposed on Grantee by this Agreement. Project closeout or termination of this Agreement does not alter the County's authority to disallow costs and recover funds on the basis of a later audit or other review and does not alter Grantee's obligation to return any funds due to the County as a result of later refunds, corrections, or other transactions.

17. **Notices.** Notices concerning termination of this Agreement, notices of alleged or actual violations of the terms or provisions of this Agreement, and all other notices shall be made as follows:

by the Grantee to:

Douglas County Community Development
Department
Steven Dodrill
100 Third Street

Castle Rock, CO 80104
(303) 660-7460
E-mail: sdodrill@douglas.co.us

with a copy to:

Douglas County Attorney's Office
100 Third Street
Castle Rock, CO 80104
(303) 660-7414
E-mail attorney@douglas.co.us

and by the County to:

Town of Parker
20120 E. Main Street
Parker, CO 80134
303 805-3208
Attn: Meagan Arvidson Nakashima
Email: mnakashima@parkeronline.org

Said notices shall be delivered personally during normal business hours to the appropriate office above, by prepaid first-class U.S. mail, via facsimile, via electronic mail, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The parties may from time-to-time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

18. Assignment. Grantee may not assign its rights under this Agreement.

19. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Colorado and venue for any dispute hereunder shall lie exclusively in the County of Douglas, State of Colorado.

20. Severability. If any provision of this Agreement, or the application thereof, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision other than those as to which it is found to be invalid, shall remain in full force and effect.

21. Fax, Email and Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which when taken together shall constitute one Agreement. In addition, the parties agree to recognize signatures of this Agreement transmitted by fax or email as if they were original signatures.

22. Third Party Beneficiary. The Board and Grantee hereby acknowledge and agree that this Agreement is intended only to cover the relative rights and obligations between the Board and Grantee, and that no third-party beneficiaries are intended.

23. Waiver. The failure of either party to enforce a term hereof shall not be deemed a waiver of such term or right of enforcement as to that breach or any subsequent breach of the same, similar,

or different nature. No waiver shall be enforceable hereunder unless signed by the party against whom the waiver is sought to be enforced.

24. Entire Agreement. Except as expressly provided herein, this Agreement constitutes the entire agreement of the parties. No oral understanding or agreement not incorporated in this Agreement shall be binding upon the parties. No changes in this Agreement shall be valid, unless made as an amendment to this Agreement, approved by the Board, and signed by the parties in this Agreement.

25. Advertising, Marketing and Promotional Materials. The Grantee shall not include any reference to this Agreement or services performed under this Agreement in any of the Grantee's advertising or public relations materials without first obtaining the written approval of the County's Public Affairs Director.

IN WITNESS WHEREOF, the parties by signature below of their authorized representatives execute this Agreement effective as of the _____ day of _____ 2023.

APPROVED AS TO CONTENT:

Terence T. Quinn
Director of Community Development

Date: _____

APPROVED AS TO CONTENT:

Jennifer L. Eby
Assistant Director of Community Services

Date: _____

APPROVED AS TO LEGAL FORM:

Christopher K. Pratt
Assistant County Attorney

Date: _____

APPROVED AS TO FISCAL CONTENT:

Andrew Copland
Director of Finance

Date: _____

GRANTEE: TOWN OF PARKER, COLORADO

Name: (Signature) _____

Name: (Print) Jeff Toborg

Title: Mayor

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____.

My commission expires: _____

Witness my hand and official seal

Notary Public

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Town Attorney's Office

EXHIBIT A
DOUGLAS COUNTY MILL LEVY GRANT
PROJECT PURPOSE

A grant of **\$12,628.20** is awarded to **Town of Parker** for its comprehensive therapeutic recreation program. Funds will provide individual, family and group scholarships for personal fitness training opportunities, recreation facility access, therapeutic recreation programs, and opportunities for inclusive experiences.

EXHIBIT B

DOUGLAS COUNTY MILL LEVY PAYMENT TERMS

Douglas County will provide Town of Parker **\$12,628.20** in grant dollars to be used as described in Exhibit A. Grant will be paid in one installment upon receipt of the fully executed Grant Agreement.

EXHIBIT C
DOUGLAS COUNTY MILL LEVY GRANT
SAMPLE ANNUAL REPORT

The purpose of this annual report is to describe the results of the Developmental Disabilities Mill Levy grant award and how you assisted people with intellectual and developmental disabilities (I/DD). Focus your answers on Douglas County residents, how the grant was beneficial to the people you served and the outcomes you observed. Provide as much narrative as needed to demonstrate success and tell your story. The reporting period is shown below and the due date for the report is January 15, 2024.

Reporting Period: **From** January 1, 2023 **To** December 31, 2023

Organization: Town of Parker

Project Name: Therapeutic Recreation Scholarships

Grant Amount: \$ 12,628.20

Contact Name: _____ **Title:** _____

Phone: _____ **Email:** _____

1. Describe how the grant funds were used, the progress made toward the goals described in your application and the impact on your clients (e.g. results or outcomes).
2. Describe at least one successful client outcome.
3. Define your unit of service (e.g. a therapeutic service, scholarship, etc.).
4. How many units of service were provided through this grant? _____
5. Describe how you determined a client qualified for a scholarship, the typical cost for the programs clients attended and how much the programs were discounted.
6. How many total individuals were served by your organization?
 From Douglas County _____
 Organizational total _____
7. How many individuals with I/DD were served by this activity?

From Douglas County _____
Organizational total _____

8. How many Douglas County individuals with I/DD were:

Ongoing clients _____
New clients _____
Total _____

9. Did you form any new partnerships to implement this activity? If yes, please describe the partnership(s) and the impact on your efforts.

10. Leveraging funds against the DDML award is highly valued. Were you able to leverage additional funds for this activity through a new grant or contribution?

11. Provide an overview of your program budget below and include the actual and in-kind leveraging your organization garnered for the activity. Examples of leveraging in-kind contributions can include calculating volunteer hours spent implementing the activity at \$28 per hour or donated food for clients.

Program Budget for Therapeutic Recreation	\$ _____
DDML award	\$ _____
Leveraging-organizational match or budgeted amount	\$ _____
Leveraging-in-kind contributions of goods or time	\$ _____
Grants or other contributions	\$ _____
Total program expenditures	\$ _____
Remaining DDML balance	\$ _____

12. If there were any major variances in the anticipated income or expenditures as compared to the approved budget submitted in your application, please describe what changed.

Signature of Executive Director or Authorized Board Officer

Date



Request for Town Council Action

Date: February 6, 2023

Submitted By: Meagan Nakashima, Deputy Recreation Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.354 - First Reading**
A Bill for an Ordinance Approving the Grant Agreement for Adaptive Water Safety & Swim Lessons By and Between the Town of Parker and the Board of County Commissioners of the County of Douglas
Department: Parks, Recreation & Open Space, Meagan Nakashima
Second Reading: February 21, 2023

EXECUTIVE SUMMARY

The Parks and Recreation Department is seeking approval of the Grant Agreement for Adaptive Water Safety & Swim Lessons between the Town of Parker and the Board of County Commissioners of Douglas County for the Developmental Disabilities Mill Levy grant program.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In 2022, the Parks and Recreation Department submitted a grant application to the Board of County Commissioners of Douglas County for the Developmental Disabilities Mill Levy (DDML) Grant Program to help fund programs and services for individuals with intellectual and developmental disabilities. The DDML Advisory Council members review the grant applications and make funding recommendations to the County Commissioners.

In December 2022, over 30 organizations throughout the County were awarded grants for 2023 programming. The Town of Parker received two separate grant awards, one for Adaptive Water Safety/Swim Lessons in the amount of \$6,762.00 that enhance personal life-saving water skills, and the other for Therapeutic Recreation Programs in the amount of \$12,620.20 that allows families, individuals and groups with developmental disabilities to participate in recreation activities for a reduced or waived fee. The total grant funds received is \$19,382.20. These funds will be utilized in 2023.

The Parks and Recreation Department is seeking approval of the grant agreement for the Adaptive Water Safety & Swim Lessons between the Town of Parker and the Board of County Commissioners of Douglas County.

FINANCIAL IMPACT

There are positive financial impacts as this funding supplements the reduction in revenue resulting from partially reduced or waved fees for improved accessibility to services. It also supplements the cost of program supplies and part time salaries for overall program delivery and services for individuals with disabilities.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 9.354

RECOMMENDED MOTION

I move to approve Ordinance No. 9.354 on first reading and to schedule second reading for February 21, 2023, as part of the consent agenda.

ORDINANCE NO. 9.354, Series of 2023

TITLE: A BILL FOR AN ORDINANCE APPROVING THE GRANT AGREEMENT FOR ADAPTIVE WATER SAFETY & SWIM LESSONS BY AND BETWEEN THE TOWN OF PARKER AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

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

Section 1. The Town Council of the Town of Parker hereby approves the Grant Agreement for Adaptive Water Safety & Swim Lessons by and between the Town of Parker and the Board of County Commissioners of the County of Douglas, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

GRANT AGREEMENT

Project Title: Town of Parker – Adaptive Water Safety & Swim Lessons

Grant Period: January 1, 2023 – December 31, 2023

Grant Award: \$6,762.00

PARTIES TO AGREEMENT:

DOUGLAS COUNTY: The Board of County Commissioners of the County of Douglas,
State of Colorado (the “Board”)
Address: 100 Third Street
Castle Rock, CO 80104
Telephone: (303) 660-7401
Facsimile: (303) 688-1293

GRANTEE: Town of Parker
Address: 20120 E. Main Street
Parker, CO 80134
Contact Name: Meagan Arvidson Nakashima
Telephone: 303 805-3208
Email: mnakashima@parkeronline.org

RECITALS

A. In 2001, the voters of Douglas County approved the imposition of a mill levy of 1 mill to benefit people with developmental disabilities; 5.5% of such mill levy revenues collected is designated to be used for a competitive grant program that will fund innovative and collaborative projects that assist Douglas County residents with developmental disabilities.

B. Grantee submitted a grant application to the Board that contemplates the execution of the project entitled above (the “Project”). The Project is described in **Exhibit A** (the “Project Purpose”).

C. Grantee shall adhere to the reporting requirements outlined in **Exhibit C** (“Annual Reporting Requirement”).

D. The Board approved Grantee’s Grant on **December 15, 2022**, subject to the execution of this grant agreement (the “Agreement”).

AGREEMENT

NOW, THEREFORE, in consideration of the parties' mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Incorporation of Recitals and Exhibits A, B and C.** The recitals set forth above and all exhibits are hereby incorporated herein.
2. **Grant and Project.** Subject to the terms and conditions set forth in this Agreement, the Board hereby awards to Grantee a sum not to exceed **\$6,762** (the "Grant Award"). The Grant Award shall be used by Grantee solely to complete the Project, in substantial conformity with **Exhibit A**.
3. **Project Scope.** Grantee shall not materially modify the Project without the prior written approval of the Board. Any material modification to the Project undertaken without the Board's prior written consent may be deemed a breach of this Agreement, entitling the Board to all remedies available under this Agreement.
4. **Authorized Representative.** Steven Dodrill, (the "Authorized Representative"), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Grantee under this Agreement.
5. **Payment of Grant.** Subject to the Board's determination in its sole discretion that Grantee is in compliance with this Agreement, the Board shall disburse the funds for the Grant subject to the terms described in **Exhibit B** (the "Payment Terms"). Any other provision of this Agreement notwithstanding and pursuant to § 29-1-110, C.R.S., the amount of funds appropriated for this Agreement is **Six Thousand Seven-hundred Sixty-two Dollars (\$6,762)**. In no event shall the County be liable for payment under this Agreement for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Agreement nor is anything set forth herein a limitation of liability for the Grantee. Any potential expenditure for this Agreement outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.
6. **Reporting Requirement.** Grantee agrees to submit the report as described in **Exhibit C**.
7. **Compliance with Regulatory Requirements and Federal and State Mandates.** Grantee hereby assumes responsibility for compliance with all regulatory requirements in all applicable areas, including, but not limited to, nondiscrimination, worker safety, local labor preferences, preferred vendor programs, equal employment opportunity, use of competitive bidding, and other similar requirements. In addition, Grantee agrees to comply with all necessary licensing and permitting requirements imposed by an agency of a local, state or federal government.

Project must serve Douglas County residents with disabilities who meet the Colorado definition of developmental disabilities in §27-10.5-102, C.R.S., as amended.

8. Personal Data. Parties must comply with all applicable provisions of HB 18-1128 regarding “Personal Identifying Information” as defined in C.R.S. § 6-1-713(2)(b) and C.R.S. § 24-73-101(4)(b) and to “Personal Information” as defined in C.R.S. 24-73-103(1)(g). Personal Identifying Information and Personal Information are referred to collectively herein as “Personal Data.” Compliance shall include, without limitation:

Adopting and enforcing a written policy governing the destruction of electronic and paper documents containing Personal Data. The written policy must, at a minimum, require that when electronic or paper documents containing Personal Data are no longer needed, such documents will be destroyed by shredding, erasing or otherwise modifying the Personal Data so as to make it unreadable or indecipherable through any means;

Implementing and maintaining reasonable security procedures designed to protect Personal Data from unauthorized access, use, modification, disclosure or destruction. Such procedures must be appropriate in light of the nature of the Personal Data that is provided to the Party and the nature and size of the Party’s business and operations;

Providing immediate written notification to the Douglas County Project Manager in the event a Party becomes aware that an unauthorized acquisition of Personal Data compromising the security, confidentiality or integrity of the Personal Data (hereinafter, a “Security Breach”) has or may have occurred. The Party shall promptly and in good faith conduct an investigation to determine the likelihood that Personal Data has been or will be misused and shall coordinate with and promptly report the results of such investigation to the Douglas County Grants Coordinator (sdodrill@douglas.co.us or 303-660-7460) as requested;

Providing prompt written notification to affected Colorado residents, but in no event later than thirty (30) days after the date of determination that a Security Breach occurred, in accordance with the provisions of House Bill 18-1128; and

To the extent applicable, requiring any third-party service providers, as defined in C.R.S. § 6-1-716(i) and C.R.S. § 24-73-103, implement and maintain reasonable security procedures and practices appropriate to the nature of the Personal Data disclosed to the third-party service provider and reasonably designed to help protect the Personal Data from unauthorized access, use, modification, disclosure or destruction.

9. Liability. The parties expressly agree that they do not contractually waive any limitations on liability or other immunities or defenses available to them by statute or common law, or activities undertaken pursuant to this Agreement. The parties understand and agree that the parties, their commissioners, officials, officers, directors, agents, and employees, are relying on, and do not waive or intend to waive by any provisions of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 through 120, or otherwise available to the parties.

10. Indemnification. The parties cannot and by this Agreement do not agree to indemnify, hold harmless, exonerate or assume the defense of the other party or any other person or entity whatsoever, for any purpose whatsoever.

11. **Independent Contractor.** The Grantee is an independent contractor. Notwithstanding any provision of this Agreement, all personnel and volunteers of the Grantee shall be and remain at all times, employees or volunteers of the Grantee for all purposes. It is not intended nor shall it be construed that the Grantee, its employees or volunteers are agents, employees or officers of the County for any purpose whatsoever.

12. **No Waiver of Governmental Immunity Act.** The parties hereto understand and agree that the parties, their commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the parties.

13. **Audits and Accounting.** Grantee shall maintain standard financial accounts, documents, and records relating to the use, management, and the operation of the Project. Grantee shall maintain standard financial accounts, documents, and records relating to the use, management, and operation of the Project. The Board shall have the right, upon reasonable notice to Grantee, to audit the books and records of Grantee, to audit the books and records of Grantee which pertain to the Project and to the use and disposition of the Board funds. The Board shall retain the authority to audit for two years after Project completion.

14. **Inspection.** Throughout the term of this Agreement, the Board shall have the right to inspect the Project area to ascertain compliance with this Agreement.

15. **Termination by County for Convenience.** The County may terminate this Agreement at any time and for any reason by providing Grantee written notice of such termination at least thirty (30) calendar days prior to the effective date of such termination. Upon such termination, Grantee shall be entitled to compensation for activities performed in accordance with this Agreement which were incurred prior to the effective date of the termination, but not exceeding the available budget balance at the time of the effective date of the termination.

16. **Effect of Project Closeout or Termination.** Grantee agrees that Project closeout or termination of this Agreement does not invalidate continuing obligations imposed on Grantee by this Agreement. Project closeout or termination of this Agreement does not alter the County's authority to disallow costs and recover funds on the basis of a later audit or other review and does not alter Grantee's obligation to return any funds due to the County as a result of later refunds, corrections, or other transactions.

17. **Notices.** Notices concerning termination of this Agreement, notices of alleged or actual violations of the terms or provisions of this Agreement, and all other notices shall be made as follows:

by the Grantee to:

Douglas County Community Development
Department
Steven Dodrill
100 Third Street

Castle Rock, CO 80104
(303) 660-7460
E-mail: sdodrill@douglas.co.us

with a copy to:

Douglas County Attorney's Office
100 Third Street
Castle Rock, CO 80104
(303) 660-7414
E-mail attorney@douglas.co.us

and by the County to:

Town of Parker
20120 E. Main Street
Parker, CO 80134
303 805-3208
Attn: Meagan Arvidson Nakashima
Email: mnakashima@parkeronline.org

Said notices shall be delivered personally during normal business hours to the appropriate office above, by prepaid first-class U.S. mail, via facsimile, via electronic mail, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The parties may from time-to-time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

18. Assignment. Grantee may not assign its rights under this Agreement.

19. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Colorado and venue for any dispute hereunder shall lie exclusively in the County of Douglas, State of Colorado.

20. Severability. If any provision of this Agreement, or the application thereof, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision other than those as to which it is found to be invalid, shall remain in full force and effect.

21. Fax, Email and Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which when taken together shall constitute one Agreement. In addition, the parties agree to recognize signatures of this Agreement transmitted by fax or email as if they were original signatures.

22. Third Party Beneficiary. The Board and Grantee hereby acknowledge and agree that this Agreement is intended only to cover the relative rights and obligations between the Board and Grantee, and that no third-party beneficiaries are intended.

23. Waiver. The failure of either party to enforce a term hereof shall not be deemed a waiver of such term or right of enforcement as to that breach or any subsequent breach of the same, similar,

or different nature. No waiver shall be enforceable hereunder unless signed by the party against whom the waiver is sought to be enforced.

24. Entire Agreement. Except as expressly provided herein, this Agreement constitutes the entire agreement of the parties. No oral understanding or agreement not incorporated in this Agreement shall be binding upon the parties. No changes in this Agreement shall be valid, unless made as an amendment to this Agreement, approved by the Board, and signed by the parties in this Agreement.

25. Advertising, Marketing and Promotional Materials. The Grantee shall not include any reference to this Agreement or services performed under this Agreement in any of the Grantee's advertising or public relations materials without first obtaining the written approval of the County's Public Affairs Director.

IN WITNESS WHEREOF, the parties by signature below of their authorized representatives execute this Agreement effective as of the _____ day of _____ 2023.

APPROVED AS TO CONTENT:

Terence T. Quinn
Director of Community Development

Date: _____

APPROVED AS TO CONTENT:

Jennifer L. Eby
Assistant Director of Community Services

Date: _____

APPROVED AS TO LEGAL FORM:

Christopher K. Pratt
Assistant County Attorney

Date: _____

APPROVED AS TO FISCAL CONTENT:

Andrew Copland
Director of Finance

Date: _____

GRANTEE: TOWN OF PARKER, COLORADO

Name: (Signature) _____

Name: (Print) Jeff Toborg

Title: Mayor

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____.

My commission expires: _____

Witness my hand and official seal

Notary Public

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Town Attorney's Office

EXHIBIT A

DOUGLAS COUNTY MILL LEVY GRANT

PROJECT PURPOSE

A grant of **\$6,762** is awarded to **Town of Parker** for its Adaptive Water Safety/Swim program. Funding will be used to provide instruction to teach lifesaving skills in and around water using an individualized treatment plan to address fitness, cognitive and social goals.

EXHIBIT B

DOUGLAS COUNTY MILL LEVY PAYMENT TERMS

Douglas County will provide Town of Parker **\$6,762** in grant dollars to be used as described in Exhibit A. Grant will be paid in one installment upon receipt of the fully executed Grant Agreement.

EXHIBIT C
DOUGLAS COUNTY MILL LEVY GRANT
SAMPLE ANNUAL REPORT

The purpose of this annual report is to describe the results of the Developmental Disabilities Mill Levy grant award and how you assisted people with intellectual and developmental disabilities (I/DD). Focus your answers on Douglas County residents, how the grant was beneficial to the people you served and the outcomes you observed. Provide as much narrative as needed to demonstrate success and tell your story. The reporting period is shown below and the due date for the report is January 15, 2024.

Reporting Period: **From** January 1, 2023 **To** December 31, 2023

Organization: Town of Parker

Project Name: Adaptive Water Safety/Swim Program

Grant Amount: \$ 6,762

Contact Name: _____ **Title:** _____

Phone: _____ **Email:** _____

1. Describe how the grant funds were used, the progress made toward the goals described in your application and the impact on your clients (e.g. results or outcomes).
2. Describe at least one successful client outcome.
3. Define your unit of service (e.g. a therapeutic service, scholarship, etc.).
4. How many units of service were provided through this grant? _____
5. Describe how you determined a client qualified for a scholarship, the typical cost for the programs clients attended and how much the programs were discounted.
6. How many total individuals were served by your organization?
 From Douglas County _____
 Organizational total _____
7. How many individuals with I/DD were served by this activity?

From Douglas County _____
Organizational total _____

8. How many Douglas County individuals with I/DD were:

Ongoing clients _____
New clients _____
Total _____

9. Did you form any new partnerships to implement this activity? If yes, please describe the partnership(s) and the impact on your efforts.

10. Leveraging funds against the DDML award is highly valued. Were you able to leverage additional funds for this activity through a new grant or contribution?

11. Provide an overview of your program budget below and include the actual and in-kind leveraging your organization garnered for the activity. Examples of leveraging in-kind contributions can include calculating volunteer hours spent implementing the activity at \$28 per hour or donated food for clients.

Program Budget for Therapeutic Recreation	\$ _____
DDML award	\$ _____
Leveraging-organizational match or budgeted amount	\$ _____
Leveraging-in-kind contributions of goods or time	\$ _____
Grants or other contributions	\$ _____
Total program expenditures	\$ _____
Remaining DDML balance	\$ _____

12. If there were any major variances in the anticipated income or expenditures as compared to the approved budget submitted in your application, please describe what changed.

Signature of Executive Director or Authorized Board Officer

Date



Request for Town Council Action

Date: February 6, 2023

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.574 – First Reading**
A Bill for an Ordinance Conveying Certain Real Property By Easement to Parker Water and Sanitation District for Salisbury Park
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: February 21, 2023

EXECUTIVE SUMMARY

This ordinance proposes to dedicate an easement to Parker Water and Sanitation District (PWSD) over a portion of Salisbury Park to accommodate the construction of a new sanitary sewer line.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

PWSD is planning to construct a Filtration Annex building adjacent to their existing Regional Well House in the eastern portion of Salisbury Park. This is proposed in order to improve drinking water quality for the community through the use of gravity filters that will physically remove iron and manganese from the existing water sources. This building is currently in review through a Site Plan process and will come before the Town Council in the near future.

As part of this project, PWSD will need to relocate several existing raw waterlines in the area and construct a new sanitary sewer line that will carry water used to clean the filters periodically. The relocation of the waterlines will occur within the boundaries of an existing easement that PWSD holds, but the installation of the sanitary sewer line will require a new easement to be dedicated to the Town. The proposed easement would be located east of the equestrian areas and parking lots, and outside of areas of the park that are programmed. PWSD will be responsible for the restoration of all disturbed areas through the Town's Grading Permit Program.

Finally, because of the impact to the raw waterlines, PWSD needs to perform this utility work before water demand kicks up in the spring. For this reason, this easement request is being brought before the Council in advance of the Site Plan for the building. If approved, PWSD plans to begin this work immediately in order to meet their seasonal schedule constraints.

FINANCIAL IMPACT

This easement is proposed to be dedicated to PWSD as part of an ongoing easement swap between the two organizations. No direct payment is proposed.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 1.574
2. Vicinity Map

RECOMMENDED MOTION

I move to approve Ordinance No. 1.574 on first reading and to schedule second reading for February 21, 2023, as part of the consent agenda.

ORDINANCE NO. 1.547, Series of 2023

TITLE: A BILL FOR AN ORDINANCE CONVEYING CERTAIN REAL PROPERTY BY EASEMENT TO PARKER WATER AND SANITATION DISTRICT FOR SALISBURY PARK

WHEREAS, the Town Council of the Town of Parker desires to convey certain real property to Parker Water and Sanitation District for Salisbury Park; and

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

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

Section 1. The Town Council of the Town of Parker hereby approves the Sanitary Sewer Main Easement Agreement by the Town of Parker conveying certain property to Parker Water and Sanitation District for Salisbury Park, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to execute the Easement Agreement on behalf of the Town.

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

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

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

SANITARY SEWER MAIN EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is dated this ____ day of _____, 2023, by THE TOWN OF PARKER, COLORADO (hereafter referred to as “Grantor”), having an address at 20120 E. Mainstreet, Parker, Colorado 80138, and THE PARKER WATER AND SANITATION DISTRICT (hereafter referred to as “Grantee”), a Colorado special district and political subdivision, having an address at 18100 E. Woodman Drive, Parker, Colorado 80134 (each a “Party” and collectively the “Parties”).

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

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

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

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

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

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

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

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

4. Grantor's Covenants. Grantor covenants and agrees that during the term of this Easement Agreement it shall not plant within or allow to grow into the Easement Property any trees, bushes or other planted material that would interfere with the Grantee's use of the Easement Property, and that it shall not construct any buildings or other improvements within, over or upon the Easement Property without the prior written permission of the Grantee.

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

6. Miscellaneous.

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

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

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

EXHIBIT A

A TRACT OF LAND BEING A PORTION OF LOT 1, SALISBURY EQUESTRIAN PARK, RECORDED JUNE 11, 2004 AT RECEPTION NO. 61174 IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF DOUGLAS COUNTY, COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 27, MONUMENTED BY A 3/4" ALUMINUM CAP PLS 19003, FROM WHENCE THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 27, MONUMENTED BY A 3/4" ALUMINUM CAP LS 22561, BEARS SOUTH 89°38'17" WEST 1323.85 FEET AND UPON WHICH THESE BEARING ARE BASED;
THENCE SOUTH 79°32'05" WEST A DISTANCE OF 1,295.43 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 61°10'55" WEST A DISTANCE OF 242.60 FEET TO A POINT;
THENCE SOUTH 44°33'29" WEST A DISTANCE OF 39.83 FEET TO A POINT;
THENCE SOUTH 89°33'29" WEST A DISTANCE OF 81.62 FEET TO A POINT;
THENCE SOUTH 52°31'16" WEST A DISTANCE OF 312.95 FEET TO A POINT;
THENCE NORTH 34°32'44" WEST A DISTANCE OF 30.04 FEET TO A POINT FROM WHENCE SAID CENTER-WEST SIXTEENTH CORNER OF SECTION 27 BEARS NORTH 44°56'47" EAST 760.94 FEET;
THENCE NORTH 52°31'16" EAST A DISTANCE OF 311.41 FEET TO A POINT;
THENCE NORTH 41°57'41" EAST A DISTANCE OF 48.82 FEET TO A POINT;
THENCE NORTH 89°33'29" EAST A DISTANCE OF 90.74 FEET TO A POINT;
THENCE NORTH 61°10'55" EAST A DISTANCE OF 152.93 FEET TO A POINT;
THENCE SOUTH 00°22'03" WEST A DISTANCE OF 16.58 FEET TO A POINT;
THENCE NORTH 60°12'24" EAST A DISTANCE OF 71.88 FEET TO A POINT;
THENCE SOUTH 69°34'48" EAST A DISTANCE OF 22.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,620 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

PREPARED BY: CHARLES KELLER HARTOG, PLS
PLS 38684

ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O. BOX 2168
EVERGREEN, CO 80437
(303)679-8122



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ISSUE DATE: 12/29/2022	
DATE	REVISION COMMENTS

PARKER WATER &
SANITATION DISTRICT
SANITARY EASEMENT
EXHIBIT A

SURVEY SYSTEMS
A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

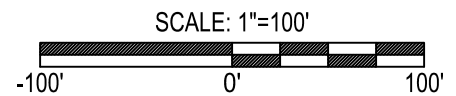
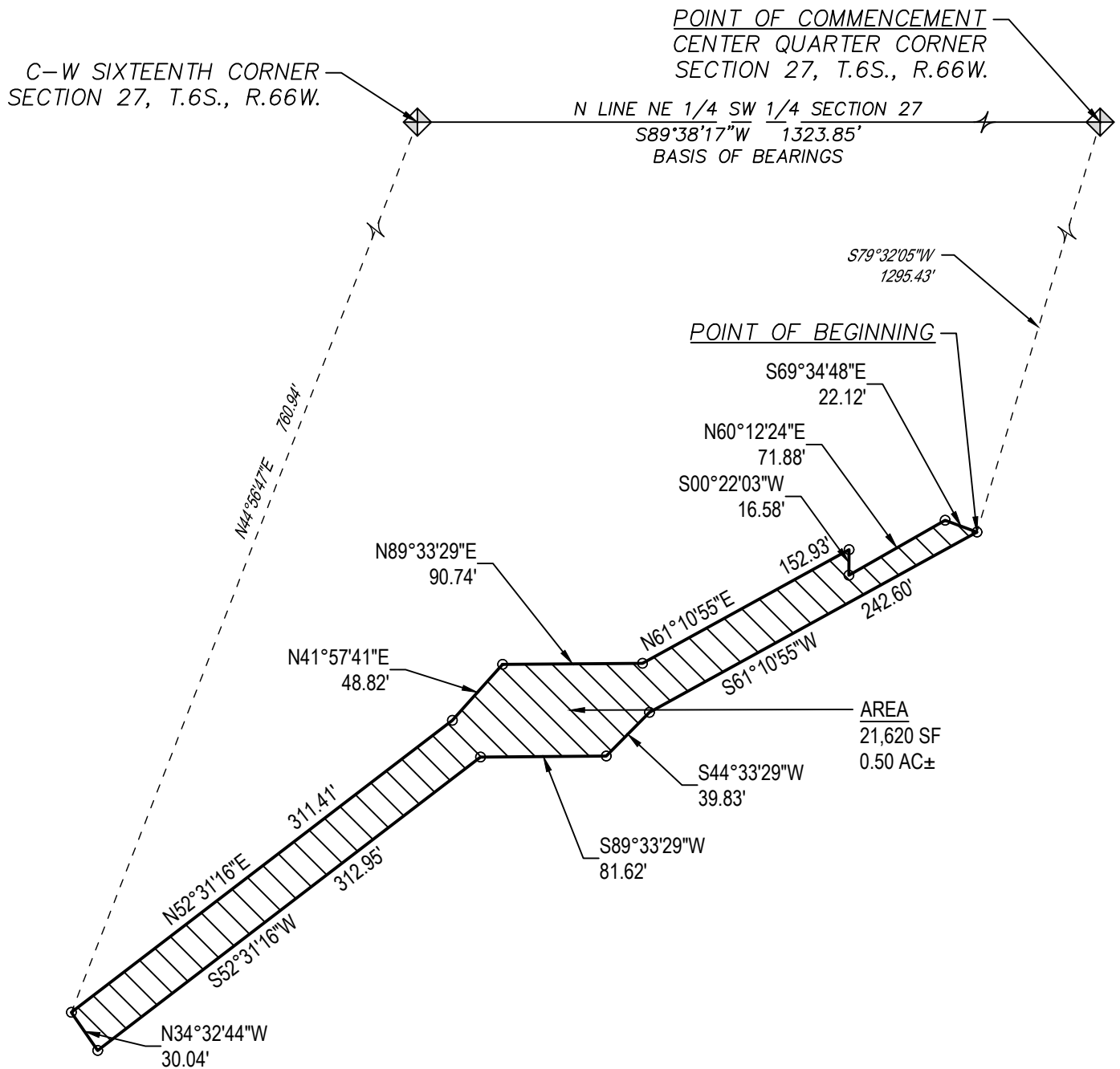
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JOB #: 2022-322-01-035
CLIENT CODE: TTDC

SHEET NO.

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1 OF 2

ILLUSTRATION TO EXHIBIT A



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

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ISSUE DATE: 12/29/2022	
DATE	REVISION COMMENTS

**PARKER WATER &
SANITATION DISTRICT
SANITARY EASEMENT
ILLUSTRATION**

SURVEY SYSTEMS
A Professional Land Surveying Company
P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com
A Service-Disabled Veteran-Owned Small Business **SDVOSB | SBE**

CHECKED BY: MN DRAWN BY: CH JOB #: 2022-322-01-035 CLIENT CODE: TTDC
SHEET NO: 2 2 OF 2

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THENCE SOUTH 79°04'44" WEST A DISTANCE OF 1,278.48 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 61°10'55" WEST A DISTANCE OF 287.02 FEET TO A POINT;
THENCE SOUTH 89°33'29" WEST A DISTANCE OF 64.30 FEET TO A POINT;
THENCE SOUTH 52°31'16" WEST A DISTANCE OF 333.60 FEET TO A POINT;
THENCE NORTH 34°32'44" WEST A DISTANCE OF 60.08 FEET TO A POINT FROM WHENCE SAID CENTER-WEST SIXTEENTH CORNER OF SECTION 27 BEARS NORTH 46°03'44" EAST 753.34 FEET;
THENCE NORTH 52°31'16" EAST A DISTANCE OF 350.62 FEET TO A POINT;
THENCE NORTH 89°33'29" EAST A DISTANCE OF 69.23 FEET TO A POINT;
THENCE NORTH 61°10'55" EAST A DISTANCE OF 220.13 FEET TO A POINT;
THENCE SOUTH 69°34'48" EAST A DISTANCE OF 79.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,747 SQUARE FEET OR 0.91 ACRES, MORE OR LESS.

PREPARED BY: CHARLES KELLER HARTOG, PLS
PLS 38684

ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O. BOX 2168
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(303)679-8122



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ISSUE DATE: 12/29/2022	
DATE	REVISION COMMENTS

PARKER WATER &
SANITATION DISTRICT
TEMP. CONSTRUCTION EASEMENT
EXHIBIT A

SURVEY SYSTEMS
A Professional Land Surveying Company

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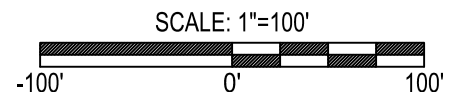
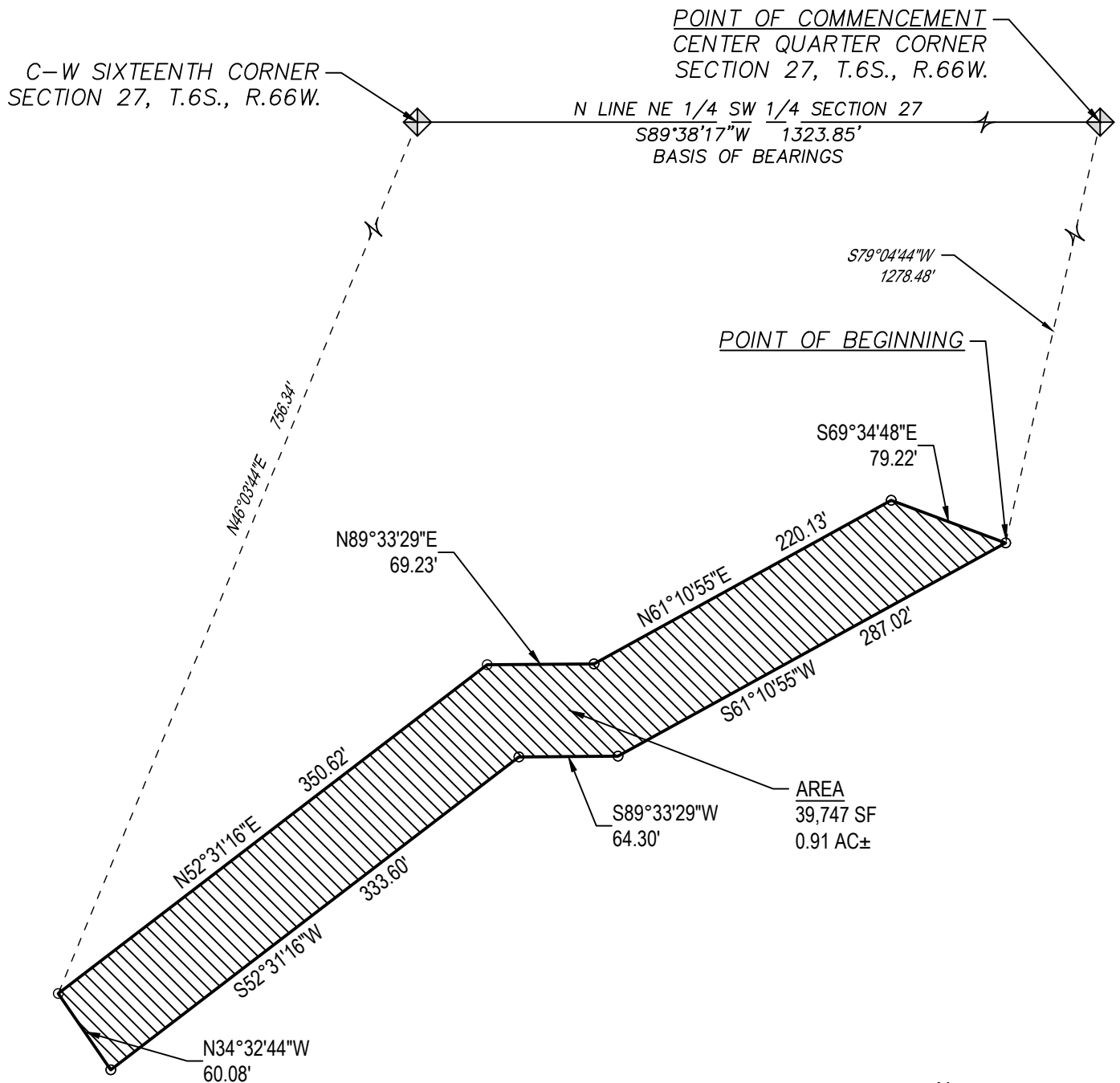
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JOB #: 2022-322-01-035
CLIENT CODE: TTDC

SHEET NO.

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1 OF 2

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: 12/29/2022	
DATE	REVISION COMMENTS

**PARKER WATER &
SANITATION DISTRICT
TEMP. CONSTRUCTION EASEMENT
ILLUSTRATION**

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CHECKED BY: MN
DRAWN BY: CH
JOB #: 2022-322-01-035
CLIENT CODE: TTDC
SHEET NO:
2
2 OF 2



Sanitary Sewer Easement
Vicinity Map





Request for Town Council Action

Date: February 6, 2023
Submitted By: Rhonda Willey, Controller
Reviewed By: Michelle Kivela, Town Manager
Title: **RESOLUTION NO. 23-011**
A Resolution to Accept Donations from the Greater Parker Foundation
Department: Finance, Rhonda Willey

EXECUTIVE SUMMARY

Donations raised through the Greater Parker Foundation are transferred to the Town of Parker as they are received and used by the Town for the specific purpose of the donation. This resolution formalizes the Town's acceptance of the donations that were given to the Town for the year 2022 according to Section 15.7 of the Town of Parker Home Rule Charter.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

This resolution will formalize the contributions that were given to the Town of Parker by the Greater Parker Foundation in 2022. The contributions that were made were all for cultural purposes.

FINANCIAL IMPACT

Donations to the Town through the Greater Parker Foundation for 2022 were \$15,200.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Resolution No. 23-011

RECOMMENDED MOTION

I move to approve Resolution No. 23-011, as part of the consent agenda.

RESOLUTION NO. 23-011, Series of 2023

TITLE: A RESOLUTION TO ACCEPT DONATIONS FROM THE GREATER PARKER FOUNDATION

WHEREAS, Section 15.7 of the Town of Parker Home Rule Charter provides that the Town Council of the Town of Parker may "receive or refuse bequests, gifts and donations;"

WHEREAS, the Town received a donation from the Greater Parker Foundation in the amount of Fifteen Thousand Two Hundred Dollars (\$15,200) for fiscal year 2022 (the "Donation"); and

WHEREAS, the Town Council desires to accept the Donation.

