



PLANNING COMMISSION MEETING

October 26, 2023

7:00 PM

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 - 9.14.23**
6. **PUBLIC HEARINGS**
 - A. **ADOPT THE TOWN OF PARKER, COLORADO, THREE-MILE AREA PLAN**

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Jeremiah Fettig
7. **PLANNING COMMISSION ITEMS**
8. **STAFF ITEMS**
9. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

September 14, 2023

Planning Commission Acting Vice Chairman Erik Frandsen called the meeting to order at 7:02 p.m.

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

Also present and seated were Commissioners Leland Sloan, Jane Lane, Ruth Ann Nelson, Nick Metz and Erik Rieger.

ADDITIONS, MODIFICATIONS OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Nick Metz moved to approve the August 10, 2023, meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:04 PM – NEWLIN CROSSING TOWNHOMES SKETCH AND PRELIMINARY PLAN

Applicant: PCS Group LLC/Lennar Colorado
Location: 4241 E. Mainstreet
Department: Community Development, Julia Duncan
TRAKiT No.: SUB21-057 & SUB21-058

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a Sketch and Preliminary Plan for 96 townhome lots with tracts for parking, landscaping, and open space. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Newlin Crossing Townhomes Sketch and Preliminary Plan.

APPLICANT PRESENTATION

Alan Cunningham (PSC Group) gave the applicant's presentation.

- The applicant provided information on representatives and companies working on the project.
- The applicant provided an overview of the project.
- The applicant shared several slides illustrating the site and townhome elevations.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked about guest and service vehicle parking; *(applicant said they will be able to meet and exceed parking requirement since the townhomes are spread out and that there are alleys, that they were able to spread out parking and have some off-street parking, and all units have garages).*
- Commissioner Ruth Ann Nelson asked if the garages will be single or two car garages; *(applicant said there will be a mix of one and two car garages, but the majority will be two car garages).*
- Commissioner Ruth Ann Nelson asked if they will be adding 220-volt electrical service in the garages for electric vehicle charging; *(applicant said they will address this with their site plan application).*
- Commissioner Ruth Ann Nelson asked if they plan to have electric charging stations in parking areas for visitors; *(applicant said they are not currently planning for that).*
- Commissioner Ruth Ann Nelson asked about a comment in the packet concerning water availability and how that works; *(staff explained that Stonegate Village Metro District doesn't use the Town's online tracking system and that most correspondence are handled via email. Staff read an email from Stonegate Village Metro District which stated that they will be able to provide water and sewer service to this development and the entirety of Newlin Crossing).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:20 P.M. – NEWLIN CROSSING TOWNHOMES SKETCH AND PRELIMINARY PLAN

Planning Commissioner Discussion

- Commissioner Ruth Ann Nelson said she is happy to see townhomes come into Town because they tend to be more affordable and they preserve open space, believes that this is a well thought out plan, believes parking concerns will be addressed at site plan, encourages the applicant to look at electric vehicle charging options for townhome owners and guests and is supportive of the project.
- Commissioner Erik Rieger agrees with Commissioner Ruth Ann Nelson, believes the townhomes coming into a large development rounds out the available options and he will be in approval of this project.
- Commissioner Nick Metz said it's a great addition to the surrounding community that's currently under development and is supportive of the project.
- Commissioner Jane Lane agrees with her fellow commissioners and appreciates the developer's efforts to overcome the topographic issues and fit the right project into the site.
- Commissioner Leland Sloan agrees with his fellow commissioners and appreciates the staff's diligent work providing emails and responses to the commissioners when requested.
- Commissioner Erik Frandsen said he is support of the project and appreciates the developer bringing more townhome products to Town.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve the requested Newlin Crossing Townhomes Sketch and Preliminary Plan. Commissioner Jane Lane seconded; a vote was taken and was passed unanimously.

