



PLANNING COMMISSION MEETING

7:00 PM

June 8, 2023

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

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

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PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 5.11.23**
- 6. PUBLIC HEARINGS**
 - A. STROH RANCH PLANNED DEVELOPMENT 3rd AMENDMENT**

Applicant:	Norris Design
Location:	North of Stroh Road and West of Parker Road
Department:	Community Development, Julia Duncan
TRAKiT No.:	Z22-016
- 7. PLANNING COMMISSION ITEMS**
- 8. STAFF ITEMS**

9. ADJOURNMENT



PLANNING COMMISSION MINUTES

May 11, 2023

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

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

Also present and seated were Commissioners Richard Foerster, Jane Lane, Ruth Ann Nelson, Erik Frandsen, Nick Metz and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the February 23, 2023, meeting minutes. Commissioner Rich Foerster seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:03 P.M. – 2023 UPDATE TO THE TOWN OF PARKER PARKS, RECREATION & OPEN SPACE MASTER PLAN 2018-2022

Applicant: Town of Parker
Location: Townwide
Department: Parker Parks and Recreation, Mary Colton

STAFF PRESENTATION

Mary Colton, Director of Parks, Recreation and Open Space, presented the staff report proposing minor text updates to the Town of Parker Parks, Recreation & Open Space Master Plan 2018-2022 ('Plan') to remove the 2018-2022 date range on the cover. Ms. Colton concluded with the determinations in the staff report that the Planning Commission recommend Town Council adopt the 2023 Update of the Town of Parker Parks, Recreation & Open Space Master Plan.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson noticed other dates found in the document seemed to limit the timeframe and asked if they were okay; *(staff said they are okay as they are high level strategic department goals that will be reevaluated in 2026).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:08 P.M. – 2023 UPDATE TO THE TOWN OF PARKER PARKS, RECREATION & OPEN SPACE MASTER PLAN 2018-2022

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said this seems straight forward, that changing one date changes the accreditation seems ridiculous and has no problems with it.
- Commissioner Nick Metz agreed with commissioner Kim Rodell.
- Commissioner Rich Foerster said it's a good idea to remove the dates, has no problem with the proposed recommendation.
- Commissioner Ruth Ann Nelson said she is glad that the Parks department is seeking the accreditation and is a testament to what an outstanding Parks and Recreation Department we have now.
- Commissioner Gary Poole agrees.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council adopt the 2023 Update of the Town of Parker Parks, Recreation & Open Space Master Plan. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:11 P.M. – AVALON BAY PARKER – ZONING

Applicant: Avalon Bay Communities, Inc.
Location: Southeast corner of Crowfoot Valley Road and Stroh Road
Department: Community Development, Julia Duncan
TRAKiT No.: Z22-017

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing to zone 33.4 acres for commercial and multifamily residential uses. The site is located at the southeast corner of Crowfoot Valley Road and Stroh Road. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the zoning.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked what types of structures and what is the specific height and densities allowed in planning area four; *(staff said its multi-family residential, planning area four allows 14 dwelling units per acre, single family attached or duplex are allowed, single family attached or duplex, and then multi-family residential up to a maximum density of 14 dwelling units per acre. The height for planning area four would be two stories or 40 feet, whichever is less).*
- Commissioner Kim Rodell asked if the applicant is applying for the annexation or is this a forced annexation by the Town; *(staff said the applicant has applied for the annexation and is working its way through the process. It's already been to Town Council for a*

finding of substantial compliance. It cannot go for the final approval until the zoning is heard by the Planning Commission).

APPLICANT PRESENTATION

Todd Nicotra (Avalon Bay Communities), Daniel Jennings (Norris Design) and Andrew Johnson (Avalon Bay Communities) gave the applicant's presentation.

- The applicants provided company background, company philosophy and recent projects.
- The applicants provided an overview of the project.

Commissioner discussion with staff and applicant:

- Commissioner Jane Lane asked about roadway improvements; *(applicant said they will be making improvements to Stroh Road and Crowfoot Valley Road as part of this project).*
- Commissioner Jane Lane asked if traffic jams are anticipated on their site due to the right in/right out turn; *(applicant had their project traffic engineer, Mike Kirby with HKS, respond saying they will have three separate access points along Crowfoot Valley Road with deceleration/acceleration lanes to distribute traffic within the site and a main access point on Stroh Road that will serve as the main access that will have a traffic light in the future).*
- Commissioner Richard Foerster asked if planning area three is single family and duplex homes and area two is townhomes or condos; *(applicant said not exactly, planning areas two, three and four are all multi-family apartments, each having different scale and product type).*
- Commissioner Richard Foerster asked if the residential areas will have an HOA; *(applicant said that Avalon Bay will be the sole owner and they will set up an HOA to meet Town requirements if necessary. Staff added that an HOA is required by code).*
- Commissioner Ruth Ann Nelson asked if any of the product lines include senior housing and would that be considered for this development; *(applicant said none of their product lines or existing properties are specifically tailored to senior citizens).*
- Commissioner Erik Frandsen asked if there is an affordability option; *(applicant said these rental homes are not affordable deed restricted).*
- Commissioner Erik Frandsen asked staff about property surrounding this development and if they are in the Town or still Douglas County; *(staff said to the east is Parker Water Sanitation District, to the south is a single family residence in unincorporated Douglas County and Meadowlark, the soccer fields and condominiums to the north have been annexed).*
- Commissioner Nick Metz asked if there is a vision for the commercial mixed use in planning area one; *(applicant said they are still in the early phases and that they will be working with a local broker to bring neighborhood centric uses that the town is looking for in this area).*

- Commissioner Ruth Ann Nelson asked if they would retain ownership of the commercial properties or are they looking to sell; *(applicant said they would sell to a third party commercial developer).*
- Commissioner Jane Lane asked if there is there any plan for any walkability, pedestrian, bike mobility between the apartment buildings and the commercial use; *(applicant referring to a conceptual site plan slide said the entire site will be connected to internal circulation between the commercial and residential through sidewalks and there will be connections to the regional trail system that will support a walkable experience around the 33 acre site. Staff added that pedestrian connectivity is required by the Town's development design standards).*
- Commissioner Ruth Ann Nelson asked if they anticipate any vehicle access between the single-family residences to the south and this development or across Lemon Gulch; *(applicant said no).*
- Commissioner Ruth Ann Nelson asked staff about the changes in topography between planning area four and the residents to the south; *(staff said they don't have the grading plan handy but said there will be extensive grading prior to development to flatten the site and that there is significant grade change between the site and Lemon Gulch).*
- Commissioner Ruth Ann Nelson asked if the site will be raised or lowered; *(applicant said the grade of the adjacent property is higher than the existing grade of this site and that there is currently substantial grade across the existing 33 acres and that grading will be done to smooth out the site).*
- Commissioner Kim Rodell asked staff for clarification on this zoning; is it because it's in the Master Plan, and pointed out that this is currently zoned agricultural in unincorporated Douglas County; *(staff said the Town is required to do zoning concurrently when a property is annexed into the town, that our master plan land use designation does not have this designated for agricultural use, but for a combination of medium density residential and neighborhood center commercial uses).*
- Commissioner Kim Rodell asked about Douglas County's opinion on this annexation and rezoning; *(staff said that Douglas County provided only advisory comments and provided no oppositional comments).*
- Commissioner Ruth Ann Nelson asked staff how much rental property is available in the area; *(staff said there are the Hunter's Chase condominiums. The applicant said the closest rental would be off Parker Road called Peak 83).*

PUBLIC COMMENT OPENED

Carl Wilson who resides at 7600 Crowfoot Valley Road, moved to Douglas county in 1988, discussed Parker's status at that time they arrived, details of the master plan from 1988, that master plans change without notification, how the Town acquired rights to Crowfoot Valley Road, the current status of development along Crowfoot Valley Road, water concerns, lack of infrastructure and supporting businesses, discussed Parker Water's role in the development along Crowfoot Valley Road and asked for proper buffer between his property and surrounding development.

Wanda Wilson who resides at 7600 Crowfoot Valley Road, passed out information to the planning commissioners (uploaded to TRAKiT case files), discussed that her address changed because of development along Crowfoot Valley Road and the associated mail delivery problems that this caused, the inadequacy of the proposed 30 foot barrier between her home and this development, problems with trespassers and asked the commissioners to consider her requests.

PUBLIC COMMENT CLOSED

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked if the handout from Wanda Wilson was the same information that was included in the Agenda Packet; *(staff said that they did not get the handout, but if it's the letter received by staff after a meeting between Stacey Nerger and Julia Duncan from Ms. Wilson dated February 13th, 2020, then yes).*
- Commissioner Ruth Ann Nelson asked if the meeting with Ms. Wilson influenced staff regarding limits on what will be built and if staff tried to accommodate Ms. Wilson's concerns in conversations with the developer; *(staff said after the meeting with Ms. Wilson, the letter was provided to the applicant, staff discussed with the applicant a height cap of two stories which is commensurate with a normal single family home, as well as similar height, bulk and massing; staff also required a series of step backs from Crowfoot Valley as well on that southern portion, which ranges from an average of 60 to 65 feet and no less than 55 feet at any point; some of Ms. Wilson's requests are not part of the annexation or zoning processes, but would be handled through the site plan and plat processes including mitigation measures that would lessen the impact of the multi-family development to the southern neighbors such as fencing and increased landscaping; that opportunities exists to address these issues at future public hearings; and that staff encourages the applicant to work with their neighbors).*
- Commissioner Ruth Ann Nelson asked if there was anything that could be done about the massing of buildings on the southernmost part of the development; *(staff pointed out the drawings shared tonight were only conceptual in nature; that we are evaluating density, height and setbacks tonight; that the ultimate building locations, tracts, landscaping, number of parks, etc. have to comply with our development design standards for multifamily buildings).*
- Commissioner Ruth Ann Nelson asked when the platting process would start; *(staff said that it is up to the applicant to submit but could not occur until after the zoning and annexation is completed. Bryce Matthews, Assistant Director – Planning, clarified that the platting process will come back before the Planning Commission and Town Council, but that the site plan will not as it is administrative only).*
- Commissioner Jane Lane asked how staff arrived at the southern setback requirements; *(staff said they looked at residential roadway buffer standards which is proportional to the height of a building and a reasonable setback to the property line).*

- Commissioner Jane Lane asked if the 30-foot setback could be increased; *(staff said it started out at our standard multi-family setback and we worked our way up to what was eventually submitted and negotiated).*
- Commissioner Erik Frandsen asked if the setbacks will be discussed at a later date; *(staff said the 30-foot setbacks are part of the zoning being discussed tonight and will be added to the PD which exceeds straight zoning thus providing increased distance to the property lines of the southern neighbors).*
- Commissioner Nick Metz said that the Wilson's lot which is in unincorporated Douglas County is not part of the annexation so there are not extra setback requirements and said that the Wilson's mentioned a 100-foot setback requirement in Castle Rock when new developments are adjacent to unincorporated Douglas county; *(staff said Parker does not have any additional setback requirements in similar situations and that they are not familiar with the Castle Rock requirements).*
- Commissioner Jane Lane wanted to ask the applicant if they would consider increasing the setbacks, however the public hearing portion of the hearing has been closed and staff cannot speak on behalf of the applicant. Staff recapped the years long process of staff and the applicant working through the PD zoning to ensure that it fits in with the existing surrounding neighborhoods.
- Commissioner Ruth Ann Nelson asked if the applicant is required to build certain commercial buildings before other parts of the development can start; *(staff said yes that a multitenant building is required prior to the issuance of permits for the fourth commercial building).*
- Commissioner Nick Metz asked if there were other examples of properties with similar issues requiring landscape or wall buffering so that the 30-foot setback did not need to be extended: *(staff said that Kime Ranch is a good example where landscaping and screening walls were added and they work with the adjacent neighbors to ensure their satisfaction).*
- Commissioner Nick Metz asked, that if the commission can get over the 30-foot setback hurdle, would there be a future opportunity to review and approve landscape options; *(staff said that additional landscaping, screening and fencing is part of the site plan process which is administrative and does not go back to Planning Commission or Town Council, and that staff will work with the developer to ensure that a solution is reached for the homeowners to the south).*
- Commissioner Jane Lane said that the developer is highly encouraged to take the 30-foot setback and buffering requests made tonight into consideration without actually adding these items to the zoning PD.

PUBLIC HEARING CLOSED: 8:03 P.M. – AVALON BAY PARKER – ZONING

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said that this property is unincorporated AG, that she is a huge property owner advocate, that property owners should be able to do what they want, that she struggles with zoning because a smart buyer will look at the zoning surrounding

their property to determine if they can live there. For example, if its zoned commercial and a gas station goes in you need to live with it and if the adjacent property is zoned agricultural you expect it to remain agricultural. Commissioner Kim Rodell doesn't believe that this need exists in that area, that the density isn't appropriate, that high density housing belongs in city centers, near shopping and restaurants, that near Stroh Road and Crowfoot Valley Road up until two to three years ago there was nothing before the fire station, that this will happen in the future, but it is not right time for this project at this location because the necessary resources needed to support high density housing do not exist.