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

Section 1. The Town Council of the Town of Parker hereby accepts the Donation, as provided by Section 15.7 of the Parker Home Rule Charter.

RESOLVED AND PASSED this _____ day of _____, 2023.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: February 6, 2023
Submitted By: Alisa Babler, Engineering Service Manager
Reviewed By: Michelle Kivela, Town Manager
Title: **Traffic Signal Control Cabinets Contract**
Amount: **\$223,040**
Contractor: **Traffic Signal Controls, Inc.**
Department: **Engineering and Public Works, Alisa Babler**

EXECUTIVE SUMMARY

This item is to award a purchase with Traffic Signal Controls, Inc. for procurement of eleven (11) traffic control cabinets for \$223,040.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

This item is for the procurement of eleven (11) traffic signal control cabinets. Six (6) cabinets will be used for CIP projects, three (3) will be used to replace end of service life cabinets plus flashing yellow arrow conversions, and two will be used for knockdown stock in case of emergency replacement.

Traffic signal cabinets must be electrically sound and weatherproof to provide reliable service for the traveling public. They also house the ethernet and fiber optic equipment that supports the Town's communications network. Traffic signal cabinets need replacement due to end of service life, vehicle knockdowns, or to allow for conversion to flashing yellow arrow operations. Cabinets can also require upgrades due to expanded equipment demands such as new communications or detection equipment. Having an inventory on hand reduces delays associated with ordering on demand as the lead time is currently five (5) months or longer.

Pricing for the traffic signal control cabinets is part of a cooperative purchasing agreement with the Colorado Department of Transportation.

Purchasing cabinets in advance of CIP projects ensures that the cabinets and components are standardized and consistent with the rest of the signal system and delivered in time for construction due to supply chain issues. This allows the traffic staff to upload programming, signal timings, and test the signal controllers in a controlled environment prior to field installation.

FINANCIAL IMPACT

Funding for the traffic signal control cabinets has been appropriated in the Traffic Services Transportation Equipment, 101-4312-7420, and CIP projects: 301-4293-7548, 301-4293-7557, 301-4652-7307, 301-4392-7556, and 301-4293-7542.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: February 6, 2023

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **First Amendment to Agreement - Parker Road North - Additional Design Services for Advertisement and Construction**

Amount: \$43,710.00 (Total Contract Amount \$129,186.00)

Contractor: Felsburg Holt & Ullevig, Inc.

Department: Engineering and Public Works, Alex Mestdagh

EXECUTIVE SUMMARY

This item proposes to amend a Professional Service Agreement (PSA) with Felsburg, Holt & Ullevig (FHU) for Additional Design Services for Advertisement and Construction of the North Parker Road Operational Improvements.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is nearing completion of the design phase for the North Parker Road Operational Improvements between Lincoln Avenue and E-470, and is working towards advertising the project for construction. The main goal of this project is to improve vehicular mobility on Parker Road, which currently experiences heavy congestion during peak hours. Proposed improvements include the repurposing of existing dedicated turning lanes to shared thru-turning lanes, and short areas of widening to connect current acceleration/deceleration lanes on Parker Road in both the northbound and southbound directions between Lincoln Avenue and E-470. Improvements to pedestrian facilities in the corridor are also proposed, including a multi-use trail/sidewalk on the east side of Parker Road to connect the Baldwin Gulch Trail and the Pine Lane intersection, and expanded sidewalk north of Pine Lane adjacent to the Bowie property to connect to existing sidewalk to the north. Later phases of improvements will be needed to implement additional operational improvements on this stretch of Parker Road.

The Town selected Felsburg, Holt & Ullevig (FHU) as the consultant for the design of the project, which is now in its final stages. The final tasks have involved addressing comments that continue to trickle in from various CDOT departments, and continuing to work to obtain clearance from affected utilities, some of which have been non-responsive. This has required significant efforts beyond FHU's original design scope, and staff is proposing an amendment to their contract to reflect these efforts. The amendment proposes to increase the contract by about \$43,710.00, bringing the full not-to-exceed amount to \$129,186. This sum can be accommodated in the project funds appropriated by the Town Council in the 2023 budget.

FINANCIAL IMPACT

The amendment proposes to increase the contract about by \$43,710.00, bringing the full not-to-exceed amount to \$129,186. This sum can be accommodated in the project funds appropriated by the Town Council in the 2023 budget.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: February 6, 2023

Submitted By: Stacey Nerger, Senior Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **POPE PROPERTY ANNEXATION** *(To be continued to May 1, 2023)*
Applicant: David Brehm, Plan West
Location: Southwest corner of Twenty Mile Road and Dransfeldt Road
Department: Community Development, Stacey Nerger
TRAKiT ANX22-009
No.:

EXECUTIVE SUMMARY

The owner of a 38 acre enclave parcel located in unincorporated Douglas County, known as the Pope property, has submitted an Annexation Petition to the Town.

STAFF RECOMMENDATION

Continue

BACKGROUND/DISCUSSION

Prior Action

On October 3, 2022, the Town Council approved Resolution No. 22-048 that determined the submitted Annexation Petition substantially complies with the Colorado Municipal Annexation Act of 1965 (the "Act", § 31-12-107(1)) and which set a public hearing date of November 21, 2022 to determine eligibility for annexation into the Town.

On November 21, 2022, the Town Council approved Resolution No. 22-061 that determined the Pope property is eligible for annexation into the Town as provided by the Act. In addition, the annexation ordinance was scheduled for a public hearing of the Town Council on February 6, 2023.

On January 17, 2023, the Town Council approved the Annexation Ordinance on first reading.

Summary

The subject property, known as the Pope property, is an enclave parcel located in unincorporated Douglas County. The property is approximately 38 acres in total area and is currently used as Flat Acres Farm, an "agritainment" and commercial recreation business.

The subject property fronts Twenty Mile Road and is bordered to the north by commercial uses at the Parker Valley Center (Target); to the south by Cherry Creek open space and future Salisbury Park North; to the east by commercial uses at FlatAcres Marketplace (Kohls); and to the west by Cherry Creek open space. The property and adjacent areas in the Cherry Creek open space contain environmentally sensitive land including 100-year floodplain and habitat for the Preble's Meadow Jumping Mouse, which is protected by the U.S. Endangered Species Act.

The Town surrounds the subject property and has identified it as a candidate for future annexation within its Municipal Planning Area (urban growth boundary). This is an existing land use policy recommendation supported by the annual Three-Mile Area Plan and the Parker 2035 Master Plan.

The applicant is proposing to divide the 38 acre property into three (3) sections with different zoning. The western section of the property along Cherry Creek consisting of approximately 9.2 acres will be zoned Open Space and dedicated to the Town. The central section of the property consisting of approximately 17.5 acres will be zoned Agricultural and will allow the applicant to continue those "agritainment" uses currently in operation. The remaining section to the east of the future Dransfeldt Road extension and consisting of approximately 11.9 acres will be zoned Greater Downtown District - Market Center and permit future commercial use.

Staff has worked with the applicant to accommodate the "agritainment" uses currently operated on the subject property and believes that the proposed zoning is appropriate because it is consistent with the Parker 2035 Master Plan. The Master Plan identifies the property as 100-year floodplain and recommends a mix of uses including future commercial, open space and transportation use. Further, the Transportation Master Plan recommends the Dransfeldt Road extension through the subject property to expand the transportation system for greater vehicular, bicycle and pedestrian mobility across Cherry Creek.

The Town of Parker and Parker Water and Sanitation District have an intergovernmental agreement that requires properties to be included into the District prior to annexation into the Town. The applicant submitted an application for inclusion into the District on December 29, 2022. Parker Water and Sanitation District has a process that will take several months for inclusion to be completed. Therefore, the proposed annexation hearing needs to be continued to allow for the required inclusion into the water district. To allow for adequate time for the inclusion process, staff recommends continuance of the annexation hearing to May 1, 2023.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 2.282

RECOMMENDED MOTION

I move to continue the public hearing to consider Ordinance No. 2.282 to May 1, 2023.

Pope Property

Annexation and Zoning



ORDINANCE NO. 2.282, Series of 2023

TITLE: A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE POPE PROPERTY IN DOUGLAS COUNTY

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Town Council of the Town of Parker, Colorado, written petition(s) for annexation to and by the Town of Parker, Colorado, of that property described in attached **Exhibit 1** (the “Property”), being contiguous unincorporated territory situated, lying, and being in the County of Douglas, State of Colorado;

WHEREAS, the Town Council of the Town of Parker, Colorado has conducted a public hearing, as required by law, to determine the eligibility for annexation of the Property; and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the eligibility for annexation of the Property, and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the Town of Parker, Colorado.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. The annexation by and to the Town of Parker, State of Colorado, of the Property, situated, lying, and being in the County of Douglas, State of Colorado, meets all requirements of law and the annexation policy of the Town of Parker, and therefore, the said annexation is hereby approved.

Section 2. More than fifty percent (50%) of the owner(s) of more than fifty percent (50%) of the Property have petitioned for annexation.

Section 3. Rezoning of the Property shall be completed simultaneously with the annexation of the Property, pursuant to Section 15.9 of the Home Rule Charter for the Town of Parker (the “Charter”).

Section 4. Upon the effective date of this Annexation Ordinance, the Property shall become subject to the Municipal Laws of the State of Colorado pertaining to cities and to the Charter, ordinances, resolutions, rules and regulations of the Town of Parker, except general taxation, which shall be effective on and after January 1 of the next succeeding year following the passage of this Annexation Ordinance.

Section 5. The Town Council hereby approves the Annexation Agreement that is attached hereto as **Exhibit 2**, and incorporated by this reference, and authorizes the execution of the Annexation Agreement by the Mayor and Town Clerk.

Section 6. Considering all of the foregoing, and based on the conviction that annexation of the Property to the Town of Parker will serve the best interests of the Town of Parker and the owner(s) of the Property, the Property is hereby annexed to the Town of Parker, Colorado.

Section 7. The Town Clerk shall file for recording three (3) certified copies of the Annexation Ordinance and three (3) certified copies of the Annexation Map for the Property with the Clerk and Recorder of the County of Douglas, State of Colorado.

Section 8. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Douglas County Clerk and Recorder.

Section 9. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 10. This Annexation Ordinance shall become effective ten (10) days after the publication date of this Annexation Ordinance, except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Annexation Ordinance.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2023.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Kristin Hoffmann, Town Attorney

EXHIBIT 1

Legal Description

FLATACRES MARKETCENTER #2 ANNEXATION AND ZONING

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22 SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°07'48"W ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 1111.96 FEET; THENCE N89°48'03"E A DISTANCE OF 1090.40 FEET TO A POINT THE SOUTH RIGHT-OF-WAY OF 20 MILE ROAD AS DESCRIBED IN BOOK 1668, PAGE 50 AND BOOK 1653, PAGE 1126 AT THE OFFICE THE CLERK AND RECORDER OF DOUGLAS COUNTY; THENCE S77°23'50"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 466.68 FEET TO THE NORTHWEST CORNER OF TRACT B, FLATACRES MARKETCENTER RECORDED OCTOBER 25, 2002 AT RECEPTION NO. 2002112467; THENCE ALONG SAID TRACT B THE FOLLOWING FIFTEEN (15) CONSECUTIVE COURSES; 1.) S12°36'10"W A DISTANCE OF 141.39 FEET; 2.) THENCE S77°23'50"E A DISTANCE OF 103.64 FEET; 3.) THENCE S12°35'53"W A DISTANCE OF 190.51 FEET; 4.) THENCE S77°24'07"E A DISTANCE OF 59.58 FEET; 5.) THENCE S00°00'17"E A DISTANCE OF 554.32 FEET; 6.) THENCE N89°59'01"W A DISTANCE OF 188.02 FEET; 7.) THENCE N69°54'00"W A DISTANCE OF 116.48 FEET; 8.) THENCE N89°59'51"W A DISTANCE OF 444.37 FEET; 9.) THENCE N48°54'15"W A DISTANCE OF 163.19 FEET; 10.) THENCE S41°05'45"W A DISTANCE OF 112.51 FEET; 11.) THENCE S48°54'15"E A DISTANCE OF 30.00 FEET; 12.) THENCE N41°05'45"E A DISTANCE OF 82.51 FEET; 13.) THENCE S48°54'15"E A DISTANCE OF 250.94 FEET; 14.) THENCE S89°59'51"E A DISTANCE OF 385.67 FEET; 15.) THENCE S00°53'59"E A DISTANCE OF 40.07 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE S89°59'43"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 1343.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.602 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, WHICH BEARS N00°13'15"W AND BEING MONUMENTED BY A FOUND 3 ¼" ALUMINUM CAP PLS # ILLEGIBLE IN RANGE BOX AT THE CENTER QUARTER CORNER AND A FOUND 3 ¼" ALUMINUM CAP PLS # 9133 AT THE SOUTH QUARTER CORNER.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF:
MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215

EXHIBIT 2

Annexation Agreement

[To be provided prior to public hearing.]



Request for Town Council Action

Date: February 6, 2023

Submitted By: Ashley Chasez, Planner I

Reviewed By: Michelle Kivela, Town Manager

Title: **DAISY ROWLEY HOUSE MDP**

Applicant: Parker Authority for Reinvestment, Weldy Feazell

Location: 10952 S. Pikes Peak Drive

Department: Community Development, Ashley Chasez

TRAKiT No.: SUB22-027

EXECUTIVE SUMMARY

The applicant, Parker Authority for Reinvestment (P3), is proposing a Minor Development Plat (MDP) for two (2) properties located at 10952 South Pikes Peak Drive and 10962 South Pikes Peak Drive. The MDPs will create two (2) platted lots of .27 acres and .26 acres with no change in the location of existing property lines. The site is located on the west side of Pikes Peak Drive south of Mainstreet.

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

1. Consistency with Master Plan: The proposed subdivision is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.
2. Consistency with the Land Development Ordinance and other minimum standards established by the Town: The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual and the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town.
3. Consistency with Zone District Standards or Planned Development Guide, if applicable: The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide.
4. Public notice requirements: The applicant has demonstrated that all public notice requirements have been met.
5. Agreements: A subdivision agreement and/or other agreements have been executed by the applicant as required by the Town Council.
6. Public dedications: All applicable public dedication requirements have been satisfied.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject properties were annexed into the Town in 1981 as a part of the original incorporation of the Town. The properties are located in Downtown and are bordered to the north by commercial office uses; to the east by The Schoolhouse; to the west by a vacant lot and residential uses; and to the south by commercial uses.

The existing zoning of the subject properties is Greater Downtown District – Pikes Peak Center, and they are located within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan.

The proposed MDP for the property known as the Daisy Rowley House consists of two (2) parcels of land on the west side of Pikes Peak Drive south of Mainstreet. The property is small with a total combined area of approximately .60 acres. The proposed MDP will plat the unplatted parcels to establish them as legal lots of record as is required by the Municipal Code.

The Planning Commission held a public hearing on the proposed MDP on January 12, 2023 and voted to recommend that the Town Council approve it.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ATTACHMENTS

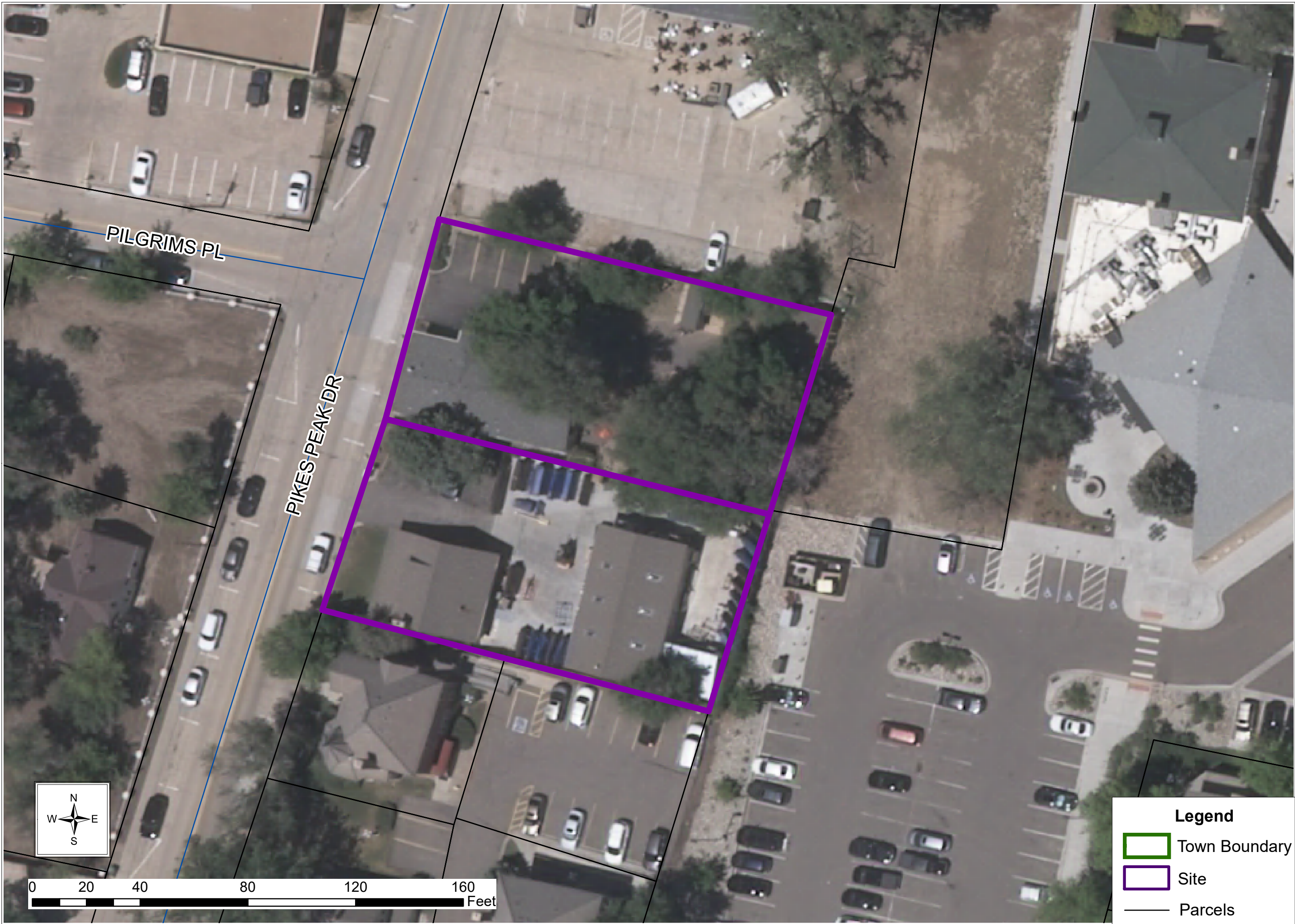
1. Vicinity Map
2. Planning Commission Staff Report SUB22-027
3. Daisy Rowley House Minor Development Plat

RECOMMENDED MOTION

I move to approve the Daisy Rowley House Minor Development Plat, based on staff findings.

Daisy Rowley House Minor Development Plat

Vicinity Map





Planning Commission Staff Report

Planning Commission Date: 1/12/2023

Town Council Date: 2/6/2023

Hearing Type: Public Hearing
Daisy Rowley House, Filing No. 1 – Minor Development Plat

TRAKiT No(s): SUB22-027

Location: The site is located on the east side of Pikes Peak Drive south of Mainstreet.

Project Planner: Bryce Matthews, Assistant Director - Planning

Applicant: Parker Authority for Reinvestment

Executive Summary: The applicant, Parker Authority for Reinvestment, is proposing to plat two metes and bounds parcels located at 10952 S. Pikes Peak Drive and 10962 S. Pikes Peak Drive. The Minor Development Plat will create 2 platted lots of .266 acres and .261 acres, this will not change the location of existing property lines. The site is located on the west side of Pikes Peak Drive south of Mainstreet.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Daisy Rowley House, Filing No. 1 Minor Development Plat

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Daisy Rowley House, Filing No. 1 Minor Development Plat subject to the following conditions:”

-List Conditions

“I move the Planning Commission recommend Town Council deny the Daisy Rowley House, Filing No. 1 Minor Development Plat as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the Daisy Rowley House, Filing No. 1 Minor Development Plat to a future date.”

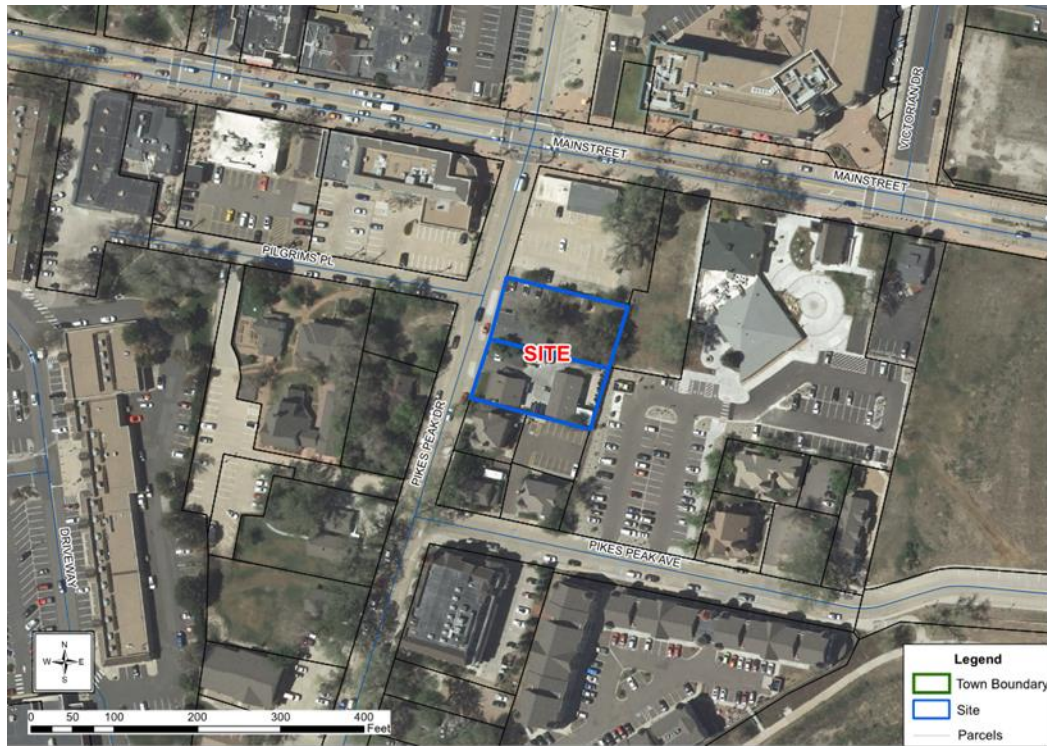
I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 1981 as a part of the original incorporation of the Town. The property is bounded on the north by commercial office uses, to the east by The Schoolhouse, to the west by a vacant lot and residential uses, and to the south by commercial uses

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

The proposed Minor Development Plat application, known as the Daisey Rowley House, consists of two parcels of land on the east side of Pikes Peak Drive south of Mainstreet in the Town of Parker. The sites combined are approximately 0.597 acres. The proposal is to plat these unplatted parcels to establish them as legal lots of record.

VICINITY MAP



II. PRIOR ACTIONS

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

III. CURRENT SITE DATA

Existing Zoning		GD - Greater Downtown District	
Overlay District		N/A	
PD & Plan Area		N/A	
Master Plan Area		Mainstreet Master Plan	
Site Acreage		.527 acres	
Subdivision		Not currently subdivided	
Existing Use		Commercial services	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
South	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
East	Mainstreet Master Plan Area	GD - Greater Downtown District	The Schoolhouse arts center
West	Mainstreet Master Plan Area	GD - Greater Downtown District	Residential, vacant lot

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Mainstreet Master Plan Character Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. New development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. Commercial uses are appropriate in the Mainstreet Master Plan Character Area. These uses support a walkable pedestrian environment interacting with Pikes Peak Drive and Mainstreet, complement other downtown uses, and contribute to the unique downtown character as recommended in this character area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.H Jobs and Economic Vitality 2.C

	Jobs and Economic Vitality 4.A
Staff Analysis	The subject property is located east side of Pikes Peak Drive south of Mainstreet within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan. The proposed Minor Development Plat will create two legal lots of record that will allow for the continuation of the existing uses and will also provide opportunity for future redevelopment within the context of the existing zoning and in support of the goals and strategies of the Mainstreet Master Plan. Based on this analysis, staff has determined that the request is consistent with the <i>Parker 2035 Master Plan</i>.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	N/A	No new structures are a part of this proposal. Required setbacks will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	GDD Pikes Peak Center maximum height= 45 feet	No new structures are a part of this proposal. Required height will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	Existing lot sizes meets the zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		No new structures are a part of this proposal.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	Landscaping requirements will be	☒ Consistent ☐ Inconsistent

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

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject properties front onto Pikes Peak Drive and each property has one existing access point on Pikes Peak Drive. No changes are proposed to the access or circulation.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

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

VIII. CONCLUSION

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

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

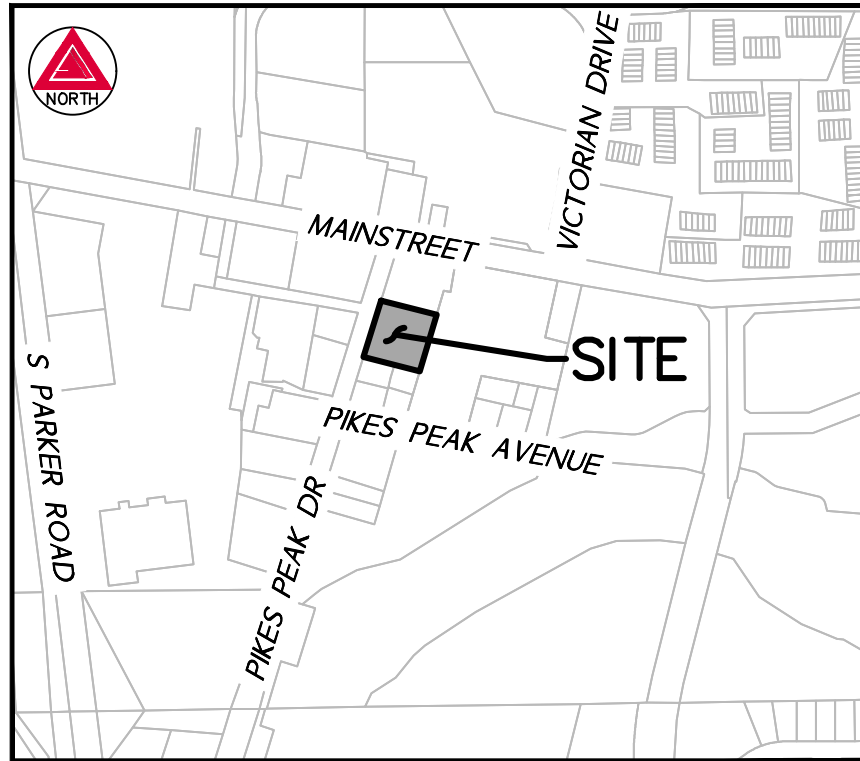
Daisy Rowley House Filing No. 1 Minor Development Plat

Report Approved By: Bryce Matthews, Assistant Director - Planning

DAISY ROWLEY HOUSE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.527 ACRES – 2 COMMERCIAL LOTS



VICINITY MAP

SCALE 1" = 500'

DEDICATION

(FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033356-010-T02-ES EFFECTIVE 03/08/2022 AT 8:00 A.M.)

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 22; THENCE S 00°13'03"E ALONG THE WEST LINE OF SAID NE 1/4, 1276.34 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF EAST PARKER ROAD; THENCE S 79°16'30"E ALONG SAID R.O.W. LINE 860.80 FEET; THENCE S 78°22'30"E ALONG SAID R.O.W. LINE 260.79 FEET TO A POINT ON THE EAST R.O.W. LINE OF PIKES PEAK DRIVE; THENCE S 17°31'30"W ALONG SAID EAST PIKES PEAK DRIVE R.O.W., 139.98 FEET TO THE POINT OF BEGINNING;
THENCE S 76°16'11"E, 150.36 FEET;
THENCE S 17°33'22"W, 77.95 FEET;
THENCE N 75°54'40"W, 150.26 FEET TO A POINT ON SAID EAST R.O.W. LINE;
THENCE N 17°31'30"E, ALONG SAID EAST R.O.W. LINE, 77.00 FEET TO THE POINT OF BEGINNING,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

(FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033357-010-T02-ES EFFECTIVE 07/26/2021 AT 8:00 A.M.)

A TRACT OF LAND SITUATED IN THE TOWN OF PARKER, COLORADO, AND IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22;
THENCE NORTH 89 DEGREES 39'30" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 EXTENDED WESTERLY, A DISTANCE OF 55.40 FEET TO THE CENTER LINE OF COLORADO STATE HIGHWAY NO. 83;
THENCE SOUTH 6 DEGREES 51'00" EAST ALONG SAID CENTER LINE, A DISTANCE OF 1272.44 FEET TO THE CENTER LINE OF A COUNTY ROAD;
THENCE SOUTH 79 DEGREES 16'30" EAST ALONG SAID CENTER LINE, A DISTANCE OF 773.43 FEET;
THENCE SOUTH 79 DEGREES 22'30" EAST ALONG SAID CENTER LINE, A DISTANCE OF 239.55 FEET TO THE CENTER LINE OF OLD HIGHWAY NO. 15;
THENCE SOUTH 17 DEGREES 31'30" WEST ALONG SAID CENTER LINE, A DISTANCE OF 245.68 FEET;
THENCE SOUTH 75 DEGREES 33'00" EAST, A DISTANCE OF 25.05 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 17 DEGREES 31'30" WEST ALONG THE EAST LINE OF OLD HIGHWAY NO. 15, A DISTANCE OF 75.00 FEET;
THENCE SOUTH 75 DEGREES 18'30" EAST, A DISTANCE OF 150.18 FEET;
THENCE NORTH 17 DEGREES 31'30" EAST, A DISTANCE OF 76.63 FEET;
THENCE NORTH 75 DEGREES 25'40" WEST, A DISTANCE OF 150.27 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN S. PIKES PEAK DRIVE.

BOTH PARCELS CONTAINING AN AREA OF 0.527 ACRES, (22,963 SQUARE FEET), MORE OR LESS.

DEDICATION STATEMENT

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

ACKNOWLEDGEMENT

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

OWNER

JOSEPH R E HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE _____

STATE OF COLORADO)

) SS

COUNTY OF _____)

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

BY _____ AS _____ OF _____

JOSEPH R E HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER

RYAN & COMPANY, INC., A COLORADO CORPORATION

BY: _____

TITLE _____

STATE OF COLORADO)

) SS

COUNTY OF _____)

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

BY _____ AS _____ OF _____

RYAN & COMPANY, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

BY: _____

NAME: _____

TITLE: _____

TITLE VERIFICATION

I/WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. N0033356-010-T02-ES WITH AN EFFECTIVE DATE OF MARCH 8, 2022 AT 8:00 A.M. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. N0033357-010-T02-ES WITH AN EFFECTIVE DATE OF JULY 26, 2021 AT 8:00 A.M.

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)

COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____, AS _____, OF _____

FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TOWN COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____ DAY OF _____, 20____, A.D.,

PLANNING DIRECTOR,
ON BEHALF OF THE PLANNING COMMISSION

LAND USE SUMMARY TABLE

TRACT	AREA (SF)	AREA (AC)	LAND USAGE	OWNERSHIP/MAINTENANCE
LOT 1	11,604	0.266	COMMERCIAL	JOSEPH R E HOLDINGS, LLC
LOT 2	11,359	0.261	COMMERCIAL	RYAN & COMPANY, INC.
TOTALS	22,963	0.527		

GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-50B, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 28, 2022.
- BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 22 MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°39'50" EAST, A DISTANCE OF 2,682.44 FEET.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033356-010-T02-ES EFFECTIVE 03/08/2022 AT 8:00 A.M. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033357-010-T02-ES EFFECTIVE 07/26/2021 AT 8:00 A.M. WERE RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0069F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS – ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THE PURPOSE OF THIS PLAT IS TO PLAT THE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 03, 2012 AT RECEPTION NO. 2012074528, AND QUIT CLAIM DEED RECORDED ON JANUARY 01, 1994 AT RECEPTION NO. 9402325 INTO 2 LOTS.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON THE PROPERTY SHOWN HEREIN.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE, CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

)SS

COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, **BRADY J. MOORHEAD**, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **DAISY ROWLEY HOUSE** MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 28TH DAY OF FEBRUARY, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

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

BRADY J. MOORHEAD, PLS 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122

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.



Aztec
CONSULTANTS, INC.

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

AzTec Proj. No.: 177422-01

Drawn By: BAM

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT

20120 E. MAINSTREET
PARKER, COLORADO

DATE OF
PREPARATION:

02/22/2022

SCALE:

1"=20'

SHEET 1 OF 2

DAISY ROWLEY HOUSE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.527 ACRES – 2 COMMERCIAL LOTS

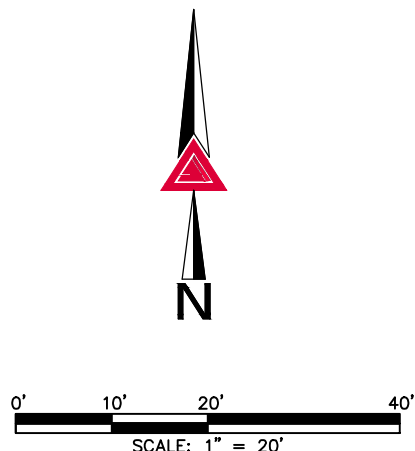
POINT OF COMMENCEMENT
N 1/4 CORNER SECTION 22
T6S, R66W, 6TH P.M.
FOUND 3 1/4" ALUMINUM CAP IN
CONCRETE STAMPED "PLS 9133 (1990)"
0.4"± ABOVE THE SURFACE PER
MONUMENT RECORD BY PLS 38035 AND
ACCEPTED ON FEBRUARY 28, 2015

S00°39'50"E 1276.34' (TIE)
S00°13'03"E (R1)

S00°39'50"E 2692.44'
WEST LINE OF THE NE 1/4 OF SEC. 22
(BASIS OF BEARINGS)

N00°39'50"W 1406.10' (TIE)

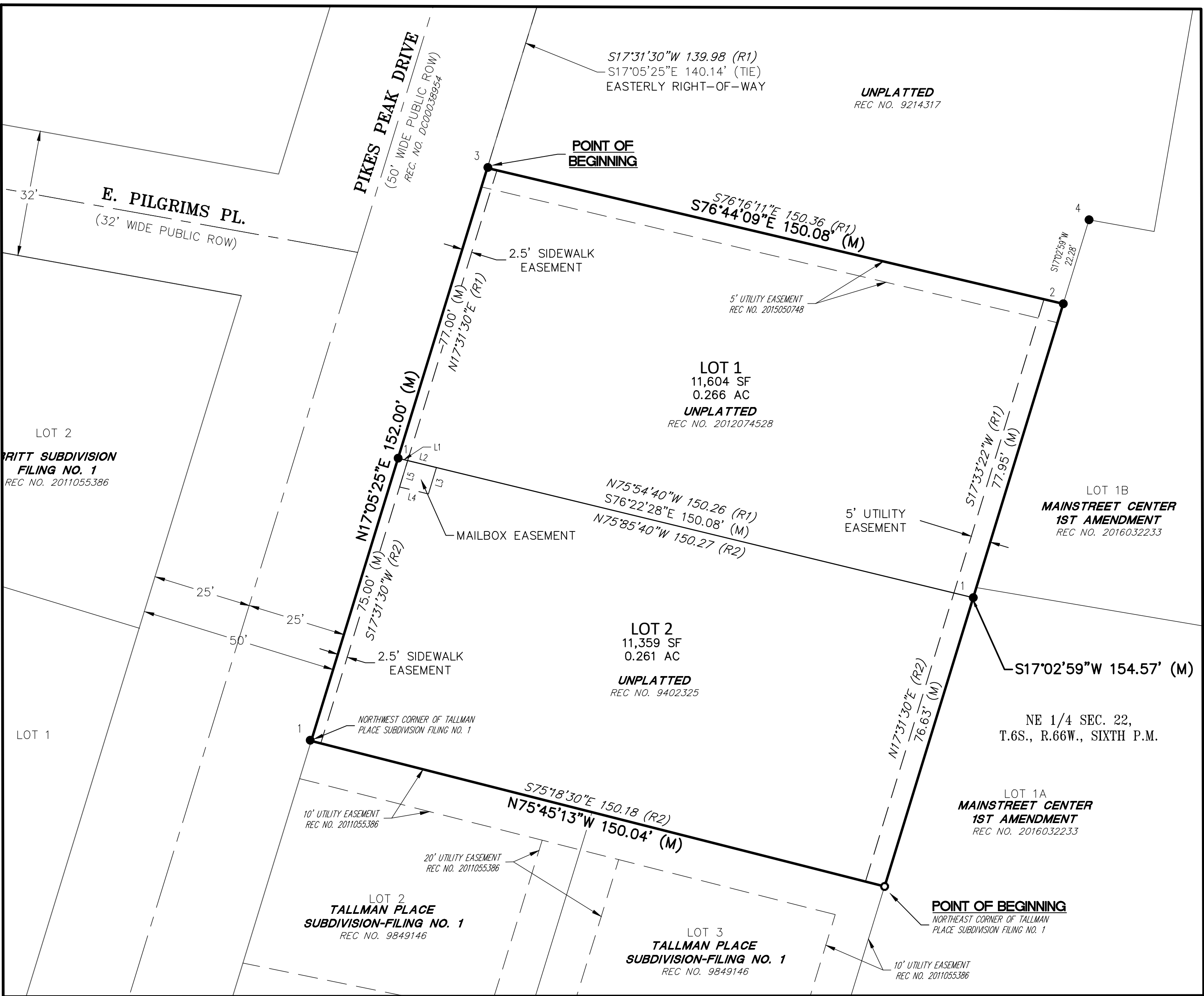
C 1/4 CORNER SECTION 22
T6S, R66W, 6TH P.M.
FOUND 3 1/4" ALUMINUM CAP
STAMPING ILLEGIBLE" 1.3"± BELOW
THE SURFACE PER MONUMENT
RECORD BY PLS 23516 AND
ACCEPTED ON JANUARY 26, 2014



MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT
 - SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
 - FOUND NO. 5 REBAR WITH NO CAP
 - FOUND NO. 4 REBAR WITH NO CAP
 - FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 38376"
 - FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
 - FOUND 1" BRASS TAG STAMPED PLS 30830
 - FOUND CHISELED "X"
- (R1) RECORD DIMENSION PER THE LEGAL DESCRIPTION IN TITLE COMMITMENT NO. N0033356-010-T02-ES REFERENCED HEREIN
- (R2) RECORD DIMENSION PER THE LEGAL DESCRIPTION IN TITLE COMMITMENT NO. N0033357-010-T02-ES REFERENCED HEREIN
- (M) MEASURED DIMENSION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°22'28"E	2.50'
L2	S76°22'28"E	7.51'
L3	S17°05'25"W	7.01'
L4	N76°22'28"W	7.51'
L5	N17°05'25"E	7.01'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



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

AzTec Proj. No.: 177422-01

Drawn By: BAM

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT

20120 E. MAINSTREET
PARKER, COLORADO

DATE OF
PREPARATION:

02/22/2022

SCALE:

1"=20'

SHEET 2 OF 2



Request for Town Council Action

Date: February 6, 2023

Submitted By: Amber Wood Hicken, Planner I

Reviewed By: Michelle Kivela, Town Manager

Title: **GLADYS O'BRIEN HOUSE MDP** *(To be continued to March 6, 2023)*

Applicant: Parker Authority for Reinvestment, Weldy Feazell

Location: 11017 S. Pikes Peak Drive

Department: Community Development, Amber Wood Hicken

TRAKiT No.: SUB22-026

EXECUTIVE SUMMARY

The applicant, Parker Authority for Reinvestment (P3), is proposing a Minor Development Plat (MDP) for a .40 acre parcel located at 11017 South Pikes Peak Drive. The property is located on the west side of Pikes Peak Drive south of Mainstreet.