PUBLIC MEETING OPENED: 7:23 P.M. – A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.07.130(H) OF THE PARKER MUNICIPAL CODE CONCERNING DEDICATION STATEMENTS

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Mathews

STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report proposing that Ordinance No. 3.286.4 will amend Section 13.07.130, Certifications, of the Parker Municipal Code to update the required subdivision plat dedication statement with language about the location of utility easements and to reformat the dedication statement to make it more readable. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding dedications statements.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked about sidewalk obstructions, who is responsible for clearing obstructions and does the Town have code enforcement officers looking for sidewalk obstructions; *(staff said chapter ten of the Town's Municipal Code gives the responsibility of sidewalk maintenance including shoveling, removing obstructions to the adjoining property owner, that these infractions are typically complaint driven and then Police Community Services will respond).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:28 P.M. – A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.07.130(H) OF THE PARKER MUNICIPAL CODE CONCERNING DEDICATION STATEMENTS

Planning Commissioner Discussion

- Commissioner Jane Lane thanked Town staff for working with the utility providers to revise the ordinance that meets all party's needs.
- Commissioner Ruth Ann Nelson said on behalf of the surveyors in the surveying community, thank you for breaking this up into smaller chunks. It's much appreciated.

Commissioner Erik Rieger moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding dedications statements. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PUBLIC MEETING OPENED: 7:29 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTION 13.02.010 AND SECTION 13.10.090 OF THE PARKER MUNICIPAL CODE CONCERNING UTILITIES

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report proposing to amend Section 13.02.010, Definitions, and Section 13.10.090, Utilities, of the Parker Municipal Code. The purpose of the proposed amendments is to further clarify utility related definitions; update standards for the location of easements serving a commercial use; and provide guidance about utility design for properties with multiple street fronts, such as corner lots. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding utilities.

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked about the issue concerning utility easement access where window wells are present; how is that addressed for existing situations and how will that be prevented in the future; *(staff said we are unable to address existing situations; the previous conversation about the dedication statements provides clear instructions and responsibilities for utilities, which begins to address these types of situations. The Town has been working with the utility and allowing them to review and weigh in if we discover an encroachment problem when reviewing a site plan for a single-family home).*
- Commissioner Jane Lane, in follow up to Commissioner Ruth Ann Nelson's question, asked if the utility agencies will receive a referral when the easement is encroached; *(staff said Town staff will reach out and provide the utility agency a referral and information to track it).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:38 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTION 13.02.010 AND SECTION 13.10.090 OF THE PARKER MUNICIPAL CODE CONCERNING UTILITIES

Planning Commissioner Discussion

- Commissioner Ruth Ann Nelson said she is pleased with the collaboration between the Town and the utility agencies, the Town's flexibility responding to the utility agency's requests and that the agencies have been willing to work with the Town.
- Commissioner Jane Lane said that with this ordinance, she is happy that esthetic values have been preserved.
- Commissioner Nick Metz agreed.
- Commissioner Erik Frandsen agrees with his fellow commissioners, is pleased that esthetics remain an important aspect, appreciates that the Town and utility agencies have worked together for a solution and is in support.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding utilities. Commissioner Leland Sloan seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Bryce Matthews told the commissioners that there are no agenda items for the next meeting so staff will present two training sessions on September 28th at 5:30 pm.

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

Erik Frandsen
Acting Vice Chair



Planning Commission Staff Report

Planning Commission Date: 10/26/2023

Town Council Date: 11/6/2023

Hearing Type: **Public Meeting**
Adoption of the 2023 Three-Mile Area Plan

Location: **Town of Parker – Three-Mile Radius**

Project Planner: **Jeremiah Fettig, Associate Planner**

Applicant: **Town of Parker**

Executive Summary: The Town of Parker Three-Mile Area Plan (the ‘Plan’), was originally adopted by Town Council in 2006 and is developed to comply with the Municipal Annexation Act of 1965. State law requires that the Town update the Plan annually.

Staff Recommendation: **Approval**

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council adopt the 2023 Three-Mile Area Plan.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council deny adoption of the 2023 Three-Mile Area Plan.”

“I move the Planning Commission vote to continue the proposed adoption of the 2023 Three-Mile Area Plan to a future date.”

I. BACKGROUND/DISCUSSION

The Plan was prepared for the purpose of complying with the Municipal Annexation Act of 1965 which is intended to ensure that municipalities are able to provide services in newly annexed areas. Section 31-12-105(e)(I) of the Colorado Revised Statutes provides that:

“Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area.”