- Commissioner Nick Metz said he shares the same thoughts as his fellow commissioner, that growth is difficult, that tonight we are only voting on the zoning, that he is trying to envision what it would look if the developer worked with the surrounding neighbors on issues such as landscaping and barrier walls to ease some of the southern neighbor's pain.
- Commissioner Erik Frandsen said he is in support of the zoning, that it's not necessarily for multifamily or commercial, that the market will determine what the property can or cannot sustain and that it's up to the property owner to determine the uses. Commissioner Erik Frandsen thinks that some nuances are needed for the neighboring property, that he can appreciate the previous agricultural use, but this is the path of growth and that he is in support.
- Commissioner Ruth Ann Nelson said she recognizes the southern neighbors original expectations and then having them dashed, however master plans are living documents which change over time and as the market changes and the community evolves the master plan changes as well, that had the market crash not occurred in 2008 you would have the Looking Glass development and other nearby developments long before now and these developments need a commercial zone, they need a local market to go to. Commissioner Ruth Ann Nelson also said that this zoning PD and annexation will provide the community with the needed services and additional rental housing, that the concerns raised by the Wilsons who live at the property to the south have valid concerns, that she is impressed how staff has worked with the developer to address their concerns, that this is a multi-step process, the zoning and annexation being the first step tonight, that there will be more opportunities to address the Wilson's concerns, that she hopes the developer will honor the character of this part of town that provides us with that home town charm that we pride ourselves on and if done properly, this development can be a good neighbor to the Wilsons at 7600 Crowfoot Valley Road, and she does not think that concerns regarding the specifics of the development are something that should stand in the way of this zoning change as we annex this property into Parker. And so therefore, I will be voting in favor of this zoning.
- Commissioner Jane Lane said she appreciates the stepped down nature of the building densities, understands the southern neighbor's property and expectation and wishes she could amend this application to address these issues now, encourages the developer to take tonight's comments into consideration as they move forward.

- Commissioner Rich Foerster said he can sympathize with Wilson's who have lived there for a long time and seen all the growth, but growth is everywhere, that he understands that the Town's master plan is basically a guide and can be amended at any time, believes growth will continue at Anthology and to the west toward the reservoir and there will be more commercial out there for the residents. Commissioner Rich Foerster said he would rather have the Town annex this property instead of the property staying in the county and the county building something that you may not want which may be less pleasing than what is planned for that are now, believes the nine criteria that the Town has set have been met and is in favor of annexing the property into the Town.
- Commissioner Gary Poole said he won't repeat what his fellow commissioners said but believes there is a need for services and housing like this in that area, that it has been tough as growth and development has moved into areas that were previously agricultural as Commissioner Foerster previously stated, its an attractive place to live and he will be in favor as well.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the Avalon Bay Parker - Zoning. Commissioner Rutha Ann Nelson seconded; a vote was taken and passed 5-2 , with Commissioners Kim Rodell and Nick Metz opposing.

PUBLIC HEARING OPENED: 8:14 P.M. – LINCOLN PROFESSIONAL PARK FILLING NO. 1 – MINOR DEVELOPMENT PLAT

Applicant: Ryanne Sass, Plaza Street Partners
 Location: Southeast corner of Crowfoot Valley Road and Stroh Road
 Department: Community Development, Stacey Nerger
 TRAKiT No.: SUB21-055

STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report proposing a Minor Development Plat to create 6 commercial lots and 3 tracts. The site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat.

Commissioner discussion with staff:
 None.

APPLICANT PRESENTATION

Ryanne Sass, Vice President of Pre-Development, with Plaza Street Partners, Leawood, Kansas gave the applicant's presentation.

- Provided background information on the project's development team.

- Provided background information on the proposed project and minor development plat.
- Provided an overview of the project including infrastructure, roads, connectivity, planned and proposed uses, timelines, neighborhood outreach, etc.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked if any of the lots are large enough to support multitenant buildings to create a plaza type atmosphere; *(applicant said yes, lot five, and there is interest in possibly combining lots five and six).*
- Commissioner Kim Rodell asked about the thought process creating the six lots, and it sounds like the applicant is assisting chains and franchises to build at these locations; *(applicant said they initially just wanted a one acre lot for one of clients, but then realized this is an amazing corner in a great town so they will oversee the development of the frozen custard concept on lot three, but they will not be overseeing the development of the rest of the lots).*
- Commissioner Kim Rodell said that you have handpicked a couple businesses to partner with, but you will sell the remaining lots; *(applicant said yes).*
- Commissioner Jane Lane commended the applicant for reaching out to the neighboring businesses and making connections and hopes that other applicants do that because they normally do not mention this in their presentations.

PUBLIC COMMENT OPENED

None.

PUBLIC COMMENT CLOSED

Commissioner discussion with staff and applicant:

- Commissioner Rich Foerster asked if parking standards will be met or exceeded; *(staff said yes, parking minimums are included in our land development ordinance and each lot which will have to meet minimum standards for parking, setbacks, landscaping, etc.).*
- Commissioner Richard Foerster said there will be a left turn into Walgreens for traffic heading west on Lincoln Ave., is an island being considered to prevent left turns out of Walgreens heading west on Lincoln Ave. *(staff said yes, that access point will remain a right in/right out due to spacing constraints between Dransfeldt Rd. and Parker Road. The Town is starting a process to expand to Lincoln Avenue from Parker Road out to Jordan Rd. and there are talks about putting a raised median in there to make it safer).*
- Commissioner Ruth Ann Nelson asked about an anticipated widening of Dransfeldt Rd. at Lincoln Ave. to provide for north bound traffic to include a right turn lane, a through lane and a left turn lane; *(staff said yes, that currently there is a dedicated left turn lane, a left turn/through lane and a dedicated right turn lane. The road improvements will create a dedicated through lane).*

- Commissioner Ruth Ann Nelson asked if this would create four lanes; *(staff said yes, it will also bring in a turn lane for southbound traffic on Dransfeldt Rd. to turn right into Lowes or left into this development)*.
- Commissioner Ruth Ann Nelson asked if these road improvements would take place without this development; *(staff said no, that this is part of the traffic study done at the time of zoning)*.

PUBLIC HEARING CLOSED: 8:29 P.M. – LINCOLN PROFESSIONAL PARK FILLING NO. 1 – MINOR DEVELOPMENT PLAT

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said she is glad to see that this lot is finally being developed since it has been dilapidated for a while, that it will be a nice improvement on that corner and is excited to see what goes in.
- Commissioner Nick Metz said he agrees with Commissioner Rodell, that it is a great project for a great corner.
- Commissioner Erik Frandsen said he is eager to see the project get going in 2023 and finish in 2024.
- Commissioner Ruth Ann Nelson said she is going to miss that dilapidated little gray shack on Dransfeldt Rd. that it's so charming, someone should rescue the wood and turn it into a project, that she is pleased about this project because it helps with the surrounding infrastructure, and she will be in support.
- Commissioner Jane Lane said she is in support.
- Commissioner Richard Foerster said it is nice to see that corner developed and hopes the project can stay on schedule and be completed by next spring.
- Commissioner Gary Poole said he agrees with his fellow commissioners.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 8:32 P.M. – SALISBURY EQUESTRIAN PARK LOT 1 - REGIONAL FILTRATION ANNEX SITE PLAN AMENDMENT

Applicant: Town of Parker
 Location: East side of Salisbury Park
 Department: Community Development, Julia Duncan
 TRAKiT No.: SP23-001

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a regional filtration annex building and facility. The site is located on the east side of Salisbury Park. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson asked for clarification regarding the location of the building in relation to the park area; *(staff referred to an aerial photo in the staff report and said that the new building will be east of the furthest east park parking lot and south of an existing building, there is a significant rise in grade as well that will keep the new building out of view of park visitors).*
- Commissioner Ruth Ann Nelson asked about public access restrictions to these facilities; *(staff said the applicant can answer this question, but during staff's site visit fencing was observed and there is new fencing being proposed).*
- Commissioner Kim Rodell asked if the addition of this new facility will increase Parker Water's capacity; *(staff said they will let the applicant respond to this question).*

APPLICANT PRESENTATION

Adam Reuben and McKenna Pierson with Parker Water and Sanitation discussed the project.

- The addition of filtration annex will not increase capacity at this well house.
- The filtration annex will filter out elevated levels of iron and manganese to address customer concerns of colored water from oxidation, iron and manganese.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked if the water from this well serves all of Parker or just the southern part of Parker; *(applicant said the water from this well house goes to a storage tank and from there enters the distribution system, primarily serving the areas closest to it, but does serve all of Parker. This is part of an ongoing effort within Parker Water and Sanitation. This is the third wellhouse that's getting a filtration annex added with the most impactful well houses upgraded to provide the most benefit to customers across the district).*
- Commissioner Ruth Ann Nelson asked if this will impact downtown Parker water quality; *(applicant said it is very likely that iron and manganese that has oxidized throughout the years has settled within the pipes of the distribution system. This is the first step by removing the iron and manganese before it gets into the distribution system, then Parker Water can go in and flush those lines so it doesn't continue to happen.).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 8:42 P.M. – SALISBURY EQUESTRIAN PARK LOT 1 - REGIONAL FILTRATION ANNEX SITE PLAN AMENDMENT

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell said she is pleased to see that Parker Water is taking a forward stance on cleaning the water and helping out the rest of the Town.
- Commissioner Nick Metz agreed, that it sounds like a great addition to the clean water system and is in support.
- Commissioner Erik Frandsen said he is in support.
- Commissioner Ruth Ann Nelson said she is happy to have clean water.
- Commissioner Jane Lane said she is in support.
- Commissioner Richard Foerster said he is in support of clean and healthy water and the filtration annex building will improve the water system in Parker.
- Commissioner Gary Poole said he concurs.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Salisbury Equestrian Park Lot 1 - Regional Filtration Annex Site Plan Amendment. Commissioner Richard Foerster seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews reported to the Planning Commissioners that staff, the chair and council member Wilkes and council member Hendricks interviewed residents applying for the open Planning Commission positions earlier this week. We are always sad to see people go, but we are lucky enough to have five good candidates to choose from. Staff will go before Town Council on June 20. The Bike and Ped Master Plan is on schedule and should come before the Planning Commission in June. An RFQ will be issued to start the Master Plan update. Staff will do lots of public outreach and work with the community. Bryce responded to Commissioner inquiry regarding out going commissioners and said Roxie, Rich, Kim and all alternates terms are up.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Nick Metz seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 6/8/2023

Town Council Date: 7/17/2023

Hearing Type: Public Hearing
Stroh Ranch Planned Development 3rd Amendment.
TRAKiT No: Z22-016

Location: The site is located on vacant land north of Stroh Road and west of Parker Road.

Project Planner: Julia Duncan, Associate Planner

Applicant: MCRT Investments LLC

Executive Summary: The applicant is proposing a PD Amendment to add 275 units to the Stroh Ranch PD and allocate them to the Mixed-Use Planning Area for Filings 14 and 15 and amend the commercial uses permitted within the same Planning Area.

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

Located west of Parker Road, south of Hess Road, north of Stroh Road and east of Motsenbocker Road, the Stroh Ranch Planned Development was annexed to the Town in 1984 and amended by ordinance in 2004. The PD was subsequently amended, the second amendment, in 2013 which modified permitted uses in the C2-Neighborhood Commercial and C1-Convenience Commercial land uses within Stroh Ranch. The only property affected by the Second Amendment was the "Peppy Blue Dot" property, located at the southwest corner of Parker Road and Hess Road. The Amendment removed "assembly" type uses which included uses such as private clubs, schools, churches, theaters, and bowling alleys. The Second Amendment left both the C1 and C2 land use areas as pure commercial and office in terms of permitted uses.

The request for the Planned Development (PD) Third Amendment is seeking to modify the residential dwelling unit maximum within a mixed-use development on approximately 23 acres of vacant land. There are several undeveloped parcels which were previously platted under Stroh Ranch Filings 14 and 15 and are designated as "Mixed Use" (MU) within the PD. The project proposes a mix of residential uses, commercial uses, as well as parks and open space. If the Amendment is approved a future site plan replat submittal will be required. The proposed project includes 275 market-rate residential dwelling units for a density of 8.68 dwelling units per acre across the overall Mixed-Use area (11.96 du/ac on the developable area) and the proposed zoning requires the project to accommodate a minimum of 39,500 square feet of non-residential floor area. Not required by the existing zoning, the conceptual site plan, which is an administrative process, proposes approximately 11.5 acres of open space for the project, 3.8 acres of which is planned to be activated park and recreation space in accordance with the Town of Parker Land Development Ordinance.

The Amendment proposes an increase in the total number of dwelling units from 2,817 dwelling units, currently allowed under the PD, to 3,092 dwelling units, an increase of less than 10%. The Stroh Ranch PD currently allows for a maximum of 2,817 dwelling units, however, only 2,596 of those dwelling units were built, 221 dwelling units less than the maximum (2,817). Therefore, the proposed amendment amounts to a 1.9% density increase compared to the current PD. The existing PD allows a density of up to 22 du/ac in the MU area, the proposed amendment would result in 8.7 dwelling units per acre across the overall MU Filing 14 & 15 areas a reduction in density of approximately 13.3 DU/Acre.

Summary:

Stroh Ranch PD Total Units Permitted – 2,817

Stroh Ranch PD Total Units Built – 2,596

Stroh Ranch PD Units Proposed – 3,092

Stroh Ranch PD Proposed Increase in Units Built – 54

Stroh Ranch PD MU Density Permitted – 22 DU/Acre

Stroh Ranch PD MU Density Proposed – 8.7 DU/Acre

The proposal would also create new Mixed-Use Commercial areas designated on the Plan which would limit the development to only commercial uses. These areas are located along Stroh Road and a parcel on the northeast portion of the site. The Amendment eliminates several high-intensity commercial land uses which include automotive service uses, gasoline stations, and car washes. These uses are currently permitted under the PD. In addition, 39,500 square feet of commercial/ retail space is required:

- A minimum of 9,500 square feet of commercial/retail space shall be constructed as a ground-floor component of vertical mixed-use buildings.
- An additional 30,000 square feet of commercial/retail uses is contemplated in three designated outparcels, including two parcels along Stroh Road and a separate parcel near the northeast corner of the site.