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

1. Consistency with Master Plan: The proposed subdivision is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.
2. Consistency with the Land Development Ordinance and other minimum standards established by the Town: The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual and the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town.
3. Consistency with Zone District Standards or Planned Development Guide, if applicable: The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide.
4. Public Notice Requirements: The applicant has demonstrated that all public notice requirements have been met.
5. Agreements: A subdivision agreement and/or other agreements have been executed by the applicant as required by the Town Council.
6. Public Dedications: All applicable public dedication requirements have been satisfied.

STAFF RECOMMENDATION

Continue

BACKGROUND/DISCUSSION

The subject property is located on the west side of the intersection of Pikes Peak Drive and Pikes Peak Avenue in Downtown. The property was annexed in 1981 as a part of the original incorporation of the Town. It has a total area of approximately .40 acres and is developed with two (2) commercial buildings occupied by Cottage Veterinary Hospital.

The subject property is bordered by St. Matthews's Church to the north, commercial uses to the south along Pikes Peak Drive, a Town-owned public parking lot to the west and commercial uses at the intersection of Pikes Peak Drive and Pikes Peak Avenue to the east. The property is located in the Greater Downtown District – Pikes Peak Center zone district and is within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan.

The proposed MDP will address the issue that the subject property is unplatted and create a legal lot of record as is required by Municipal Code.

The Planning Commission held a public hearing on the proposed MDP on January 12, 2023 and voted to recommend that the Town Council approve it.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

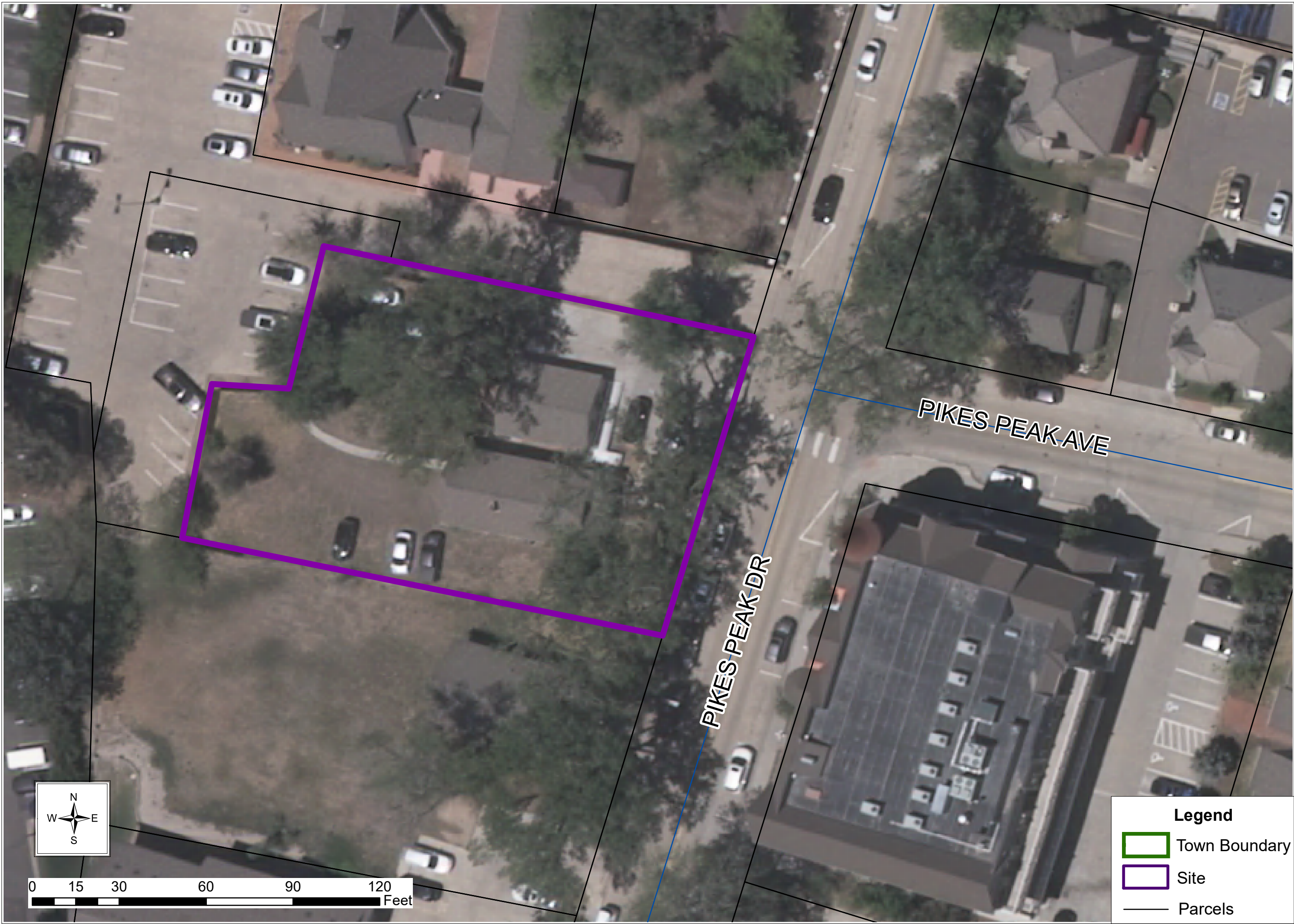
1. Vicinity Map
2. Planning Commission Staff Report
3. Gladys O'Brien MDP

RECOMMENDED MOTION

I move to continue the Gladys O'Brien Minor Development Plat to a date certain of March 6, 2023.

Gladys O'Brien House Minor Development Plat

Vicinity Map





Planning Commission Staff Report

Planning Commission Date: 1/12/2023

Town Council Date: 2/6/2023

Hearing Type: Public Hearing
Gladys O'Brien House, Filing No. 1 – Minor Development Plat

TRAKiT No(s): SUB22-026

Location: The site is located on the west side of Pikes Peak Drive south of Mainstreet.

Project Planner: Bryce Matthews, Assistant Director - Planning

Applicant: Parker Authority for Reinvestment

Executive Summary: The applicant, Parker Authority for Reinvestment, is proposing to plat a 0.397 acre parcel located at 11017 S. Pikes Peak Drive. The site is located at the southwest corner of Pikes Peak Avenue and Pikes Peak Drive in downtown Parker.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Gladys O'Brien House Filing No. 1 Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Gladys O'Brien House Filing No. 1 Minor Development Plat, subject to the following conditions:"

-List Conditions

"I move the Planning Commission recommend Town Council deny the Gladys O'Brien House Filing No. 1 Minor Development Plat as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the Gladys O'Brien House Filing No. 1 Minor Development Plat to a future date."

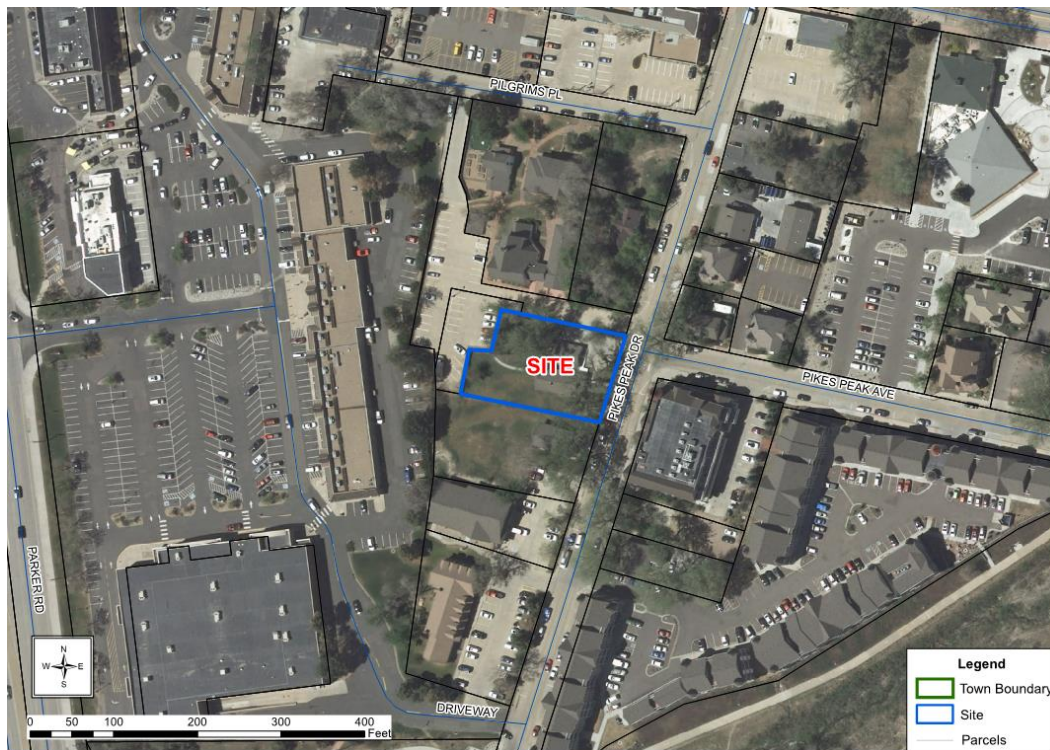
I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 1981 as a part of the original incorporation of the Town. The property is bounded on the north by a residential use and church use, to the east by commercial uses, to the west by public parking, and to the south by commercial uses.

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

The proposed Minor Development Plat application, known as the Gladys O'Brien House, approximately 0.4 acres. The proposal is to plat this unplatted parcel to create a legal lot of record.

VICINITY MAP



II. PRIOR ACTIONS

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

III. CURRENT SITE DATA

Existing Zoning		GD - Greater Downtown District	
Overlay District		N/A	
PD & Plan Area		N/A	
Master Plan Area		Mainstreet Master Plan	
Site Acreage		.379 acres	
Subdivision		Not currently subdivided	
Existing Use		Commercial services	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Area	GD - Greater Downtown District	Residential
South	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
East	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
West	Mainstreet Master Plan Area	GD - Greater Downtown District	St. Matthews public parking lot

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Mainstreet Master Plan Character Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. New development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. The current ground-floor commercial uses are appropriate in the Mainstreet Master Plan Character Area. These uses support a walkable pedestrian environment interacting with Pikes Peak and

	Mainstreet, complement other downtown uses, and contribute to the unique downtown character as recommended in this character area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.H Jobs and Economic Vitality 2.C Jobs and Economic Vitality 4.A
Staff Analysis	The subject property is located west side of Pikes Peak Drive south of Mainstreet within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan. The proposed Minor Development Plat will create a legal lot of record that will allow for the continuation of the existing uses and will also provide opportunity for future redevelopment within the context of the existing zoning and in support of the goals and strategies of the Mainstreet Master Plan. Based on this analysis, staff has determined that the request is consistent with the <i>Parker 2035 Master Plan</i>.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	N/A	No new structures are a part of this proposal. Required setbacks will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	GDD Pikes Peak maximum height = 45 feet	No new structures are a part of this proposal. Required height will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A

Lot Size	None	Existing lot size meets the zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		No new structures are a part of this proposal.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	Landscaping requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Greater Down District – Pikes Peak zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

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

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	Approved
Town of Parker Building	Advisory comments
CenturyLink Communications	No comment
Comcast	No comments submitted
Town of Parker Comprehensive Planning	The property does not conflict with the Parker 2035 Master Plan
Cherry Creek Basin	Advisory comments
Town of Parker Engineering/Civil	Approved

Douglas County Assessors	No comment
Fire Life Safety	Approved
IREA	Approved
Public Service Company/ Xcel	Advisory comments
South Metro Fire	No comments submitted
Urban Drainage	Not applicable

VIII. CONCLUSION

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

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

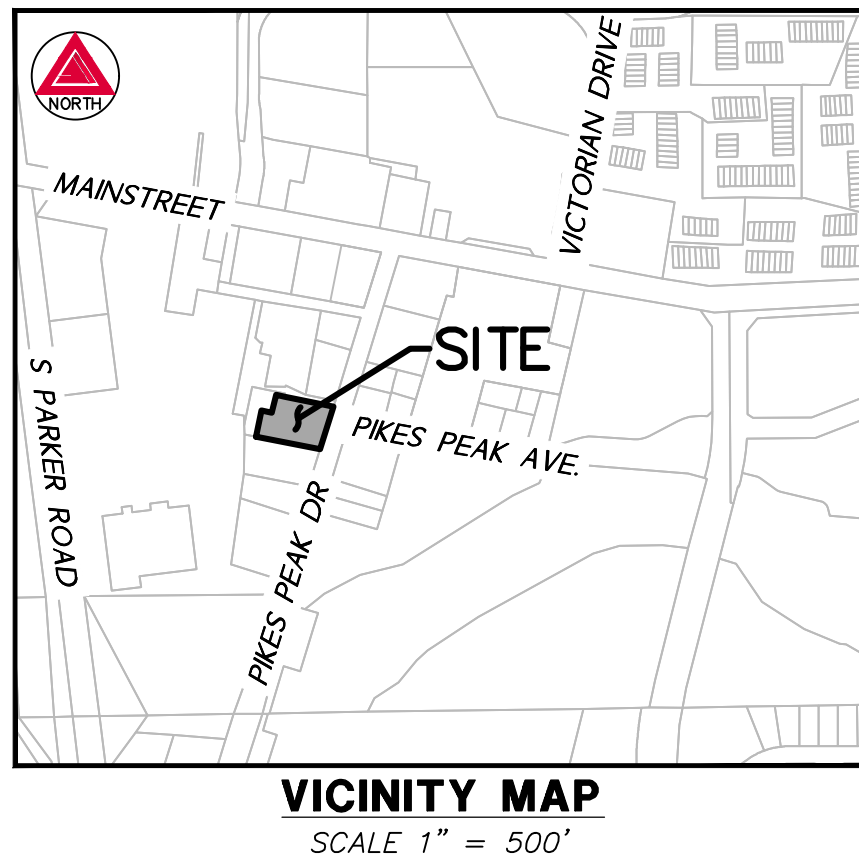
Gladys O'Brien House Filing No. 1 Minor Development Plat

Report Approved By: Bryce Matthews, Assistant Director - Planning

GLADYS O'BRIEN HOUSE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.397 ACRES – 1 COMMERCIAL LOT



LEGAL DESCRIPTION

(FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NO. N0033349-010-T02-ES, WITH AN EFFECTIVE DATE OF MARCH 8, 2022 AT 8:00 A.M.)

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEGINNING AT A POINT WHENCE THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 42 DEGREES 30 MINUTES EAST, A DISTANCE OF 2563.00 FEET;
THENCE NORTH 79 DEGREES WEST, A DISTANCE OF 150 FEET;
THENCE SOUTH 17 DEGREES 15 MINUTES WEST, A DISTANCE OF 55 FEET;
THENCE NORTH 81 DEGREES 35 MINUTES WEST, A DISTANCE OF 60 FEET;
THENCE SOUTH, A DISTANCE OF 53 FEET;
THENCE SOUTH 79 DEGREES EAST, A DISTANCE OF 190 FEET;
THENCE NORTH 17 DEGREES 13 MINUTES EAST, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING;

EXCEPT THOSE PARTS DESCRIBED IN QUIT CLAIM DEED RECORDED JANUARY 15, 1960 IN BOOK 131 PAGE 1, WARRANTY DEED RECORDED DECEMBER 21, 1962 IN BOOK 147 PAGE 185, AND DECREE OF QUIET TITLE ACTION CA NO. 83CV291 RECORDED FEBRUARY 10, 1984 IN BOOK 508 PAGE 170, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT

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

ACKNOWLEDGEMENT

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

OWNER

SPIRO VETERINARY REAL ESTATE LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE

STATE OF COLORADO)
) SS
COUNTY OF _____)

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

BY _____, AS _____, OF

SPIRO VETERINARY REAL ESTATE LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

BY: _____

NAME: _____

TITLE: _____

TITLE VERIFICATION

I/WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. N0033349-010-T02-ES WITH AN EFFECTIVE DATE OF MARCH 8, 2022 AT 8:00 A.M.

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)

COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, AS _____, OF

FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TOWN COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 20____, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON ____ DAY OF _____, 20____, A.D.,

PLANNING DIRECTOR,
ON BEHALF OF THE PLANNING COMMISSION

GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 28, 2022.
- BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22 BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°53'38" EAST, A DISTANCE OF 2,675.19 FEET.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033349-010-T02-ES EFFECTIVE MARCH 8, 2022 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0069F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS – ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THE PURPOSE OF THIS PLAT IS TO PLAT THE LANDS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 9, 2017 AT RECEPTION NO. 2017001552, INTO 1 LOT.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON THE PROPERTY SHOWN HEREIN.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE, CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

DOUGLAS COUNTY CLERK AND 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 _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, **BRADY J. MOORHEAD**, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **GLADYS O'BRIEN HOUSE** MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 28TH DAY OF FEBRUARY, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

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

BRADY J. MOORHEAD, PLS 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122

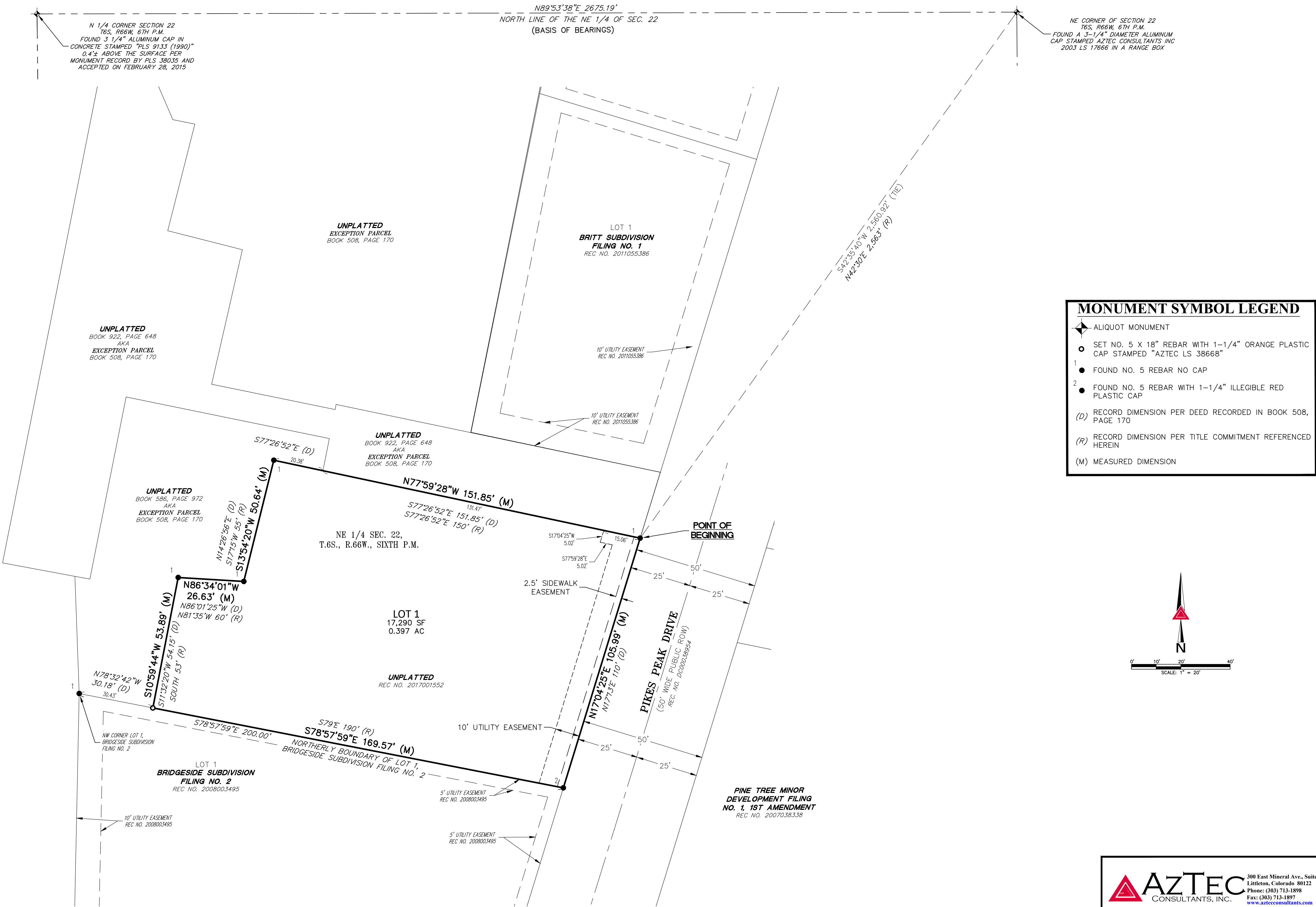
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN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

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER THE PARKER AUTHORITY FOR REINVESTMENT 20120 E. MAINSTREET PARKER, COLORADO	DATE OF PREPARATION:	02/25/2022	
		SCALE:	1"=20'	
		SHEET 1 OF 2		
AzTec Proj. No.: 177422-01		Drawn By: RDR		

GLADYS O'BRIEN HOUSE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.397 ACRES - 1 COMMERCIAL LOT



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

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT

20120 E. MAINSTREET
PARKER, COLORADO

DATE OF PREPARATION:	02/25/2022
SCALE:	1"=20'
SHEET	2 OF 2

AzTec Proj. No.: 177422-01

Drawn By: RDR



Request for Town Council Action

Date: February 6, 2023

Submitted By: Amber Wood Hicken, Planner I

Reviewed By: Michelle Kivela, Town Manager

Title: **THE EXCHANGE BUILDING MDP**

Applicant: Parker Authority for Reinvestment, Weldy Feazell

Location: 19501 E. Mainstreet

Department: Community Development, Amber Wood Hicken

TRAKiT No.: SUB22-019

EXECUTIVE SUMMARY

The applicant, Parker Authority for Reinvestment (P3), is proposing a Minor Development Plat (MDP) for an unplatted lot located at 19501 East Mainstreet. The subject property is located at the southwest corner of the intersection of Mainstreet and Pikes Peak Drive in Downtown.

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

1. Consistency with Master Plan: The proposed subdivision is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.
2. Consistency with the Land Development Ordinance and other minimum standards established by the Town: The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual and the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town.
3. Consistency with Zone District Standards or Planned Development Guide, if applicable: The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide.
4. Public Notice Requirements: The applicant has demonstrated that all public notice requirements have been met.
5. Agreements: A subdivision agreement and/or other agreements have been executed by the applicant as required by the Town Council.
6. Public Dedications: All applicable public dedication requirements have been satisfied.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property is located at the southwestern corner of the intersection of Mainstreet and Pikes Peak Drive in Downtown. The property was annexed in 1981 as a part of the original incorporation of the Town. It has a total size of approximately .69 acres and is developed with a two (2) story commercial building containing offices.

The subject property is bordered by commercial uses to the north along Mainstreet, to the south by the historic Newcomb House on Pilgrims Place, to the east by commercial uses along Pikes Peak Drive and to the west by a commercial property containing Nest Salon and The Tailgate. The property is located in the Greater Downtown District – Historic Center zone district and is within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan.

The proposed MDP will address the issue that the subject property is unplatted and create a legal lot of record as is required by Municipal Code.

The Planning Commission held a public hearing on the proposed MDP on January 12, 2023 and voted to recommend that the Town Council approve it.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

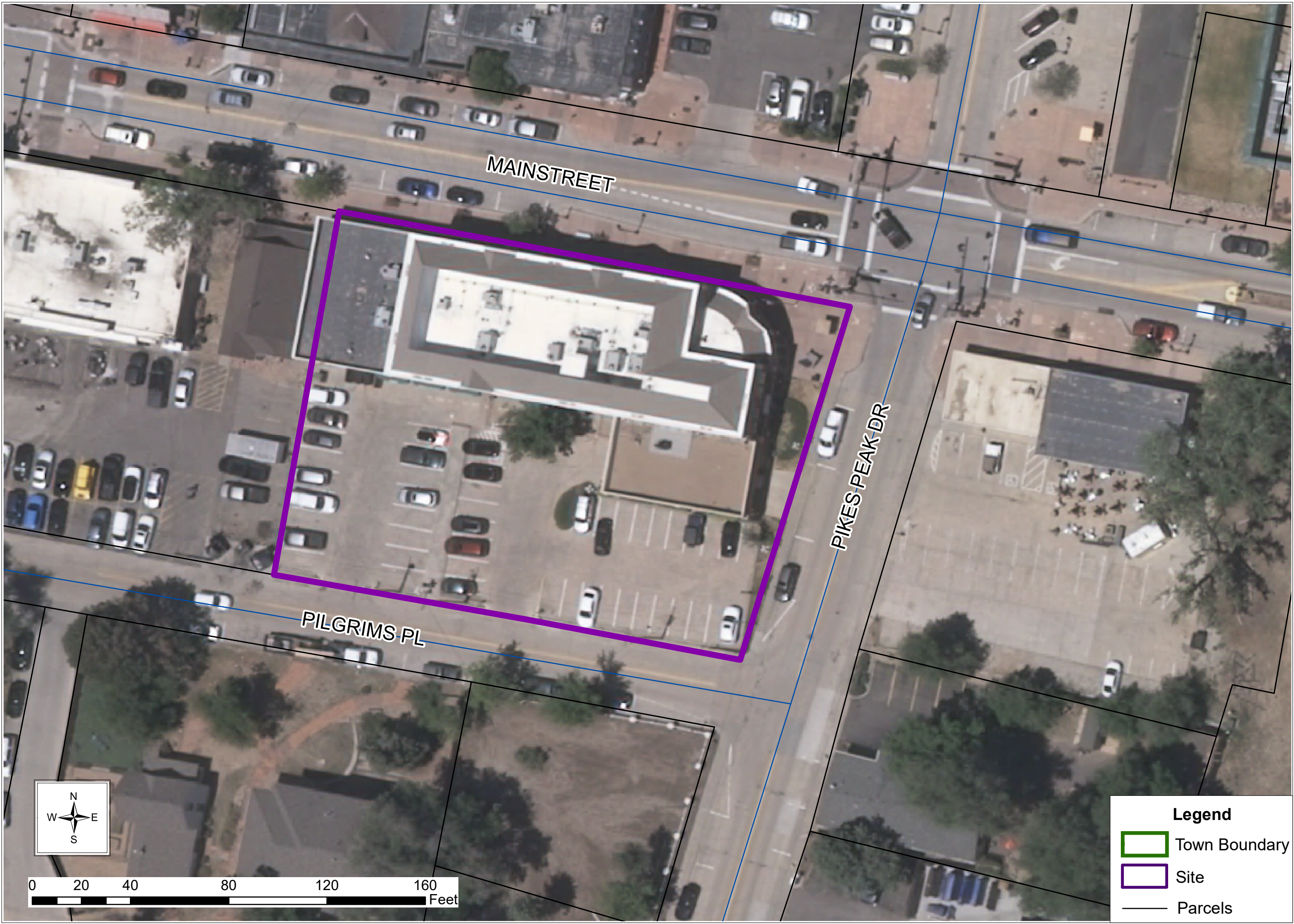
1. Vicinity Map
2. Planning Commission Staff Report
3. The Exchange Minor Development Plat

RECOMMENDED MOTION

I move to approve The Exchange Minor Development Plat, based on staff findings.

The Exchange Minor Development Plat

Vicinity Map





Planning Commission Staff Report

Planning Commission Date: 1/12/2023

Town Council Date: 2/6/2023

Hearing Type: Public Hearing
The Exchange Minor Development Plat

TRAKiT No(s): SUB22-019

Location: The site is located on the southwest corner of Mainstreet and Pikes Peak Drive.

Project Planner: Bryce Matthews, Assistant Director - Planning

Applicant: Parker Authority for Reinvestment

Executive Summary: The applicant, Parker Authority for Reinvestment, is proposing a Minor Development Plat to plat an unplatted lot located at 19501 E. Mainstreet. The site is located on the southwest corner of Mainstreet and Pikes Peak Drive.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Exchange Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Exchange Minor Development Plat, subject to the following conditions:"

-List Conditions

"I move the Planning Commission recommend Town Council deny the Exchange Minor Development Plat as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the Exchange Minor Development Plat to a future date."

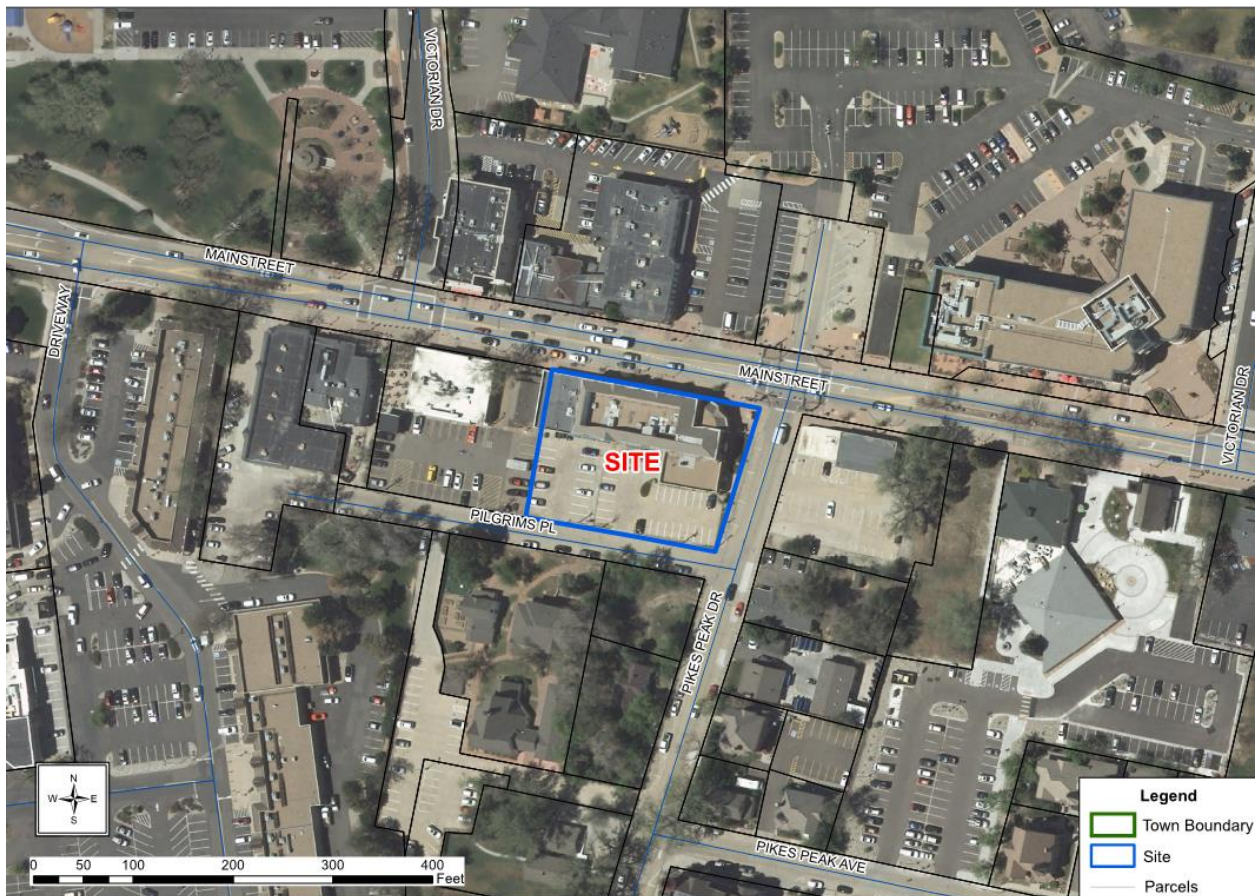
I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 1981 as a part of the original incorporation of the Town. The property is bounded on the north by mixed use commercial, to the east by commercial uses, to the west by commercial uses, and to the south by office and institutional uses.

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

The proposed Minor Development Plat application, known as The Exchange, is approximately 0.693 acres. The proposal is to plat this unplatted parcel to create a legal lot of record.

VICINITY MAP



II. PRIOR ACTIONS

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

III. CURRENT SITE DATA

Existing Zoning		GD - Greater Downtown District	
Overlay District		N/A	
PD & Plan Area		N/A	
Master Plan Area		Mainstreet Master Plan	
Site Acreage		.693 acres	
Subdivision		Not currently subdivided	
Existing Use		Mixed use commercial services	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Area	GD - Greater Downtown District	Mixed Use Commercial
South	Mainstreet Master Plan Area	GD - Greater Downtown District	Office, Institutional
East	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial
West	Mainstreet Master Plan Area	GD - Greater Downtown District	Commercial

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Mainstreet Master Plan Character Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. New development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian-oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. The current ground-floor commercial use is appropriate in the Mainstreet Master Plan Character Area. These uses support a walkable pedestrian environment

	interacting with Pikes Peak and Mainstreet, complement other downtown uses, and contribute to the unique downtown character as recommended in this character area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.H Jobs and Economic Vitality 2.C Jobs and Economic Vitality 4.A
Staff Analysis	The subject property is located on the southwest corner of Mainstreet and Pikes Peak Drive within the Mainstreet Master Plan Character Area of the Parker 2035 Master Plan. The proposed Minor Development Plat will create a legal lot of record that will allow for the continuation of the existing uses and will also provide opportunity for future additions to the existing building within the context of the existing zoning and in support of the goals and strategies of the Mainstreet Master Plan. Based on this analysis, staff has determined that the request is consistent with the <i>Parker 2035 Master Plan</i>.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	N/A	No new structures are a part of this proposal. Required setbacks will be addressed at time of future redevelopment.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	GDD Historic Center maximum height= 60 feet	No new structures are a part of this proposal. Required height will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A

Lot Size	None	Existing lot size meets the zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		No new structures are a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Landscaping requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	All parking requirements will be addressed at time of future redevelopment.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Greater Down District – Historic Center zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

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

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

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

Public Service Company/ Xcel	Completed
South Metro Fire	No comments submitted
Urban Drainage	Not applicable

VIII. CONCLUSION

This proposal is consistent with the *Parker 2035 Master Plan* and the Minor Development Plat has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that Planning Commission recommend Town Council approve The Exchange Minor Development Plat.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

The Exchange Minor Development Plat

Report Approved By: Bryce Matthews, Assistant Director - Planning

THE EXCHANGE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

0.693 ACRES – 1 COMMERCIAL LOT

COVER SHEET

LEGAL DESCRIPTION

PARCEL i:

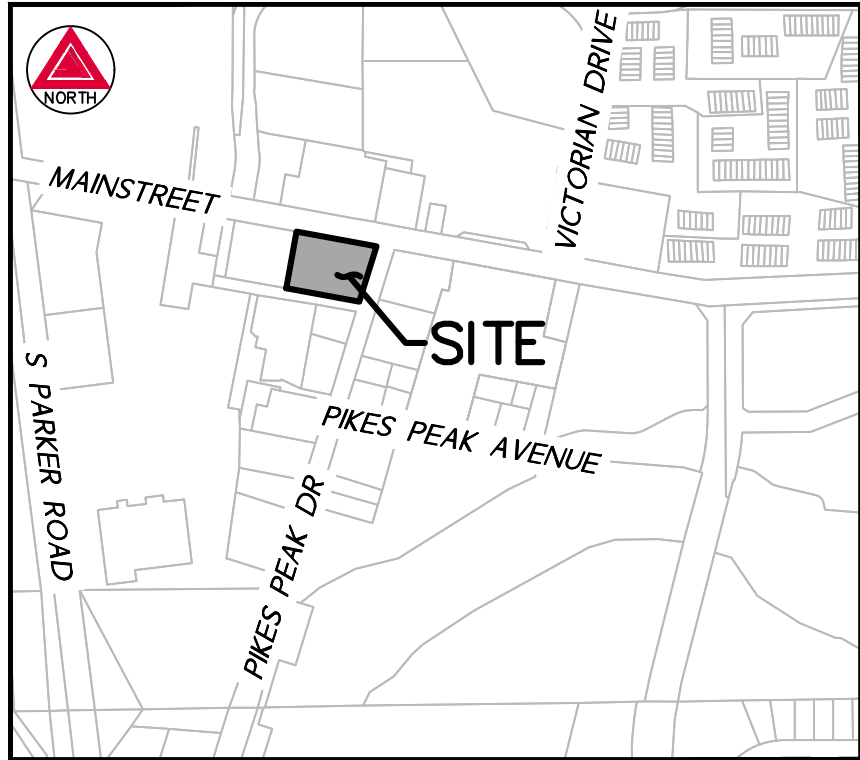
A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 0 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1276.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST PARKER ROAD; THENCE SOUTH 79 DEGREES 16 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 860.80 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 3 IN BOUNDARY SURVEY OF A PORTION OF PARKER, COLORADO, JOB NO. 272-3985, DATED JUNE 18, 1981 AND RECORDED JULY 16, 1981 AT RECEPTION NO. 271187 OF THE DOUGLAS COUNTY RECORDS AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST PARKER ROAD A DISTANCE OF 108.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 9 IN ABOVE DESCRIBED BOUNDARY SURVEY; THENCE SOUTH 10 DEGREES 37 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 9 A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL 9; THENCE NORTH 79 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE A DISTANCE OF 108.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL 3; THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 3 A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL ii:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 00 DEGREES 13 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 1276.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST PARKER ROAD; THENCE SOUTH 79 DEGREES 16 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE 860.80 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE 108.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 22 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 102.43 FEET TO THE WEST RIGHT OF WAY LINE OF PIKE'S PEAK DRIVE; THENCE SOUTH 17 DEGREES 31 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 151.09 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST UNIVERSITY PLACE; THENCE NORTH 79 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 84.28 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

SCALE 1" = 500'

SHEET INDEX

SHEET 1 – COVER SHEET

SHEET 2 – MAP SHEET

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO ONE (1) LOT AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **THE EXCHANGE** MINOR DEVELOPMENT PLAT. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES, DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

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

OWNER

PARKER MAINSTREET EXCHANGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

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

BY _____, AS _____, OF PARKER MAINSTREET EXCHANGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MIDWESTONE BANK

BY: _____

NAME: _____

TITLE: _____

GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 28, 2022.
- BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 22 BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°39'50" EAST, A DISTANCE OF 2,682.44 FEET.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0033331-010-T02-ES EFFECTIVE 03/08/2022 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0069F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS – ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE PURPOSE OF THIS PLAT IS TO PLAT THE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON SEPTEMBER 3, 2019 AT RECEPTION NO. 2019054985, INTO 1 LOT.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON THE PROPERTY SHOWN HEREIN.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

LAND USE SUMMARY TABLE

TRACT	AREA (SF)	AREA (AC)	LAND USAGE	OWNERSHIP/MAINTENANCE
LOT 1	30,203	0.693	COMMERCIAL	PARKER MAINSTREET EXCHANGE, LLC
TOTALS	30,203	0.693		

TITLE VERIFICATION

I/WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. N0033331-010-T02-ES WITH AN EFFECTIVE DATE OF MARCH 8, 2022 AT 8:00 A.M.

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)

COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____, AS _____, OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

TOWN COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20__, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER _____

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____ DAY OF _____, 20__, A.D.,

PLANNING DIRECTOR, _____
ON BEHALF OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, **BRADY J. MOORHEAD**, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **THE EXCHANGE** MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 28TH DAY OF FEBRUARY, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

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

BRADY J. MOORHEAD, PLS 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122

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 GUARANTY, 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.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER _____



Aztec
CONSULTANTS, INC.