Overview of 2023 Three-Mile Area Plan

The Plan was prepared to address the requirements as outlined in the Colorado Revised Statute Section 31-12-105(e)(I), regarding unincorporated lands located within three (3) miles of the Town's current municipal boundaries. The unincorporated land described in the Plan includes properties located in Douglas, Arapahoe and Elbert Counties. The Plan boundary perimeters also encompass incorporated areas located within portions of the City of Lone Tree, City of Centennial, Town of Foxfield, City of Aurora, Town of Castle Rock and the City of Castle Pines. Unincorporated lands within the three-mile boundary total approximately 49,291 acres or 77.01 square miles.

What the Plan does:

- References planning documents from the Town of Parker and nearby jurisdictions
- Complies with state law

What the Plan does not do:

- Change the Master Plan
- Change the Parker Planning Area
- Change the Town's regulations or zoning
- Obligate the Town to change any of the above

The 2023 Plan is brief since the Parker 2035 Master Plan establishes a Planning Area Boundary and already address many of the requirements of the Statute. The Plan framework has eight (8) chapters:

- Introduction
- Overview of Sub-Areas
- Transportation
- Parks, Natural Areas, and Open Land Related Items
- Utilities and Related Items
- Proposed Land Uses
- Enclaves Located within Parker
- Map Exhibits

These chapters refer to those plans, policies, maps and other documents adopted by the jurisdictions that are located within the Three-Mile Plan area. The 2023 Three-Mile Area Plan has only minor updates to the maps and lists of existing plans, to reflect changes that have occurred since the adoption of the 2022 Three-Mile Area Plan.

Plan Changes from 2022

- Updated the total unincorporated lands within the three-mile boundary from approximately 49,336 acres (77.08 square miles) in 2022 to 49,291 acres (77.01 square miles) in 2023
- Updated Town of Parker Bike Lane Plan to Town of Parker Bike and Pedestrian Master Plan
- Added Rueter-Hess Reservoir Watershed Management Plan

Map Changes from 2022

- **Map 1 Three-Mile Area:** Three annexations were completed within the Town's three-mile area and the Town's Planning Area:
 - Coyle/Perkins Annexation of 33.4 acres;
 - Tract Q Annexation of 20.25 acres; and
 - Chambers Road north of Belford Avenue Annexation of 1.092 acres.
- **Map 2 Transportation Facilities:** Bayou Gulch Road connection is under construction.
- **Map 3 Significant Waterways:** No changes from 2022 to 2023.
- **Map 4 Significant Parks:** Trails at Crowfoot Community Park is nearing completion.
- **Map 5 Water, Sanitation and Servicing Metro Districts:** Three changes were made:
 - Added Chambers Highpoint Metro District 1 & 2;
 - Parker Water and Sanitation District added future Douglas County School property; and
 - Parker Water and Sanitation District added future Kime Ranch development property.
- **Map 6 County Zoning:** Three rezonings were completed:
 - Douglas County rezoning from Agriculture (A-1) to Large Rural Residential (LRR);
 - Douglas County rezoning Agriculture (A-1) to Planned Development (PD); and
 - Elbert County rezoning from Residential – Agriculture 1 (RA-1) to Residential – Agriculture 2 (RA-2).

II. PRIOR ACTIONS

Date	Action
10-17-2022	Town Council Adopted the 2022 Three-Mile Area Plan

III. CONCLUSION

The annual update to the Town's Three-Mile Area Plan fulfills the requirements of state law and supports on-going annexation activity.

IV. RECOMMENDATION

Staff recommends the Planning Commission recommend Town Council adopt the 2023 Three-Mile Area Plan.

V. ATTACHMENTS

1. 2023 Three-Mile Area Plan with maps including changes

Report Approved By: Bryce Matthews, Assistant Director - Planning

Three-Mile Area Plan for the Town of Parker

2023 Update



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I. Introduction

Purpose

The Three-Mile Area Plan is a policy document developed to comply with the Municipal Annexation Act of 1965. The purpose of this Plan is to ensure the adequate provision of municipal services within newly annexed lands based on Section 31-12-105(e)(I) of the Colorado Revised Statutes which provides that:

“Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area.”

The Statute requires a municipality to adopt an annexation plan prior to the annexation of any land into the municipality. Parker’s Three-Mile Area Plan provides a general description of all unincorporated lands located within three miles of the Town’s municipal boundaries. The Town of Parker’s 2035 Master Plan, as amended, provides guidance on proposed land uses within the Town’s planning area. Proposed annexations should be consistent with the Town’s Master Plan and Three-Mile Area Plan.