Community Engagement

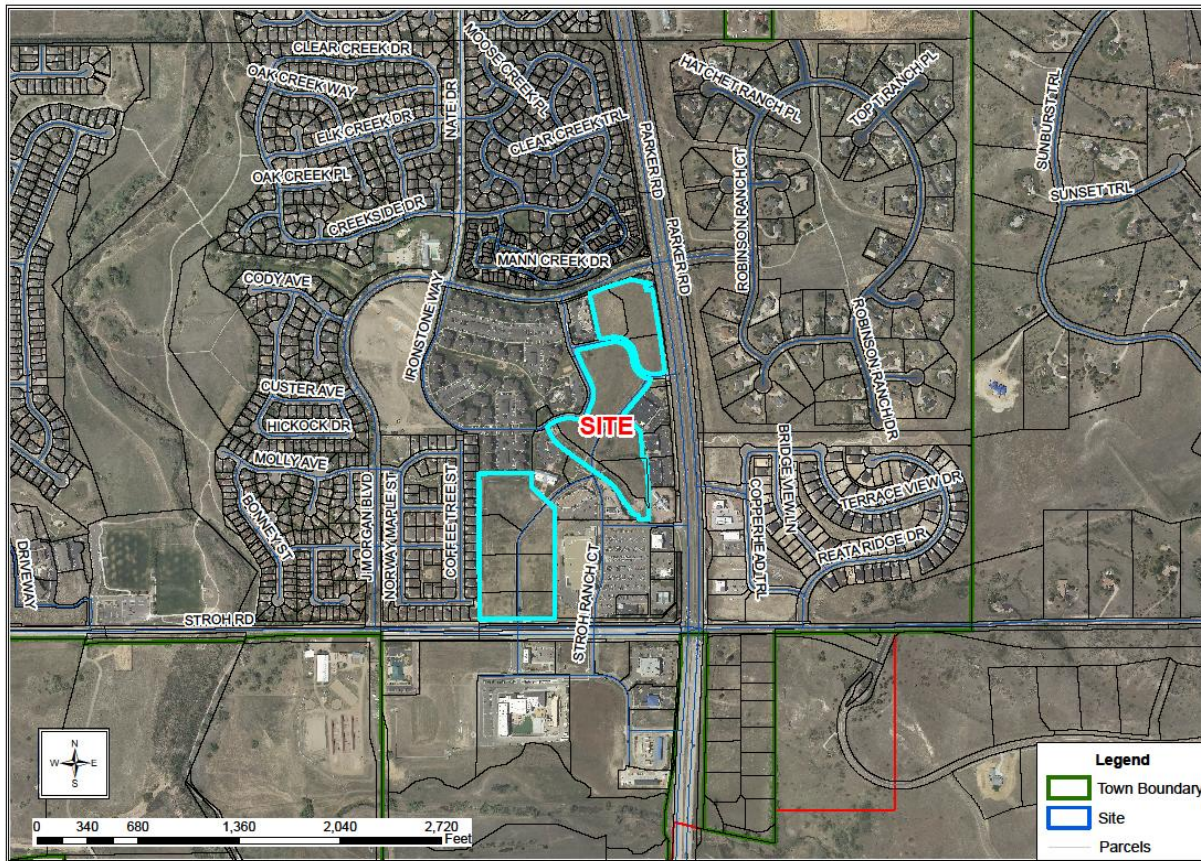
The applicant began engagement efforts in December 2021 by reaching out to leadership with the Stroh Ranch, Ironstone and Village on the Green HOAs. In addition, since then the applicant:

- Engaged in meetings with leadership from each of these HOAs, representatives from the Stroh Business Circle, Regency Centers (operators of the adjacent commercial center), and individual contact with area residents through door-to-door canvassing.
- Held an all-day community open house on Wednesday, May 11, 2022, with two sessions (10:30am to 1:30pm and 4:30pm to 8:00pm). The sessions were intended to provide residents with the opportunity to review the proposal, provide feedback and interact with the project team. Approximately 19 community members attended the morning session and 21 members at the evening session. Community feedback included concerns and questions about adequate parking, traffic, density, height and setbacks, land use, and parks and open space. Refer to a detailed meeting summary which is included as a supplement to this PD amendment application.
- In November and December of 2022, the project representatives met one-on-one with residents of the Stroh, Ironstone, and Village on the Green neighborhoods to share information about the proposed mixed-use community and invite questions and feedback. These efforts resulted in 36 letters of support from residents.
- Regency Centers has provided a letter of support of the proposed development, stating that a mixed-use project at this location will increase the viability of the shopping center and will expand opportunities for nearby residents to access services within the center.

Public Comment

Staff received a letter dated July 21, 2022, from the Stroh Ranch Community Association (HOA), Ironstone Condos Association (HOA), Village On The Green Association (HOA), Stroh Ranch Business Circle Board of Directors expressing appreciation for the applicant's outreach but opposition to the project. The letter has been included in the file.

Vicinity Map



Stroh Ranch PD 3rd Amd. Vicinity Map
Zoning

II. PRIOR ACTIONS

Date	Action
1984	Town Council approved the Annexation and Zoning
2004	Town Council adopted the Stroh Ranch Planned Development Guide 1 st Amendment
2013	Town Council adopted the Stroh Ranch Planned Development Guide 2 nd Amendment

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Stroh Ranch Planned Development Master Plan 2 nd Amendment
Master Plan Area	Community Center
	Medium Density Residential
Site Acreage	727.7 Acres
Subdivision	Stroh Ranch

Existing Use		The areas affected by the proposed Amendment are vacant. The developed parcels within the PD are developed with a mix of Single-family and multi-family residential, and commercial development.	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD – Planned Development	Multifamily and Single-Family residential
South	Community Center	PD - Planned Development -	Commercial development; dental office, Walgreens, Leman Academy of Excellence
	Medium Density Residential		
East	Community Center	PD - Planned Development	Commercial development; bank, dentists
West	Medium Density Residential	PD - Planned Development	Single-Family residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Neighborhood Centers and Community Centers</u> are located within Medium Density and Low-Density Residential Character Areas and are generally situated at major intersections. These Centers must be carefully planned and coordinated to avoid negative impacts to traffic capacity and adjacent land uses. Development within these Centers should transition into the surrounding neighborhood, both in terms of land use and design features. These Centers, created to protect and serve residential neighborhoods, are defined below. The physical characteristics of Community and Neighborhood Centers includes the concentration of commercial development near the intersections of major arterials or collector streets. Preserving key commercial corners of these intersections is necessary to ensure adequate locations for commercial development to serve visitors and residents of the Town. Important commercial/retail corners should be accessible to transit, are walkable, have good automobile access, are visible from the roadway and have the potential to connect to a neighborhood.

	It is important that Neighborhood Centers and Community Centers incorporate multi-modal access to existing residential neighborhoods and, where planned, higher density residential use is integrated into the Center design as a secondary element. Mixed-Use Planning Areas within Neighborhood Centers and Community Centers shall have no less than 33 percent of their total land area developed for commercial use. Limited exceptions may be made for vertical mixed-use development, clustering to address environmentally sensitive areas or improve urban design. <u>Community Centers</u> Community Centers are areas that are larger than Neighborhood Centers and have a larger market area, serving multiple neighborhoods. Typical uses within Community Centers include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Community Center should range from 250,000 to 500,000 square feet combined. In general, a Community Center shall have no less than 33 percent or 20 acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial retail, service, and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use development. <u>Medium Density Residential</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. Higher densities are also appropriate in Neighborhood and Community Centers as described in the Master Plan.
Consistent Goals/Strategies	Land Strategy 1Use 1. A Land Use 1.C Land Use 1. E Land Use 1. H Land Use 1. I Housing and Neighborhoods 3.A and 3. B 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 Stroh Ranch Planned Development Master Plan is located on vacant land north of Stroh Road and west of Parker Road and is part of a Community Center as designated by the Parker 2035 Master Plan. The proposed PD Amendment impacts the area designated as “Mixed-Use” on the Development Plan. This area allows for both commercial uses and multifamily residential uses up to a maximum density of 22 dwelling units per acre. The impacted lots are currently undeveloped. Multi-family Residential and commercial uses have always been permitted in the Mixed -Use Zone. For parcels zoned Mixed Use (MU), the zoning allows dwelling units to be transferred from undeveloped sites at the Site Plan stage up to a maximum density of 22 dwelling units per acre through an administrative minor amendment. Because Stroh Ranch is built out with the exception of this parcel, the applicant cannot take advantage of this element of the zoning which is part of the request for this rezoning. The Amendment proposes an increase in the total number of dwelling units from 2,817 dwelling units, currently allowed under the PD, to 3,092 dwelling units, an increase of less than 10%. The Stroh Ranch PD currently allows for a maximum of 2,817 dwelling units, however, only 2,596 of those dwelling units were built, 221 dwelling units less than the maximum (2,817). The remaining 221 dwelling units were not transferred to the Mixed-Use Planning area through the administrative minor amendment at the Site Plan stage and are therefore not available for the mixed-use areas unless the zoning is amended. The proposed amendment amounts to a 1.9% density increase compared to the original intent of the PD, which allows the development and feasibility of the development of the commercial areas. The existing PD allows a density of up to 22 du/ac in the MU area, the proposed amendment would result in 8.7 dwelling units per acre across the overall MU Filing 14 & 15 areas.

	Existing PD	2,817 DU
	Built	2,596 DU
	Difference (Not Built/Utilized)	221 DU
	Proposed Additional Units	275 DU
	Difference (275-221=)	54 DU
	Percentage Difference between what is currently allowed under the Existing PD (2,817) and what will actually be built out if approved (2,817+54= 2,871)	1.88%
	Percentage Difference Calculation: (2871-2,817)/(2,871)=	
The Amendment eliminates several high-intensity commercial land uses which include automotive services, gasoline stations, and car washes. These uses are currently permitted under the PD and their elimination will encourage higher end retail and commercial uses that are neighborhood serving to the adjacent existing multi-family and single -family residential. 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	Community Center: Higher Densities Permitted when Integrated into the Center Medium Density Residential: 3.5 DU/Acre PD: 22 DU/Acre	No proposed changes to PD density maximum	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A

Allowed Uses	a. Multifamily residential b. Commercial c. Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Manor Home Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.	Eliminates several high-intensity commercial land uses which include automotive services, gasoline stations, and car washes. No changes proposed to the type of residential.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	No building or structures shall exceed forty (40) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed fifty (50) feet.	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:

As noted in the Parker 2035 Master Plan, single-family detached homes account for 75% of the housing stock in the Town, while the demand for rental housing is increasing. In addition, a need exists to provide an appropriate amount of neighborhood-scale commercial/retail development to expand business opportunities and retail options for

existing and future residents. The proposed development considers the Town's need for strong commercial offerings together with the emerging residential needs of the population, resulting in a well-integrated and balanced community with emphasis on small-town livability. Thus, there is a strong need to expand and diversify housing options in the Town of Parker while maintaining a healthy balance of non-residential development. Land identified for housing development in the Town of Parker is limited, particularly for multifamily rental housing.

The proposed PD amendment will accomplish these goals and support both the residential and non-residential needs that currently exist in the community. This PD amendment will also allow development to occur in accordance with the Town's vision for the property as identified within the Parker 2035 Master Plan and envisioned by the Stroh Ranch PD.

Staff analysis and findings:

The project location is the remaining infill lots in the Stroh Ranch PD. The vacant lots occupy the space between residential developments containing both single-family and multi-family and the commercial developments at the corner of Stroh and Parker roads. The proposed changes are consistent with the intent of the original PD. The proposed zoning amendment continues to allow for both residential and commercial uses, but preserves the lots more appropriate for commercial development, adjacent to the rights-of-way and the corner of J. Morgan and Parker Road, for commercial development. The residential development makes commercial development more feasible, and the commercial will provide additional needed services to the adjacent and proposed residential communities. The proposed elimination of the intense auto uses more compatible with the existing and proposed residential areas. Allowing for the change in units as opposed to purely commercial will allow residential development that creates a transition and buffer between the commercial development and single-family to the east and multi-family to the north. The prohibition of auto related uses will encourage higher end retail and commercial uses that are neighborhood serving. The proposed amendment will encourage development of the undeveloped infill parcels, serving commuters, the residents of the adjacent single-family and multi-family, and the Town of Parker community at large.

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

Applicant analysis and findings:

The property's location, market conditions, existing infrastructure and development in the area, and the existing land use designation make the subject parcels the ideal site for mixed-use development as proposed. As previously stated, demand exists for both multifamily housing and neighborhood-scale commercial, particularly in compact, walkable, mixed-use arrangements. Public facilities and services exist in this location to support development of the property, and existing infrastructure is adequate to serve development of the property as proposed. A mixed-use development at this location will be fully compatible and well-integrated with existing uses and will provide the ideal

transition from commercial uses along the adjacent roadways to residential uses to the north and west of the property.