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

AzTec Proj. No.: 177422-01

Drawn By: BAM

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT

20120 E. MAINSTREET
PARKER, COLORADO

DATE OF
PREPARATION:

02/24/2022

SCALE:

N/A

SHEET 1 OF 2

THE EXCHANGE

MINOR DEVELOPMENT PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
0.693 ACRES - 1 COMMERCIAL LOT

MAP SHEET

POINT OF COMMENCEMENT

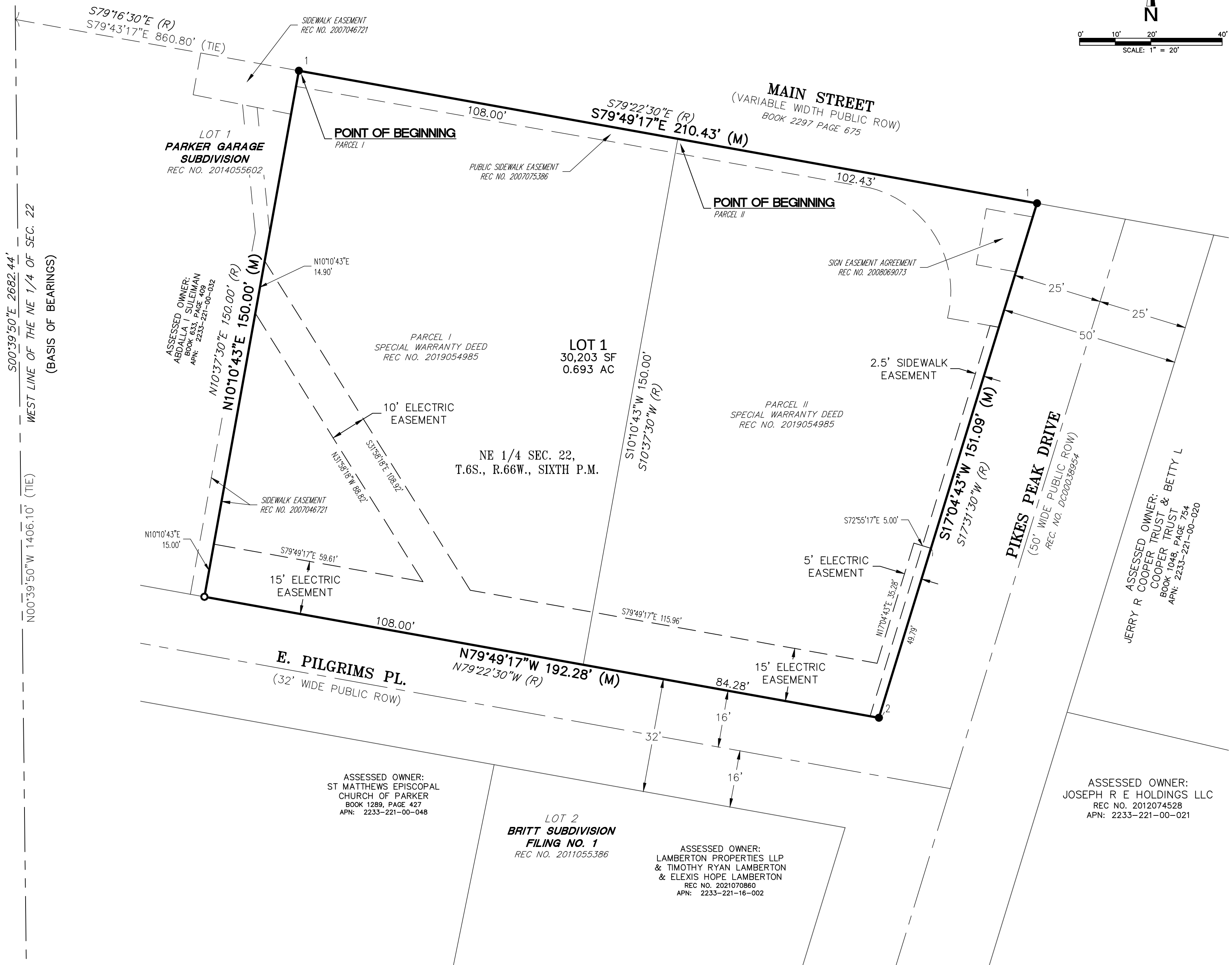
N 1/4 CORNER SECTION 22
T6S, R66W, 6TH P.M.
FOUND 3 1/4" ALUMINUM CAP IN
CONCRETE STAMPED "PLS 9133 (1990)"
0.4'± ABOVE THE SURFACE PER
MONUMENT RECORD BY PLS 38035 AND
ACCEPTED ON FEBRUARY 28, 2015

S00°39'50"E 1276.34' (TIE)
S00°39'50"E

S00°39'50"E 2682.44'
WEST LINE OF THE NE 1/4 OF SEC. 22
(BASIS OF BEARINGS)

N00°39'50"W 1406.10' (TIE)

C 1/4 CORNER SECTION 22
T6S, R66W, 6TH P.M.
FOUND 3 1/4" ALUMINUM CAP
STAMPING ILLEGIBLE" 1.3'± BELOW
THE SURFACE PER MONUMENT
RECORD BY PLS 23516 AND
ACCEPTED ON JANUARY 26, 2014



MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND 1" BRASS TAG STAMPED "PLS 30830"
- FOUND CHISELED "+"
- RECORD DIMENSION PER DEED RECORDED AT REC. NO. 2019054985
- MEASURED DIMENSION

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



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

AzTec Proj. No.: 177422-01

Drawn By: BAM

DEVELOPER
THE PARKER AUTHORITY FOR REINVESTMENT
20120 E. MAINSTREET
PARKER, COLORADO

DATE OF PREPARATION:	02/24/2022
SCALE:	1"=20'
SHEET 2 OF 2	



Request for Town Council Action

Date: February 6, 2023

Submitted By: Bryce Matthews, Assistant Director - Planning
Julia Duncan, Associate Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **COMPARK VILLAGE SOUTH TRACT A - SKETCH AND PRELIMINARY PLAN**

Applicant: Century Communities, Cindy Myers

Location: South of Belford Avenue and west of Chambers Road

Department: Community Development, Julia Duncan

TRAKiT No.: SUB21-073 and SUB21-074

EXECUTIVE SUMMARY

The applicant, Century Communities, has submitted Sketch and Preliminary Plan applications for the subject property in the Compark Village Planned Development (PD) to create 33 lots for future residential use.

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

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

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property was annexed into the Town with PD zoning in January, 2015 as a part of the greater Compark Village South property. Compark Village South Filing No. 1, Minor Development Plat (MDP) was approved in September, 2016. The Filing No. 1 MDP established the right-of-way for Belford Avenue and created a series of tracts to be replatted in the future for development. The Town Council approved Compark Village South Filing No. 1, Amendment No. 1 in December, 2021 that created the subject property, Tract A, having a total area of 7.69 acres.

The applicant is requesting approval of the proposed Sketch and Preliminary Plan applications that would replat Tract A into 33 lots for single-family residential development with a neighborhood park of 1.24 acres and open space of 1.28 acres. The proposal is a phase of the greater Compark Village South PD and is supported by planned infrastructure that is under construction including roads, drainage and trails.

The approval of the Sketch and Preliminary Plan applications is an important step in the approval/entitlement process but does not officially create lots, tracts and associated improvements. Instead, the approval of the applications will enable the applicant to proceed to the Final Plat stage of the process and design a Final Plat(s) consistent with the approved Sketch and Preliminary Plans. The Final Plat(s) will create the planned residential lots, park and open space tracts and associated improvements when approved and recorded with Douglas County.

The proposed Sketch and Preliminary Plan applications are consistent with the Parker 2035 Master Plan that designates the subject property for future residential use as part of the Medium Density Residential Character Area. Staff has reviewed the proposed applications and has determined that they also comply with the existing PD zoning for the site and the standards of the Land Development Ordinance.

The Planning Commission held a public hearing on the proposed Sketch and Preliminary Plan applications on January 12, 2023 and voted to recommend that the Town Council approve the applications.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



SUPPORT AN
ACTIVE COMMUNITY

ATTACHMENTS

1. Staff Report
2. Vicinity Map
3. Preliminary Plan - Compark Village South Tract A
4. Park Plan - Compark Village South Tract A
5. Landscape and Streetscape Plan - Compark Village South Tract A

RECOMMENDED MOTION

1. I move to approve the Compark Village South Tract A Sketch Plan, based on staff findings.
2. I move to approve the Compark Village South Tract A Preliminary Plan, based on staff findings.



Planning Commission Staff Report

Planning Commission Date: 1/12/2023

Town Council Date: 2/6/2023

Hearing Type: Public Hearing
Compark Village South Tract A Sketch and Preliminary Plans
TRAKiT No: SUB21-073 and SUB21-074

Location: The site is located on the south side of Belford Avenue east of Peoria.

Project Planner: Bryce Matthews, Assistant Director - Planning

Applicant: Paul Shoukas, PCS Group

Executive Summary: The applicant, Century Communities, is proposing a Sketch and Preliminary Plans to create 33 single family lots and a 1.24 acre park.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Sketch Plan."

"I move the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Preliminary Plan."

ALTERNATIVE MOTIONS

Sketch Plan

"I move the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Sketch Plan, subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the requested Compark Village South Tract A Sketch Plan as the request does not meet the following approval criteria:"

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

“I move the Planning Commission vote to continue the requested Compark Village South Tract A Sketch Plan to a future date.”

Preliminary Plan

“I move the Planning Commission recommend Town Council approve the requested Compark Village South Tract A Preliminary Plan, subject to the following conditions:”

-List conditions (either by staff or Planning Commission)

“I move the Planning Commission recommend Town Council deny the requested Compark Village South Tract A Preliminary Plan as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the requested Compark Village South Tract A Preliminary Plan to a future date.”

I. BACKGROUND/DISCUSSION

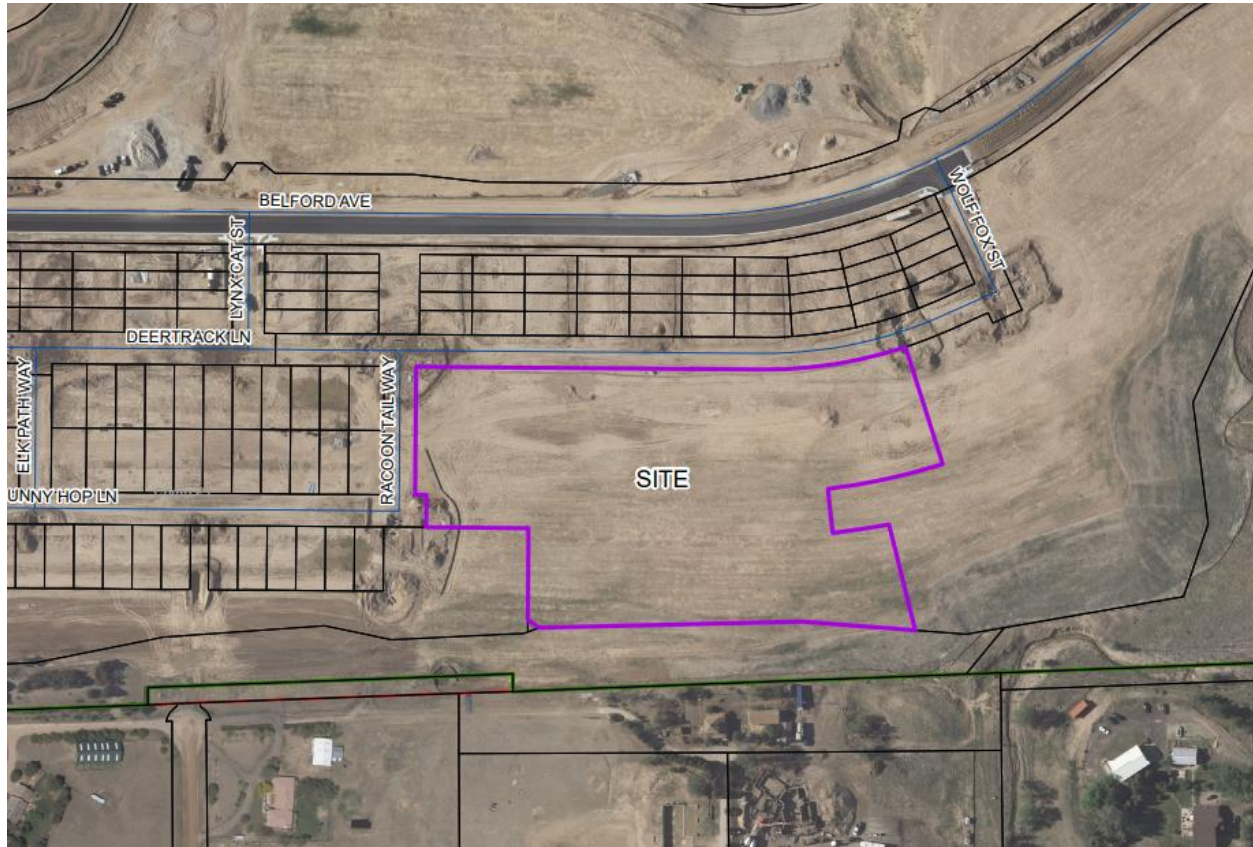
The subject property was annexed in January 2015 as a part of the greater Compark Village South property. Compark Village South Filing No. 1, Minor Development Plat (MDP) was approved in September 2016. Filing 1 established the right of way for Belford Avenue and created a series of tracts to be replatted in the future. Town Council approved Compark Village South Filing No. 1, Amendment No. 1 creating Tract A, the subject property, in December 2021.

The applicant is requesting the approval of the Sketch and Preliminary Plans that would replat the 7.686 acre Tract A into 33 single family residential lots and a 1.24 acre park. This proposed plat is a phase of the greater Compark Village South development and ties in to existing and proposed roadways and infrastructure.

The proposal is consistent with the Parker 2035 Master Plan that designates the subject property as part of the Medium Density Residential Character Area.

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

Vicinity Map



II. PRIOR ACTIONS

Date	Action
January 2015	Town Council adopted Ordinance No.2.239 annexing unincorporated property known as Compark Village South and zoned the property PD-Planned Development.
September 2016	Town Council approved Compark Village South Filing No. 1
December 2021	Town Council approved Compark Village South Filing No. 1, Amendment No. 1 creating Tract A

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Compark Village PD 5 th Amendment, Mixed Residential Planning Area

Master Plan Area		Medium Density Residential	
Site Acreage		7.686 acres	
Subdivision		N/A	
Existing Use		Vacant property.	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Douglas County	PD - Planned Development	Platted duplex lots
South	Medium Density Residential	PD - Planned Development	Platted open space then large lot residential
East	Mixed Use - Residential Emphasis	PD - Planned Development	Future multi-family development
West	Medium Density Residential	PD - Planned Development	Platted single family lots

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>Medium Density Residential</u> the Medium Density Residential Character Area 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.
Consistent Goals/Strategies	<u>Land Use 1. A</u> <u>Land Use 1. B</u> <u>Land Use 1.H</u> <u>Land Use 1. I</u> <u>Community Appearance and Design 1.C</u> <u>Community Appearance and Design 2</u> <u>Community Appearance and Design 2. B</u> <u>Housing and Neighborhoods 1</u> <u>Housing and Neighborhoods 1. A</u> <u>Housing and Neighborhoods 3. A</u>
Staff Analysis	The project proposes a Sketch and Preliminary Plan within the Compark Village PD to allow for 33 single family home lots and a 1.24 acre park as part of a greater phased Compark Village South development. The property is within the Medium Density Residential Character Area as designated by the Parker 2035 Master Plan. This area is intended to provide a maximum density of 3.5 dwelling units per acre.

	Minimum lot areas and lot widths are consistent with existing adjacent single-family residential lots to the north and west and the PD zoning requirements. Staff has reviewed the requested Sketch and Preliminary Plans against the Town's Master Plan and has determined that the request is consistent with the goals identified above. The proposed Sketch and Preliminary Plans is for single family residential lots and roadways that are consistent with medium density residential development as identified in the General Land Use Plan and which are allowed by the zoning.
--	--

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (SKETCH AND PRELIMINARY PLANS)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks, Residential roadway buffers, and open space buffers are established in the Compark Village PD.	Building setbacks will be reviewed at the time of building permit submittal.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	A maximum 225 units per zoning 192 lots are already platted within the Planning Area.	The proposal is for 33 single-family detached residential units which is in compliance with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	The maximum building height in the Compark Village PD is 35 feet.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	The minimum lot size within the Compark Village PD is 5,000 square feet.	The proposed lot sizes range from 5,499 to 7,245 square feet which complies with the zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents	☒ Consistent ☐ Inconsistent ☐ N/A

		and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO).	
Off-Street Parking	Title 13.06.050	Staff has reviewed the proposed sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous			☐ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Sketch Plan and Preliminary Plan application for Compark Village is for 33 single family detached homes and a 1.24 acre park. The proposed Sketch and Preliminary Plans are in conformance with the approved zoning and the Land Development Ordinance.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property proposes its main access from Belford Avenue and ties into the existing and approved local street system serving properties to the north and west. Internal connections are proposed as extensions of Deertrack Lane and Bunny Hop Lane.

At the time of development, the applicant will be required to ensure all required roadway improvements are constructed as identified in compliance with an approved traffic study.

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Town of Parker Engineering	Approved
Fire and Life Safety	Advisory Comments
Stonegate Water and Sanitation District	Approved for preliminary plan only. Dedicated set of Utility Plans to Stonegate Water and Sanitation required for Final Plat.
Public Service Company of CO	Advisory: PSCo acknowledges the requested changes made and has no additional concerns at this time.
CORE	Approved
Grandview Estates Owner's Association	No comment received
Douglas County Schools	No Comment

Comprehensive Planning	The proposed development does not conflict with the 2035 Master Plan.
Comcast	No Comment
Century Link	Approved

VII. CONCLUSION

The applicant, Century Communities, is requesting the approval of the Sketch and Preliminary Plans for 33 single family detached homes and a 1.24 acre park.

The site is located south of Belford Avenue between Chambers Road and Peoria Road. The property is undeveloped. North, east, and west of the property are proposed and approved developed for residential including single-family homes, duplexes and multifamily.

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

VIII. RECOMMENDED CONDITIONS

N/A

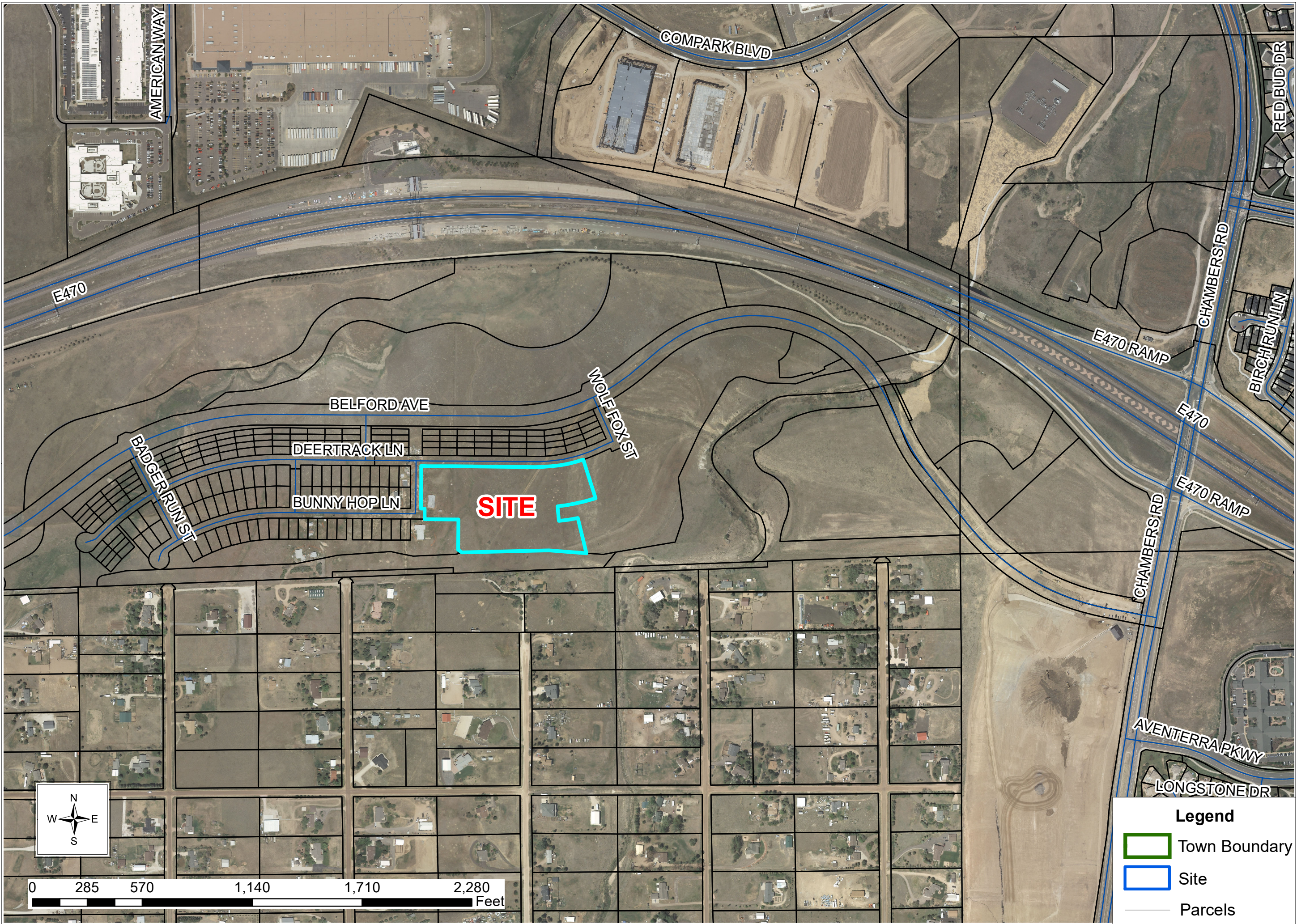
IX. ATTACHMENTS

1. Sketch Plan
2. Preliminary Plan
3. Landscape Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning

Compark Village South Tract A Vicinity Map

Sketch & Preliminary Plans



COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

OF LOTS: 33
OF TRACTS: 1
AREA: 7.686 ACRES

PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
12/02/2022



PREPARED FOR CENTURY
COMMUNITIES



PROJECT

COMPARK
VILLAGE
SOUTH

TOWN OF PARKER, COUNTY
OF DOUGLAS, COLORADO
80134

SHEET TITLE
PRELIMINARY PLAN COVER

SHEET NUMBER
1 OF 3

LEGAL DESCRIPTION:

TRACT A OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT NO 1, TOWN OF PARKER, COUNTY OF DOUGLAS,
STATE OF COLORADO.

LEGEND

PROPOSED	EXISTING	
CATV	CATV	CABLE TV LINE W/ PEDESTAL
E	EX E	ELECTRIC LINE W/ BOX, METER, AND LIGHT
OHE	EX OHE	OVERHEAD ELECTRIC WITH POLE
OHE/C	EX OHE/C	OVERHEAD ELECTRIC COMMUNICATIONS
UE	EX UE	UNDERGROUND ELECTRIC
FO	EX FO	FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
F	EX F	FIRE
G	EX G	GAS LINE W/ DRY UTILITY VAULT
IRR	EX IRR	IRRIGATION
SS	EX SS	SANITARY SEWER W/ MANHOLE
SS	EX SD	STORM SEWER FES W/ MANHOLE, RIPRAP
T	EX T	TELEPHONE LINE W/ PEDESTAL
OT	OHT	OVERHEAD TELEPHONE
W	EX W	WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
T	EX T	UNDERDRAIN
		CURB AND GUTTER
		WHEEL STOP
		CONTOURS
		TRASH ENCLOSURE
UD	UD	UNDERDRAIN W/ TYPE R INLET
X	X	FENCE LINE
>	>	DRAINAGE SWALE
		RIGHT-OF-WAY
		SECTION LINE
		PROPERTY LINE
		LOT LINE
		EASEMENT
		IRRIGATION CONTROL VALVE BOX
		PEDESTRIAN LIGHT
		STREET LIGHT
		TRAFFIC LIGHT
		SPOT ELEVATION
		FLOW OF WATER
		SIGN
#		PROPOSED LOT NUMBER

BASIS OF BEARINGS:

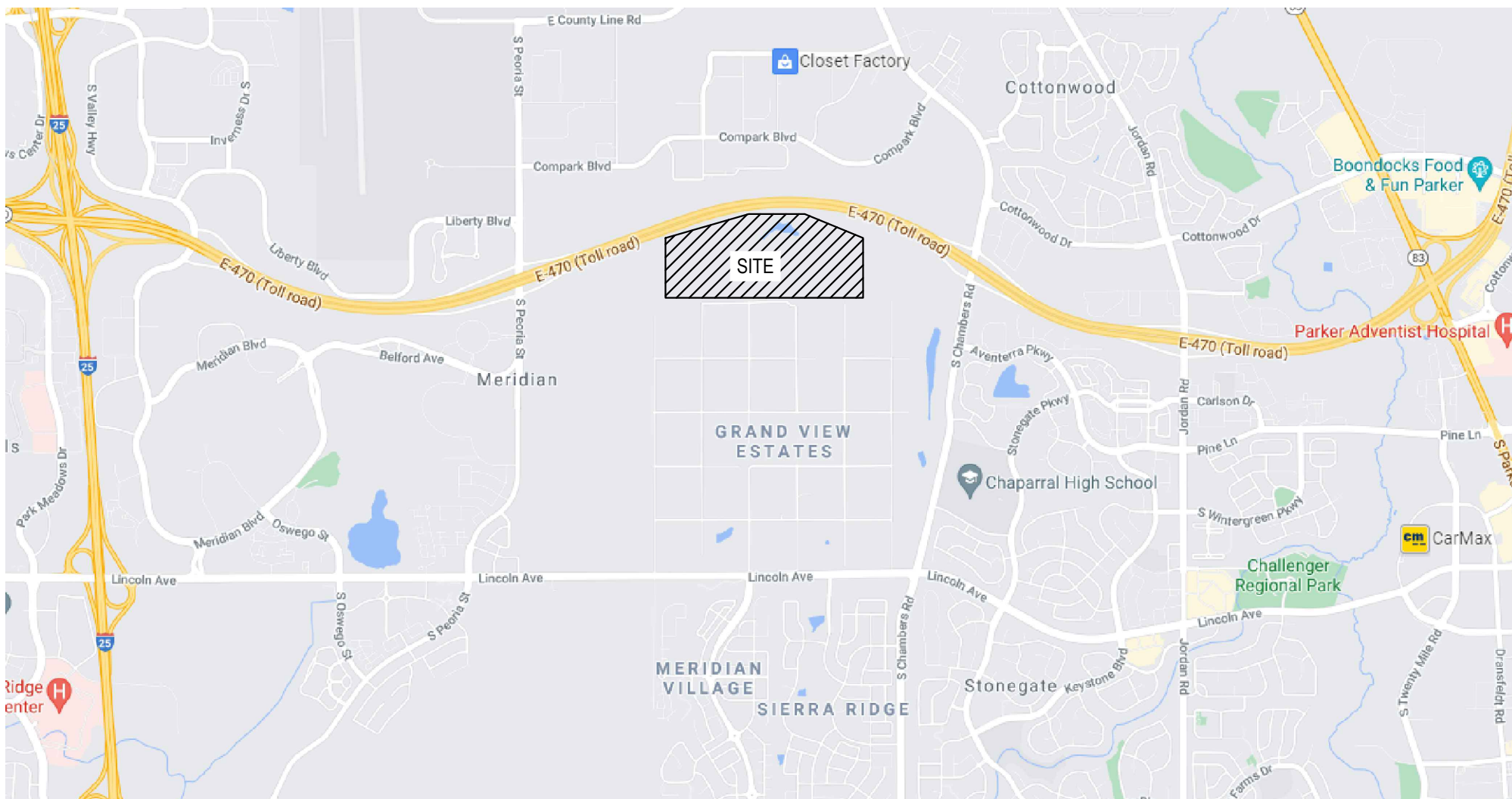
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

BASIS OF ELEVATION:

SOURCE BENCHMARK
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.

SITE BENCHMARKS

- A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX	EXISTING
PR	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER
UE	UTILITY EASEMENT
ESMT	EASEMENT
HCL	HORIZONTAL CONTROL LINE
N	NORTH/NORTHING
E	EAST/EASTING
W	WEST
S	SOUTH
R	RADIUS
LC	LENGTH OF CORD
L	LENGTH
CB	CHORD BEARING

DEVELOPER/ OWNER
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650, GREENWOOD VILLAGE,
CO 80111
PHONE: 303-770-8300
CONTACT: CINDY MYERS

SURVEYOR
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
PHONE: 303-751-0741
CONTACT: KENNETH G. OUELLETTE, PLS

TOWN & UTILITY CONTACTS

TOWN OF PARKER
CONTACT: MIKE WAUGH
PHONE: 303-840-9546

INTERMOUNTAIN REA
CONTACT: BROOKS KAUFMAN
PHONE: 303-688-3100

CENTURY LINK
CONTACT: WILLIAM BENSON
PHONE: 303-320-8333

SOUTH METRO FIRE DISTRICT
CONTACT: MICHELLE HERIAN
PHONE: 720-488-7200

PLANNER
PCS GROUP
200 KLAMATH ST, DENVER, CO
80223
PHONE: 720-259-8248
CONTACT: PAUL SHOUKAS

ENGINEER
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
PHONE: 303-751-0741
CONTACT: KRISTOFER K. WIEST, PE

COMCAST
CONTACT: KEVIN YOUNG
PHONE: 720-490-3867

XCEL ENERGY
CONTACT: MICHELLE O'NAN
PHONE: 303-329-1618

STONEGATE VILLAGE METRO DISTRICT
CONTACT: SCOTT BARNETT
PHONE: 303-858-9909

PA-17 LOT WIDTH DATA	
	LOT WIDTH (LF)
SMALLEST RESIDENTIAL LOT WIDTH	50
LARGEST RESIDENTIAL LOT WIDTH	68

LAND USE SUMMARY CHART			
TYPE	AREA		% OF TOTAL AREA
	SF	AC	
LOTS	187099	4.30	56
PARK	83837	1.92	25
ROW	38121	0.88	11
OPEN SPACE	25743	0.59	8
TOTAL	334800	7.69	100

LAND USE TABLE			
	AREA (AC)	AREA (SF)	% OF TOTAL
GROSS AREA	7.69	334800.0	100%
NET AREA (EXCLUDING PUBLIC ROW)	6.81	296663.3	89%
TOTAL NUMBER OF RESIDENTIAL LOTS	33 LOTS	-	-
TOTAL NUMBER OF COMMERCIAL LOTS	0 LOTS	-	-
AREA OF RESIDENTIAL LOTS	4.30	187099.32	56%
TOTAL NUMBER OF TRACTS	5 TRACTS	-	-
TRACT A1	0.65	28348	
TRACT A2	0.59	25569	
TRACT A3	0.88	38121	
TRACT A4	0.59	25743	
TRACT A5	0.69	29920	
SUBTOTAL OF TRACTS A1-A5	3.39	147701	44%
AREA OF PUBLIC STREET DEDICATION	0.88	38121.6	11%
AREA OF PRIVATE STREET DEDICATION	0	0	0%
SMALLEST RESIDENTIAL LOT	0.13	5499.8	-
LARGEST RESIDENTIAL LOT	0.17	7244.3	-

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/ MAINTENANCE	USE
A1	28348	0.65	Town of Parker	Park
A2	25569	0.59	HOA	Open space
A3	38121	0.88	Town of Parker	Public access & utility easement
A4	25743	0.59	Town of Parker	Park
A5	29920	0.69	HOA	Open space
TOTAL	147701	3.39	-	-

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	PRELIM PLAN EXHIBIT
03	PRELIM PLAN EXHIBIT-40 scale

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, _____, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

FIRE/LIFE SAFETY REVIEW BLOCK

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

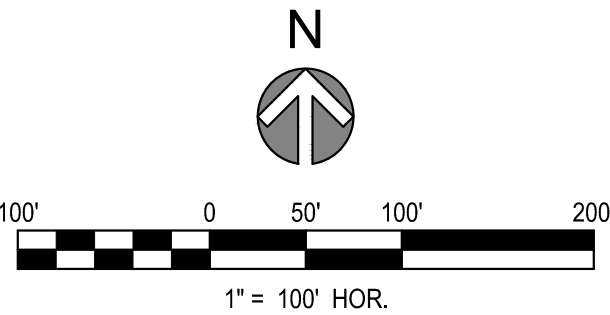
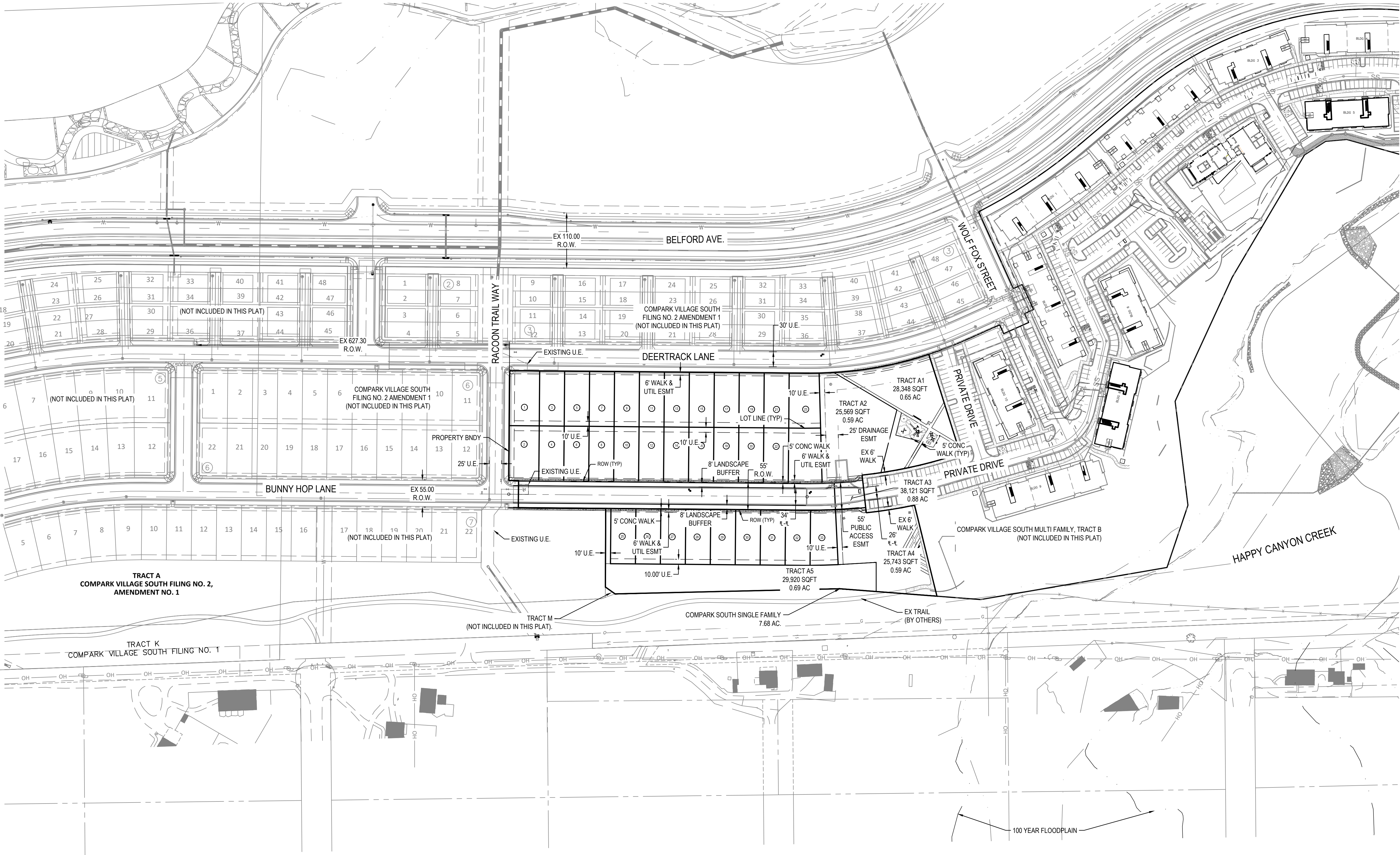
Fire Code Official or Designated Representative

Date

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
OF LOTS: 33
OF TRACTS: 1



PROJECT NUMBER
65120950

DRAWN BY
TV

DATE
12/02/2022



PREPARED FOR CENTURY COMMUNITIES



PROJECT
COMPARK VILLAGE SOUTH

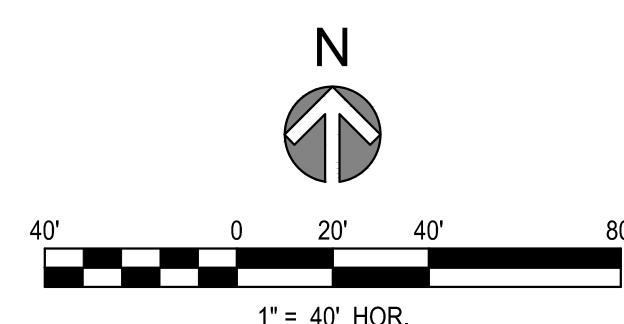
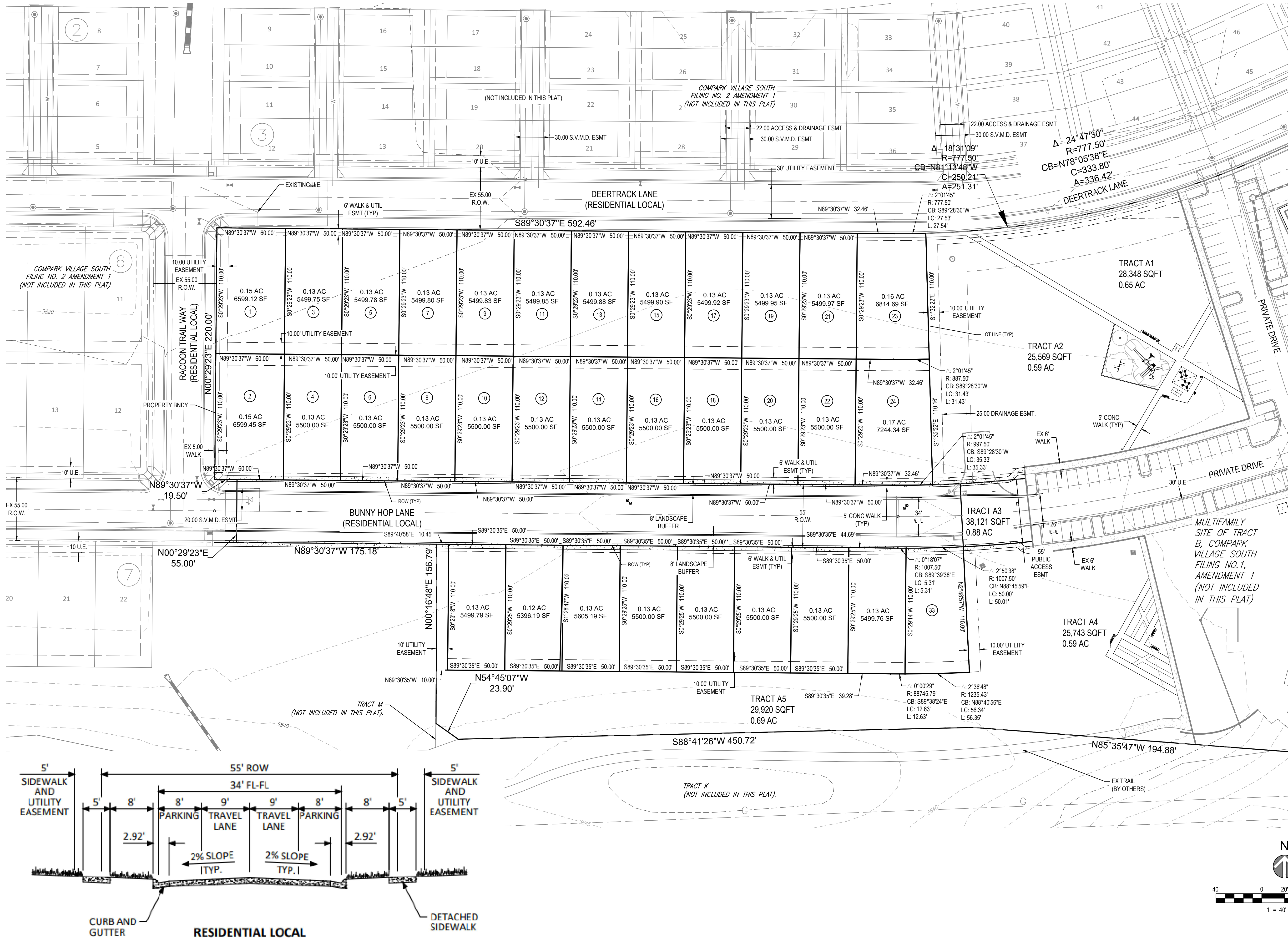
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

SHEET TITLE
PRELIMINARY PLAN EXHIBIT

SHEET NUMBER
2 OF 3

COMPARK VILLAGE SOUTH TRACT A PRELIMINARY PLAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
TRACT A, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,
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OF LOTS: 33
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PROJECT
COMPARK VILLAGE SOUTH

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO 80134

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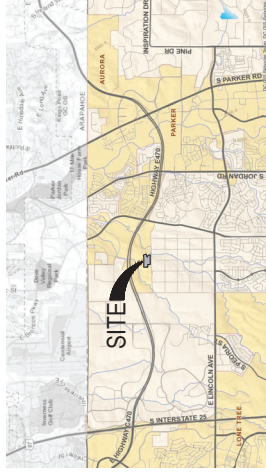
SHEET NUMBER
3 OF 3



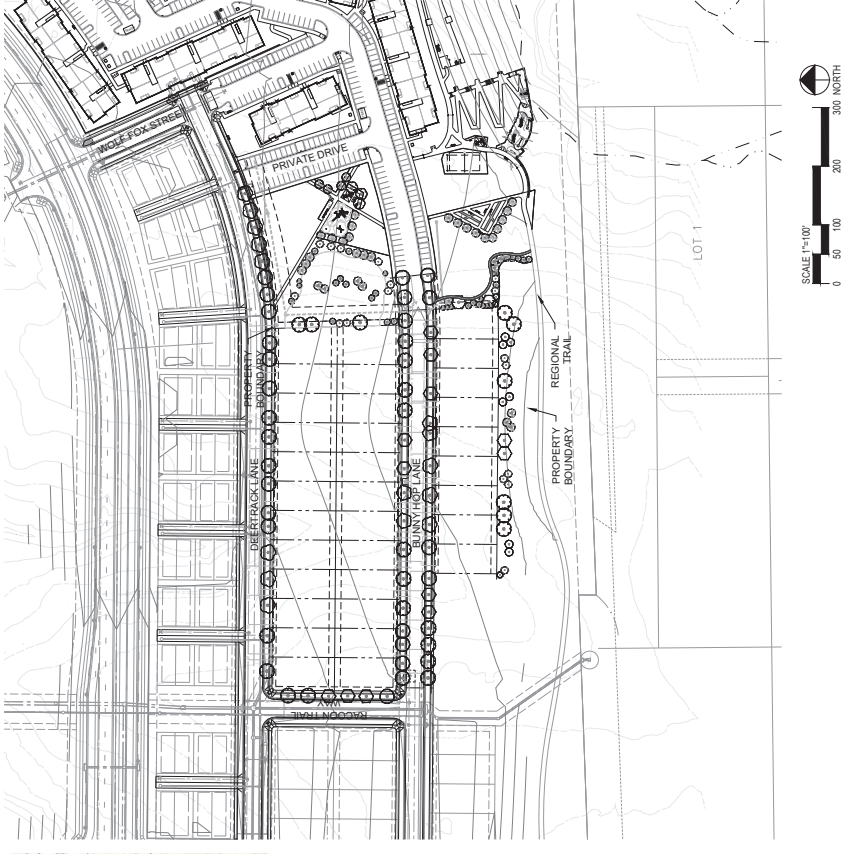
COMPARK VILLAGE SOUTH PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

VICINITY MAP



OVERALL SITE PLAN



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	MASTER PARK PLAN
3	PARK REQUIREMENTS
4	PARK ENLARGEMENTS
5	PARK ENLARGEMENTS
6	SITE DETAILS
7	SITE DETAILS

OCT 26, 2022

PCS Group, Inc

P.O. BOX 16287
DENVER, CO 80216
T: 303.531.4905



COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS
PARKER, CO

Stamp:

Drawn by:
AML
Checked by:
PMS
Date:
10/06/2021
Issued For:
TOWN OF PARKER

Revisions	Date	Revised By	Revised For
1st Town of Parker Review	03/02/22		
2nd Town of Parker Review	05/05/22		
3rd Town of Parker Review	06/27/22		

Sheet Name #
COVER
SHEET
Sheet Number

1 of 7

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH;
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



■ Sheet Name ■
**MASTER
PARK PLAN**
 ■ Sheet Number ■

2 of 7

COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS
PARKER, CO

Stamp:	Drawn by: AML Checked by: PMS Issue Date: 10/08/2021 Issued For: TOWN OF BARNET
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MASTER
PARK PI AN

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

Park and Open Space Area Key Map



33LOTS X 0.0239AC = 0.7887AC
REQ: 34,356SF or 0.79AC
PROV: 54,091SF or 1.24AC

1. THESE PANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED OR SPECIFIED IN THE TITLE BLOCK.
2. ALL DRAWINGS DESIGNED TO BE PRINTED ON 24" X 36" PAPER PERMITTING THESE DRAWINGS AT A DIFFERENT SCALE THAN SHOWN.
3. THE SCALE OF THE GRAPHIC SCALE FOR REFERRING ANY MEASUREMENTS ON ANY DRAWING SHALL BE THE SCALE OF THE GRAPHIC SCALE. THE DRAWING SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM THE SCALE OF THE GRAPHIC SCALE.
4. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE VERY FRACTIONAL DIMENSIONS FOR PARTS OF A CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF ANY DIMENSIONS ARE NOT CORRECTLY OVERLAPPED.
5. WORKING UNITS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE VERY FRACTIONAL DIMENSIONS FOR PARTS OF A CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF ANY DIMENSIONS ARE NOT CORRECTLY OVERLAPPED.
6. THE CONTRACTOR SHALL PROVIDE A STIMULUS OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER. THE CONTRACTOR SHALL PROVIDE A STIMULUS OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER. THE CONTRACTOR SHALL PROVIDE A STIMULUS OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER.