Methodology

The methodology used to develop the Three-Mile Area Plan focused on the use of GIS mapping, data collection, and research of unincorporated lands located within the Town’s three-mile boundary. Parker’s three-mile boundary was then divided into six (6) Sub-Areas (see Figure 1) to facilitate the analysis. Unincorporated lands located within each Sub-Area were examined to determine general character, land use, transportation, extent of infrastructure, open space, and parks and recreation, and are further defined on maps 1 through 6.

2023 Three-Mile Area Plan Town of Parker, Colorado

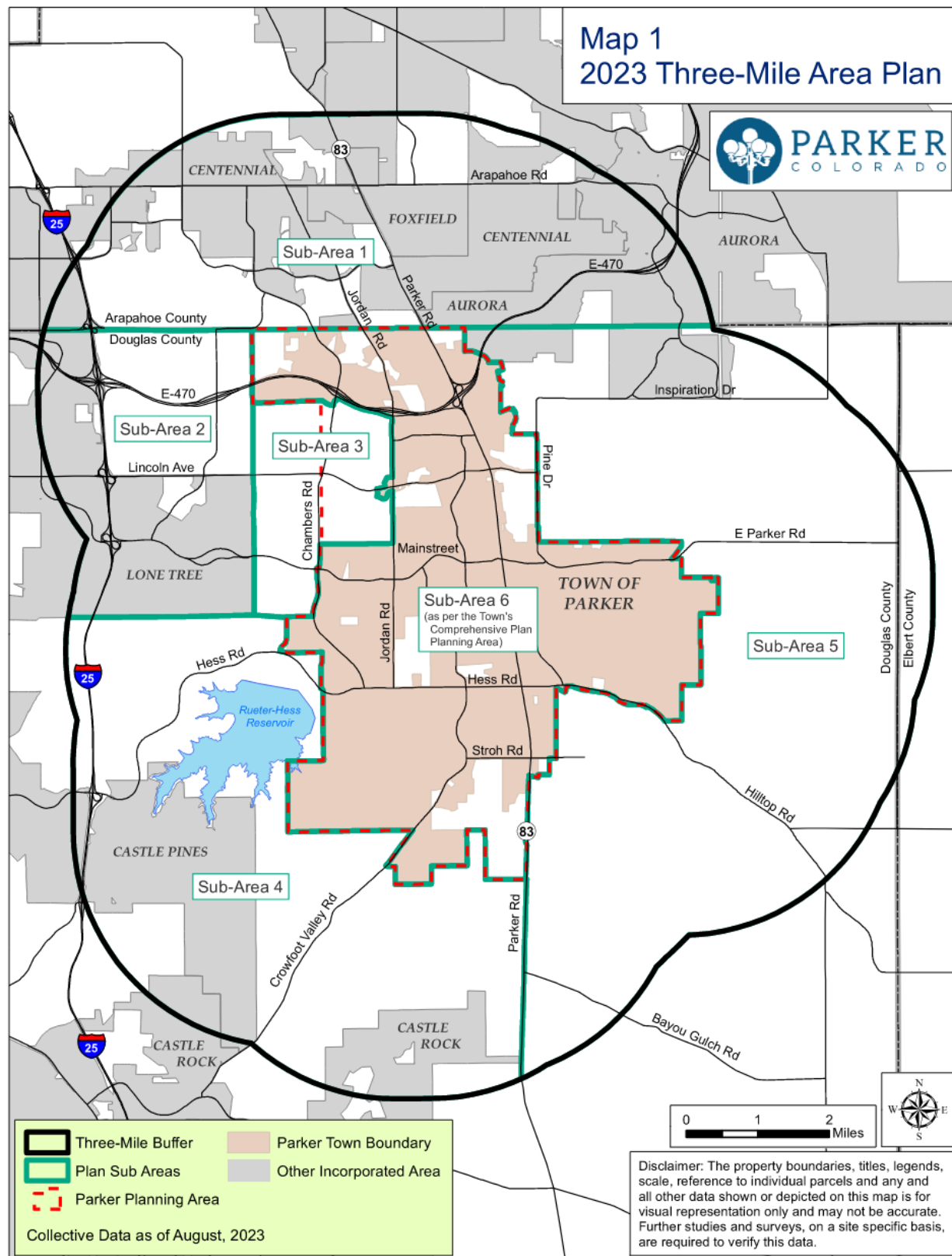


Figure 1 – Town of Parker Three-Mile Boundary – based on the Town’s Municipal Boundary