The Project Site is located in the Mixed-Use planning area within the existing Stroh Ranch PD which is intended “to provide for the integration of a broad range” of both commercial/retail and/or multi-family residential land uses. The Stroh Ranch PD also considers residential densities within the Mixed-Use planning areas up to a maximum of 22 du/ac. Land within the filings 14 and 15 Mixed Use area has been partially developed with non-residential uses, indicating the need for supporting residential uses on the vacant parcels to contribute to a healthy and desirable balance of uses as well as an appropriate transition from a major intersection to existing residential neighborhoods. The Project Site is the last remaining undeveloped parcel within the Stroh Ranch PD. The Stroh Ranch PD was originally approved in 2004, and, although it has been updated as recently as 2013, both market demand and planning best practices have changed considerably over that period of time. With the subject parcels remaining undeveloped, and the market in this area having matured, the applicant believes that the proposed mix of uses represents the best opportunity to develop the remaining vacant parcels in a way that is both supported by the market and adheres to the underlying principles, vision, and intent of the PD. The proposed mixed-use community also provides a perfect opportunity to achieve a project that is well integrated with the existing residential development on one side and the commercial area on the other side.

With respect to the PD zoning specifically, the proposed increase in density represents a modest increase of less than 10%. While Stroh Ranch is considered fully built out, a total of only 2,596 dwelling units have been approved, which is 221 less than the 2,817 units currently allowed. Therefore, the proposed PD amendment equates to only a 1.9% increase in density in the context of the currently approved and platted neighborhoods. The proposed density of the Project, at less than 12 du/acre (and 8.7 du/acre within the overall 31.7-acre MU area), is significantly less than the maximum allowed density of 22 du/ac.

Furthermore, the property is within a designated “Community Center” within the Parker 2035 Master Plan, which envisions a concentration of commercial uses at major intersections with thoughtful transitions to surrounding neighborhoods. The proposed plan achieves this transition and integrates seamlessly with existing residential and non-residential uses adjacent to the property. The proposed PD Amendment supports the provision of high quality, medium density residential uses while providing commercial/retail opportunities, thereby directly achieving the Town’s overall vision for the property.

For these reasons, the proposed development fulfills the purpose and intent of the Mixed-Use planning area, the overall vision of the Stroh Ranch PD, and the vision set forth in the Parker 2035 Master Plan.

Staff analysis and findings:

The current zoning allows for mixed use including both residential and commercial uses. The proposed changes within the Mixed-Use area of the PD allow for the addition of

275 units (54 net new units in the Stroh Ranch PD) and 39,500 square feet of commercial development in an area intended for both residential and commercial uses. Because only 2,596 dwelling units have been built, 221 less than the 2,817 units currently allowed under the PD, the request results in a true increase of 54 units from what was initially allowed through the PD. The proposed maximum allowed density of less than 12 DU/AC is less than the 22 DU/AC allowed by the current PD. The proposed elimination of the intense auto uses is more compatible with the existing and proposed residential areas. The uses, required commercial development, and densities are 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 purpose of this application is not to correct an error in the original zoning; therefore, this factor is not applicable.

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 need to diversify and expand housing options, expand neighborhood-scale commercial options, and the desire for compact, walkable, mixed-use development warrants this PD amendment. Furthermore, the commercial/retail market has seen a shift away from reliance on storefronts in recent years, with the ever-increasing desire and technological flexibility for home offices and other remote working environments. The amount of land subject to this PD amendment is not suitable for exclusively commercial/retail land uses. The above items demonstrate that significant changes have occurred in the area, particularly since the original Stroh Ranch PD was adopted in 2004, and even since the 2nd Amendment in 2013.

Staff analysis and findings:

Several previously vacant parcels within the PD have been developed with multi-family residential buildings and commercial development, however, a large portion of the Mixed-Use area remains undeveloped, and the market is not responding to develop these infill sites with exclusively commercial uses. As Parker's population has continued to grow the need for a range of housing types has increased. The intersection of Parker Road and Stroh Road has seen multiple commercial sites developed in the past few years, allowing for better access and visibility. Multi-family residential units provide market-rate supply to the housing market. The zone change addresses the significant population growth that has occurred, increases market rate housing supply, sets aside

lots for commercial development, and is consistent with the original intent of the PD and Master Plan.

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

Applicant analysis and findings:

Primary access to the property will be provided from existing access on Parker Road and Stroh Road. Existing internal roadways will be utilized for access to the individual development parcels. The existing circulation network is adequate to serve the development as demonstrated in further detail in the Traffic Impact Analysis included with this application.

Staff analysis and findings:

A Traffic Impact Study (TIS), prepared by Kimley-Horn and Associates, Inc., was submitted with the PD zoning application. The report has been evaluated by Engineering staff and will also be subsequently evaluated through the Site Plan process. Traffic mitigation measures will be based on impacts determined through the analysis.

Regional access to the development will be provided by E-470, Interstate 25 (I-25) and Parker Road. Primary access will be provided by Parker Road (SH-83) and Stroh Road. Direct access will be provided by six proposed full movement access intersections from existing roads. The existing roadway system of Stroh Ranch Place, Stroh Ranch Drive and Stroh Ranch Court are proposed to stay in place at this time and access to future development will be taken from these roads. The project is expected to generate approximately 3,188 weekday daily trips, with 181 of these trips occurring during the morning peak hour and 305 of these trips occurring during the afternoon peak hour. Based on the analysis presented in this report, Kimley-Horn believes the project will be successfully incorporated into the existing and future roadway network. A number of traffic improvements are recommended in the report that will be further analyzed and implemented during a future replat and Site Plans.

Because the proposed zone change would allow for residential in lieu of an entirely commercial development the traffic impacts would be reduced. Commercial developments have a higher trip count than residential uses. Therefore, the zone change would reduce daily trips than what would be expected with a purely commercial development, and the analysis shows a 30 percent reduction.

Existing and proposed roadway and circulation infrastructure are adequate to serve the development as proposed, and intersections will continue to operate at acceptable levels of service. 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:

Existing facilities and services are in place to serve development on the property, and development of the property will not result in undue financial burden. Existing internal roadways are privately maintained, and any new roads, utilities, and infrastructure will also be privately constructed and maintained. The proposed mix of residential and commercial uses will strengthen and diversify the Town's employment base, increase sales tax revenues, and expand opportunities for residents to live and work in the Town. Residential and commercial uses in a compact and well-connected form will allow residents to live in close proximity to places of work and provide options to walk and bike to access goods and services. This reduces traffic congestion, noise, and air pollution, resulting in a more sustainable and environmentally conscious community. Adding 275 market-rate homes will increase viability and sustainability of the existing shopping center adjacent to the property (as affirmed by a letter of support from this shopping center) as well as the commercially zoned land on the adjacent corners of Stroh Road and Parker Road. A unique and innovative mixed-use community will expand opportunities for high-quality retail and service options with the supporting customer base, thereby bolstering the Town's sales-tax revenue and overall economic viability.

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 adjacent uses and within Planning Areas originally intended for both residential and commercial uses.

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:

The property consists of platted parcels of land within an existing development, thereby constituting an infill property where development will result in minimal to no impacts to vegetation or wildlife. Infrastructure exists in the areas immediately surrounding the property and no environmentally sensitive features exist on the property. The proposed development will enhance the existing built environment by expanding the pedestrian and open space network, strengthening connections to nature and existing recreational amenities, and by improving vacant and underutilized land in a manner and style that is complementary to that of adjacent developments.

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 PD amendment directly advances many strategies stated within the Parker 2035 Master Plan as described below.

Land Use

Strategy 1.A: Strengthen the identity of Parker by encouraging a balance of land uses that supports a high quality of life and contributes to the hometown character of our community.

The proposed PD amendment will facilitate a one-of-a-kind mixed-use community in the Town of Parker. A strong balance will be provided among the proposed mix of uses while respecting existing uses through several site design characteristics as described earlier. Through a healthy balance of residential, commercial, and recreational uses, residents will have the opportunity to live, work, and play in close proximity, appealing to a wider range of lifestyles, thereby advancing Parker's vision to "be a full-service community with a hometown feel."

Strategy 1.C: Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community.

Diversifying and expanding the Town's housing mix will increase opportunities for expansion of employment base. With the simultaneous provision of non-residential uses, the proposed PD amendment will ensure opportunities for existing and future Town residents to live and work in the same area.

Strategy 1.D: Increase the amount of open space using the criteria set forth in the Open Space, Trails and Greenways Master Plan which emphasizes supporting a regional greenway network that provides a community separation buffer from development in neighboring jurisdictions while maintaining the viability and connectivity of the natural ecosystem.

The proposed development will increase open space and recreational offerings for future and existing residents, supporting more active and healthier lifestyles and a stronger connection to nature. A total of approximately 11.5 acres of parks, open space, landscaping, and site amenities are proposed throughout the site, or half of the total developable land area. Of this, approximately 3.8 acres will be dedicated as an improved public park and the plan will include sidewalks and trails that will connect to the established trail network, including connections to the Cherry Creek Regional Trail.

Strategy 1.E: Encourage transitions between different land uses and intensities.

The proposed PD amendment will facilitate a development that is well integrated into surrounding land use and provide an effective and appropriate transition of uses. Mixed-use development consisting of residential, commercial, and recreational uses at this location will provide a seamless transition between existing commercial uses along the perimeter roadways and various residential uses to the north and west of the property.

In addition to a balanced transition of land uses, site design characteristics are implemented to achieve compatibility with surrounding uses and to minimize potential impacts to adjacent properties. Buildings are strategically situated to limit heights to two-stories adjacent to existing two-story residences, and three-story buildings are placed next to commercial uses or existing three-story residences. Building design, materials, and colors will be selected to complement existing buildings and structures. Wide landscape buffers and internal landscaping areas provide additional separation and natural, attractive screening to minimize visual impacts. The transition is further enhanced through the provision of an approximate 3.8-acre neighborhood park and the expansion of trails and sidewalks connecting to the broader pedestrian network.

Strategy 1.F: Develop land use patterns that are compatible with and support a variety of transportation opportunities and/or choices.

The subject property is located at the intersection of major roadways with a variety of surrounding land use and transportation options. RTD operates two bus routes along Parker Road, including limited stop service (Route P). Pedestrian and bicycle infrastructure currently exist along these roadways, and sidewalk connections exist internal to the site. Additional sidewalks will be provided by the proposed development to further reinforce walkability and a safe, pedestrian-scale environment. Providing an integrated mix of residential and commercial/retail uses will activate vacant, underutilized land and support local and regional transportation options.

Strategy 1.H: Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhoods.

The proposed PD amendment will provide an integrated mix of land uses and will exemplify orderly and compact growth. The amendment will also afford residents to live, work, and play in the same neighborhood – particularly through the proposed 3.8-acre dedicated public park – while integrating seamlessly with existing neighborhoods, thereby encouraging and promoting social integration and strengthening the overall sense of community.

Community Appearance and Design

Strategy 2.B: Use architecture, building design, public spaces and massing to create neighborhoods that are desirable places to live.

The site plan is thoughtfully planned to encourage a walkable, pedestrian-focused environment. Proposed building location and scale are complementary to adjacent uses and structures, and setbacks, buffers, and heights provide an effective transition. Buildings will feature a high degree of architectural variation, high-quality and durable building materials and colors that are complementary to the Town's built and natural setting. A centrally located, approximately 3.8-acre park offers a public gathering space and encourages recreation, socialization, and wellness. The PD zoning will achieve these characteristics, preserving and promoting a strong sense of community, social interaction, and livability in the Town.

Strategy 5.C: Where appropriate, locate buildings adjacent to the street to either block or break up the view of parking lots.

As demonstrated by the site plan, buildings are oriented toward the streets, framing the edges of the site to enhance the pedestrian experience and create an attractive streetscape. Parking lots are planned to be internal to their respective sites where applicable to help minimize the presence of surface parking on the site. Landscape areas are also planned to provide natural screening and separation to minimize view of parking areas.

Housing and Neighborhoods

Strategy 1.A: When reviewing development proposals adjacent to and within existing neighborhoods, ensure that the development demonstrates compatibility with, and sensitivity to, existing neighborhood characteristics in terms of housing, quality, density, building height, placement, scale and architectural character.

The proposed PD amendment and associated development will achieve compatibility with existing land uses in all areas including housing, quality, density, building massing and placement, and architectural character. The site plan is designed to maximize perimeter buffers, minimize the presence of on-site parking, preserve views, and encourage a walkable and pedestrian-scale environment. Building design and architecture will feature durable, high-quality materials that will complement the existing built and natural environment. Additionally, although the proposed PD includes both two-story and three-story buildings, the buildings are intentionally distributed throughout the site in a way that transitions height away from the neighborhood and towards Parker Road. Where the proposed development is adjacent to single or two-story residential development, building height is limited to two stories. Three-story buildings are to be located adjacent to commercial uses or existing three-story buildings.

Strategy 3.B: Encourage multi-family housing units within mixed-use buildings, where appropriate.

As described throughout, the proposed development consists of multifamily residential and commercial/retail uses in integrated vertical and horizontal configuration. The proposed PD amendment is also supportive of the intent of the MU land use designation stated within the Stroh Ranch PD: “To provide for the integration of a broad range of retail goods and services, business and professional services with Single Family, Manor Home, Townhome, and/or Multifamily residential development.”

Jobs and Economic Vitality

Strategy 2.A: Nurture and support established businesses and ensure adequate opportunities for future and expanded commercial activity within designated areas of Town, as specified in the General Land Use Plan.

The General Land Use Plan designates the subject property within a designated “Community Center” which envisions a concentration of commercial uses at major

intersections with thoughtful transitions to surrounding neighborhoods. The proposed plan achieves this transition and integrates seamlessly with existing residential and non-residential uses adjacent to the property. Furthermore, the inclusion of residential uses as part of the mixed-use community will expand the employment base and support existing and future commercial business in the area.