- [illegible]

PARKER, CO

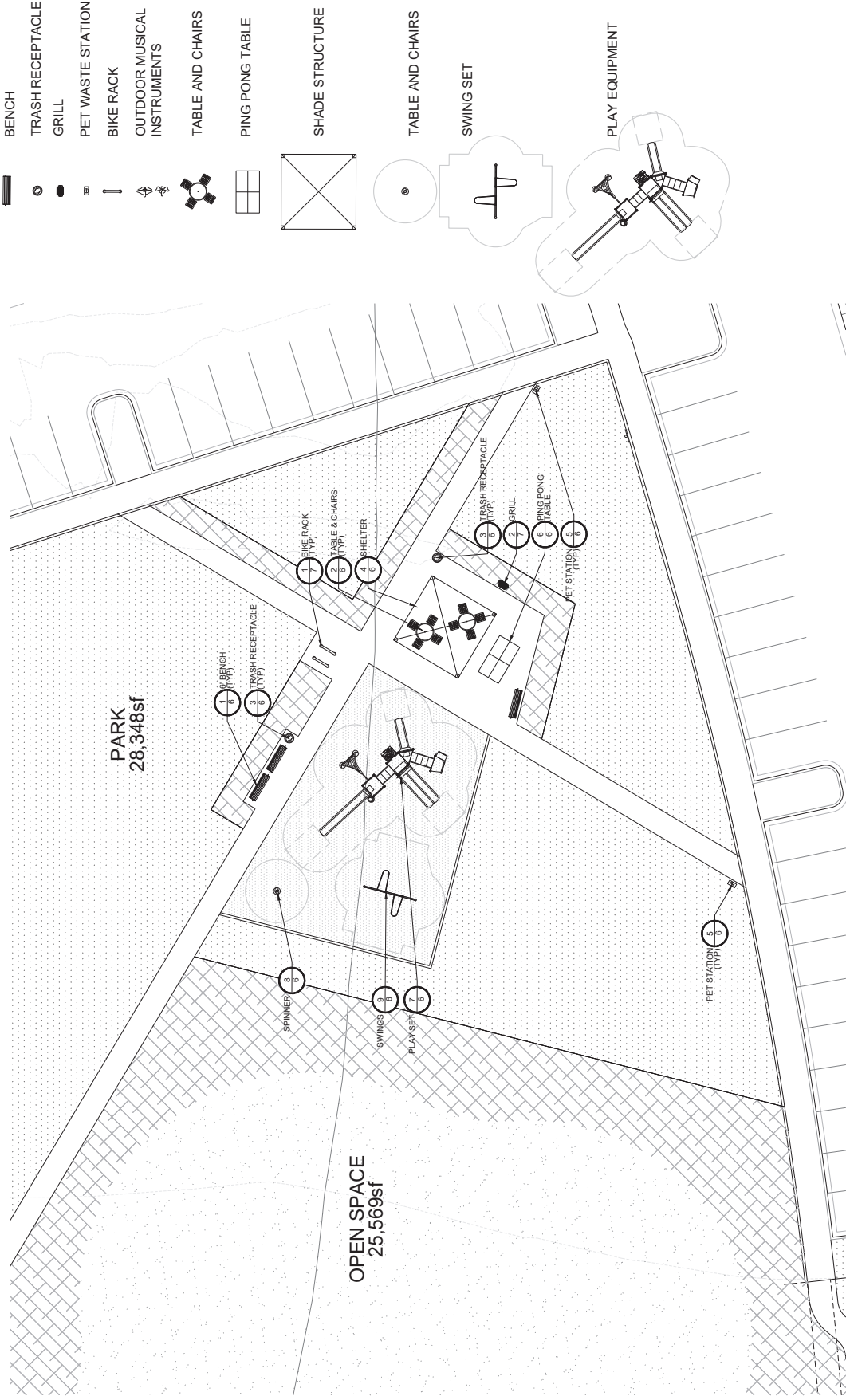
Drawn by:
AML
Checked by:
PMS
Issue Date:
10/08/2021
Issued For:
TOWN OF PARKER

Rev #	Revisions	Date
1	1st Town of Parker Review	03/02/22
2	2nd Town of Parker Review	05/05/22
3	3rd Town of Parker Review	06/27/22
4		
5		
6		
7		
8		

Sheet Name:

Sheet Number ■

COMPARK VILLAGE SOUTH PRELIMINARY PLAN
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



1 PARK ENLARGEMENT 01

SCALE 1"=10'
0 5 10 20 30 NORTH

Prepared For:
CENTURY LAND HOLDINGS, LLC
5350 EAST RESIDENT PKWY
SUITE 500
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

Land Planning
ODD
creating spaces
1919 17th Ave. Suite 100
Boulder, CO 80501
(303) 440-1333

Civil Engineering
MERRICK & COMPANY
16500 E. 1st Ave. Suite 100
Greenwood Village, CO 80111
(303) 831-3952

COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS
PARKER, CO

Stamp:

Drawn by:
AMH
Checked by:
PMS
Date:
10/05/2021
Issued For:
TOWN OF PARKER

Revisions	Date	Revised By	Revised For
1st Town of Parker Review	03/02/22		
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3rd Town of Parker Review	05/27/22		

Sheet Name
SITE
ENLARGEMENT
Sheet Number
4 of 7

COMPARK VILLAGE SOUTH PRELIMINARY PLAN
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



LEGEND

- BENCH
- TRASH RECEPTACLE
- GRILL
- PET WASTE STATION
- BIKE RACK
- OUTDOOR MUSICAL INSTRUMENTS
- TABLE AND CHAIRS
- PING PONG TABLE
- SHADE STRUCTURE
- TABLE AND CHAIRS
- SWING SET
- PLAY EQUIPMENT



1 PARK ENLARGEMENT 01

Prepared For:
CENTURY LAND HOLDINGS, LLC
5350 EAST ADELANT PKWY
SUITE 500
GREENWOOD VILLAGE, CO 80111
(303) 776-8300

Land Planning
G.O.O.
creating spaces
10000 E. 10th Ave., Suite 100
Denver, CO 80231
(303) 440-1333 / 1333@f400.com

Civil Engineering
MERRICK & COMPANY
10000 E. 10th Ave., Suite 100
Denver, CO 80231
(303) 440-1333 / 1333@f400.com

COMPARK VILLAGE SOUTH
AND CONSTRUCTION PLANS
PARKER, CO

Stamp:

Drawn by:
AWL
Checked by:
PMS
Issue Date:
10/06/2021
Issued For:
TOWN OF PARKER

Revisions	Date	Revised By	Revised For
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Sheet Name
SITE
ENLARGEMENT
Sheet Number
5 of 7

COMPARK VILLAGE SOUTH PRELIMINARY PLAN
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



CORONADO THERMORY 6' CONTOUR BENCH
ITEM # 10000000000000000000
SIZE: 30" H x 20" W x 74" L
COLOR: THERMORY
FRAME COLOR: TEXTURED BRONZE
INSTALL PER MANUFACTURERS
SPECS. OR APPROVED EQUAL
SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

1 6' BENCH
Scale: NTS



BEACON HILL 35 GAL THERMORY
RECEPTACLE, OPEN TOP
ITEM # 10000000000000000000
SIZE: 30" H x 18" W
FRAME COLOR: TEXTURED BRONZE
COLOR: THERMORY - HORIZONTAL
INSTALL PER MANUFACTURERS
SPECS. OR APPROVED EQUAL
SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

2 TABLE & CHAIRS
Scale: NTS



BEACON HILL THERMORY
RECEPTACLE, OPEN TOP
ITEM # 10000000000000000000
SIZE: 30" H x 18" W
FRAME COLOR: TEXTURED BRONZE
COLOR: THERMORY
INSTALL PER MANUFACTURERS
SPECS. OR APPROVED EQUAL
SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

3 TRASH RECEPTACLE
Scale: NTS



PET STATION
MODEL: T400-R, COMPLETE DOG WASTE
STATION, ROLL DISPENSER,
COMES WITH 1000 BAGS OF
WASTE BAGS
INSTALL PER MANUFACTURERS SPECS
OR APPROVED EQUAL
CONTACT: ATG2 RECREATION
PHONE: 303.276.1606
WWW.ATG2RECREATION.COM

5 PET STATION
Scale: NTS



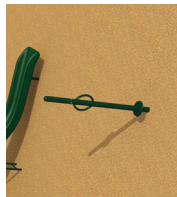
SQUARE SHELTER
MODEL: SQR 16
MATERIAL: STEEL / MULTI-PLY ROOF
COLOR: STANDARD
STRUCTURE COLOR: ALUMINO
INSTALL PER MANUFACTURERS
SPECS. OR APPROVED EQUAL
SUPPLIER: POLYGON
WEBSITE: POLYGON.COM

4 SHELTER
Scale: NTS



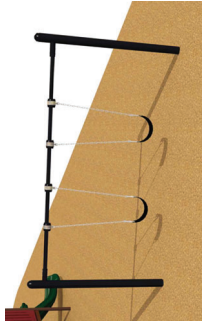
NU-EDGE AGE 5-12YR PLAY SET
MANUFACTURER: LITTLE TIGERS
MODEL: MF2705
COLOR: STANDARD
OR APPROVED EQUAL
INSTALL PER MANUFACTURERS
SPECS.
CONTACT: RECREATION PLUS
PHONE: 303.276.1606
WWW.RECREATIONPLUS.COM

7 PLAY SET
Scale: NTS



STAND AND SPIN
MANUFACTURER: LITTLE TIGES
MODEL: MF2702
COLOR: STANDARD
OR APPROVED EQUAL
INSTALL PER MANUFACTURERS
SPECS.
CONTACT: RECREATION PLUS
PHONE: 303.276.1606
WWW.RECREATIONPLUS.COM

8 SPINNER
Scale: NTS



SWING SET
MANUFACTURER: LITTLE TIGES
MODEL: MF2705
COLOR: BLACK
INSTALL PER MANUFACTURERS
SPECS. OR APPROVED EQUAL
CONTACT: RECREATION PLUS
PHONE: 303.276.1606
WWW.RECREATIONPLUS.COM

9 SWINGS
Scale: NTS



OUTDOOR CONCRETE PING PONG TABLE WITH
POWDER COATED STEEL LEGS
ITEM # T108036
SIZE: 30" H x 60" W x 180" L
TABLE COLOR: CONCRETE GRAY
TABLE LEG COLOR: BLACK
INSTALL PER MANUFACTURERS
SPECS. OR APPROVED EQUAL
SUPPLIER: ANOVA
WEBSITE: ANOVA.COM

6 PING_PONG_TABLE
Scale: NTS

COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
AND CONSTRUCTION PLANS
PARKER, CO

Stamp:

Drawn by:
Checked by:
PMS
Date:
10/06/2021
Issued For:
TOWN OF PARKER

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3rd Town of Parker Review	06/27/22		

Sheet Name:
SITE DETAILS

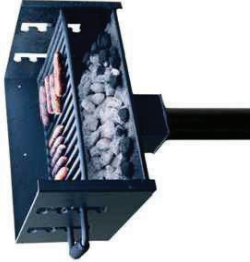
Sheet Number:
6 of 7

COMPARK VILLAGE SOUTH PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



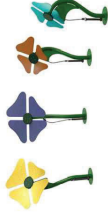
BIKE RACK
ITEM # 1000000000
SIZE: 31 1/2" W X 18" D
COLOR: TEXTURED SILVER
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL
SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

1 BIKE_RACK
Scale: NTS



STANDARD PARK GRILL
ITEM # 1000000000
SIZE: 107 1/4" X 27 1/2" X 15 1/2" D
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL
SUPPLIER: ANOVA
WEBSITE: ANOVAFURNISHINGS.COM

2 GRILL



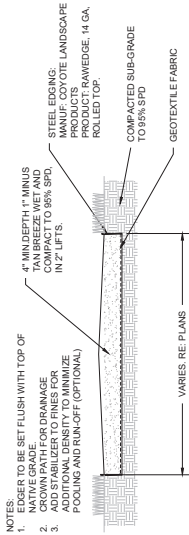
FLOWER INSTRUMENT
ITEM # 1000000000
SIZE: 20 1/2" H X 19 1/2" W
COLOR: TURQUOISE & INDIGO
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL
SUPPLIER: FREENOTES HARMONY PARK
WEBSITE: FREENOTESHARMONYPARK.COM

3 FLOWER INSTRUMENT



BUTTERFLY INSTRUMENT
ITEM # 1000000000
SIZE: STANDARD 40 1/2" H X 18" W
COLOR: ORANGE & YELLOW
INSTALL PER MANUFACTURER'S
SPECS. OR APPROVED EQUAL
SUPPLIER: FREENOTES HARMONY PARK
WEBSITE: FREENOTESHARMONYPARK.COM

4 BUTTERFLY_INSTRUMENT
Scale: NTS



5 CRUSHER_FINE_TRAIL

COMPARK VILLAGE SOUTH
PARK FACILITIES MASTER PLANS
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PARKER, CO

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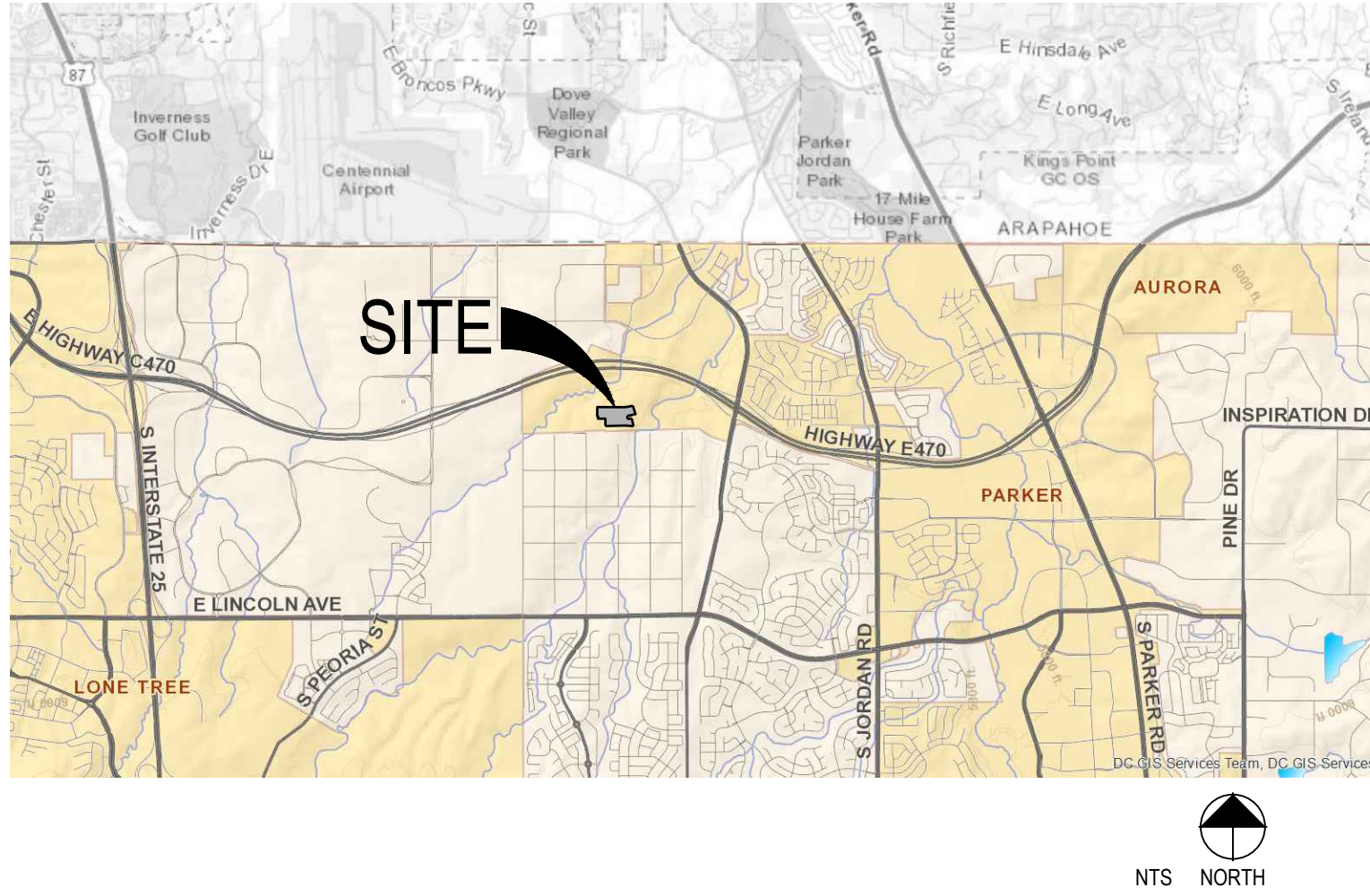
Sheet Number #

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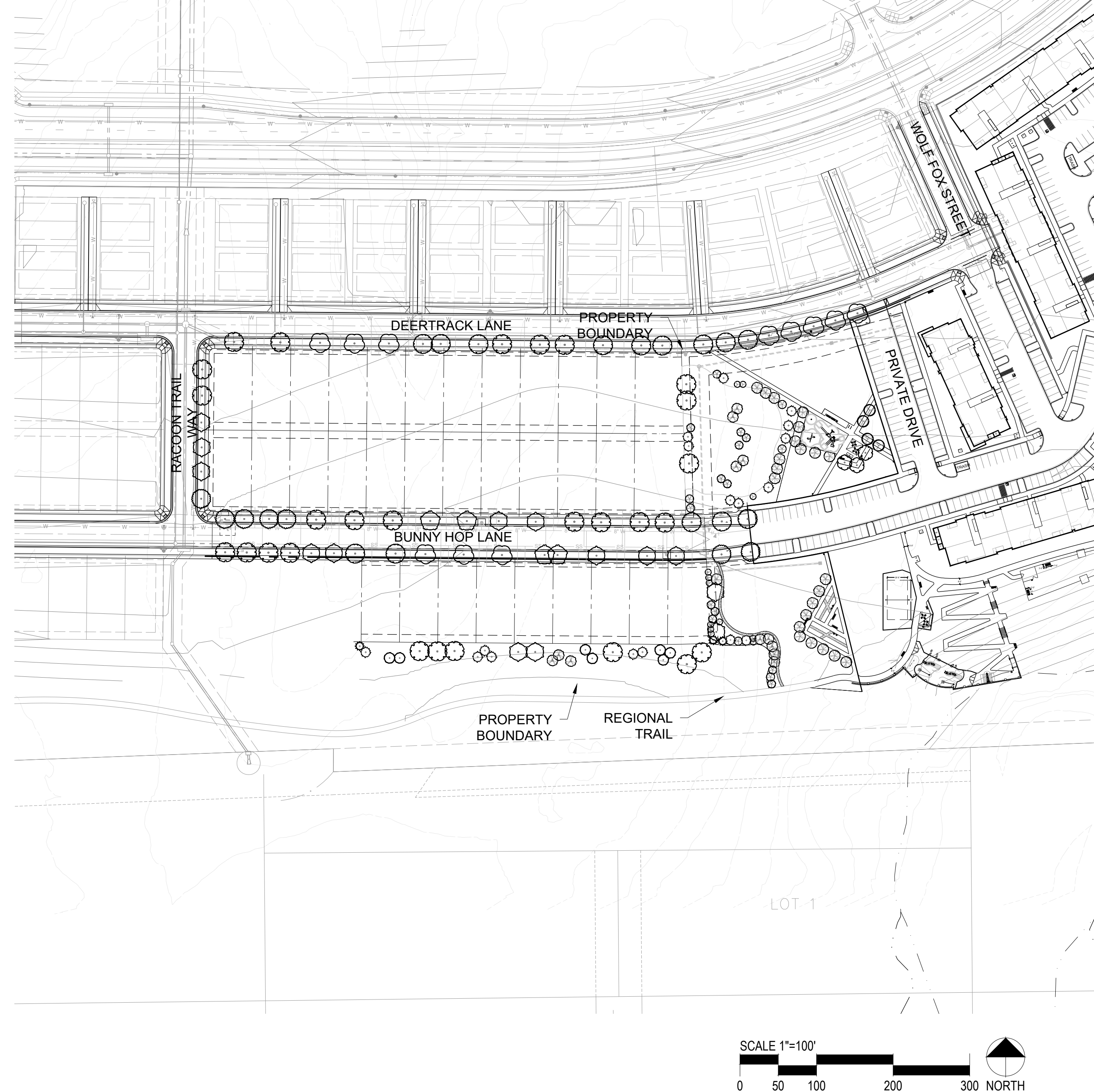
COMPARK VILLAGE SOUTH PRELIMINARY PLAN

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS

VICINITY MAP



OVERALL SITE PLAN



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	MASTER LANDSCAPE PLAN
3	LANDSCAPE NOTES & DETAILS
4	LANDSCAPE REQUIREMENTS
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	IRRIGATION LEGEND
10	IRRIGATION PLAN
11	IRRIGATION PLAN
12	IRRIGATION PLAN
13	IRRIGATION DETAILS
14	IRRIGATION DETAILS

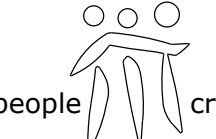
PCS Group, Inc



P.O. BOX 18287
DENVER, CO 80218
T: 303.531.4905

OCT 26, 2022

■ Prepared For ■
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

■ Land Planning ■

people creating spaces
pcs group inc. www.pcsgroupco.com
p.o. box 18287
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1.303.531.4905 . 1.303.531.4908

■ Civil Engineering ■

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD,
GREENWOOD VILLAGE, CO 80111
303.353.3695

COMPARK VILLAGE SOUTH
LANDSCAPE PLANS AND
MASTER STREET TREE PLANS
PARKER, CO

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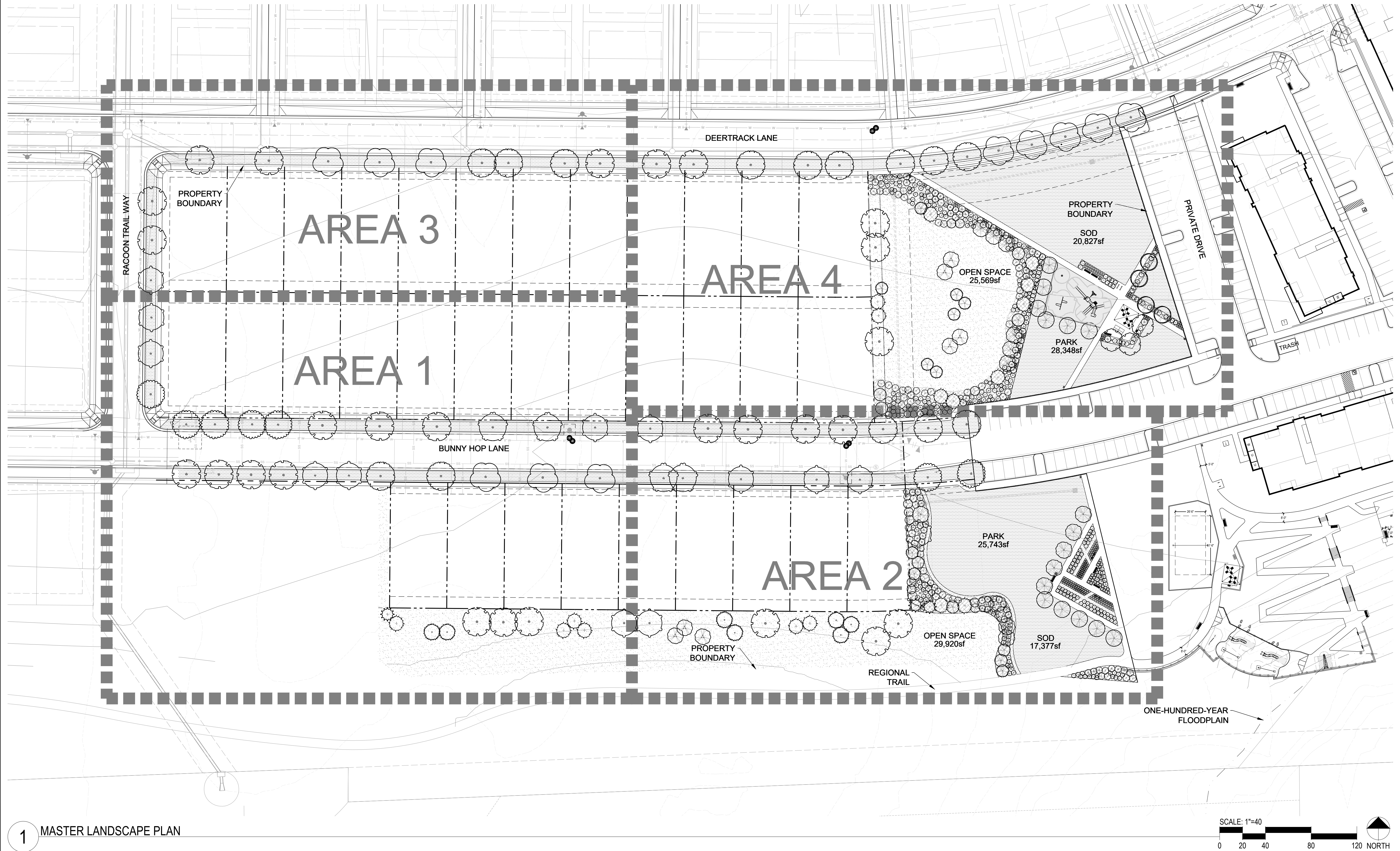
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COVER SHEET
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1 MASTER LANDSCAPE PLAN

SCALE: 1"=40'
0 20 40 80 120 NORTH

■ Prepared For ■
CENTURY LAND HOLDINGS, LLC
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GREENWOOD VILLAGE, CO 80111
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COMPARK VILLAGE SOUTH
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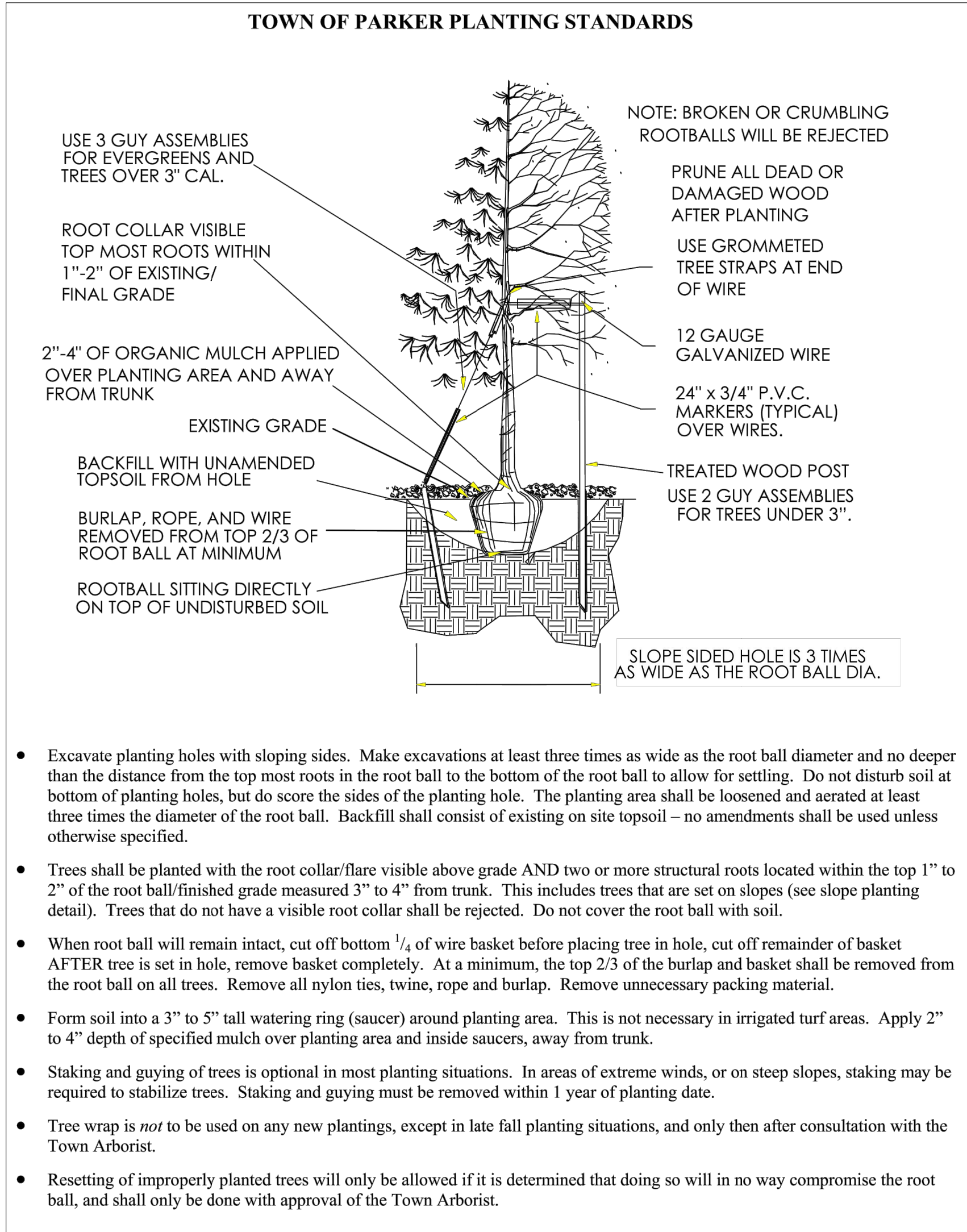
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■ Sheet Name ■
MASTER
LANDSCAPE PLAN

■ Sheet Number ■

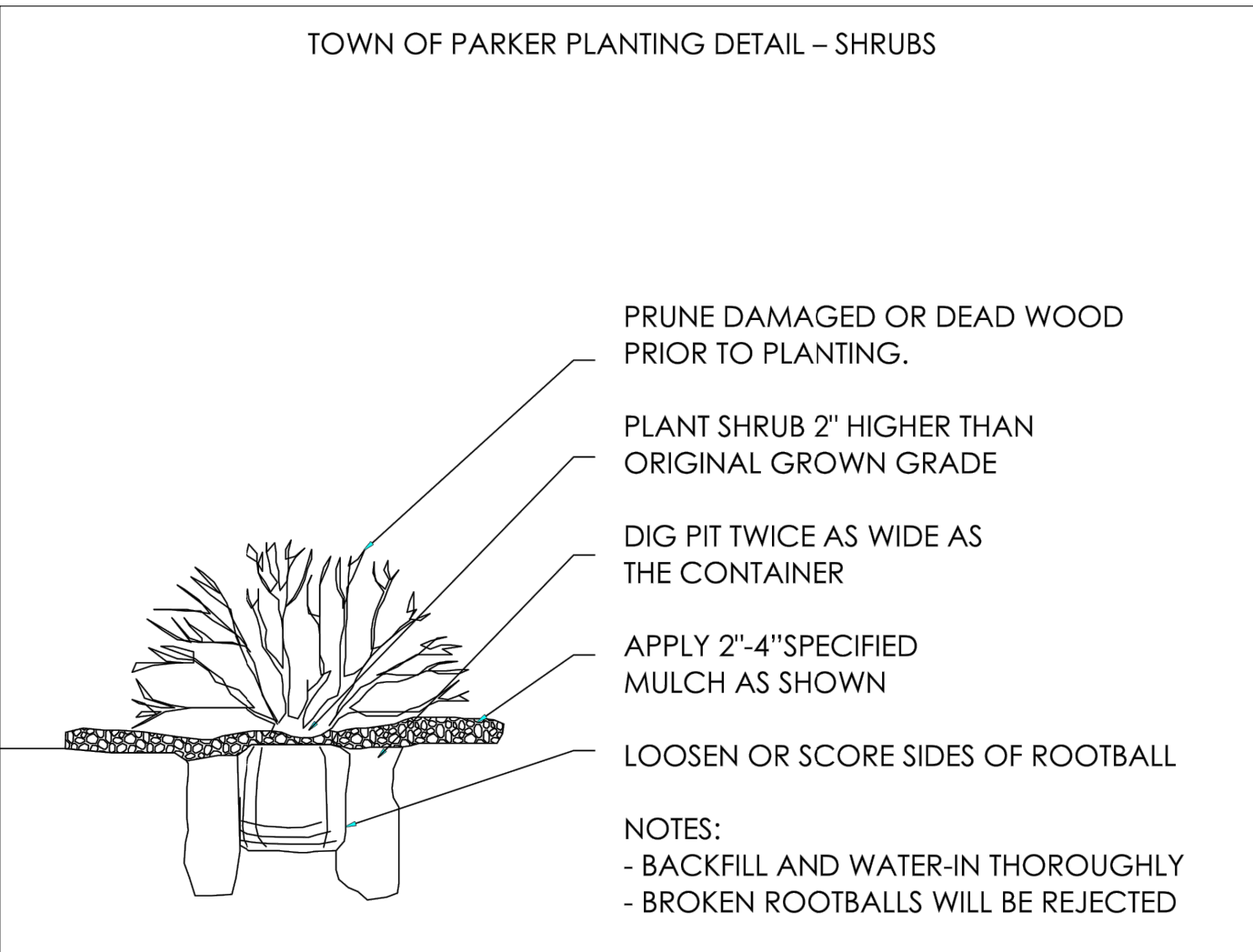
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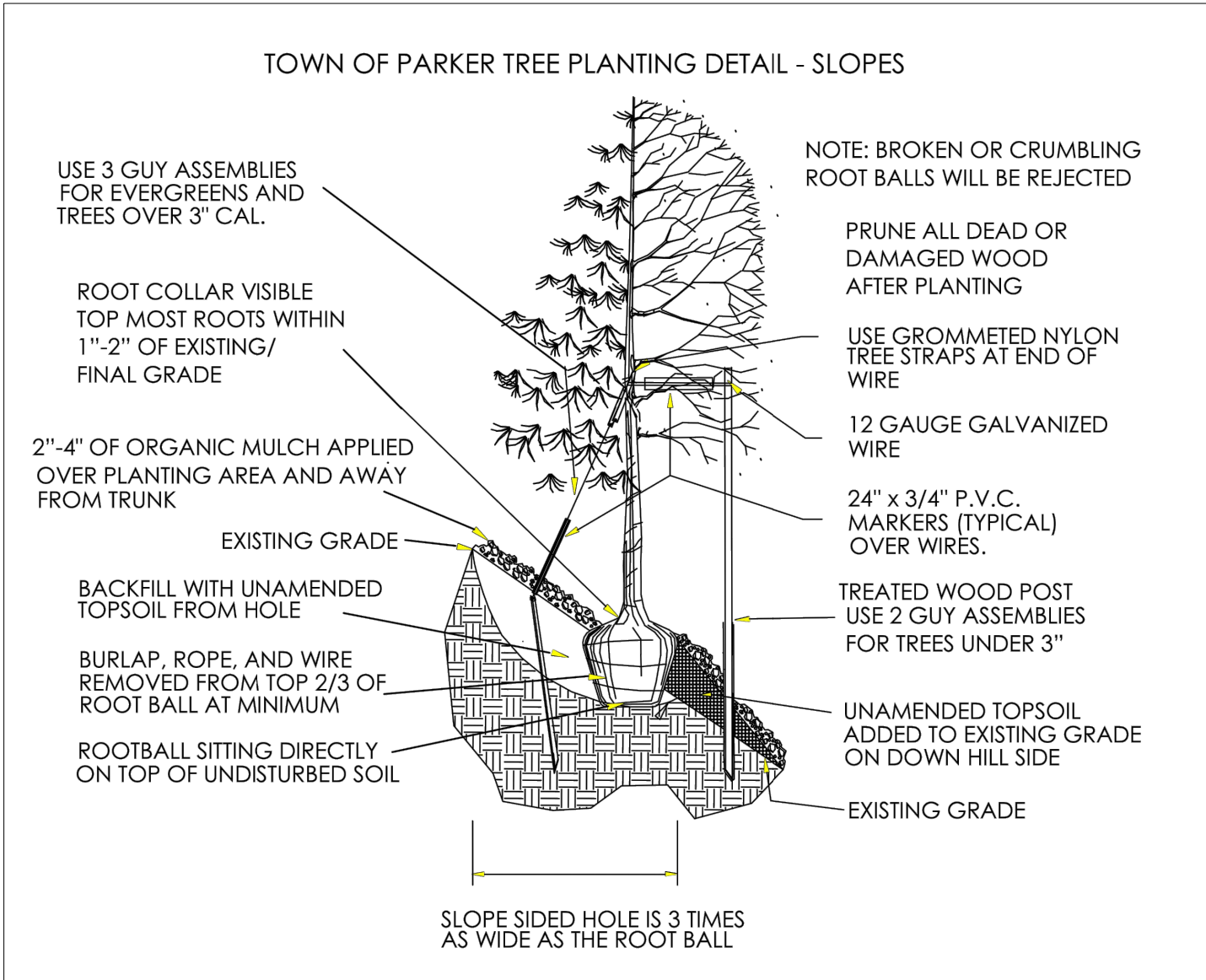
1 Tree Planting Detail

Scale: NTS



2 Shrub Planting Detail

Scale: NTS



3 Tree on Slope Planting Detail

Scale: NTS

GENERAL NOTES

- SEE LANDSCAPE PLAN FOR COMPLETE EXTENTS OF LINE OF SIGHT INFORMATION. SITE LINES HAVE BEEN CALCULATED ON A DESIGN SPEED OF 25 MPH, WITH THE SITE DISTANCE MEASURED TO THE CENTER LINE OF THE STREET.
- LINE OF SIGHT INFORMATION TAKEN FROM TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION STANDARDS, FIGURE 4.2.
- ALL LANDSCAPING (EDGE OF ROOT BALLS) SHALL BE SETBACK FROM BUILDINGS A MINIMUM OF 3'. ABSOLUTELY NO IRRIGATION EQUIPMENT OF ANY KIND IS TO BE INSTALLED OR PLACED CLOSER THAN 5'-0" TO THE STRUCTURAL FOUNDATION OF ANY BUILDING.

LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
- SOD TO BE BLACK BEAUTY FESCUE.
- CRUSHER FINES TO BE GREY BREEZE.
- ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
- LANDSCAPE AND SCREENING MAINTENANCE AND REPLACEMENT: THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING PLAN AS ORIGINALLY APPROVED, AND PROVIDE FOR REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIALS. IN THIS CASE, LIVE MATERIAL IS TO BE MAINTAINED AND REPLACED BY THE CONTRACTOR WHICH SHALL BE GUARANTEED FOR FIVE YEARS FROM THE DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE

- LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
 - THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE THE BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
 - THE CONTRACTOR OR AN OWNER'S REPRESENTATIVE WILL MONITOR THE ESTABLISHMENT OF SEEDED AREAS ON A MONTHLY BASIS FROM APRIL 15TH TO OCTOBER 15TH FOR THE FIRST THREE YEARS AFTER INSTALLATION. AREAS OF POOR GERMINATION OR GROWTH AND AREAS OF EROSION OR WEED INFESTATION WILL BE CORRECTED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
 - IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS AND SIMILAR FEATURES ARE NOT SHOWN ON THE LANDSCAPE PLANS, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

LANDSCAPE MAINTENANCE

- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

Overall Site Plant Schedule				
CANOPY TREE	Quantity	Botanical	Common	CALIPER/HT.
AR	3	ACER PLATANOIDES 'ROYAL RED'	ROYAL RED MAPLE	2" CAL
CO	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL
GS	14	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL
QM2	7	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL
QR	14	QUERCUS ROBUR	ENGLISH OAK	2" CAL
TG	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL
UA	27	ULMUS X 'ACCOLADE'	ACCOLADE ELM	2" CAL
Total	80			
Percentage of Total Trees	45%			
ORNAMENTAL TREE	Quantity	Botanical	Common	CALIPER/HT.
AG	4	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	2" CAL
AA	12	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	2" CAL
CV	14	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL
MS	11	MALLUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	2" CAL
QG	10	QUERCUS GAMBELII	GAMBEL OAK	2" CAL
Total	51			
Percentage of Total Trees	29%			
EVERGREEN TREES	Quantity	Botanical	Common	CALIPER/HT.
PD	3	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT. MIN.
PP	12	PINUS EDULIS	PINON PINE	6' HT. MIN.
PL	6	PINUS HELDREICHII LEUCODERMIS	BOSNIAN PINE	6' HT. MIN.
PN	17	PINUS NIGRA	AUSTRIAN BLACK PINE	6' HT. MIN.
PP2	7	PINUS PONDEROSA	PONDEROSA PINE	6' HT. MIN.
Total	45			
Percentage of Total Trees	26%			
DECIDUOUS SHRUB	Quantity	Botanical	Common	SIZE
AA2	15	AMELANCHIER ALNIFOLIA 'REGEN'	SASKATOON SERVICEBERRY	5 GAL
AL	11	AMORPHA CANESCENS	LEADPLANT	5 GAL
BA	8	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF BARBERRY	5 GAL
CD	10	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL
CM	20	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	5 GAL
RB	25	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL
FP	28	FALLUGIA PARADOXA	APACHE PLUME	5 GAL
FN	23	FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	5 GAL
PO	17	PHYSCARPUS OPUULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	5 GAL
SCH	97	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL
RB2	22	ROSA MEIDILAND SERIES 'BONICA'	BONICA MEIDILAND ROSE	5 GAL
RW	27	ROSA MEIDILAND SERIES 'WHITE'	WHITE MEIDILAND ROSE	5 GAL
SA	9	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	5 GAL
SC	17	SYRINGA VULGARIS 'CHARLES JOLY'	CHARLES JOLY LILAC	5 GAL
Total	329			
EVERGREEN SHRUB	Quantity	Botanical	Common	SIZE
AC2	7	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL
AP	32	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL
JB4	61	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	5 GAL
JY	3	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN JUNIPER	5 GAL
JB3	23	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL
JT	6	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	5 GAL
PC4	25	PINUS MUGO 'VALLEY CUSHION'	VALLEY CUSHION MUGO PINE	5 GAL
PM3	8	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	5 GAL
Total	165			
ORNAMENTAL GRASS	Quantity	Botanical	Common	SIZE
BC	58	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 GAL
BB	31	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL
CK	38	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL
BOG	42	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL
PR	23	PENNISETUM ALOPECUROIDES 'RED HEAD'	RED HEAD FOUNTAIN GRASS	1 GAL
Total	169			
GROUND COVER	Area	Common Name	Percentage of Landscape Area	
SOD	58854	BLACK BEAUTY FESCUE	48.8%	
NATIVE SEED	47012	PBSI FRONT RANGE NATIVE SEED MIX	39.0%	
WOOD MULCH	14302	SHREDDED RED CEDAR	11.9%	
CRUSHER FINES	372	GREY BREEZE CRUSHER FINES	0.3%	
Total	120540		100%	

■ Prepared For ■
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A. OVERALL INTERNAL LANDSCAPE												
INTERNAL LANDSCAPE AREA (SF)	TOTAL SF	TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
	121083	81	112	31	404	494	90	-	-	-	112	-
*Streetscape tree counts have been removed from this calculation.												
B. STREETSCAPE LANDSCAPE												
LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT			EQUIVALENT CALCULATION				
		REQUIRED	PROVIDED*	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Grasses available for Equivalents	Shrubs available for Equivalents	Trees available for Equivalents	Provided Trees with Equivalents	Provided Shrubs with Equivalents
BUNNY HOP LANE	1405	36	36	0	N/A			-	-	-	36	-
RACCOON TRAIL WAY	220	6	6	0	N/A			-	-	-	6	-
DEERTRACK LANE	845	22	22	0	N/A			-	-	-	22	-
*Street trees have been provided 40' on center where possible. Sight triangles and utilities do not allow for street trees in some locations.												

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COMPARK VILLAGE SOUTH LANDSCAPE PLANS AND MASTER STREET TREE PLANS

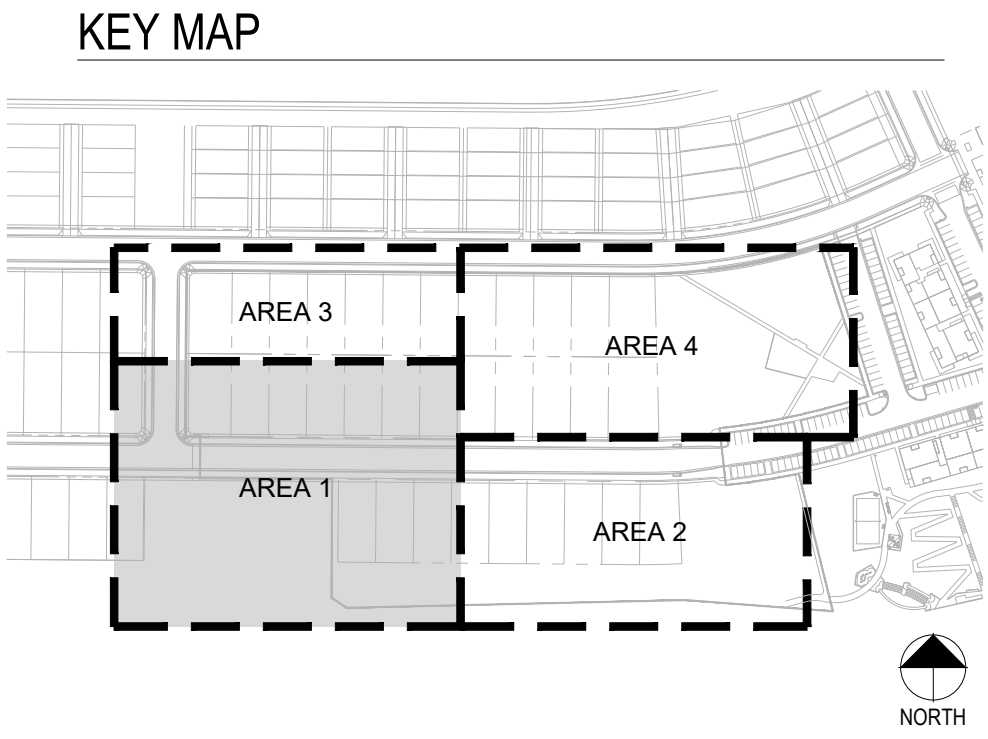
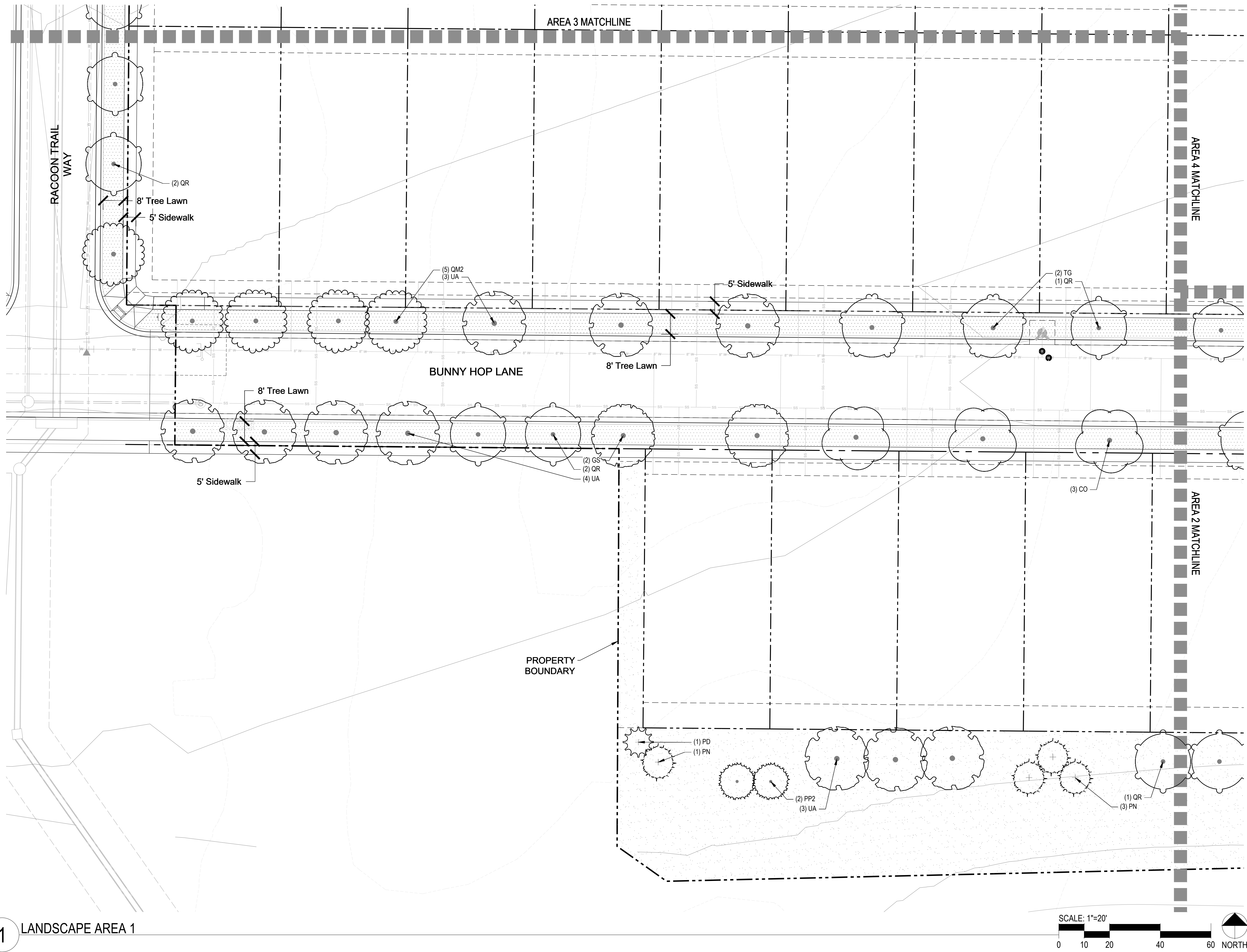
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COMPARK VILLAGE SOUTH PRELIMINARY PLAN
A PARCEL OF LAND LOCATED IN A PORTION OF THE SE OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
7.69 ACRES, 33 RESIDENTIAL LOTS



- LEGEND**
- CANOPY TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - WOOD MULCH
 - SOD
 - SEED
 - FIBAR SURFACE
 - PERFORATED EDGER

1 LANDSCAPE AREA 1

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PARKER, CO

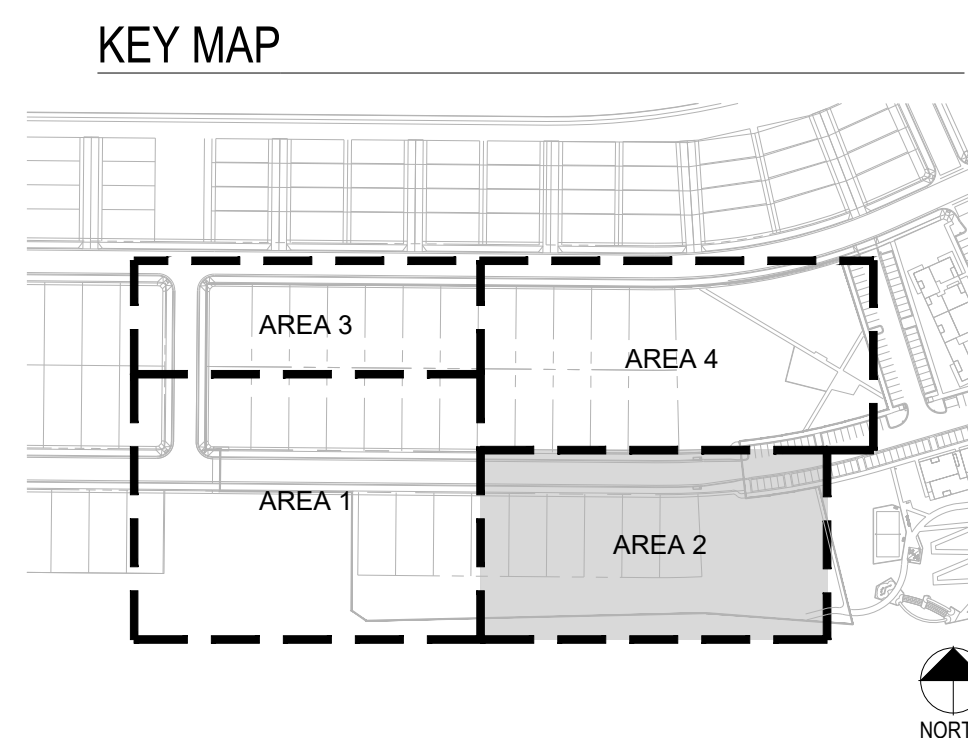
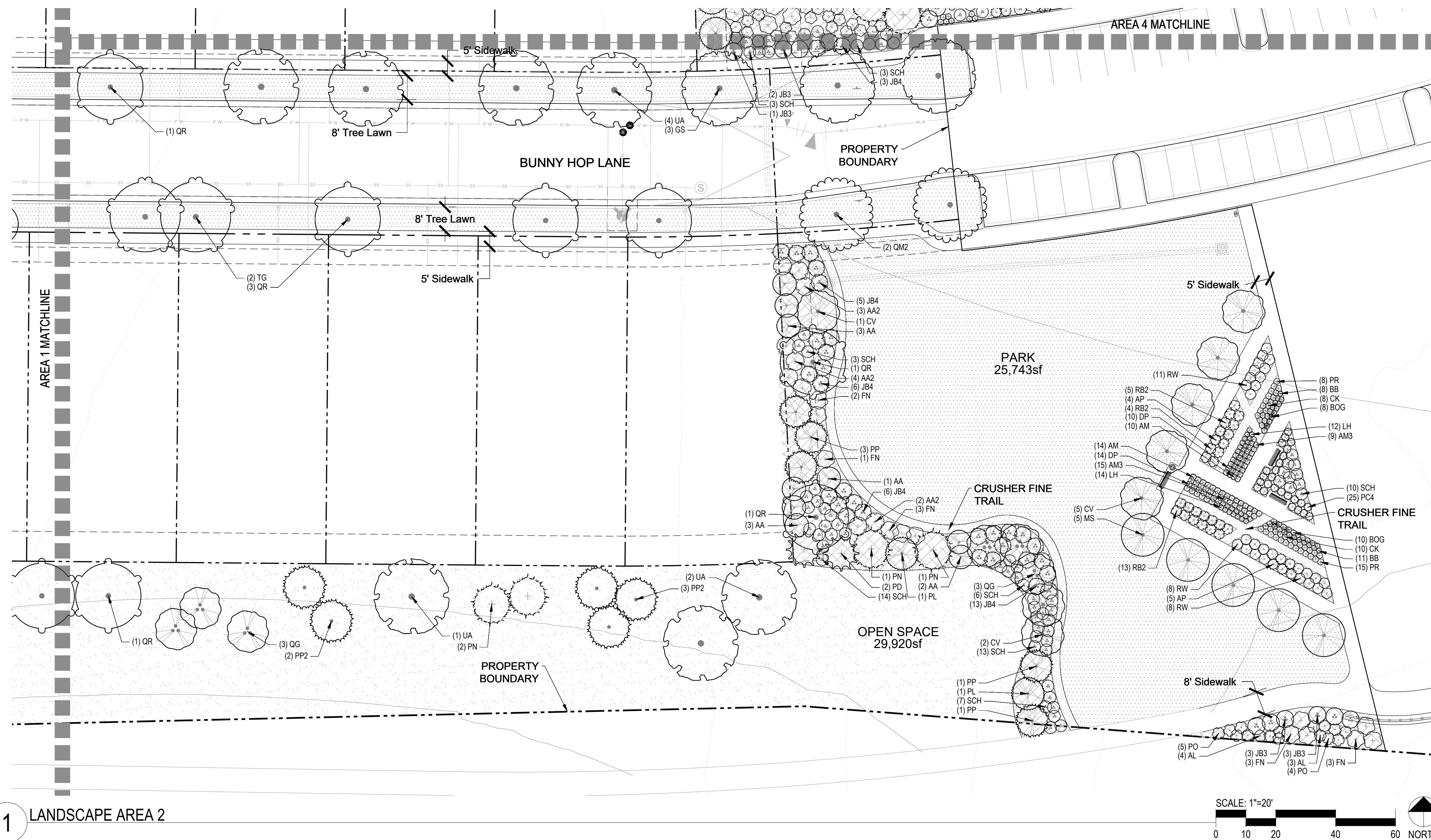
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COMPARK VILLAGE SOUTH
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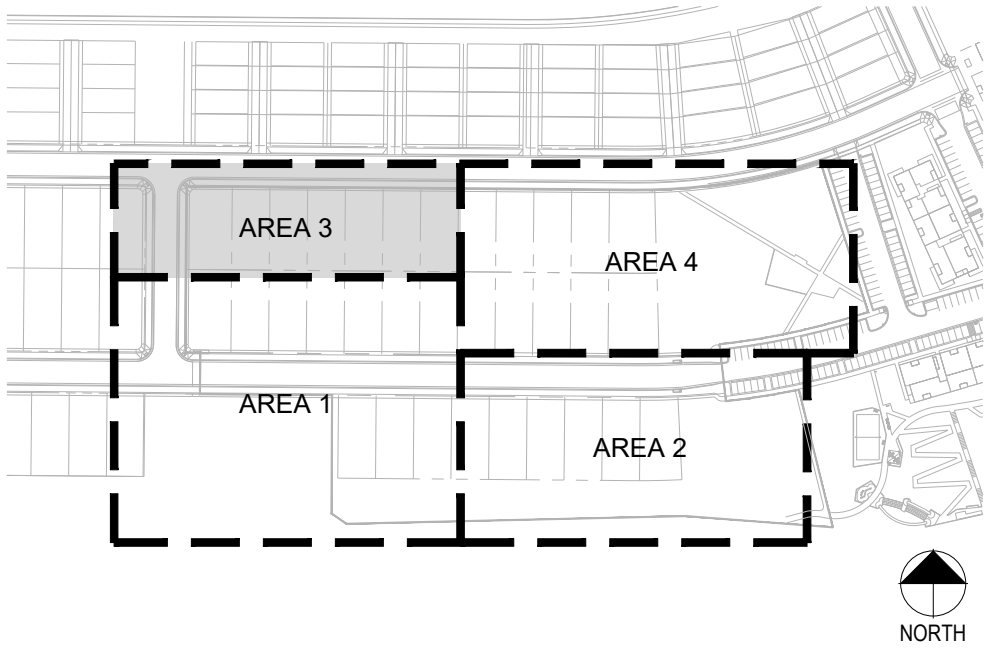
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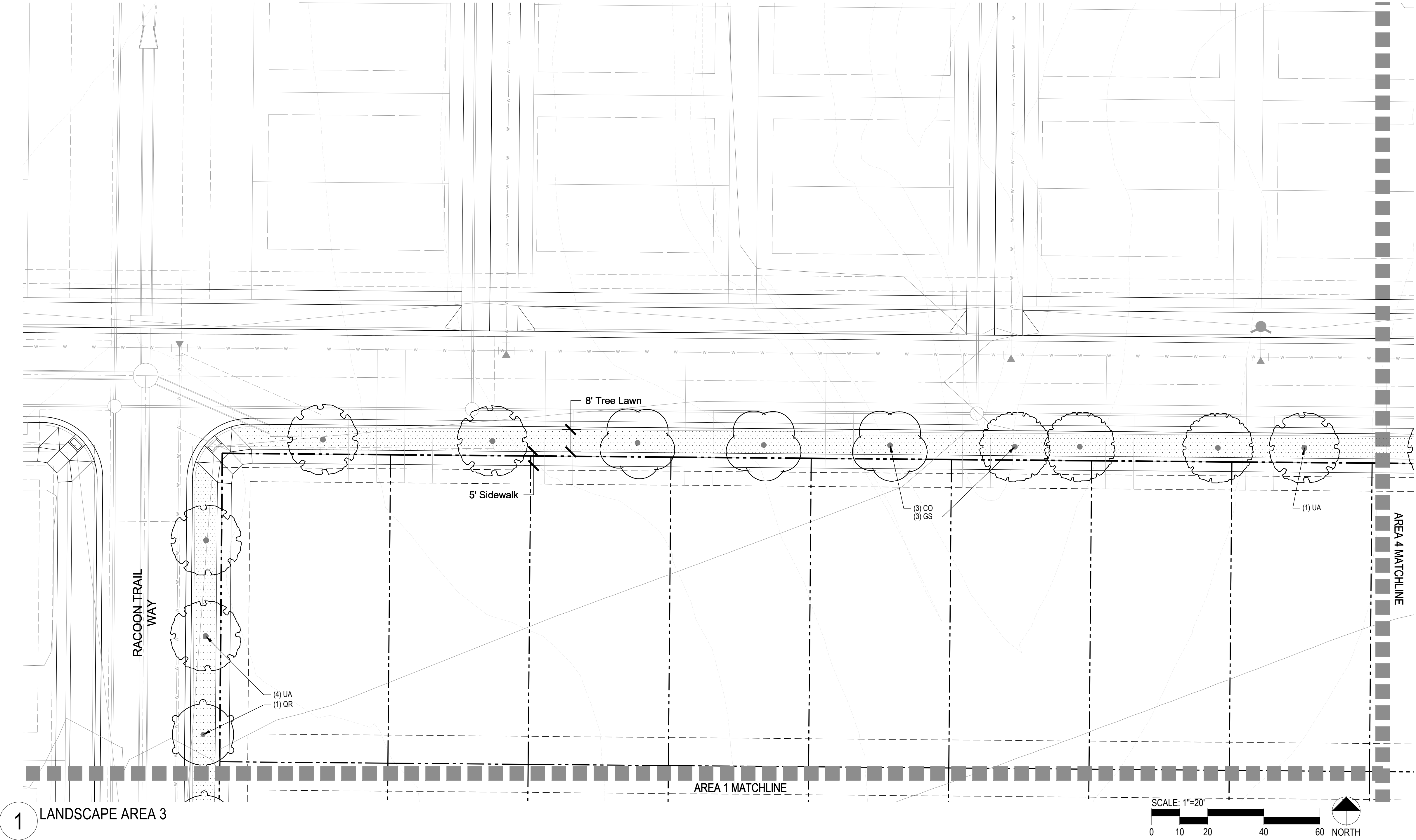
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COMPARK VILLAGE SOUTH PRELIMINARY PLAN
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KEY MAP



- LEGEND
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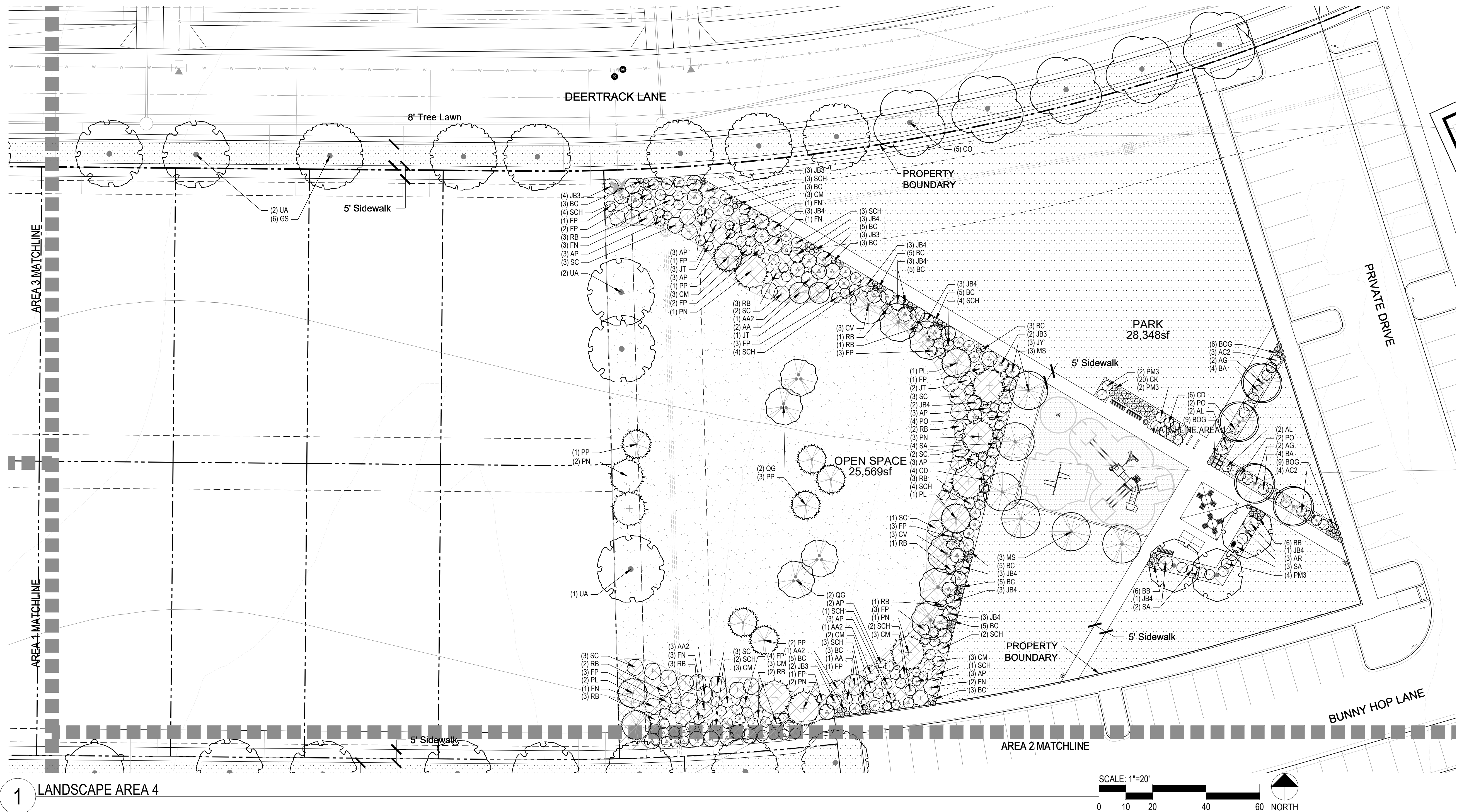
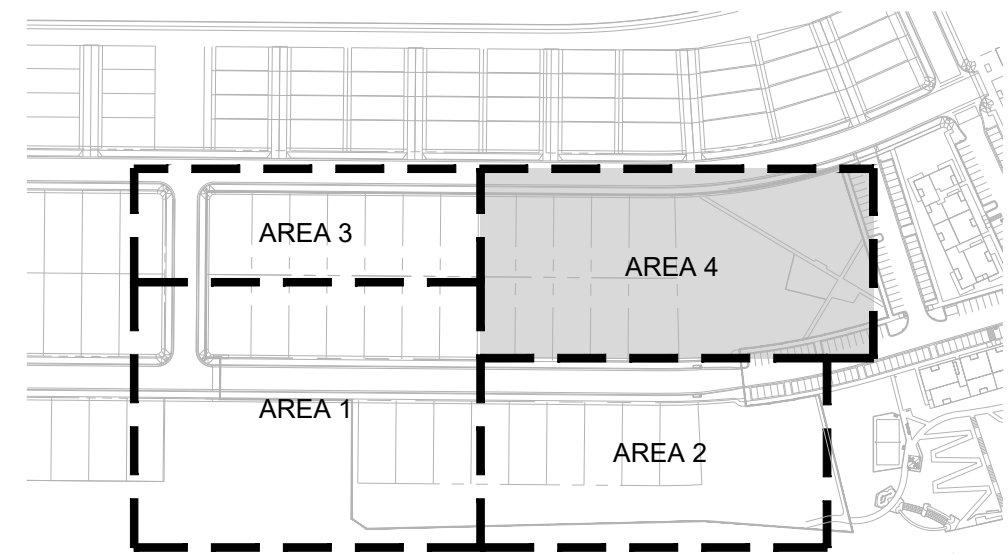
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COMPARK VILLAGE SOUTH PRELIMINARY PLAN
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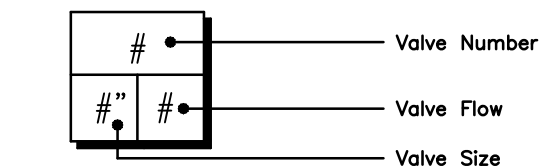
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7.69 ACRES, 33 RESIDENTIAL LOTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV 5' STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0' POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		DRIP VALVE ASSEMBLY HUNTER ICZ-101-25: DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER PROS-06-PRS30-CV 8' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0' POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		DRIP FLUSH VALVE 3/4" PVC BALL VALVE
	HUNTER PROS-06-PRS30-CV 10' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0' POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER PROS-06-PRS30-CV 12' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0' POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		QUICK COUPLER VALVE ASSEMBLY HUNTER HO-SRC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	HUNTER PROS-06-PRS30-CV 15' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0' POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	HUNTER PROS-06-PRS30-CV 17' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0' POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		MASTER VALVE ASSEMBLY-PRESSURE REGULATING BUCKNER-SUPERIOR 3100-PRV, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC. REGULATE PRESSURE
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40		REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40		PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS-75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40		CREATIVE SENSOR TECHNOLOGY FSI-T 1.5" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: .86-52 GPM.
	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40		IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40		PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40		NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	4.00	40'
	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	6.00	43'
	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	8.00	44'
	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	8.30	49'
	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	10.1	51'
	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	11.2	53'
	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	13.4	56'
	HUNTER I-25-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	50	14.5	58'



INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (PER CITY ENGINEER) OF 103 PSI, AT A MAXIMUM PEAK FLOW OF 40 GPM AT THE 1.5-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
- ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES, WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.
- CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
 - WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
- TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
- VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
- NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

REFERENCE NOTES SCHEDULE

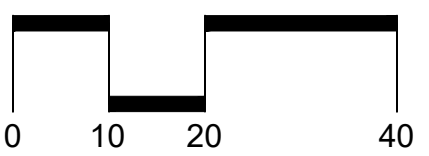
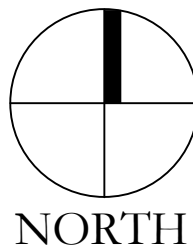
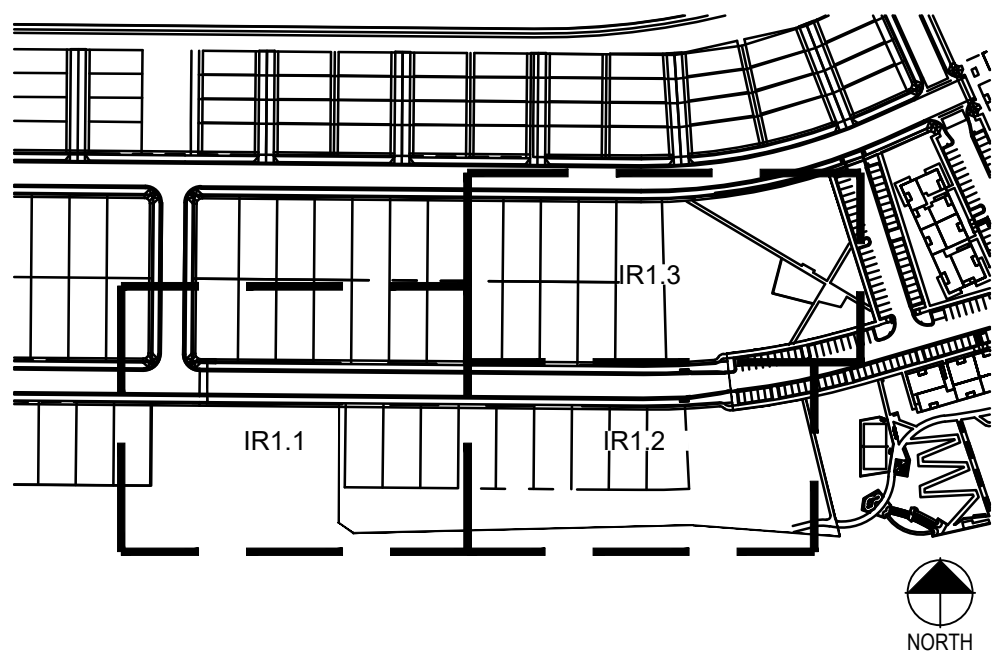
SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

- NOTES:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
 - NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.