II. Overview of Sub-Areas

The land described in this Three-Mile Area Plan includes properties located in Douglas, Arapahoe, and Elbert Counties. The Three-Mile Area Plan boundary perimeters also encompass the municipal boundaries of the City of Lone Tree, City of Centennial, Town of Foxfield, City of Aurora, Town of Castle Rock, and the City of Castle Pines. The general character of land ranges from rolling hills, high plains grasslands, bluffs, forest, as well as highly developed urban areas. In 2023, unincorporated lands within the three-mile boundary total approximately 49,291 acres or 77.01 square miles (see Table 1).

Table 1 – Total acreage of all unincorporated land within Parker’s three-mile area boundary (excludes any municipal lands)

Parker Three-Mile Area Plan Sub-Areas	Total Unincorporated Acreage
Sub-Area One	4,256
Sub-Area Two	2,954
Sub-Area Three – Portion Within Town’s Planning Area	2,966
Sub-Area Four	12,859
Sub-Area Five	23,726
Sub-Area Six – Completely Within Town’s Planning Area	2,530
Total Acreage	49,291

Relevant Plans, Policies and Other Documents

Parker’s Three-Mile Area Plan references plans, policies, maps and other documents that have been adopted by the Town of Parker and other jurisdictions within the Three-Mile Area Plan area. These plans, policies, maps and documents describe the proposed location, character and extent of specific infrastructure and development characteristics.

III. Transportation

The following documents relate to the transportation specific issues within the Plan area:

Streets, Bridges and Parkways

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Town of Parker Transportation Master Plan
- Town of Parker Bike and Pedestrian Master Plan
- Town of Parker Complete Streets Policy
- Town of Parker; Parker Road Corridor Plan
- Town of Parker Chambers and Hess Roads Subarea Plan
- Town of Parker Salisbury Estates Neighborhood Objective
- Douglas County 2040 Comprehensive Master Plan
- Douglas County 2040 Transportation Plan
- Douglas County Comprehensive Bike Plan/Map
- Arapahoe County Comprehensive Plan
- Arapahoe County 2040 Transportation Plan

- Arapahoe County Bicycle/Pedestrian Master Plan
- City of Aurora Places Comprehensive Plan
- City of Aurora Bicycle and Pedestrian Master Plan
- City of Castle Pines Comprehensive Plan
- City of Castle Pines Master Transportation Plan
- City of Centennial Comprehensive Plan
- City of Centennial Transportation Master Plan
- City of Lone Tree Comprehensive Plan
- City of Lone Tree 2040 Transportation Master Plan
- Town of Castle Rock 2030 Comprehensive Plan
- Town of Castle Rock Transportation Master Plan
- Elbert County Comprehensive Plan
- West Elbert County Transportation Master Plan

Transit Services and Terminals for Public Transportation

- Town of Parker Transit Feasibility Study
- Town of Parker Fixed Guideway Transit Study
- Regional Transportation District Southeast Corridor Service Plan
- DRCOG 2050 Metro Vision Regional Transportation Plan
- CDOT Statewide 2045 Transportation Plan

Airport/Aviation Fields

The attached map entitled “Map 2: Transportation Facilities, Three-Mile Area Plan” locates the sole airport within the Plan, Centennial Airport. Airports and aviation fields are further referenced in Centennial Airport Authority’s Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines.

Other Public Ways

- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Parks, Recreation and Open Space Master Plan
- Douglas County Parks Trails and Open Space Master Plan
- Elbert County Open Lands, Parks and Trails Plan

IV. Parks, Natural Areas, and Open Land Related Items

The following documents relate to issues regarding parks, natural areas, and open land related items within the Town of Parker and in unincorporated areas in the Plan:

Waterways

- The attached map entitled “Map 3: Significant Waterways, Three-Mile Area Plan” locates all significant waterways within the Plan area
- Cherry Creek Basin Open Space Conservation and Stewardship Plan
- Major Drainageway Plan from Cherry Creek Reservoir to Scott Road
- Rueter-Hess Reservoir Watershed Management Plan
- Reuter-Hess Reservoir 2016 Recreation Master Plan
- Town of Parker Municipal Code, 13.05.010 Floodplain Regulations
- Town of Parker Storm Drainage and Environmental Criteria Manual

Waterfronts

Any and all waterfronts associated with waterways within the Plan area.