Strategy 2.B: Balance Parker's business and retail community includes a variety and diversity of business types as well as a variety of business scales and sizes.

Providing a new, vibrant mixed-use development will increase and diversify the Town's businesses, with types and scales that are well integrated into the existing neighborhood context and provide desirable transitions from major roadways and existing uses. The proposed PD amendment will allow a wider variety of commercial/retail offerings to complement existing commercial uses in the area.

Strategy 6.A: Encourage and support the quality renovation and reuse of under-utilized parcels and buildings. The proposed PD amendment will facilitate desirable development on otherwise underutilized vacant land. The existing parcel arrangement demands creative land use and site plan solutions, and the PD amendment will afford the flexibility to achieve a high-quality development and fill missing gaps in both the housing and commercial/ retail markets.

Staff analysis and findings:

The proposal is consistent with the Town Master Plan, maps, goals, and policies. As part of the Community Center Character Area, the allowance of additional units is consistent with the intent of the original Mixed-Use designation. As detailed in Section IV. of this staff report, the proposed rezoning to allow for the additional use is consistent with the Parker 2035 Master Plan.

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

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

Applicant analysis and findings:

Public facilities and services exist to serve the proposed development including water and sewer utilities, water resources, fire and emergency response, schools, and parks and recreation. The property is currently within the Parker Water & Sanitation District. Additionally, in accordance with the Town of Parker LDO the proposed development will provide 3.8 acres of additional improved park and recreation areas for the enjoyment of existing and future residents.

Staff analysis and findings:

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

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

VII. CONCLUSION

This zoning request is being processed to allow for 275 additional residential units and 39,500 square feet of commercial space. The proposed rezoning allows for a use, residential dwelling units, consistent with original intention of the PD for the Mixed-Use Planning area while requiring specific commercial requirements and eliminating auto related commercial uses. 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.

VIII. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Stroh Ranch Planned Development Master Plan 3rd Amendment.

IX. ATTACHMENTS

1. Vicinity Map
2. Stroh Ranch Planned Development Master Plan 3rd Amendment Development Guide
3. Stroh Ranch Planned Development Master Plan 3rd Amendment Development Plan
4. Public Comment

Report Approved By: Bryce Matthews, Assistant Director-Planning

Stroh Ranch PD 3rd Amd. Vicinity Map

Zoning

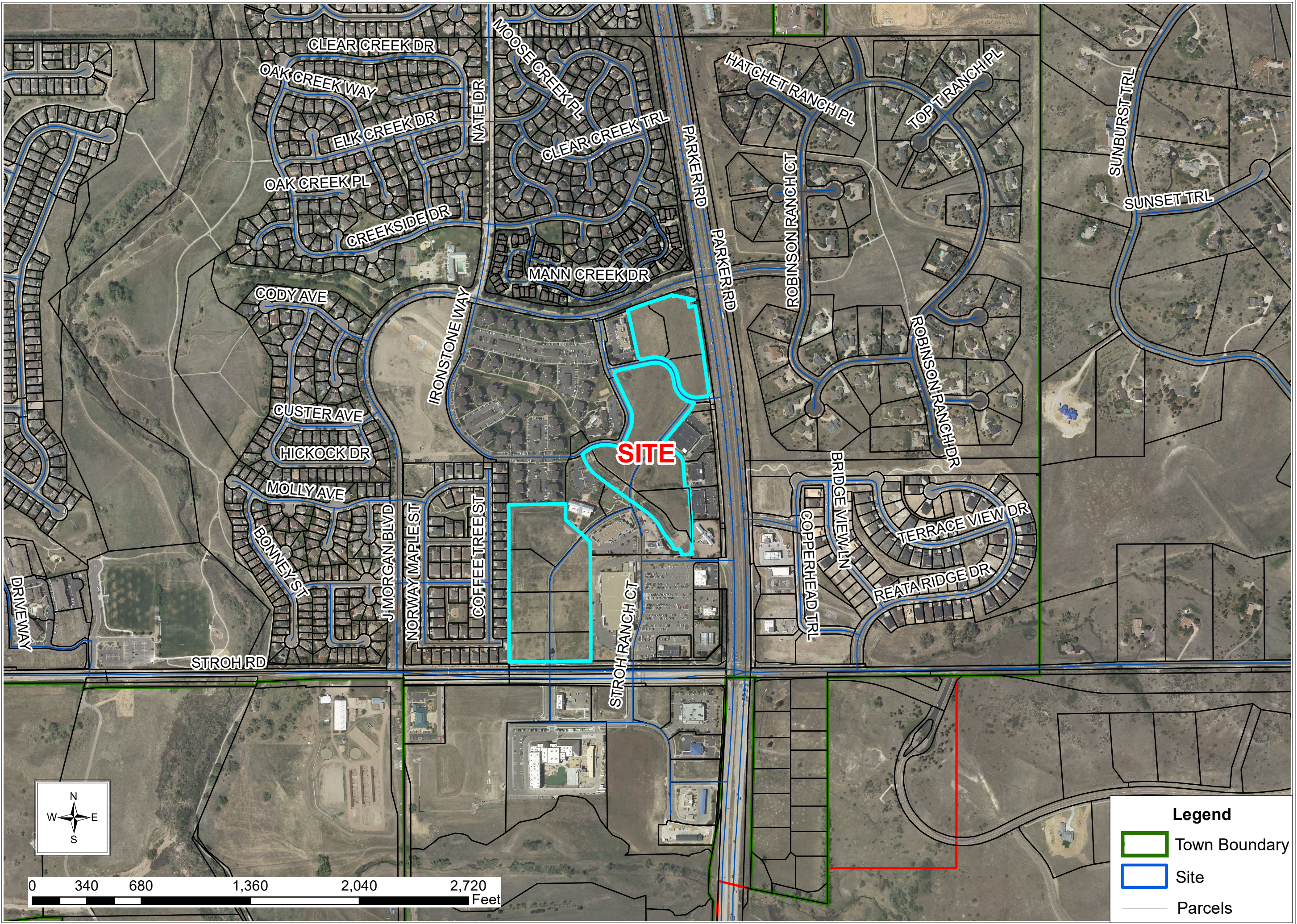


Exhibit A
Legal Description

A parcel of land being a portion of Sections 33 and 34, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado more particularly described as follows: Stroh Ranch Filing 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18.
Containing 727.7 acres more or less.

Exhibit B

**Stroh Ranch Planned Development Master Plan
3rd Amendment**

Town of Parker, Colorado

PD Development Guide
04/05/2023

I. GENERAL PROVISIONS

II. DEFINITIONS

III. LAND USE REGULATIONS

- A. Residential (SFa and SFb)
- B. Residential (SFc)
- C. Residential (THa, THb and THc)
- D. Multi-Family (MF)
- E. Convenience Commercial (C1)
- F. Neighborhood Commercial (C2)
- G. Business Center (C3)
- H. Residential (SFd)
- I. Residential (SFe)
- J. Residential (THd)
- K. Mixed Use (MU)
- L. Parks
- M. Open Space (OS)
- N. Floodplains/Stream Buffer Areas
- O. All Land Use Areas

IV. ENFORCMENT AND ADMINISTRATION

- A. Incorporation of Planned Development Master Plan
- B. Effect of Recorded Plan

I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the “STROH RANCH DEVELOPMENT PLAN” except as provided herein. The standards outlined in the Development Guide may be divergent from the zoning regulations contained in Chapter 13.04 of the Land Development Code, but not any other chapter of the Land Development Code. In the event there is a conflict between the standards contained in the Development Guide and the Land Development Code (excluding Chapter 13.04) then the Land Development Code shall control.

B. Density Standards

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

C. Density Variations

In no event shall the total number of 3092 residential Dwelling Units within all Planning Areas as set forth on the “STROH RANCH DEVELOPMENT PLAN”, be exceeded. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Planned Development Master Plan. Remaining units may be transferred to other parcels in whole or in part, in support of the mixed-use concept. Any residential Planning Area may contain up to an additional ten percent (10%) of the total number of Dwelling Units set forth in the “STROH RANCH DEVELOPMENT PLAN”, for such Planning Area, as determined by the Developer. For parcels zoning Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Du/Ac. An increase in the number of permitted Dwelling Units within any such Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the “STROH RANCH DEVELOPMENT PLAN” and PD Development Guide except as otherwise provided in Section 13.07.160 of the Town of Parker Land Development Code.

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the “STROH RANCH DEVELOPMENT PLAN”, the Planning Area boundary is the centerline of the abutting right-of-way of such street. Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the “STROH RANCH DEVELOPMENT PLAN”. Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the “STROH RANCH DEVELOPMENT PLAN” provided the changes in the Planning Area does not exceed ten percent (10%).

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All

transmissions lines shall be underground unless same cannot be accomplished by direct burial.

F. Soil Tests

Soil tests for building sites shall be provided at the time of building permit application for the purpose of establishing engineering criteria for building foundation design.

G. Homeowners Associations

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

Homeowner's Associations shall be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association, but shall not be required in residential areas where common land or facilities are not so owned and maintained.

II. DEFINITIONS

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

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

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

C. Definitions:

1. Abut. To have a common border with.
2. Accessory Buildings. Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
3. Building, Principal or Main. A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which is it situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
4. Building Front. That exterior wall of a Building which faces a Front Lot Line of a Lot.
5. Building Ground Coverage. The amount of land covered or permitted to be covered by a Building.

6. Building Height. The vertical distance from the average finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. A weighted average of the finished grade on the perimeter of the building may be utilized.
7. Building Setback. The distance between the Building and the adjacent street right-of-way, property line, Private Street Easement line, or external parcel boundary.
8. Building Side. That exterior wall of a Building which faces a Side Lot Line of a Lot.
9. Building Rear. That exterior wall of a Building which faces a Rear Lot Line of a Lot.
10. Car Care Center. An establishment providing sales of a vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not include Paint spraying or body repair.
11. Density, Gross or Average. A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portions thereof; including all land within said Planning Area(s) or portion thereof reserved or dedicated for Open Space, recreation, educational, community, and public use, including Public Street rights-of-way and Easements.
12. Density, Net. A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Open Space, recreation, educational, community or public use, included Public Street rights-of-ways.
13. Dwelling Unit, Atrium. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a private yard surrounded by buildings or walls forming an atria. This atria replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
14. Dwelling Unit, Clustered Single Family. A type of Single Family Detached or Attached Dwelling Unit development which combines reduced lot size with compensating amounts of Open Space within the proposed development.
15. Dwelling Unit, Patio. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
16. Dwelling Unit, Single Family. A Dwelling Unit Type which includes both Single Family Detached or Attached Dwelling Units.

17. Dwelling Unit, Single Family Attached. A Building designated for and containing more than one Dwelling Unit and occupied by not more than four (4) families within one Structure each of which is separated from the others by one (1) or more unpierced walls from ground to roof.
18. Dwelling Unit, Single Family Detached. A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall or floor in common with any other Dwelling Unit.
19. Dwelling Unit, Townhome. A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has individual outside access. Although Townhome Dwelling Units have no side yards, front and rear yards can exist.
20. Dwelling Unit, Zero Lot Line. An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
21. Dwelling Unit, Manor Home. A Building designated for and containing more than one Dwelling Unit and occupied by not more than eight (8) families within one Structure each of which is separated from the others by one (1) or more unpierced walls from ground to roof.
22. Dwelling Unit, Live/Work. An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where residential setbacks apply.
23. Easement, Private Street. An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker approved fire access shall be provided in all cases.
24. Exterior Storage. Outdoor storage of fuel, raw materials, products and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.
25. Floor Area Ratio. A measurement of Development intensity expressed as a ratio derived by dividing the total Floor Area of a Building by the actual area of the Lot.
26. Garage, Parallel. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
27. Garage, Perpendicular. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
28. Group Care Facilities. A facility where three or more persons are provided

supervision and a planned treatment of counseling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local/judicial/health/welfare agency or serve only referrals from such agencies. Examples of group care facilities are: group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity or senior citizen homes.

29. Land Use Category. A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
30. Nursery. An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes and shovels.
31. Open Space/Golf. The area of land, located by convention, within the golf course safety corridor and held within private ownership, but which may be available for private or public use. Generally, this area will provide passive and active recreation opportunities, buffering for environmental and view-shed protection, aesthetic benefits, opportunities to enhance and widen open space corridors, and shape the patterns of urban development.
32. Parking Coverage. The amount of land covered or permitted to be covered by parking. Parking shall include all areas used for the display or parking of any and all types of vehicles, and all land upon which vehicles traverse the property as a function of the Principal Use.
33. Parking, Shared. Shared parking is a concept intended to alleviate parking spaces through coordination of land uses with parking requirements that have different demand patterns or times of peak usage. It is most effective when the associated land uses include some combination of peak parking characteristics that vary by time of day, day of the week, and/or season of the year. Areas of mixed-use zoning are often appropriate for the utilization of shared parking, due the complimentary land uses involved. Land banking of parking requirements is another form of limiting the paved surface of the ground. Areas designed for future parking facilities are "land banked" and landscaped and or hardscaped until the future need arises for the additional parking.
34. Planning Area. Parcels of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as illustrated on the PD Master Plan.
35. Planning Commission. The Planning Commission of the Town of Parker.
36. Principal Use. The specific primary purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

37. Recreational Vehicle. A vehicle or unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, motor homes, boats, snowmobiles and other similar recreation equipment.
38. Restaurant, Conventional. An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
39. Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a “ready to consume” state: (1) within the restaurant building; (2) within a motor vehicle parking on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
40. Ridgeline: Major. Any substantial ridgeline on site, that when viewed from the site’s periphery forms the horizon against the sky or is not backed by land of higher elevation within the property.
41. Setback. The distance between the Building Line and the adjacent street right-of-way line or Lot Boundary.
42. Structure. Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
43. Town Council. The Town Council for the Town of Parker.
44. Traditional Neighborhood Design (TND). Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.
45. Transit Oriented Design (TOD). Transit Oriented Design neighborhoods contain a broad mix of uses including: Single Family and Multi-Family residential combined with commercial and retail opportunities in land use patterns that help to create a pedestrian friendly environment, with convenient access to public transit.