KEY MAP



■ Prepared For ■
CENTURY LAND HOLDINGS, LLC
8390 EAST CRESCENT PKWY
SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 770-8300

■ Irrigation Design ■

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COMPARK VILLAGE SOUTH
IRRIGATION PLANS
PARKER, CO

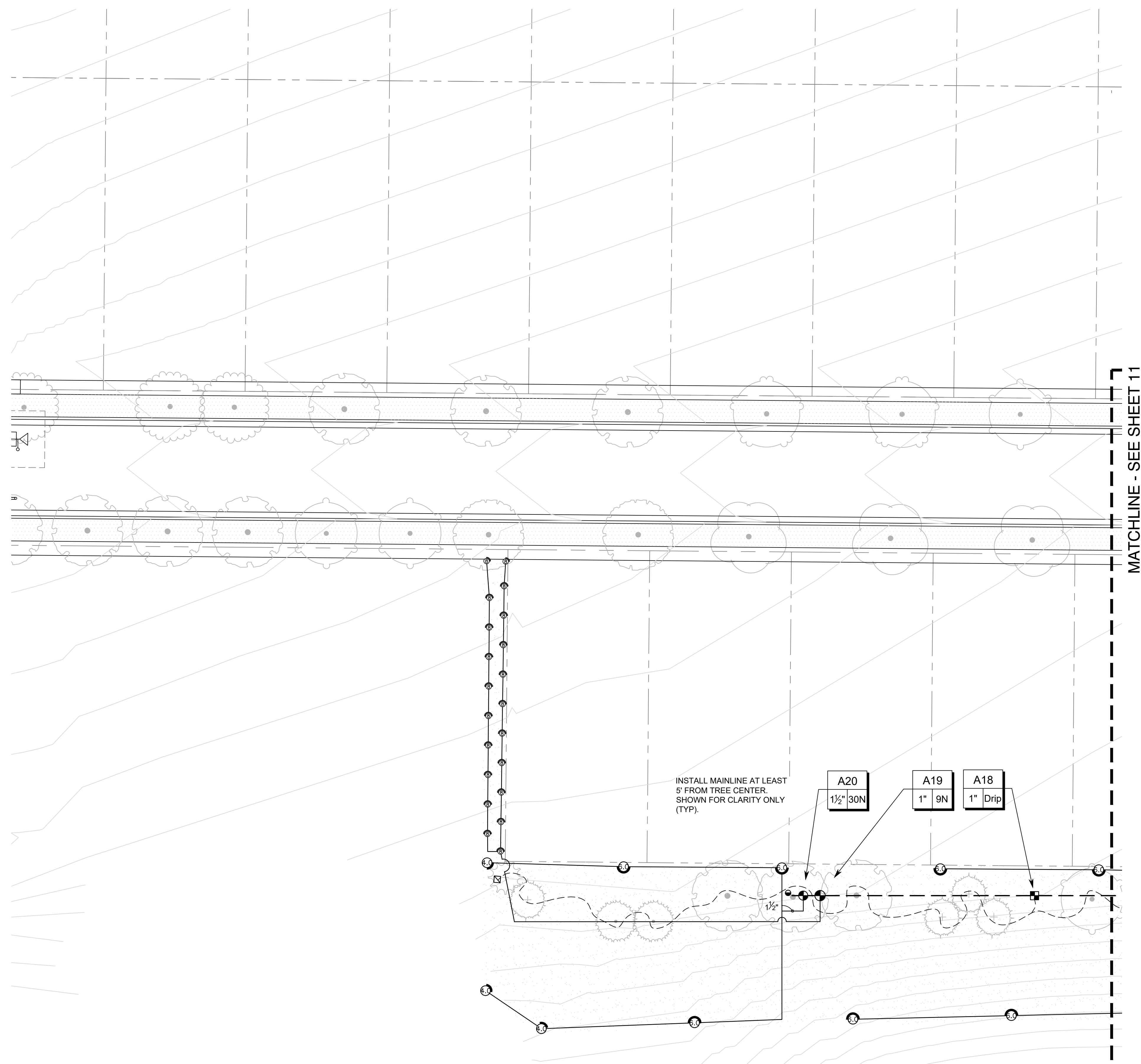
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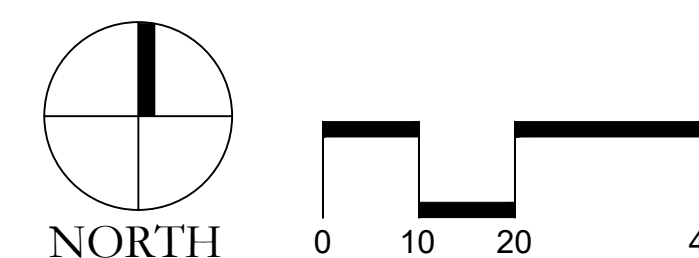
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7.69 ACRES, 33 RESIDENTIAL LOTS



A key map showing the location of the proposed development (shaded area) within the context of the surrounding urban layout. The map includes labels for 'JR1.1', 'JR1.2', and 'JR1.3'.

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COMPARK VILLAGE SOUTH IRRIGATION PLANS

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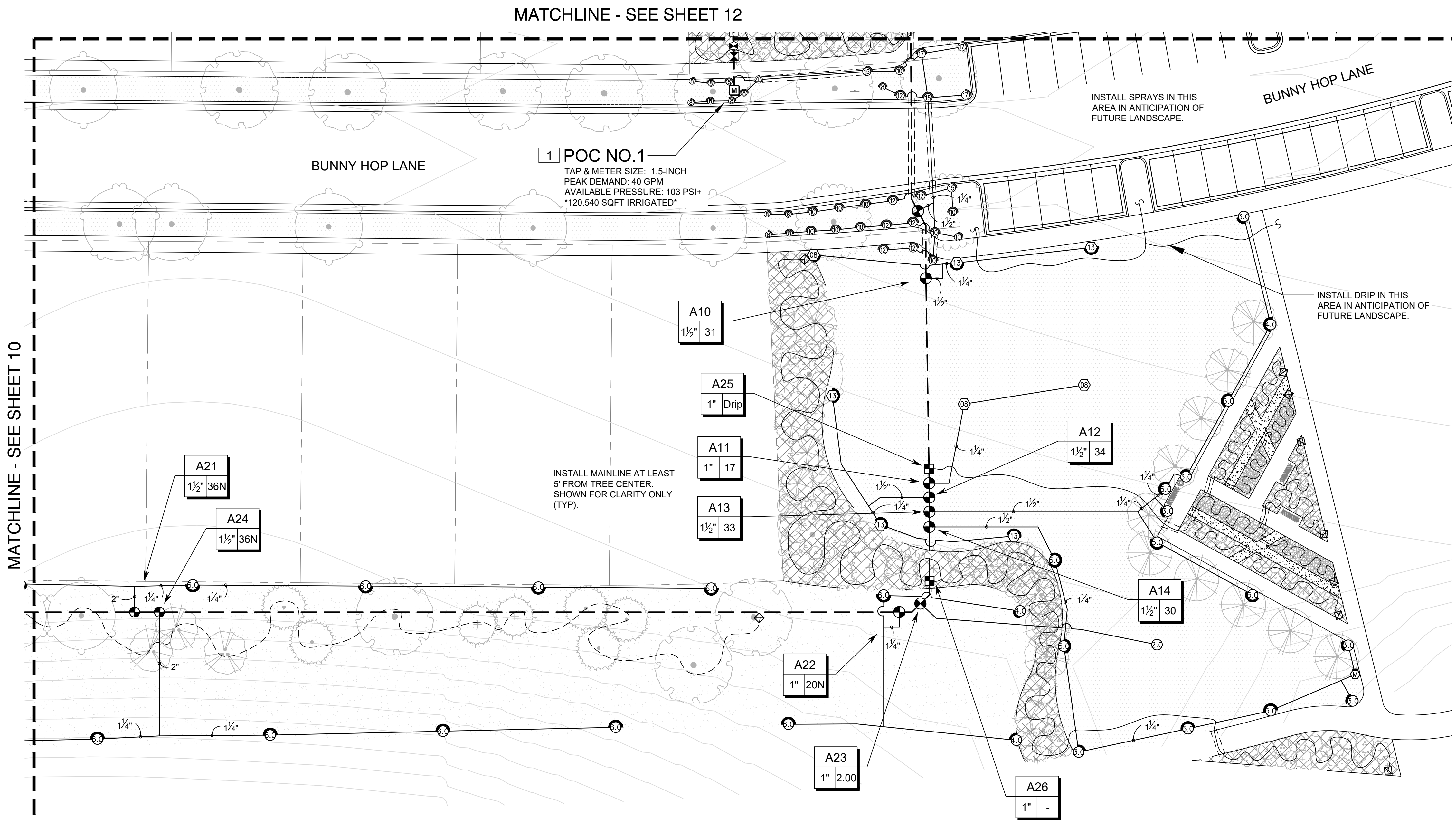
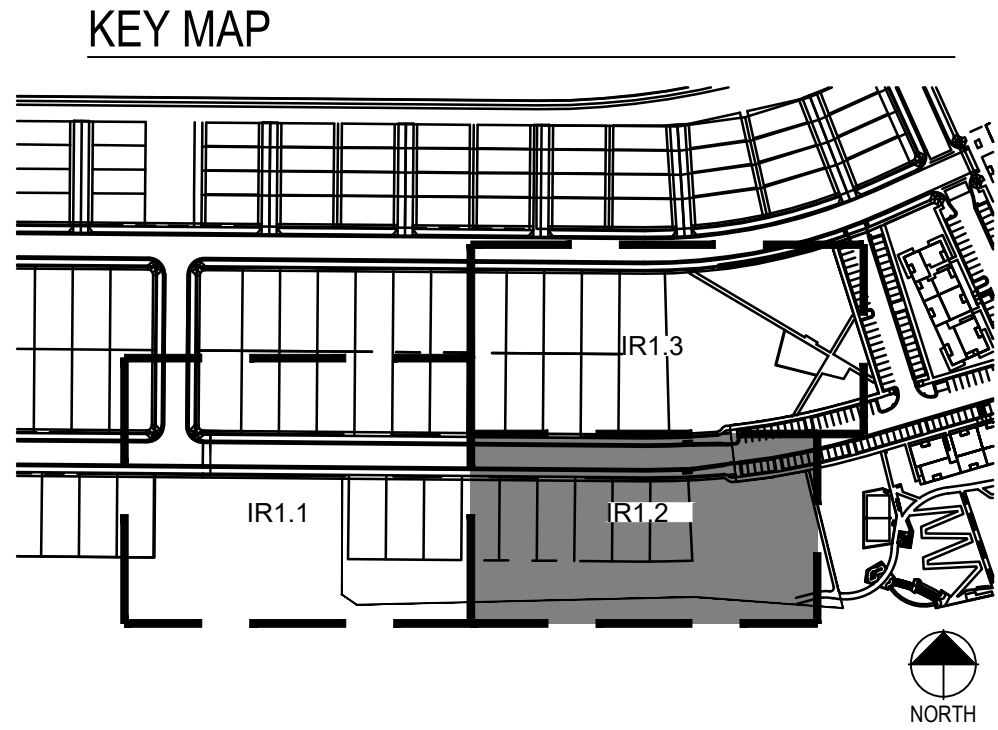
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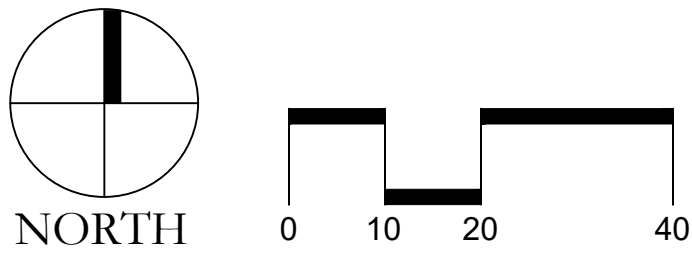
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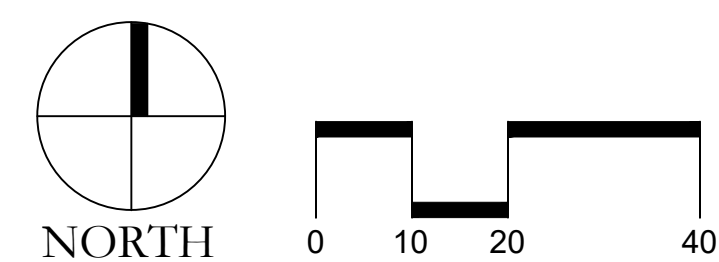
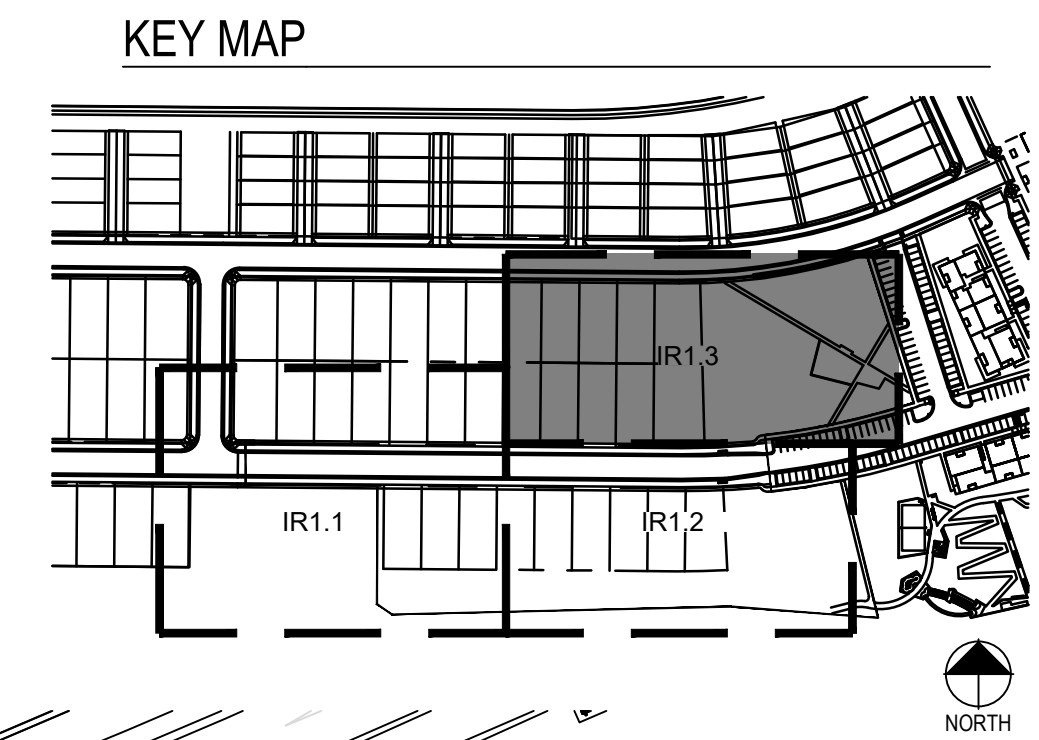
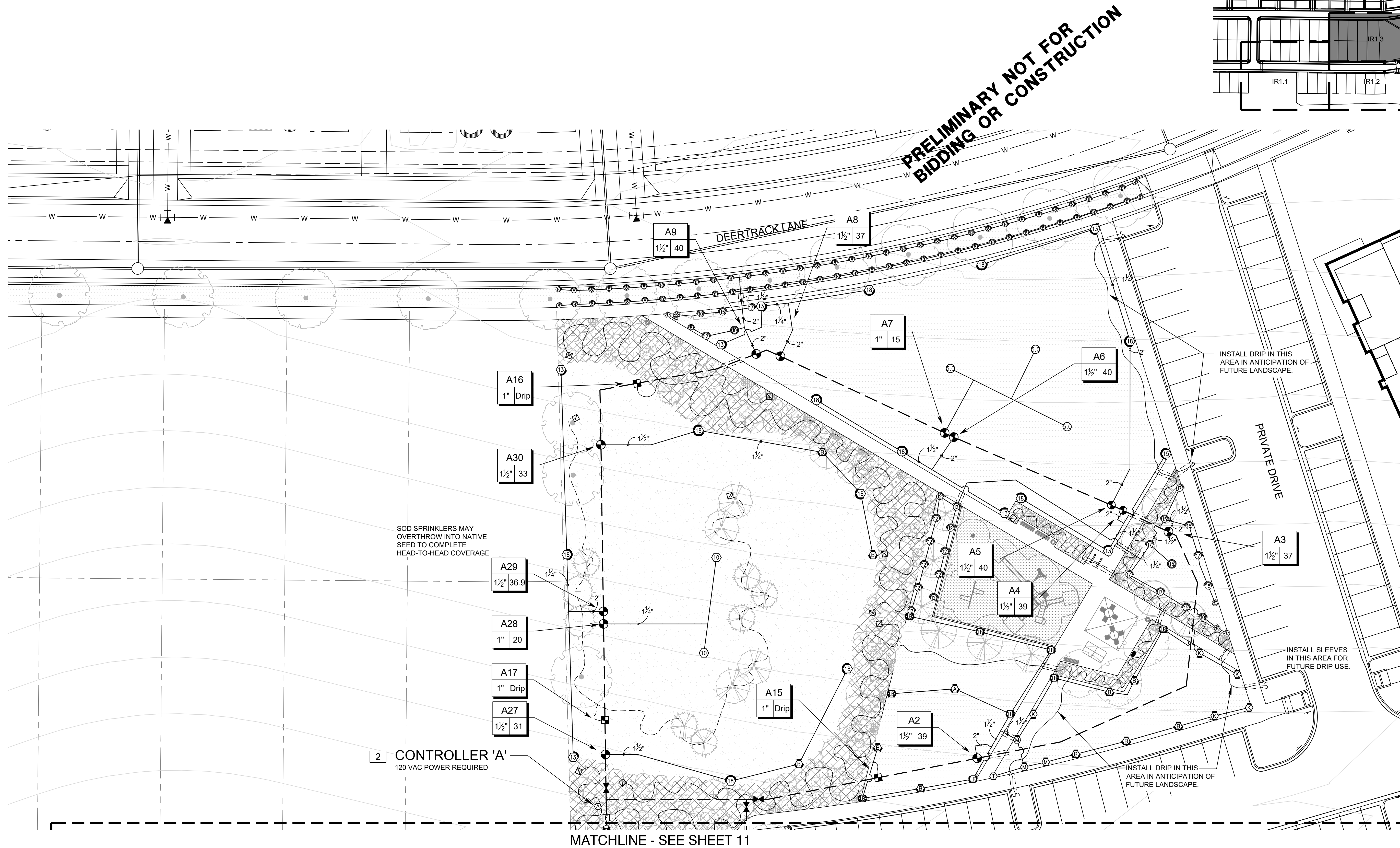
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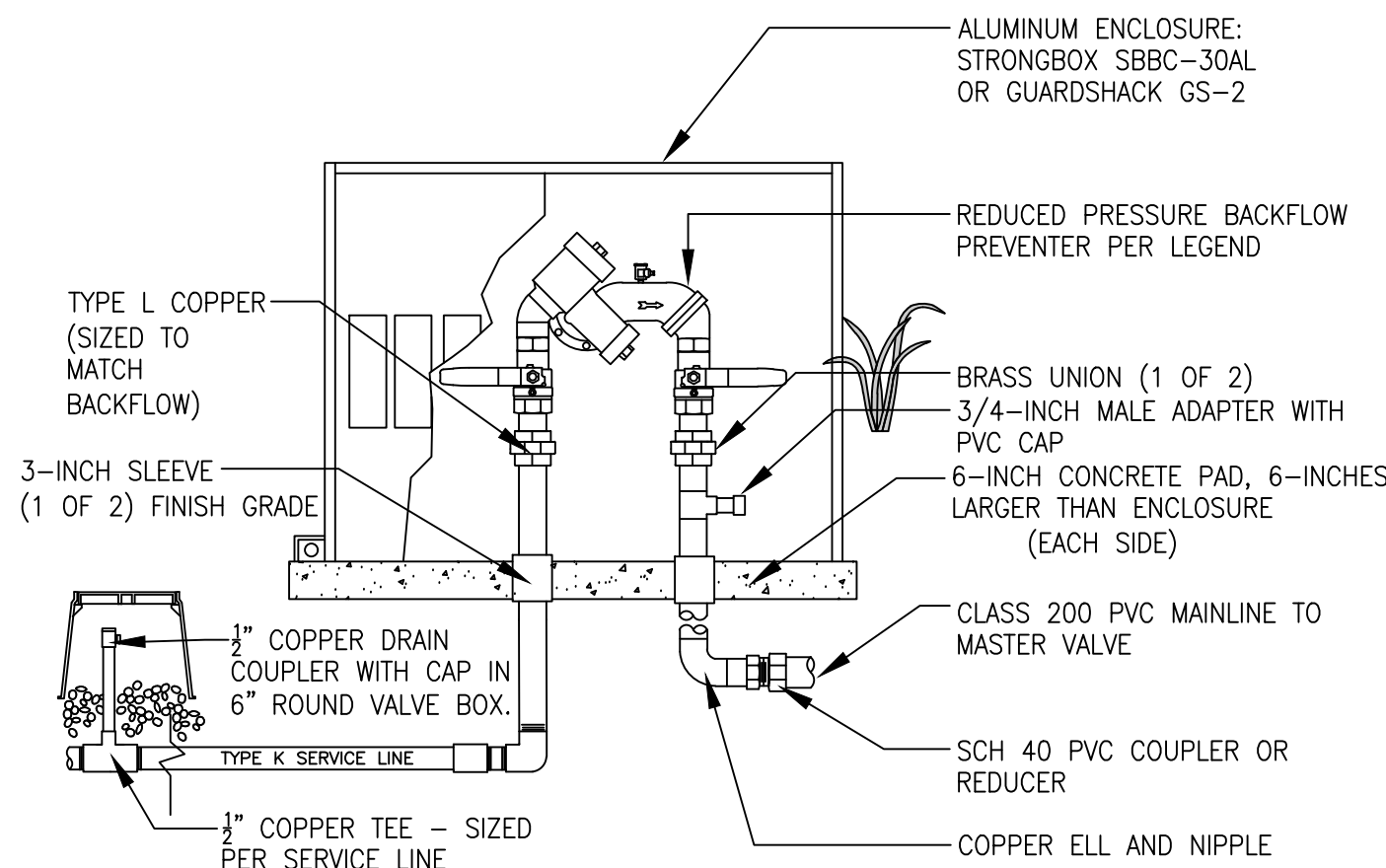
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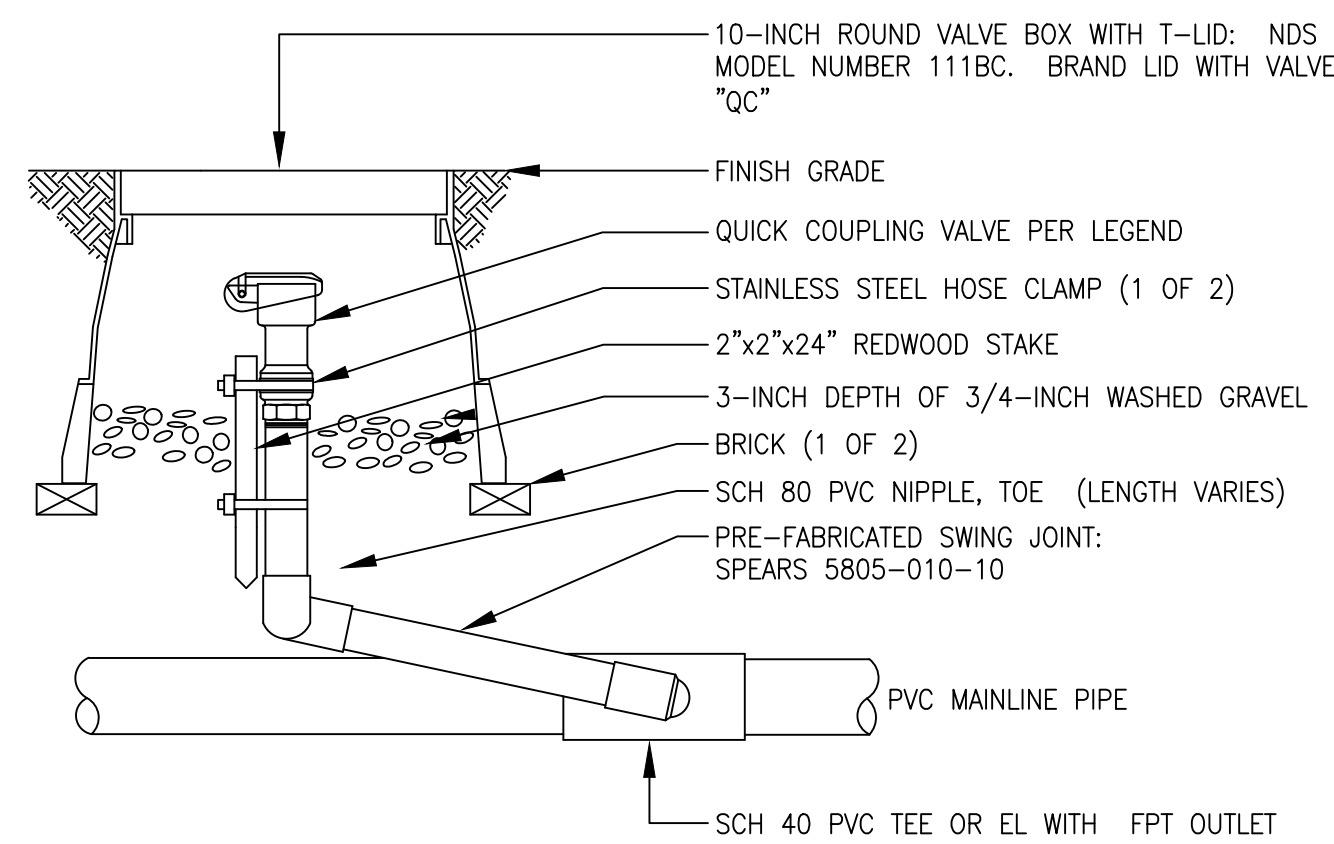
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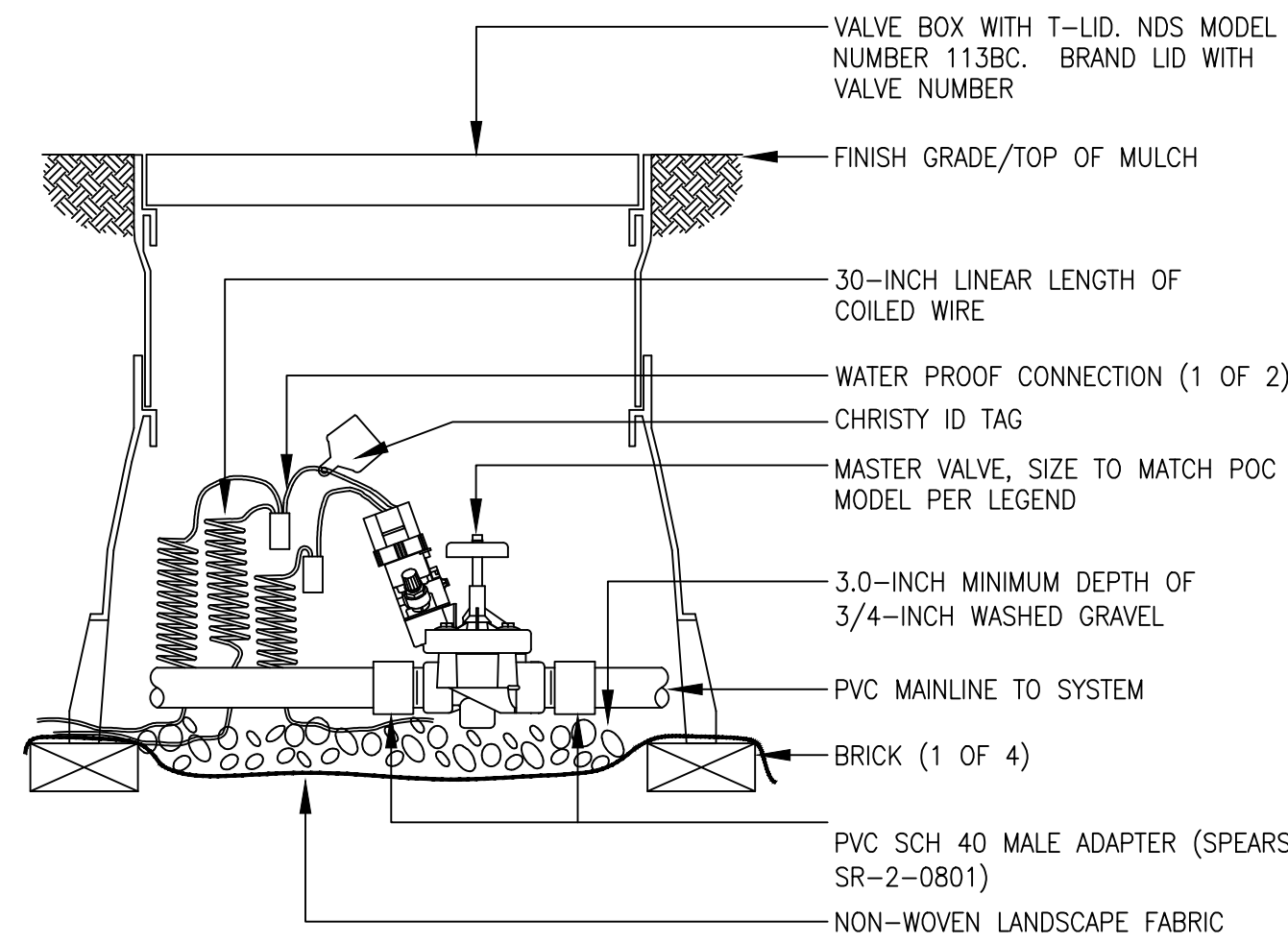


- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 BACKFLOW PREVENTION UNIT

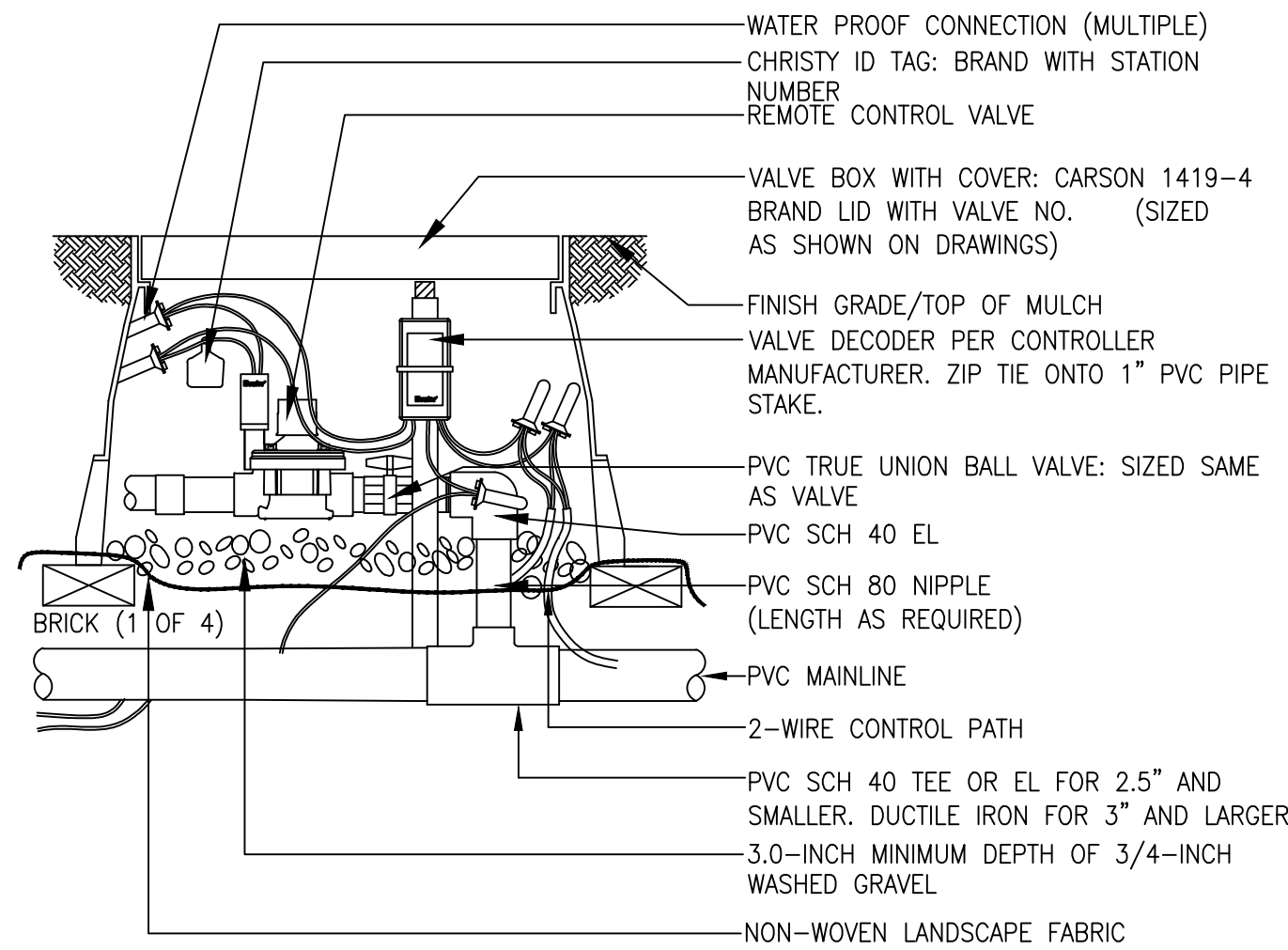


5 QUICK COUPLING VALVE ASSEMBLY

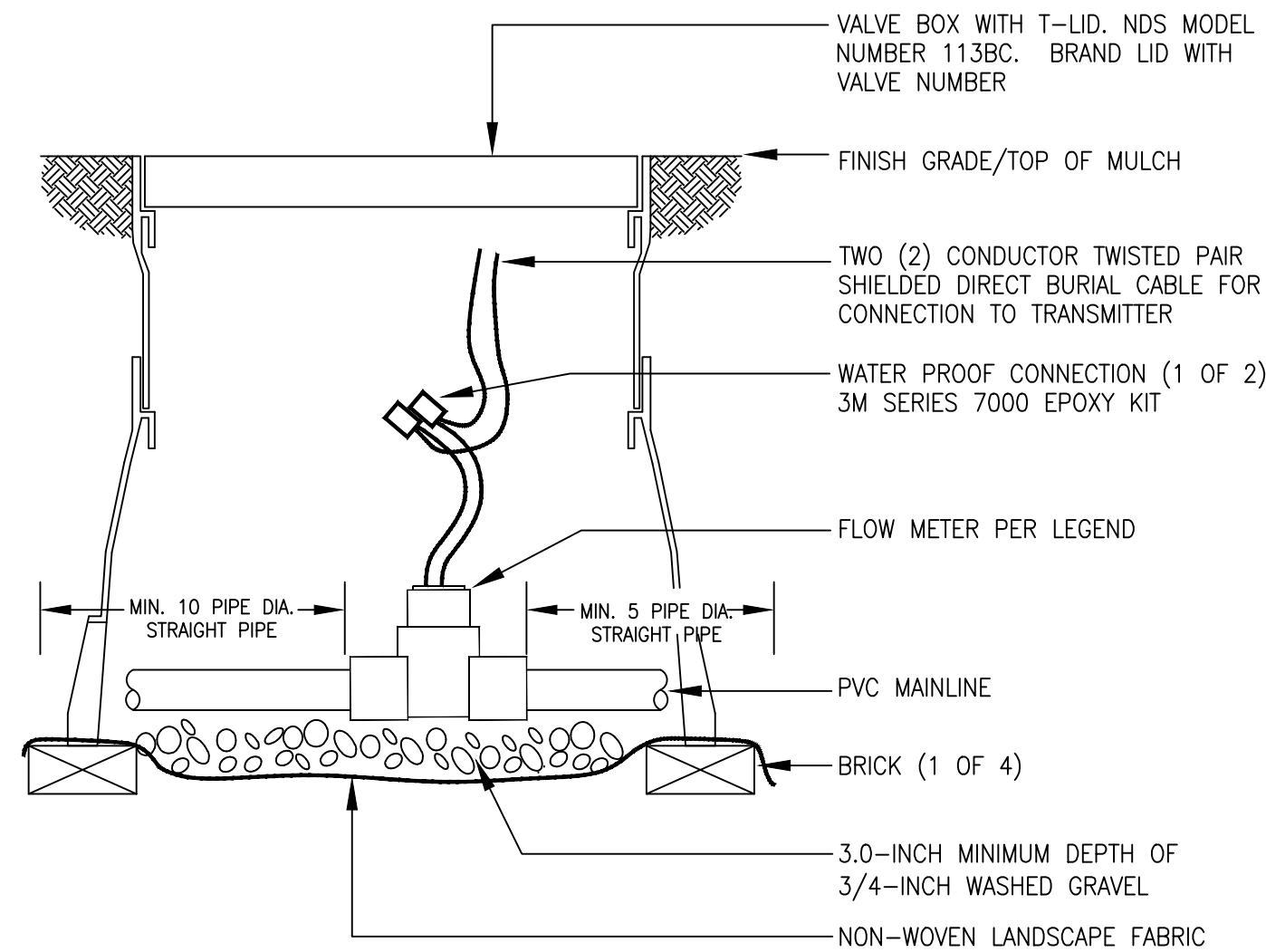


- NOTE:
1. FOR 2-WIRE CONTROL SYSTEMS, DIRECT WIRE MASTER VALVE INTO MV SENSOR PORT. DECODER IS AN OPTIONAL CONNECTION.