Playgrounds, Squares and Parks

The attached map entitled “Map 4: Significant Parks, Three-Mile Area Plan Boundary” locates all significant parks within the Plan area.

- City of Lone Tree 2017 South Suburban Parks and Recreation Master Plan
- City of Lone Tree RidgeGate East 2018 South Suburban Parks and Recreation Master Plan Addendum

Open Space

- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Parks, Recreation and Open Space Master Plan
- Town of Castle Rock Parks and Recreation Master Plan
- City of Castle Pines Parks and Recreation Comprehensive Plan
- Douglas County Parks Trails and Open Space Master Plan
- Elbert County Open Lands, Parks and Trails Plan
- Arapahoe County Open Space Master Plan
- City of Lone Tree Walk & Wheel Plan
- City of Centennial Trails and Recreation Plan

V. Utilities and Related Items

The following documents relate to issues regarding utilities and related items for the Plan:

Public Utilities*

- The attached map entitled “Map 5: Water and Sanitation Districts, Three-Mile Area Plan”
- Cottonwood Water and Sanitation District Plan
- Parker Water and Sanitation District 2020 Water and Wastewater Master Plan Stonegate Village Metro District Master Plan
- The Town of Parker does not provide any terminals for water, light, sanitation, transportation and power

** Most water and sanitation districts located within the three-mile area have service plans that are not referenced in this plan. The Special District Control Act, requiring special districts to have a service plan, has been in existence since 1965 and was updated in 1981. Under C.R.S. § 32-1-208, Districts organized without a service plan are more or less deemed to have a service plan called a "statement of purposes." Districts with a "statement of purposes" for a service plan are not listed in this document.*

V. Proposed Land Uses

The following documents relate to issues regarding proposed land uses within the Town of Parker and in unincorporated areas in the Plan:

Land Uses defined within the Planning Area

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Douglas County Comprehensive Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

Land Use defined outside the Planning Area

- Douglas County Comprehensive Plan
- Arapahoe County Comprehensive Plan
- Elbert County Comprehensive Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

VI. Enclaves Located within Parker

Parker has unincorporated enclaves that are located entirely within the outer boundaries of the Town, within Douglas County. Predominant land uses for the enclaves are residential, rural residential, agricultural, outdoor storage, light industrial, landscape nursery, and farming activities. Each enclave is further described as follows:

List of Enclaves

Canyon Rim Circle & Chambers Road

Zoned: Planned Development

Land Use: Canyon Creek Condos Residential (NE Corner)

Jordan Road & Acer Drive

Zoned: Planned Development (Cottonwood 11 Amendment 1)

Land Use: Single Family Residential

Jordon Road & Apache Plume Drive

Zoned: Planned Development (Cottonwood 10B 1st Amd)

Land Use: Single Family Residential (East)

Jordon Road & Cottonwood Drive

Zoned: Planned Development (Cottonwood Mixed Commercial Industrial 1)

Land Use: Lt. Industrial, Residential, Open Space, a portion of the Cherry Creek Trail

Parkglenn Way & Longs Way

Zoned: Commercial (Parker Pro Park Amd 1 & Parker Professional Park)

Land Use: Commercial (NW Corner)

Newlin Gulch Blvd & E. Meadow Vista Circle

Zoned: Agricultural One

Land Use: Vacant (SE of East-West Trail)

Mainstreet & Newlin Gulch Blvd (North)

Zoned: Agricultural One

Land Use: Church Property (NW Corner)

Hess Road, Jordan Road, Todd Drive & Motsenbocker Road

Zoned: Agricultural One, Rural Residential and Light Industrial

Land Use: Douglas County Public Works, Cherry Creek Highlands Large Lot Residential, Outdoor RV Storage and Garden/Nursery

Motsenbocker Road (North of Parker's Parks & Open Space facility)

Zoned: Agricultural One

Land Use: Landscaping Company

Dransfeldt & Twenty-Mile Road

Zoned: Agricultural One

Land Use: Flat Acres Farm (SW Corner)