III. LAND USE REGULATIONS

A. Single Family (SFa and SFb)

1. Intent

Provide for residential Development allowing for Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Attached or detached private garages (3 cars maximum).
- d. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or t.v. antennas, t.v., satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker zoning Ordinance.
- e. Private and/or public Open Space.
- f. Churches, church schools, and synagogues. A Site Plan according to the standards provided in Section V shall be required.
- g. Public and private schools and related administrative facilities for elementary and secondary education. A Site Plan according to the standards provided in Section V shall be required.
- h. Private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- i. Signs as permitted in this Land Use Category.
- j. Fences, hedges and walls as permitted in this Land Use Category.
- k. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.
- l. Utility services facilities, including but not limited to water wells, water well pump stations, stormwater control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities.

3. Uses Permitted by Special Review¹

- a. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units and Atrium Dwelling Units.
- b. Major utility service facilities, including but not limited to telephone exchanges, electric substations, and gas regulator stations.
- c. Group Homes.
- d. Common recreation vehicle storage area.
- e. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- f. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- g. Public parks, playgrounds and other recreational areas.
- h. Child Care Centers.

4. Development Standards

- a. Average Density. The Average Density shall be three and two-tenths (3.2) Dwelling Units per acre, for each SFa Land Use Parcel and shall be four and five-tenths (4.5) Dwelling Units per acre for each SFb Land Use Parcel, These Average Densities are set forth on the PD Master Plan.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFa and SFb residential Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any SFa and SFb Land Use Parcel not abutting a non-residential land Use Parcel shall be twenty (20) feet.
- d. Building Setback: Street/Other Property Lines.

- (1) Street. The minimum Building Setback from any Public Street right-of-way or Private Street Easement Line shall be:

Building Front – 20 feet (Principal Building or Dwelling Unit)
18 feet (Garage-perpendicular)
12 feet (Garage-parallel)
Building Sides - 10 feet
Building Rear - 25 feet

¹ According to the requirements and procedures contained in the Town of Parker Zoning Ordinance. As part of Special Review, a Site Plan shall be required for consideration of these uses.

- (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front – 0 feet

Building Sides – 0 feet (either side, 10 feet total both sides)

Building Rear – 0 feet

- e. Building Separation. The minimum building separation shall be either (8) feet for all residential Buildings and twenty (20) feet for other Principal Buildings located within each SFa or SFb Land Use Parcels, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings within either SFa or SFb Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. A minimum of (2) off-street parking spaces shall be provided for each Dwelling Unit located within SFa or SFb Land Use Parcels.

B. Single Family Clusters (SFc)

1. Intent

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

2. Uses Permitted by Right

- a. All uses permitted by right within the Single Family (SFa and SFb) Land Use Category.
- b. Semi-detached Dwelling Units, including two family Dwelling Units and Patio Dwelling Units.
- c. Attached Single Family Dwelling Units (four attached units maximum).
- d. Attached or detached private garages.
- e. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Single Family (SFa and SFb) Land Use category.

4. Development Standards

- a. Average Density. The Average Density shall be six (6.0) Dwelling Units per

acre for each SFc Land Use Parcel, as set forth in the PD Master Plan.

- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFc Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any SFc Land Use Parcel not abutting a non-residential land Use Parcel shall be twenty-five (25) feet.
- d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:
 - Building Front - 20 feet (Principal Building or Dwelling Unit)
 - 18 feet (Garage-perpendicular)
 - 12 feet (Garage-parallel)
 - Building Sides - 10 feet
 - Building Rear - 25 feet

To encourage innovative design, minimum setbacks from Private Street Easement Lines shall be as determined on the Site Plan.
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:
 - Building Front - 0 feet
 - Building Sides - 0 feet (either side, 10 feet total both sides)
 - Building Rear - 0 feet
- e. Building Separation. The minimum building separation shall be either (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFc Lands Use Parcel, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings within either SFc Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. A minimum of (2) off-street parking spaces shall be provided for each Dwelling Unit.
- h. Open Space. A minimum of thirty-five (35) percent of the land area of each SFc Land Use Parcel shall be provided as private individual or Common Open Space or some combination of both.

C. Townhome/Patio Home (THa, THb, THc)

- 1. Intent

- a. Provide for residential Development allowing for a variety of Single Family and Townhome Dwelling Units and Accessory Uses.
2. Uses Permitted by Right
 - a. Townhome Dwelling Units
 - b. All uses permitted by right within Single Family Cluster (SFc) Land Use Category, Development standards contained within the Single Family Cluster (SFc) Land Use Section shall apply, as required.
 - c. Attached or detached garages.
 - d. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.
3. Uses Permitted by Special Review
 - a. All Uses permitted by Special Review within the Single Family Cluster (SFc) Land Use Category
4. Development Standards
 - a. Average Density. The Average Density shall be six (6) Dwelling Units per acre for each THa Land Use Parcel, ten (10) Dwelling Units per acre for each THb Land Use Parcel, and twelve (12) Dwelling Units per acre for each THc Land Use Parcel. These average densities are set forth on the PD Master Plan.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THa, THb, and THc residential Land Use Parcel shall not exceed the 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
 - c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any THa, THb, or THc Land Use Parcel not abutting a street and abutting a non-residential Land Use Parcel shall be twenty-five (25) feet.
 - d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:

Building Front - 20 feet
Building Sides - 10 feet
Building Rear - 25 feet
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front - 0 feet
Building Sides - 0 feet
Building Rear - 0 feet

- e. Building Separation. The minimum building separation shall be fifteen (15) feet for all residential Buildings and twenty (20) feet for other Principal Buildings located within each THa, THb or THc Land Use Parcels, or shall be governed by the applicable fire code.
- f. Building Height. No residential Building within THa, THb or THc Land Use Parcels shall exceed thirty-five (35) feet in height.
- g. Off-Street Parking. The minimum number of off-street parking spaces per Dwelling Unit shall be the following:

One Bedroom Units:	1.5 spaces per unit
Two Bedroom Units:	2.0 spaces per unit
Three Bedroom Units:	2.0 spaces per unit
Four Bedroom Units or greater:	2.5 spaces per unit
- h. Attached Dwelling Units. The maximum number of attached Dwelling Units per Building shall be eight (8) units when arranged with a linear building front; twelve (12) units when arranged with an angled, broken or curvilinear building front; or sixteen (16) units when arranged around a central courtyard.
- i. Open Space. A minimum of twenty-five (25) percent of the land area of each THa, THb or THc Land Use Parcels shall be provided as private individual or Common Open Space or some combination of both.

D. Multi-Family (MF)

1. Intent

Provide for residential development allowing a variety of Single Family, Townhome and Multi-family Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Multi-family Dwelling Units.
- b. All uses permitted by right within Townhome/Patio Home (THa, THb or THc) Land Use Category. Development standards contained within the Townhome/Patio Home (THa, THb or THc) Land Use Section shall apply, as required.
- c. Attached or detached private garages.
- d. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Commission.

3. Uses Permitted by Special Review

- b. All uses permitted by Special Review within the Single Family Cluster (SFc) Land Use Category.

4. Development Standards

- a. Average Density. The Average Density shall be twenty-two (22) Dwelling Units per acre for each MF Land Use Parcel, as set forth in the PD Master Plan.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each residential Land Use Parcel shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Land Use Parcel.
- c. Building Setback: Land Use Parcel Boundary. The minimum Building Setback from the external boundary of any MF Land Use Parcel not abutting a street and abutting non-residential land Use Parcel shall be thirty (30) feet.
- d. Building Setback: Street/Other Property Lines.
 - (1) Street. The minimum Building Setback from any Public Street right-of-way line:

Building Front - 25 feet
Building Sides - 15 feet
Building Rear - 25 feet
 - (2) Other property lines – the minimum Setback requirements from other property lines shall be:

Building Front - 0 feet
Building Sides - 0 feet
Building Rear - 0 feet
- e. Building Separation. The minimum building separation shall be twenty (20) feet for all residential Buildings and other Principal Buildings located within each MF Land Use Parcel, or shall be governed by the applicable fire code.
- f. Building Height. No residential Buildings shall exceed thirty-five (35) feet in height, except by Special Review, in which case no residential Building shall exceed forty-five (45) feet.
- g. Dwelling Units Per Building. The maximum number of Dwelling Units per Building shall be forty-eight (48).
- h. Off-Street Parking. The minimum number of off-street parking spaces per Dwelling Unit shall be the following:

- studio units 1.0 spaces per unit.
- one Bedroom Units: 1.5 spaces per unit
- two Bedroom Units: 2.0 spaces per unit
- three Bedroom Units: 2.0 spaces per unit
- four Bedroom Units or greater: 2.5 spaces per unit

- i. Open Space. A minimum of twenty-five (25) percent of the land area of each THa, THb or THc Land Use Parcels shall be provided as private individual or Common Open Space or some combination of both.

E. Convenience Commercial (C1)

1. Intent

To provide for the sale of limited convenience goods and personal services to satisfy the needs of neighborhood residents.

2. Uses Permitted by Right

- a. Convenience grocery.
- b. Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors and delicatessens.
- c. Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
- d. Low intensity specialty goods and services establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
- e. Conventional restaurants.
- f. Fast food, drive-in or carryout restaurants.
- g. Electric funds transfer facilities.
- h. Photo service facilities.
- i. Utility service facilities, including but not limited to water wells, water well pump stations, stormwater control facilities and water supply reservoirs or tanks, provided that no public offices repair facilities or storage yards are maintained on the site.

- j. Medical and dental offices and clinics.
 - k. Business and professional offices.
3. Uses Permitted by Special Review¹
- a. Car care center.
 - b. Small animal veterinary clinics with no outside facilities.
 - c. Major utility service facilities including but not limited to telephone exchanges, electric substations, gas regulator stations.
4. Development Standards
- a. Floor/Area Ratio. The maximum floor-area ratio for each development parcel within the convenience commercial Land Use parcel shall be three tenths (.3) to one (1).
 - b. Building Ground Coverage. The maximum building coverage at ground level for the convenience commercial Land Use parcel, or portion thereof shall be thirty (30) percent.
 - c. Parking Coverage. The maximum parking coverage for the convenience commercial Land Use parcel, or portion thereof shall be fifty-five (55) percent.
 - d. Open Space. A minimum of twenty (20) percent of the development parcel area designated for convenience commercial Land Use shall be provided as landscaped open space.
 - e. Building Setback: Street. The minimum building setback from any public street right-of-way shall be:

Building front-	25 feet
Building side-	25 feet
Building rear-	25 feet
 - f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.
 - g. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

¹ According to the requirements and procedures contained in the Town of Parker Zoning Ordinance. As part of Special Review, a Site Plan shall be required for consideration of these uses.

F. Neighborhood Commercial (C2)

1. Intent

To provide a broad range of retail goods and services, business and professional services, which support residential uses; and a complimentary public community services and facilities within a community activity center complex.

2. Uses Permitted by Right

- a. All those uses permitted within the convenience commercial (C1) Land Use Category.
- b. Retail food and food service establishments, including but not limited to: groceries and supermarkets, and cafeterias.
- c. General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount department stores; clothing; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
- d. Personal service establishments
- e. General retail business establishments, including but not limited to: card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden plant and floral shops; and bicycle stores.
- f. Car care centers.
- g. Banks, savings and loan and other financial service establishments.
- h. Fences, hedges and walls as permitted in the Land Use category.
- i. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- j. Utility service facilities including but not limited to water wells, water well pump stations, stormwater control facilities and water supply reservoirs or tanks, provided that no repair facilities or storage yards are maintained on site.

3. Uses Permitted by Special Review

- a. Major utility services facilities including but not limited to telephone exchanges, electric substations and gas regulator facilities.

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Neighborhood Commercial Land Use parcel shall be thirty-five hundredths (.35) to one (1).
- b. Building Ground Coverage. The maximum building coverage for each development tract within the Neighborhood Commercial Land Use parcels shall be thirty-five (35) percent.
- c. Parking Coverage. The maximum parking coverage for each development tract within the Neighborhood Commercial Land Use parcels shall be sixty-five (65) percent.
- d. Open Space. A minimum of twenty (20) percent of the development parcel area designated for Neighborhood Commercial Land Uses shall be provided as landscaped Open Space.
- e. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front-	40 feet
Building side-	20 feet
Building rear-	25 feet
- f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.
- g. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Building or Structure shall exceed fifty (50) feet.

G. Business Center (C3)

1. Intent

To provide a broad range of retail goods and services, business and professional services which support residential uses; and complementary public community services and facilities within an activity center.

2. Uses permitted by Right

- a. All those uses permitted within the neighborhood commercial (C2) Land Use category.
- b. Establishments for conduction any retail commercial, wholesale commercial, or service activities, not of industrial nature, including but not limited to the following uses:
 - i. Automobile and other motor vehicle sales, leasing, rental and service.
 - ii. Building materials.