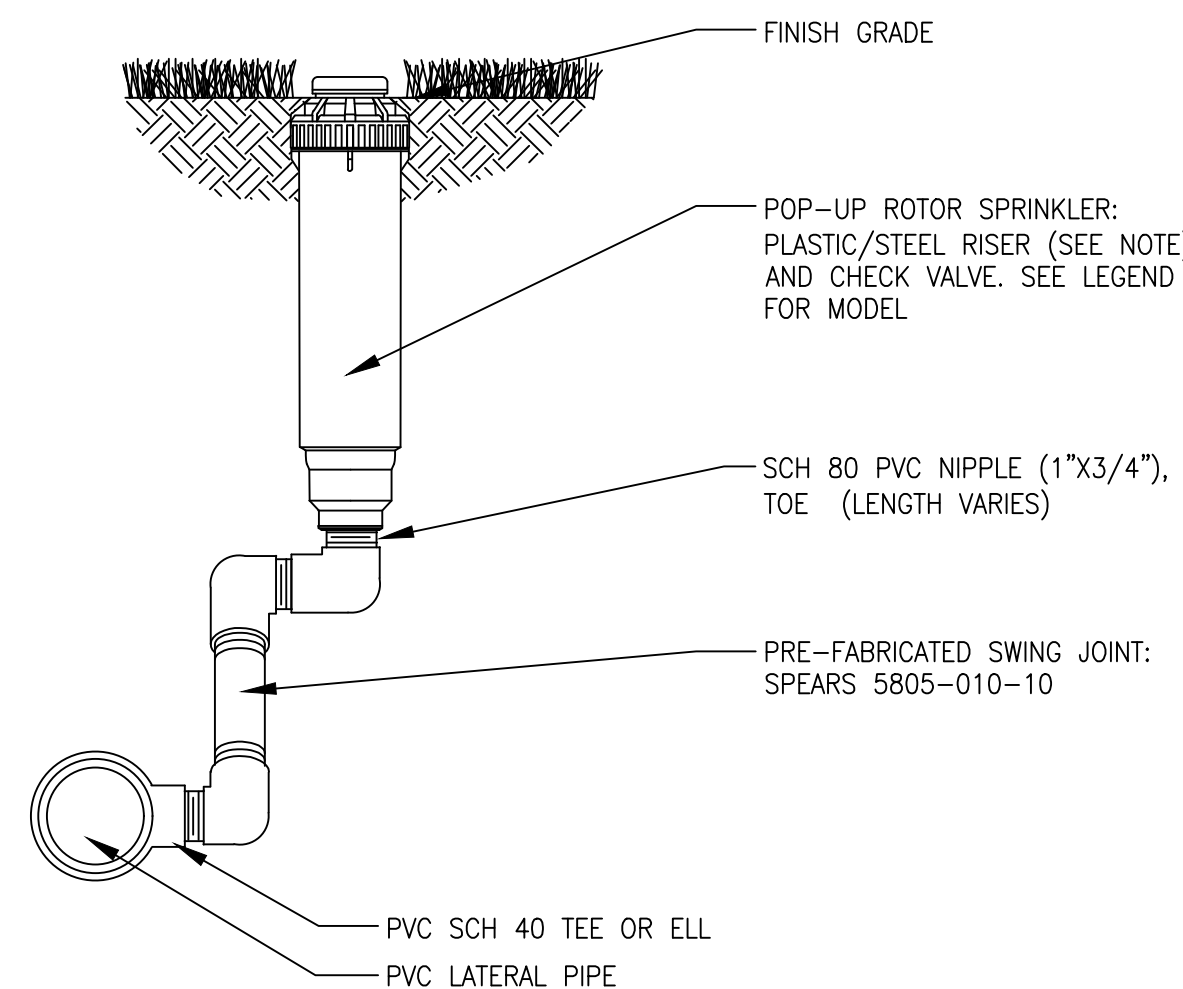
2 MASTER VALVE ASSEMBLY



6 REMOTE CONTROL TURF VALVE ASSEMBLY

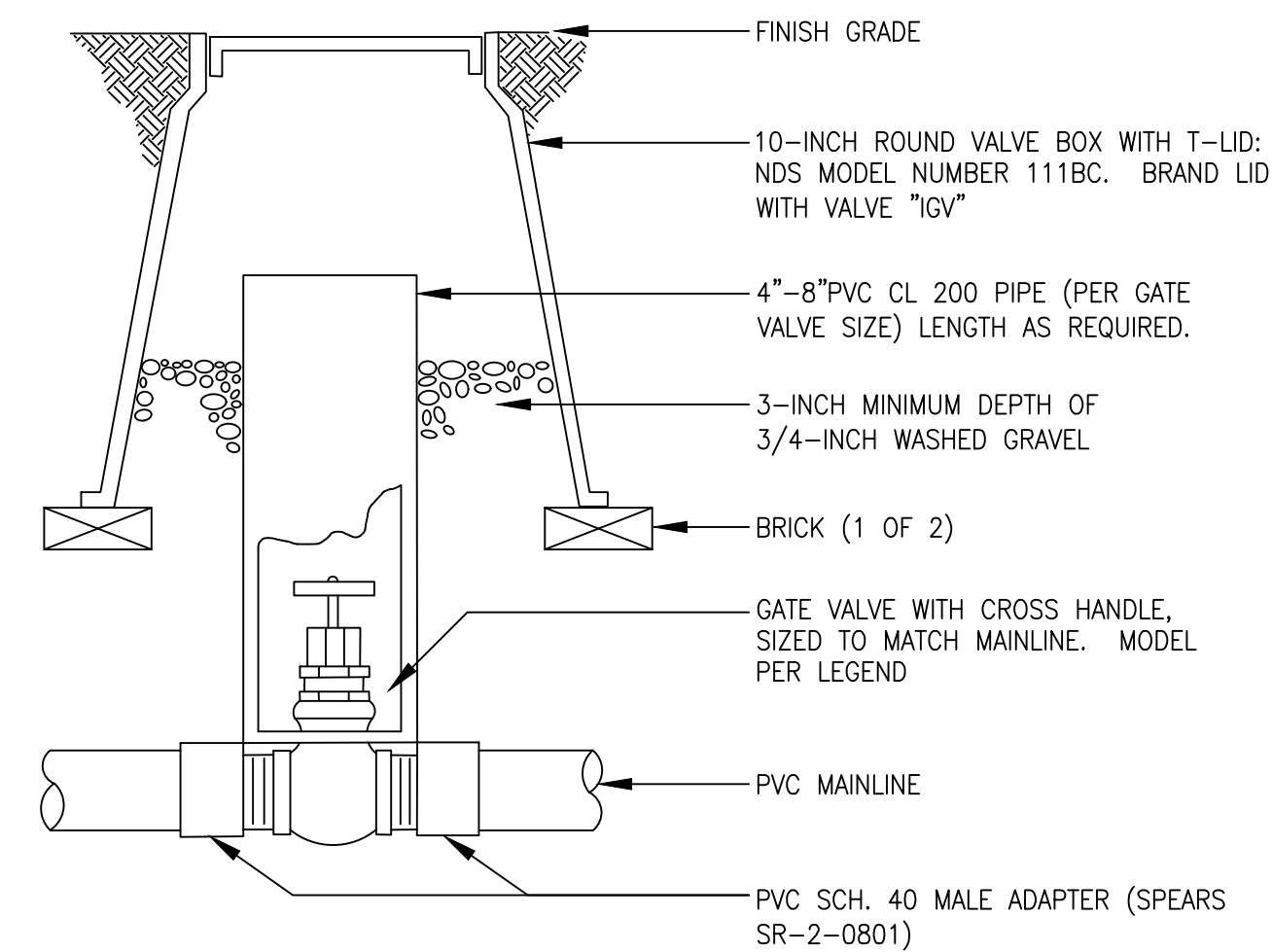


3 FLOW SENSOR ASSEMBLY



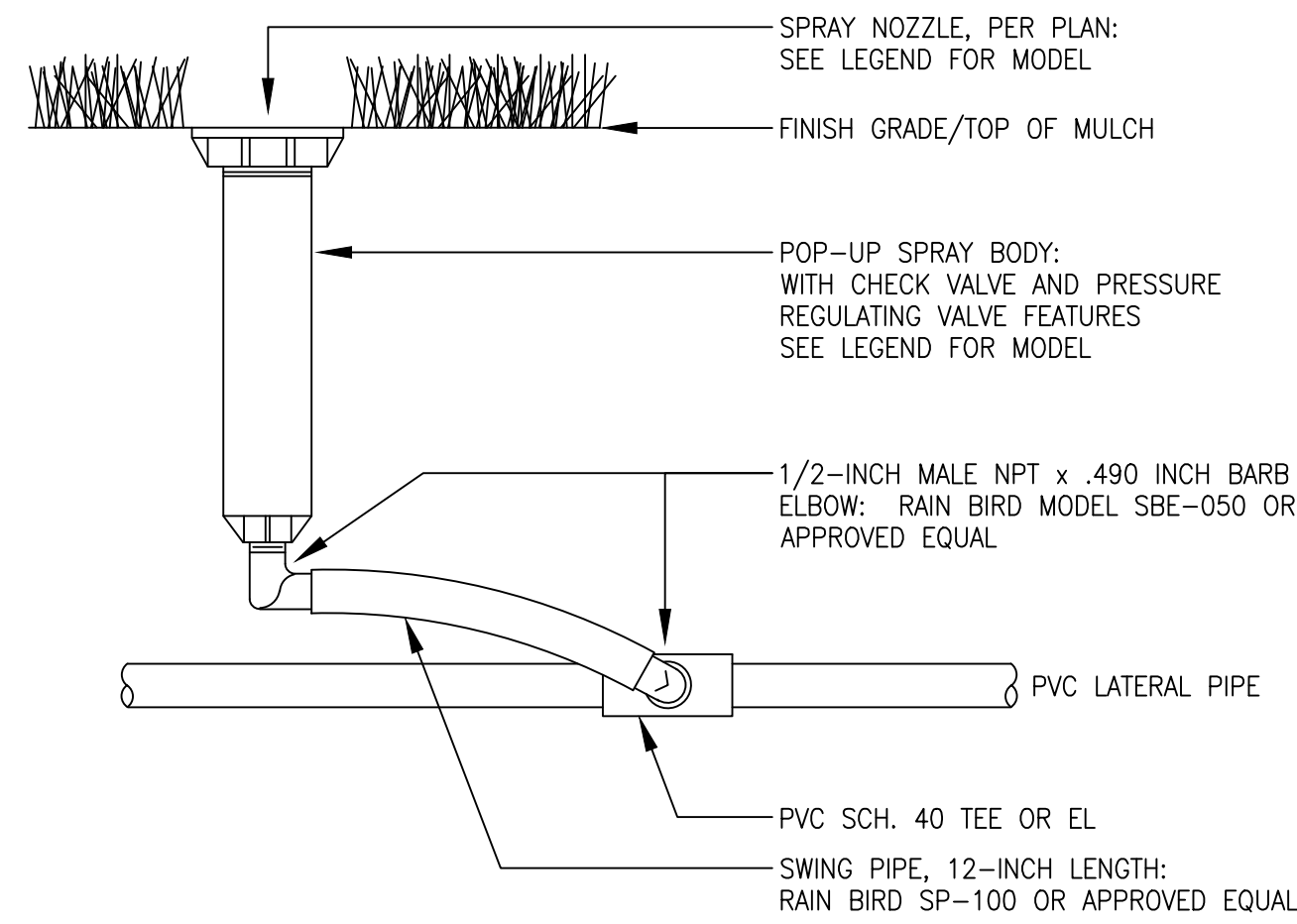
- NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

7 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY



- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

4 ISOLATION GATE VALVE ASSEMBLY



- NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
 2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

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COMPARK VILLAGE SOUTH
IRRIGATION PLANS

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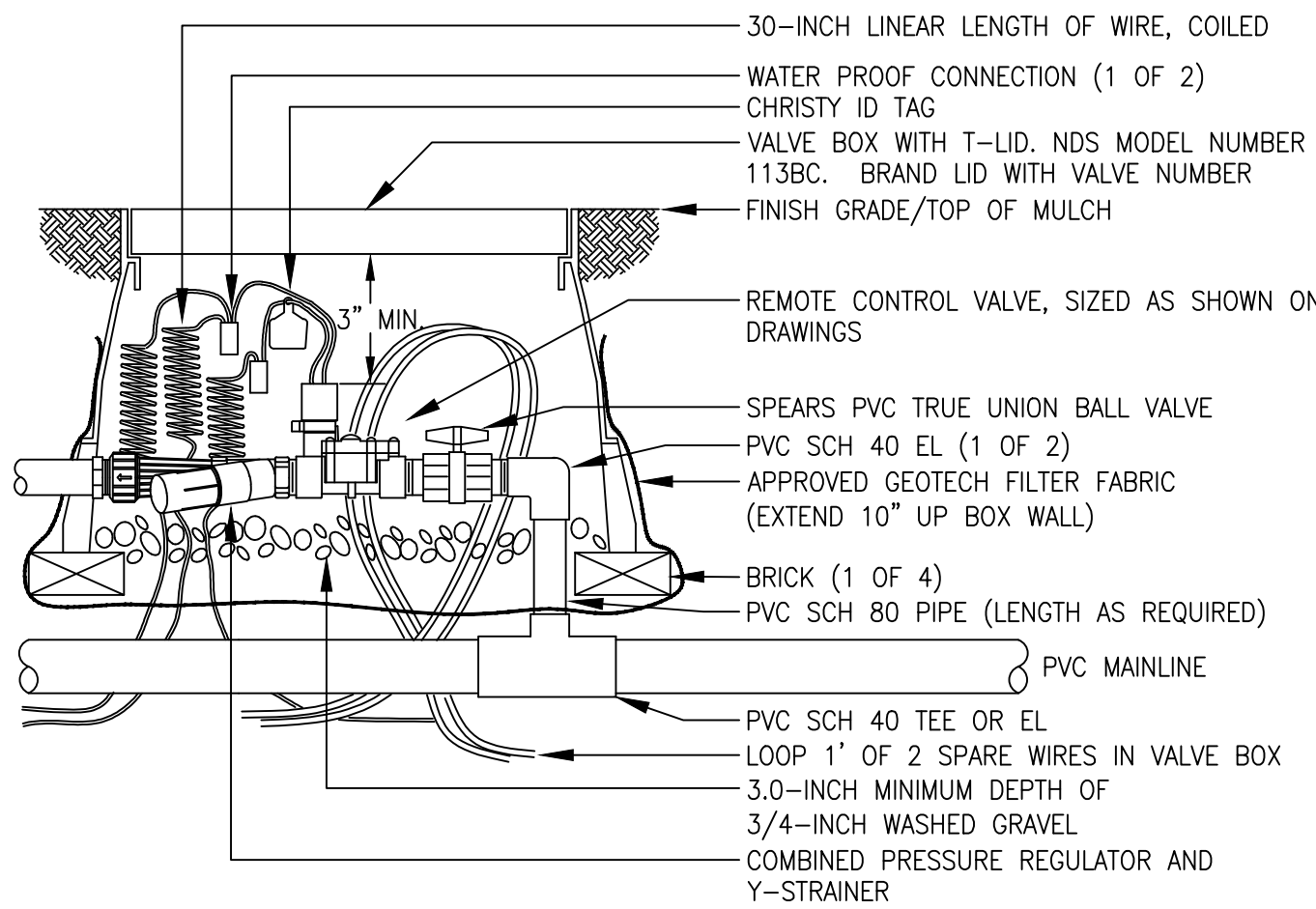
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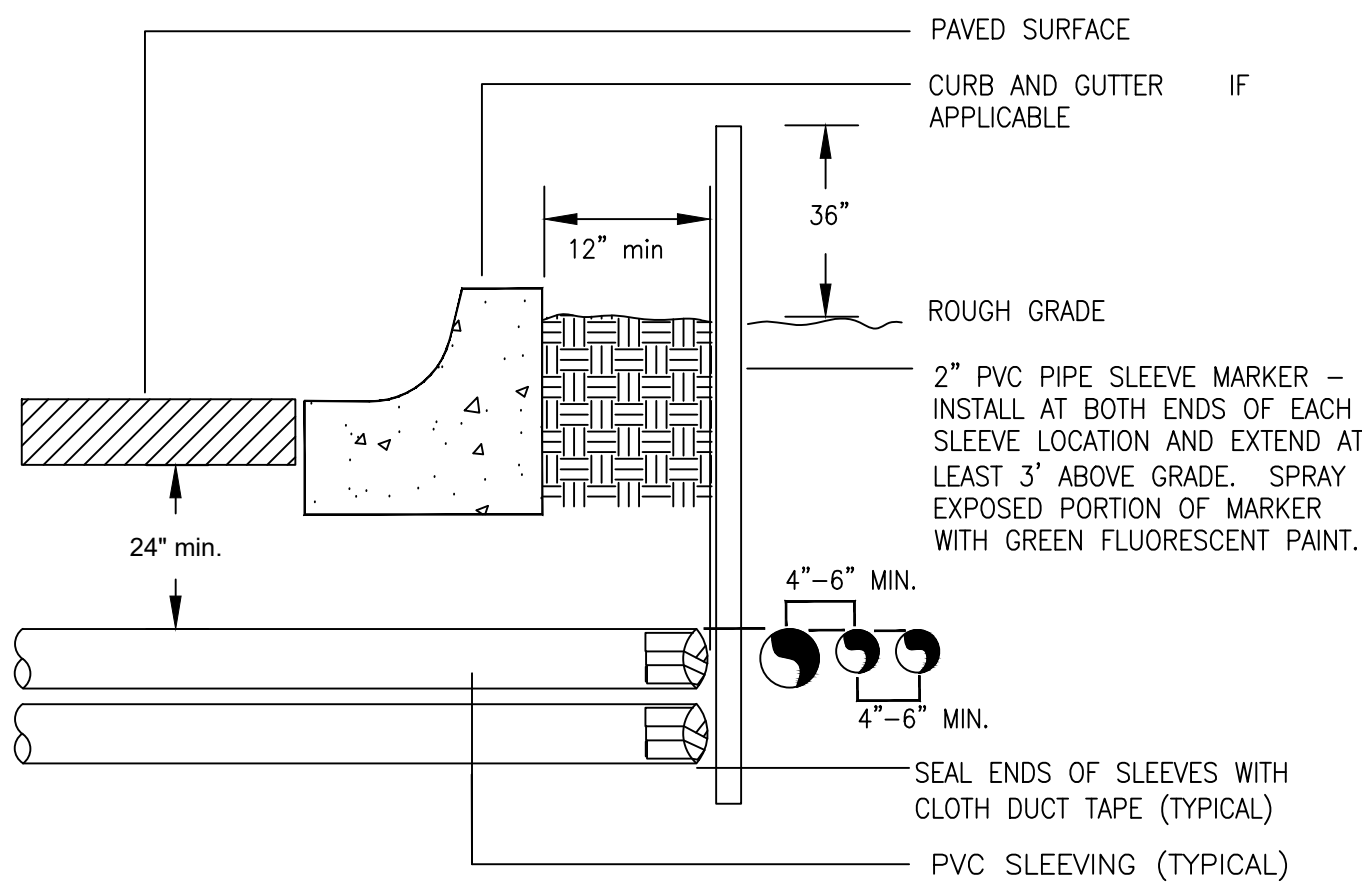
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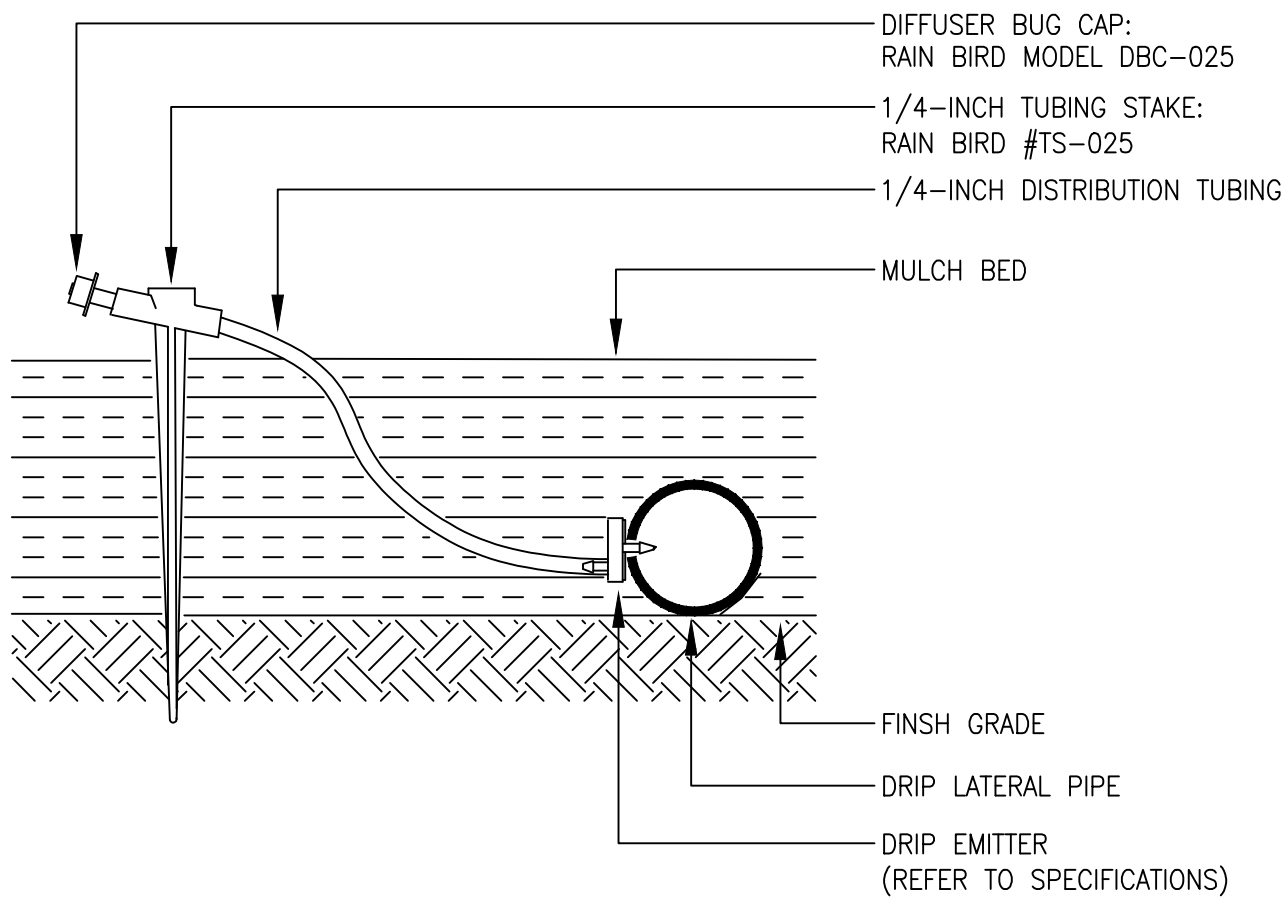
- NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. UTILIZE RAIN BIRF XCZ-LF-100-PRF FOR FLOWS LESS THAN 5 GPM.

9 REMOTE CONTROL DRIP VALVE ASSEMBLY

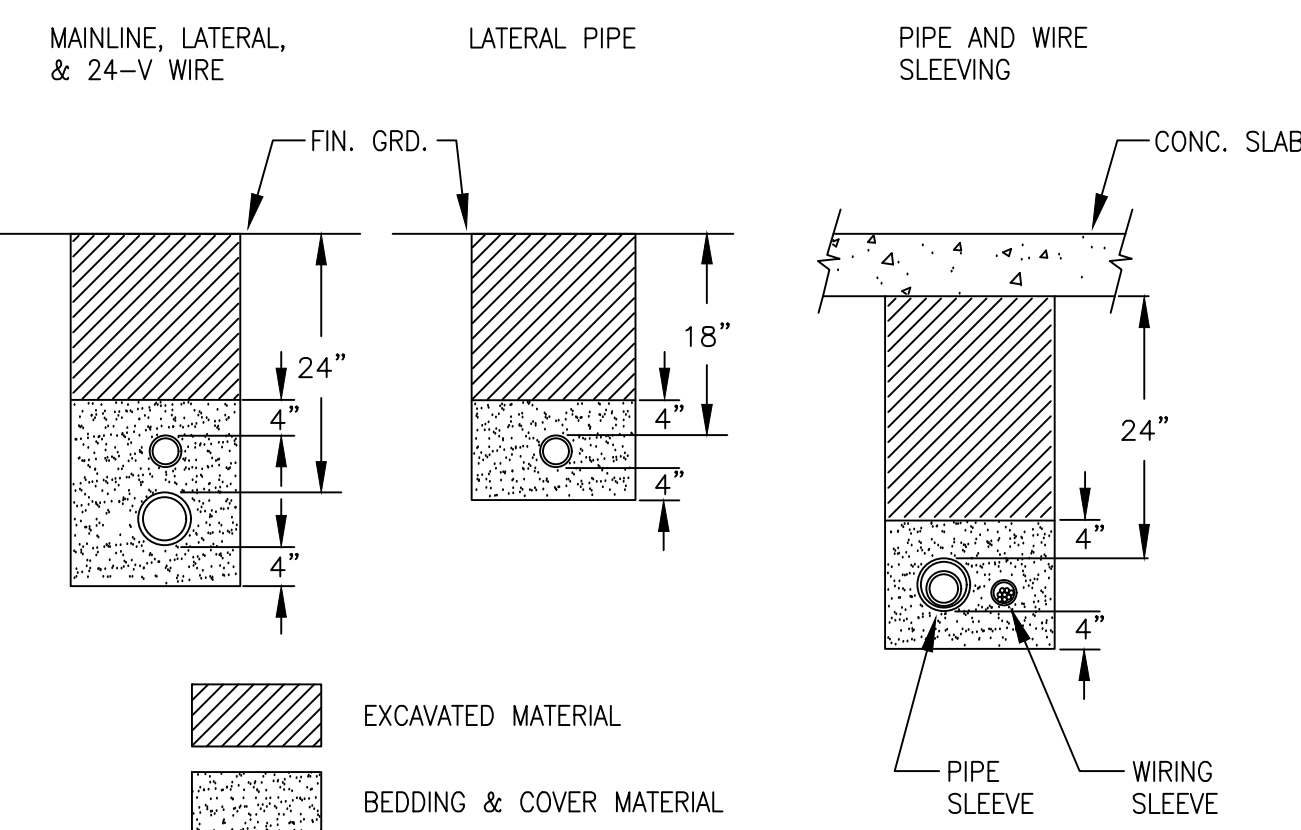


- NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

13 TYPICAL SLEEVING DETAIL

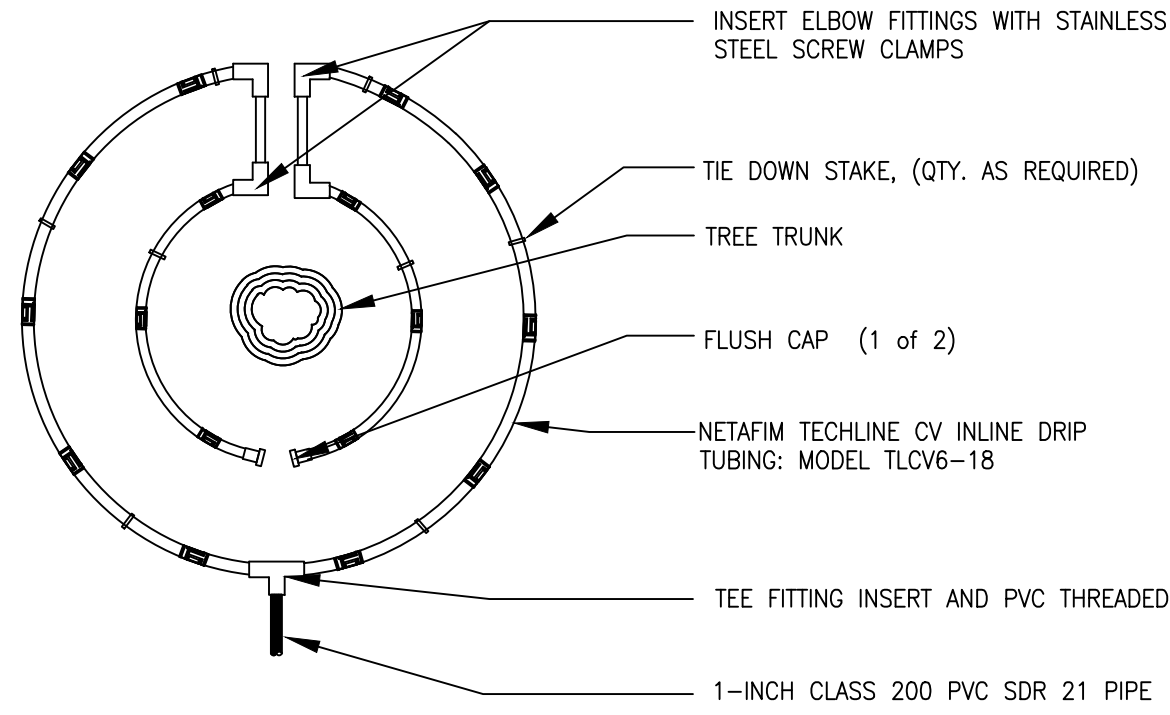


10 SINGLE OUTLET EMITTER ASSEMBLY



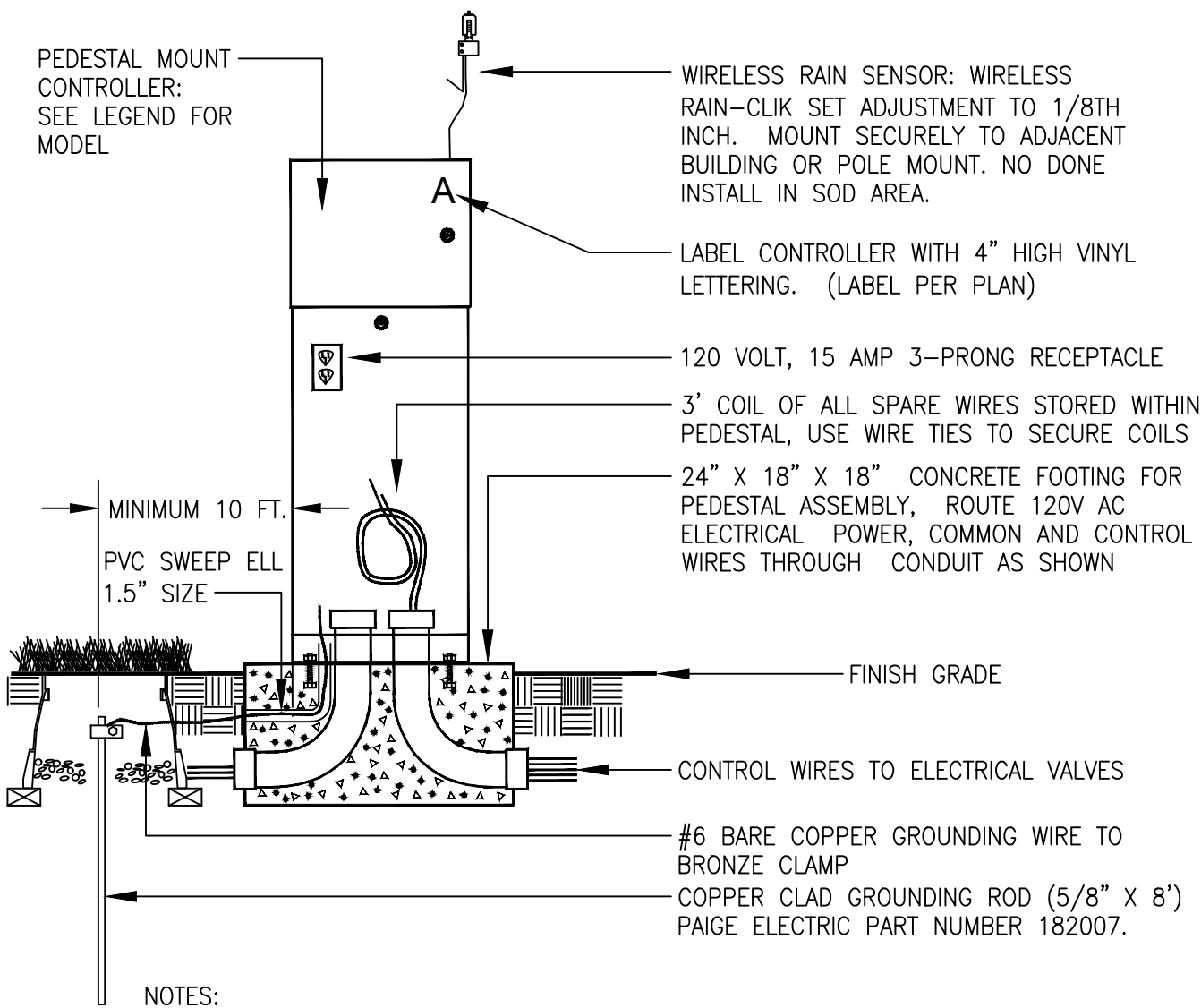
- NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

14 TYPICAL TRENCHING DETAIL



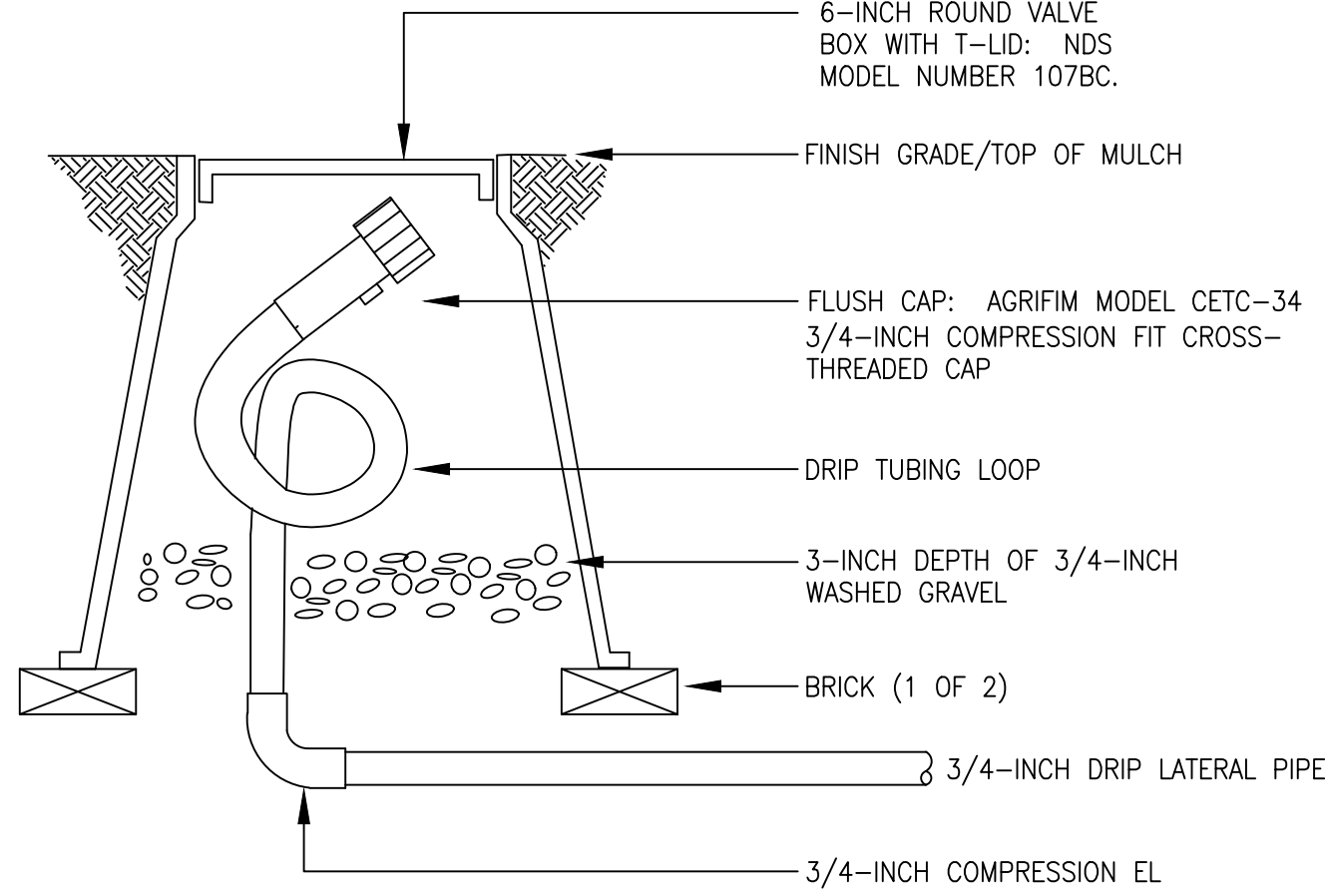
- NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

11 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE



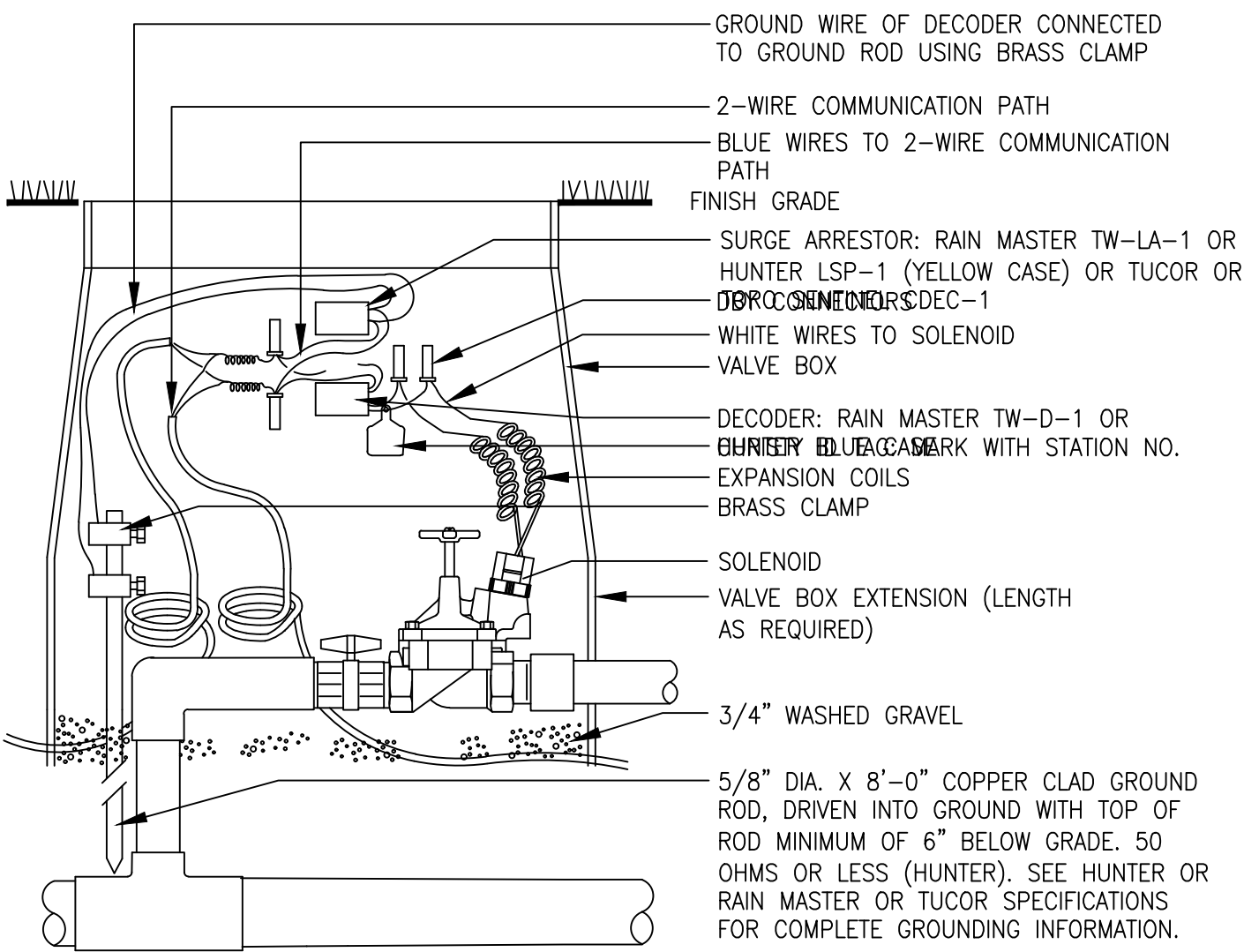
- NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

15 PEDESTAL MOUNT CONTROLLER ASSEMBLY



- NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

12 DRIP FLUSH CAP ASSEMBLY



NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

16 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

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Request for Town Council Action

Date: February 6, 2023

Submitted By: Bob Exstrom, Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **Final Design Contract for Lincoln Avenue Widening (Keystone Boulevard to Parker Road)**

Amount: \$1,742,170

Contractor: Felsburg Holt & Ullevig

Department: Engineering and Public Works, Bob Exstrom

EXECUTIVE SUMMARY

This agenda item is for the approval of a professional services agreement with Felsburg Holt and Ullevig (FHU) for final design services regarding the Lincoln Avenue widening project (Keystone Blvd to Parker Road).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is currently in the preliminary design phase for an upcoming capital improvement project known as the Lincoln Avenue widening project (Keystone Blvd to Parker Rd). The project proposes to widen the roadway from a four-lane to a six-lane section, including the widening of four bridges. The Town has been contemplating this widening since its original design because of its relevance to Parker's long-term roadway transportation plan. The project's main goal is to increase vehicular and pedestrian mobility, capacity, and safety along this stretch of Lincoln Avenue.

Due to the regional significance of the improvements, this project is being coordinated with Douglas County. This coordination resulted in a design cost sharing intergovernmental agreement (IGA) that was executed in May 2021 and amended in May 2022. The IGA initiated a competitive design consultant selection process that involved Town and Douglas County staff with FHU being selected as the most qualified consultant for the project. This selection resulted in the execution of a conceptual/preliminary design contract that was approved by Town Council in September 2021. The preliminary design effort is complete and the team is ready to take the next step, which is final design.

Final design efforts for this project generally include finalizing the roadway design, bridge designs, drainage design, environmental clearances, utility coordination, landowner coordination, erosion control, traffic control and construction phasing. The total cost for this final design effort is \$1,742,170 and the estimated contract duration is 15-months from notice to

proceed. Construction is tentatively scheduled for 2024/2025.

FINANCIAL IMPACT

Funding has been appropriated for this contract in the Streets Capital Project fund (303-4310).

STRATEGIC GOAL(S)

**SUPPORT AN
ACTIVE COMMUNITY**



**FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**ENHANCE ECONOMIC
VITALITY**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: February 6, 2023

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Manager

Title: **Dransfeldt Road Extension (CIP23-001) Final Design Contract Modification**

Amount: **\$133,352 (Addition to Original Contract Amount of \$941,013)**

Contractor: **RS&H**

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

EXECUTIVE SUMMARY

This agenda item is for the approval of a professional services agreement contract modification with RS&H for the final design of the Dransfeldt Road extension project (Twenty Mile Road to Motsenbocker Road).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town has been contemplating the extension of Dransfeldt Road south of Twenty Mile Road, over Cherry Creek, connecting to Motsenbocker Road for approximately two (2) decades. This proposed roadway is an important component to the Parker area's long-term roadway transportation plan. Due to a portion of the proposed roadway extension being located in unincorporated Douglas County, the project is being coordinated with Douglas County. This coordination resulted in a design cost sharing intergovernmental agreement (IGA) with Douglas County that was executed in 2019. The IGA initiated a competitive design consultant selection process that involved both Town and Douglas County staff, with RS&H being selected as the most qualified consultant for the project. This selection resulted in the execution of a conceptual design contract that was approved by the Town Council on April 20, 2020, and a separate contract for preliminary design that was approved by the Town Council on January 19, 2021. Those previous design contracts resulted in finalizing the preliminary design in 2022 and allowed for the March 2022 submittal of the Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency (FEMA) required due to impacts to the Cherry Creek floodplain that will be caused by the proposed project.

The final design contract with RS&H was approved by Town Council on May 2, 2022 for \$941,013 and is underway. The final design phase for this project includes advancing the design of the roadway, bridge, drainage design, utility coordination, landowner coordination, erosion control and phasing. This contract modification is for the design of relocating Parker Water &

Sanitation District (PWSD) waterlines and additional utility location testholes required under the Colorado subsurface utility engineering (SUE) law. The final design effort determined that there are several PWSD waterlines within the Motsenbocker Road right-of-way that need to be relocated for proposed storm drainage plus roadway improvements. Based on further utility research and design refinement, additional utility location testholes are required to determine utility locations per SUE requirements. The final design contract amount will increase by \$133,352 for a revised contract amount of \$1,074,365 for these additional services.

FINANCIAL IMPACT

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

STRATEGIC GOAL(S)

DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

None

RECOMMENDED MOTION

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