- iii. Carpentry and woodworking.
 - iv. Contractor's offices.
 - v. Printing and publishing.
 - vi. Radio and television offices.
 - vii. Mortuaries.
 - viii. Car Washes.
- c. Signs as permitted within this Land Use category.
 - d. Fences, hedges, and walls as permitted within this Land Use category.
3. Uses permitted by Special Review
- a. All uses permitted by Special Review in Neighborhood Commercial (C2) Land Use areas.
4. Development Standards
- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within Business Center Land Use parcel shall be six-tenths (.60) to one (1).
 - b. Building Ground Coverage. The maximum building overage for each development tract within the Business Center Land Use parcel shall be thirty (30) percent.
 - c. Parking Coverage. The maximum parking coverage for each development tract within the Business Center Land Use parcels shall be sixty-five (65) percent.
 - d. Open Space. A minimum of twenty (20) percent of the development parcel designated for Business Center Land Uses shall be provided and landscaped open space.
 - e. Building Setback: Street. The minimum building setback from any public street right-of-way shall be:

Building front-	40 feet
Building side-	20 feet
Building rear-	25 feet
 - f. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable fire code.
 - g. Building Height. No buildings or structures shall exceed thirty-five (35)

feet in height, except by Special Review, in which case no Buildings or Structures shall exceed fifty (50) feet.

H. Residential (SFd)

1. Intent

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

2. Uses Permitted by Right.

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Manor Home Dwelling Units.
- d. Duplex Dwelling Units.
- e. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- f. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two Family Dwelling Units and Atrium Dwelling Units.
- g. Attached or detached private garages (3 cars maximum).
- h. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units, storage sheds, private greenhouses, home occupations, radio or T.V. antennas, satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according the regulations and standards contained within the Town of Parker Zoning Ordinance.
- i. Private and/or public Open Space.
- j. Public and private schools and related administrative facilities for elementary and secondary education.
- k. Private recreational and park uses, country clubs, golf courses, recreational facilities, including but not limited to: tennis courts, swimming pools and jobbing, riding, hiking and biking trails.
- l. Public parks, playgrounds and other recreational areas.
- m. Signs as permitted by Town of Parker code.

- n. Fences, hedges and walls as permitted by the Town of Parker code.
 - o. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
3. Uses permitted by Special Review
- a. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to the telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
 - b. Group Homes.
 - c. Common recreation vehicle storage area.
 - d. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - e. Places of religious assembly, religious schools.
 - f. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - g. Child Care Centers.
4. Development Standards
- a. Average Density. The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
 - c. Building Setback. The minimum Building Setbacks in SFd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a User Permitted by Right.

Single Family Detached Unit

Building Front	-10 feet (Principal Building)
	-12 feet (Garage perpendicular)

	-8 feet (Garage parallel)
Building Sides -	10 feet from corner street
Building Sides-	0 feet from other property lines
Building Rear-	4 feet from alley
Building Rear-	0 feet from other property lines

Zero Lot Line Dwelling Unit

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

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building)
	-20 feet (Garage perpendicular)
	-15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

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

Townhome Dwelling Unit (including Live/Work Townhomes)

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

Patio Dwelling Unit

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

Building Rear- 0 feet from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
 - i) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Lands Use Parcels, or
 - ii) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height.
- f. Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be thirty five hundred (3500) square feet.

I. Residential (SFe)

1. Intent

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

2. Uses Permitted by Right

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

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Residential (SFd) Land Use Category.

4. Development Standards

- a. Average Density. The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on the product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.

- c. Building Setbacks. The minimum Building Setback in SFe residential Planning Areas will vary depending upon the product type in any given portion of the Planning area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

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

Zero Lot Line Dwelling Unit

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

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building) -20 feet (Garage perpendicular) -15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

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

Townhome Dwelling Unit (including Live/Work Townhomes)

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

Building Rear- 0 feet from other property lines

Patio Dwelling Unit

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

- g. Building Separation. The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet or other Principal Buildings located within SFe Lands Use Parcels, or
ii) shall be governed by the applicable building code.
- h. Building Height. No residential Buildings within SFe Planning Area shall exceed thirty-five (35) feet in height except by special review.
- i. Minimum Lot Sizes. The minimum lot sizes in SFe residential Planning Areas shall be thirty five hundred (3500) square feet.

J. Residential (THd)

1. Intent

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

2. Uses Permitted by Right

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

3. Uses Permitted by Special Review

- a. All uses permitted by Special Review within the Residential (SFe) Land Use Category.

4. Development Standards.

- a. Average Density. The Average Density shall be up to ten (10) Dwelling Units per acre for each THd Planning Area. These average densities are set forth on the PD Master Plan, and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THd residential Planning Area shall not exceed the 1.1 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
- c. Building Setback. The minimum Building Setbacks in THD residential Planning Areas will vary depending upon the project type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

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

Zero Lot Line Dwelling Unit

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

Manor Home Dwelling Unit

Building Front	-18 feet (Principal Building)
	-20 feet (Garage perpendicular)
	-15 feet (Garage parallel)
Building Sides -	18 feet from corner street
Building Sides-	0 feet from other property lines & lots with common walls
Building Rear-	4 feet from alley
Building Rear-	5 feet from other property lines

Duplex Dwelling Unit

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

Building Rear- 0 feet from other property lines

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front -4 feet (Principal Building)
-12 feet (Garage perpendicular)
-8 feet (Garage parallel)

Building Sides - 4 feet from corner street

Building Sides- 0 feet from other property lines & lots with common walls

Building Rear- 4 feet from alley

Building Rear- 0 feet from other property lines

Patio Dwelling Unit

Building Front -8 feet (Principal Building)
-10 feet (Garage perpendicular)
-6 feet (Garage parallel)

Building Sides - 8 feet from corner street

Building Sides- 0 feet from other property lines

Building Rear- 4 feet from alley

Building Rear- 0 feet from other property lines

- d. Building Separation. The minimum building separation shall be the greater of:
- iii) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet or other Principal Buildings located within THd Lands Use Parcels, or
 - iv) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by Special Review.
- f. Minimum Lot Sizes. The minimum lot sizes in THd residential Planning Areas shall be thirty five hundred (3500) square feet.

K. Mixed Use (MU) and Mixed-Use Commercial (MU-C)

1. Intent

To provide for the integration of a broad range of retail goods and services, business and professional services with Single Family, Manor Home, Townhome, and/or Multi-family residential development.

2. Commercial Requirements

- a. A minimum of 9,500 square feet of ground floor commercial floor area shall be constructed in the Mixed-Use (MU) Filing 14 and 15 Planning Area as a component of new vertical mixed-use buildings.
- b. The Mixed-Use Commercial Areas designated on the Stroh Ranch PD Master Plan shall accommodate a minimum of an additional 30,000 square feet of commercial floor area.
- c. The Mixed-Use Commercial Areas designated on the Stroh Ranch PD

Master Plan shall be limited to the commercial uses listed in this section.

3. Uses Permitted by Right

a. Commercial

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

16. General retail merchandise and apparel shops, including but not limited to: junior department store; variety stores; discount department stores; clothing; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
 17. Personal service establishment.
 18. General retail business establishments, including but not limited to: card and gift stores; tobacco shops; cosmetic store; toy and game stores; garden, plant and floral shops; and bicycle stores.
 19. Commercial entertainment businesses, including but not limited to: indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.
 20. Banks, saving and loan and other financial service establishments.
 21. Public utility administrative and business offices.
 22. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 23. Motel, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.
 24. Signs as permitted by the Town of Parker code.
 25. Fences, hedges and walls as permitted by the Town of Parker code.
 26. Transit facilities.
 27. Universities, Colleges, or high educational type uses.
 28. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
- b. Residential
1. All those permitted by right within the Residential (THd) Land Use Category.
 2. All those uses permitted within the Parks, Open Space and Gold Land Use categories.
 3. Multi-family Dwelling Units.
3. Uses Permitted by Special Review.

- a. All uses permitted by Special Review in the in Residential (THd) Land Use category.
- b. Stadiums for athletic events.
- c. Small animal veterinary clinics with no outside facilities.
- d. Utility services facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall be six tenths (.60) to one (1).
- b. Maximum Number of Dwelling Units. For parcels zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Du/Ac. An increase in the number of permitted Dwelling Units within any such Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the Planned Development Master Plan and PD Development Guide.
- c. Building Setback: Non-Residential. The minimum building setback from any public street right-of-way shall be:
 - Building front- 4 feet
 - Building side- 4 feet
 - Building rear- 20 feet
- d. Building Setback: Residential. For residential components within Mixed Use (MU) zoning, the building setback standards outlined in the Townhome/Patio Home (THd) Land Use Category shall apply. For multi-family Dwelling Units the setbacks shall be:
 - Building front- 4 feet
 - Building side- 4 feet
 - Building rear- 4 feet from alley
 - Building rear- 0 feet
- e. Building separation. The minimum building or structure separation shall be the greater of:
 - 1. ten (10) feet or
 - 2. shall be governed by the applicable building code.

- f. Building Height. No building or structures shall exceed forty (40) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed fifty (50) feet.
- g. Off-street Parking. The following off-street parking space requirements shall apply to those uses allowed within the Mixed Use Land Use area until such a time as the Town of Parker Land Development Code allows for shared parking and land banking of parking at which time the Land Development Code will prevail:
 - 1. Wherever possible within mixed use area, the concept of shared parking will be utilized to minimize the amount of impervious surface present, and to maximize the efficiency and operation of all parking layouts.
 - 2. Land banking of parking requirements shall be permitted. Areas designed for future parking facilities may be landscaped and or hardscaped until the future need arises for the additional parking.

L. Parks

Intent

To provide for park use which compliment residential neighborhoods.

- 1. Uses Permitted by right
 - a. Public schools of all types and associated uses.
 - b. Passive recreation uses and open space.
 - c. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
 - d. Signs as permitted by the Town of Parker code.
 - e. Fences, hedges and walls as permitted by the Town of Parker code.
 - f. Community protection services and facilities including but not limited to: police stations, fire stations, ambulance services and rescue services.
- 2. Uses permitted by Special Review
 - a. Stadiums for athletic events.
 - b. Cultural activities and facilities, including but not limited to: libraries, museums, and performance center.

- c. Utility service facilities, including but not limited to water well, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
- d. Limited low intensity specialty goods and service establishment uses intended to support the concept of community park facilities including but not limited to: art gallery, artisan shops, gift shop, conventional restaurants, specialty food service, general park concessions, camps, Neighborhood public service, etc.

3. Development Standards

- a. Building Setback: Street. The minimum building setback form any public street right-of-way line shall be:

Building front- 25 feet
 Building side- 20 feet
 Building rear- 25 feet

- b. Building Separation. The minimum building separation shall be the greater of:
 - i) Twenty (20) feet or
 - ii) Shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

M. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development parcels contained within this Planned Development.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Signs as permitted by the Town of Parker code.
- d. Fences, hedges and walls as permitted by the Town of Parker code.

3. Uses Permitted by Special Review

- a. Active recreation uses, including but not limited to the following facilities: golf courses, country clubs, baseball diamonds, softball diamonds, soccer fields, tennis courts, volley ball courts, basketball courts, swimming pools, stadiums, play apparatus, picnic areas, and recreation centers.
 - b. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.
 - c. Recreation maintenance facilities.
4. Development Standards
- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:
 - Building front- 25 feet
 - Building side- 15 feet
 - Building rear- 25 feet
 - b. Building Separation. The minimum building or structure separation shall be twenty (20) feet or shall be governed by the applicable building code.
 - c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

N. Floodplains/Stream Buffer Areas

The use of floodplains and stream buffer areas designated within this Planned Development and more specifically defined by approved final plats shall include, but not limited to:

- 1. Uses Permitted by Right
 - a. All uses permitted by right within Section 13.10.220 of the Town of Parker Land Development Code.
 - b. Golf courses.
 - c. Golf and recreation maintenance and operational facilities.
- 2. Uses Permitted by Special Review
 - a. All uses permitted by special review within Section 13.10.220 of the Town of Parker Land Development Code.

- b. Active recreation uses, including but not limited to the following facilities: golf courses, country clubs, baseball diamonds, softball diamonds, soccer fields, tennis courts, volley ball courts, basketball courts, swimming pools, stadiums, play apparatus, picnic areas, and recreation centers.
- c. Utility service facilities, including but not limited to water wells, water well pump stations, storm water control facilities, and water supply reservoirs or tanks provided that no public offices, repair facilities or storage yards are located in conjunction with these facilities, major utility service facilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, subject to the provisions of Section 13.04.205 of the Town of Parker Land Development Code.

O. All Land Use Areas

- 1. The following uses shall be permitted by Special Review within all Land Use Areas:
 - a. Storage of wastewater effluent pursuant to Section 13.04.205 of the Town of Parker Land Development Code.
- 2. In any portion of a parcel where Zero Lot Line Dwelling Unit products is used to architecturally define a corner, special corner vision clearance standards intended to accomplish the goals of the Planned Development may be developed specifically for the intersection in concert with the Town of Parker.

IV. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planning Development Master Plan

The plan of development for Stroh Ranch, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by this PD Development Guide, is shown upon the “STROH RANCH DEVELOPMENT PLAN”, which is hereby incorporated by reference into this PD Development Guide with everything shown thereon and all amendments hereto.

B. Effect of Recorded Plan

The approval of the “STROH RANCH DEVELOPMENT PLAN” by the Town Council and the filing of such a Master Plan with the Town Clerk shall be deemed to be rezoning to a PD-Planned Development District of Stroh Ranch. All future development of the property will be governed by the provisions included in the approved “STROH RANCH DEVELOPMENT PLAN” and Development Guide. Detailed Site Plans and/or subdivision Plats submitted for all or any part of the area covered by the “STROH RANCH DEVELOPMENT PLAN” and Development Guide shall conform to the approved regulations adopted as a part of the approved “STROH RANCH DEVELOPMENT PLAN” and Development Guide.

STROH RANCH PLANNED DEVELOPMENT MASTER PLAN
3RD AMENDMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 & 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
727.7 ACRES - 3092 UNITS

LAND USE TABLE

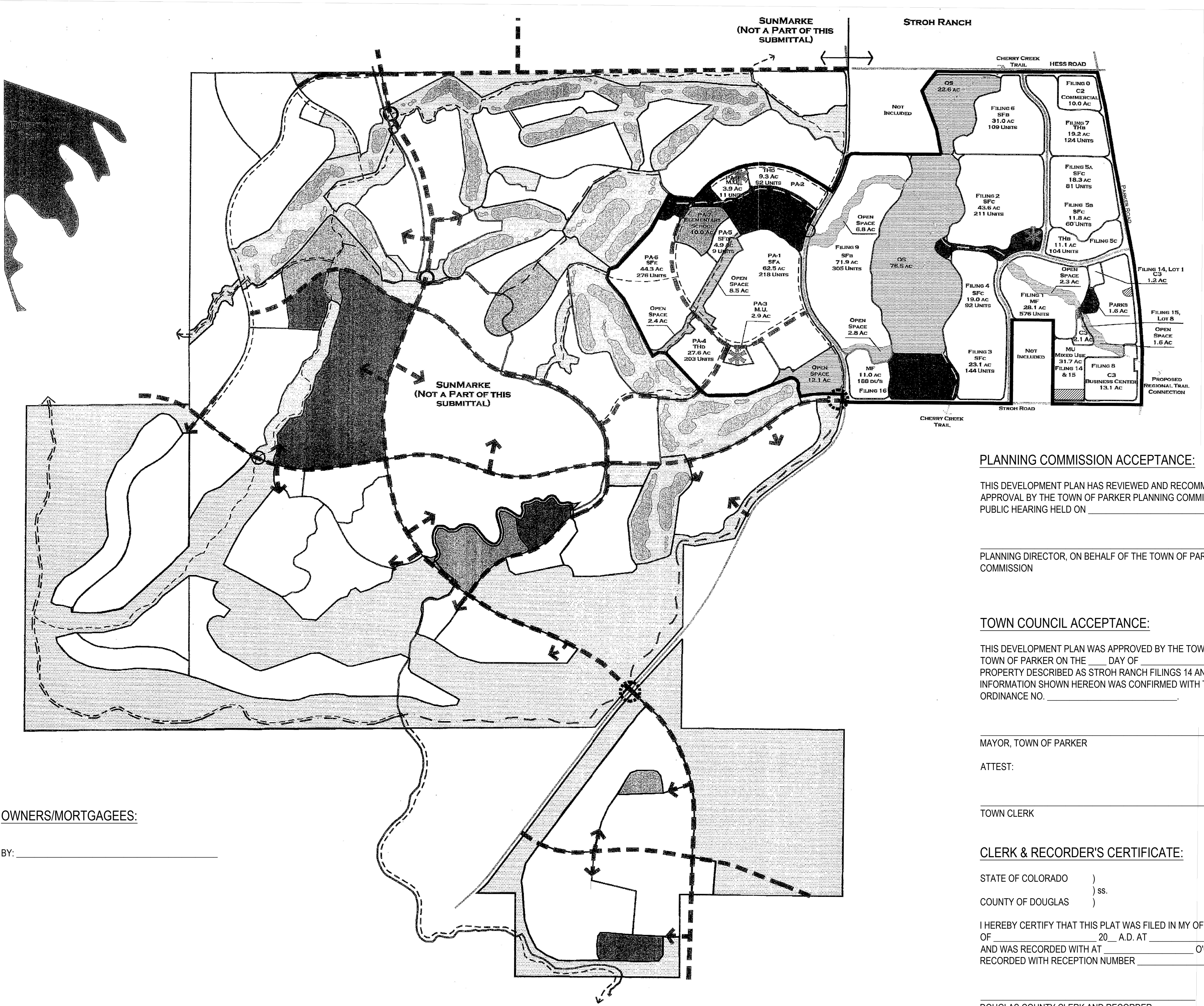
Parcel	Land Use Category	Acres	% of Site	Avg Gross Density	Units
Filing 0	C2	10.0	1.4%		
Filing 1	MF	28.1	3.9%	20.5	576
Filing 2	SFc	43.6	6.0%	4.8	211
Filing 3	SFc	23.1	3.2%	6.2	144
Filing 4	SFc	19.0	2.6%	4.8	92
Filing 5a	SFc	18.3	2.5%	4.4	81
Filing 5b	SFc	11.8	1.6%	5.1	60
Filing 5c	Thb	11.1	1.5%	9.4	104
Filing 6	SFb	31.0	4.3%	3.5	109
Filing 7	THb	19.2	2.6%	6.5	124
Filing 8	C3	13.1	0.2%		
Filing 9	SFb	71.9	9.9%	4.2	305
Filing 14, Lot 1	C3	1.2	0.2%		
Filings 14, 15	MU	31.7	4.4%	8.7	275
Filing 15 Lot 8	C3	2.1	0.3%		
Filing 16	MF	11.0	1.5%	17.1	188
Parks		26.6	3.7%		
PA-1	Sfa	62.5	8.6%	3.5	218
PA-2	THd	9.3	1.3%	9.9	92
PA-3	MU	2.9	0.4%		
PA-4	THd	27.6	3.8%	7.4	203
PA-5	SFd	4.9	0.7%	1.8	9
PA-6	SFe	44.3	6.1%	6.2	276
PA-7	School	10.0	1.4%		
PA-8	Parks	25.5	3.5%		
PA-9	MU	3.9	0.5%	2.8	11
Open Space (Dedicated)		135.6	18.6%		
Road ROW		28.4	3.9%		
Unallocated Units					14
TOTAL		727.7	100%		3092

LEGEND

	ARTERIAL ROADS
	RESIDENTIAL COLLECTOR ROADS
	PROPOSED NEWLIN GULCH TRAIL (8' HARD SURFACE)
	PROPOSED COMMUNITY TRAIL
	DEDICATED OPEN SPACE
	PROPOSED REGIONAL PARK
	PROPOSED SCHOOL SITE
	PROPOSED COMMUNITY FACILITY
	MIXED-USE COMMERCIAL

OWNERS/MORTGAGEES:

BY: _____



PLANNING COMMISSION ACCEPTANCE:

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

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

TOWN COUNCIL ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF _____, 20____, FOR THE PROPERTY DESCRIBED AS STROH RANCH FILINGS 14 AND 15. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

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

DOUGLAS COUNTY CLERK AND RECORDER

TO: TOWN OF PARKER PLANNING DEPARTMENT

TO: TOWN OF PARKER COUNCIL

RE: MILL CREEK PARKER DEVELOPMENT PROPOSAL / Z22-016

DATE: JULY 21, 2022

Dear Town Of Parker,

The following letter is the response to the zoning submittal Z22-016 by the developers of Mill Creek Parker. This letter is a cooperative response from the following entities that are in the referral area of the project. The entities are:

- 1: Stroh Ranch Community Association (HOA)
- 2: Ironstone Condos Association (HOA)
- 3: Village On The Green Association (HOA)
- 4: Stroh Ranch Business Circle Board of Directors

First, we want to express our appreciation to the developers leading the Mill Creek Parker project. They reached out to us with their vision and ideas for the property, they've been honest and straight forward about their plans and have had an open line of communication from the beginning. While our four entities are opposed to this project at this location, which we detail below, we appreciate the respectful manner that Mill Creek Parker has taken with us. It's a nice change from how other developers have handled their entry into our community.

Our opposition to this project begins with what we believe is a significant deviation from the Density designations the Town of Parker has had for this space and general area for decades. This project is asking Town Planning and the Town Council to

punch a serious hole in the Density limits that have long directed what has been allowed in the past for the development of the Stroh Ranch area.

ISSUE 1: DENSITY

According to the Town's planning/zoning, Stroh Ranch falls into its Medium Density/Community Center designation. In that, the Town's own Master Plan defines this as:

Medium Density Residential: The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.

If this is the guide for this area, 3.5 dwelling units per acre, on this 23 acre lot should be capped at 80.5 units. Mill Creek's plan put 275 units on this land. This proposal and the Town's Master Plan appear to already be in conflict with each other.

As the majority of the area in Stroh Ranch has been developed by the existing standards and ordinances, this significant density deviation would stress and overwhelm the existing infrastructure, which was never designed, built or able to accommodate such a large scale variance.

In addition to these issues, our "Community Center" status by the Town also places limits on this type of mixed use proposals.

"In general, a Community Center shall have no less than 33 percent or 20 acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use development."

The town, at one time used the 80/20 mix for single family / multi-family residential, meaning the town's goal was the keep 80% of the housing as single family and 20% multi-family. During a Planning Commission meeting for the Dominion project in Stroh Ranch (South Range Crossing) in (2017), Commissioner Rich Forrester questioned town planning on this issue. Planner Stacy Nерger stated the latest information at that time (2016) had the town near or exceeding that mix. When pressed to answer the question on what the Dominion project would do to that mix, Ms. Nерger avoided giving a direct answer. Until the town can prove that mix is at or under 80-percent, this project cannot move forward.

Here again, we already built the existing developments based on a reliance on what was expected to be developed around us. This development puts some of the existing buildings in strange company. We have a couple of office buildings that would be sandwiched in the middle of all this residential. There is a reasonable expectation for existing owners that the city/town will abide by its rules that were relied upon by those owners at the time of purchasing these buildings. Zoning exists in part for this very reason.

ISSUE 2: ZONING

We were told in 2016 that Town Planning had to follow the rules, and where residential was in the zoning, they relied upon that to allow that project. Now they would be doing the opposite. How are we supposed to rely on them when they don't follow their own rules. None of the existing infrastructure was put in with this type of density in mind.

The Mill Creek proposal effectively overloads the road infrastructure in that area and also the overall Stroh Ranch Community.

ISSUE 3: TRAFFIC

Mill Creek Traffic Study: There appears to be nothing in this study that takes into account the traffic flow increases that will happen once the Dominion development opens for business (later this year). The Dominion project adds 204 units, at least

600 residents and hundreds of additional car trips per day to our roadways and the Mill Creek Project will only add additional and dangerous stress on J. Morgan Blvd and Nate Drive... taking the situation from worse to catastrophic.

Just Saturday night (7/16/22), a man was killed after his vehicle slammed into a tree at very high speed on J. Morgan Blvd. Thankfully, mature trees in Stroh Ranch prevented that vehicle slamming into homes. Witnesses claim he was going approximately 90-mph as he entered the curve of J. Morgan Boulevard. The driver of that vehicle also nearly took the life of a 14-year old girl who was out walking her dog. Her quick action prevented her from being part of the carnage.

We have warned for more than a decade about the dangers of these two streets. It was only a matter of time before someone was killed. It's now a reality. Our kids should not have to live in those kind of conditions in this kind of a community. It's completely unacceptable. How is the situation on JMB and Nate going to improve by adding hundreds of more car trips per day? It's not. In fact, it will become extraordinarily dangerous on those roads and the children of this community will likely pay the highest price.

On the issue of traffic, the roads inside the area in question were never intended to handle the higher loads of traffic that will take place with 275 additional multi-family units. King Soopers executives say our store is already beyond capacity, not only for traffic, but parking and the number of people utilizing that store.

Bottom line, the Mill Creek developers have a nice idea, but the highly negative impact all of the added traffic and overall density will make Stroh Ranch an unlivable area. The Town's Master Plan stated goal of: Our 'hometown feel' was described in a number of ways, from the friendly atmosphere of our Town, to the importance of our downtown, to the appearance of our buildings. ***As we grow, we will strive to preserve the attributes of our unique, hometown character and community identity, the beauty of our natural environment, and the strengths of our neighborhoods, while lessening the adverse effects of growth. We will preserve our single-family neighborhoods while providing choices that will allow people to live in Parker throughout their lives.***

The Mill Creek proposal, in this location, is antithetical to the core of the Town of Parker Master Plan, It requires a significant change in Zoning, which historically has been something previous councils and town leadership have told us is something that doesn't get changed simply because someone doesn't like what's being proposed. This proposal directly conflicts with the Stroh Ranch planned development plat dating back to the 1980's.

By allowing this development, the town would be ignoring its own actions previously.

- It would be contradicting the existing zoning.

- It would be dismissing the significant concerns of the residents who currently live in the area.

- It would be disregarding growing problems it has already had to deal with along Parker road for other residential neighborhoods.

- It would be failing to fulfill the obligations the Town agreed to perform and failing its existing homeowners and town members.

This is not an issue of NIMBY, it's an issue of public safety, it's an issue of major zoning changes, it's an issue of sidelining the Town's Master Plan (once again). It's an issue of oversizing the long standing density limits for this area. We encourage the Town to work with Mill Creek to find a location more suited for this development, but we cannot support this project in the Stroh Ranch Community.

Regards,

Stroh Ranch Community Association Board of Directors

Ironstone Condos Association Board of Directors

Village on The Green HOA Board of Directors

Stroh Ranch Business Circle Board of Directors.