Motsenbocker Road & King Court

Zoned: Rural Residential

Land Use: Large Lot Residential (East)

Hess Road & Pine Bluffs Way (on Cockriel Drive)

Zoned: Agricultural One

Land Use: Cockriel Boarding Stables (South)

VII. Map Exhibits

Map 1 – Surrounding Jurisdictions

Map 2 – Transportation Facilities

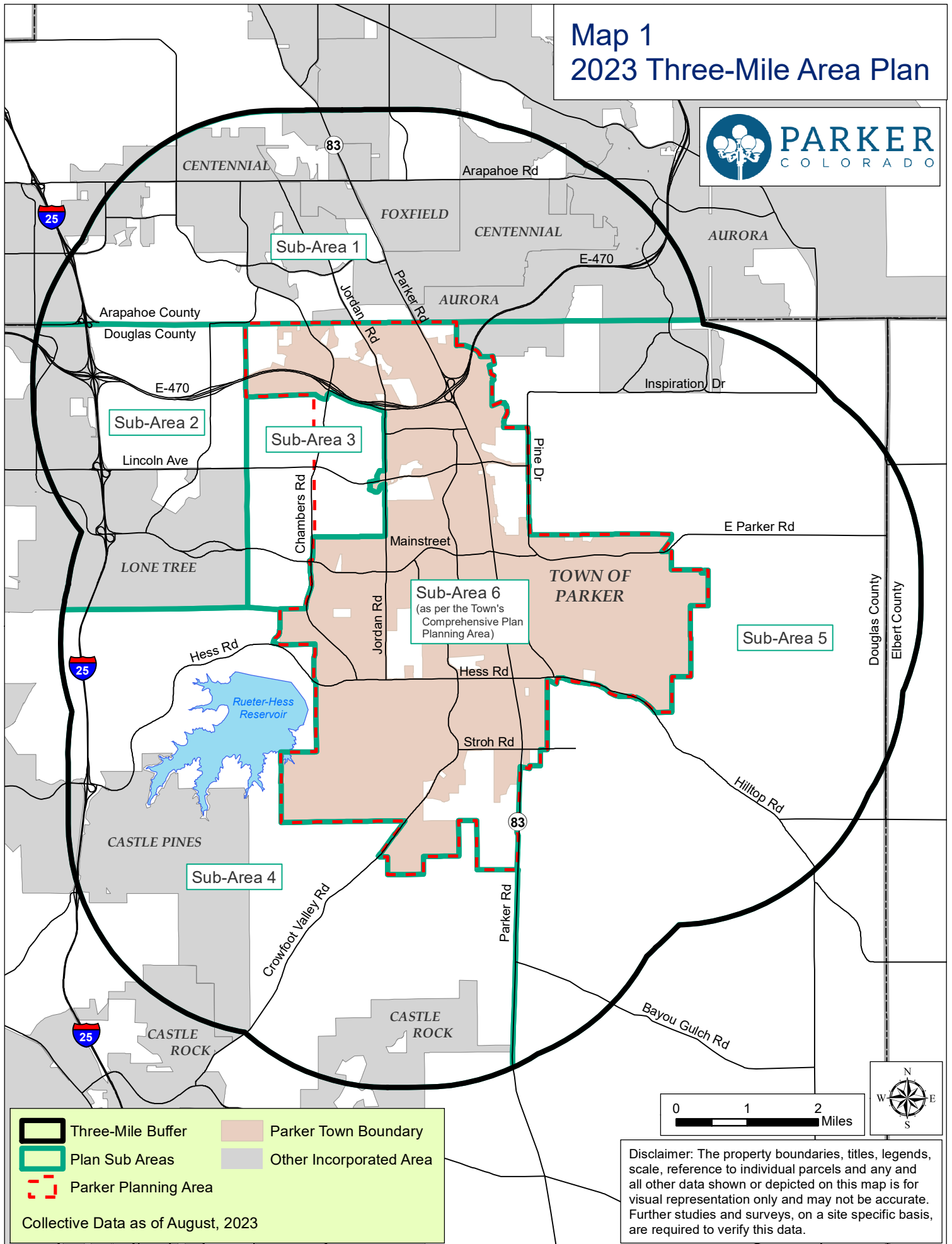
Map 3 – Significant Waterways

Map 4 – Significant Parks

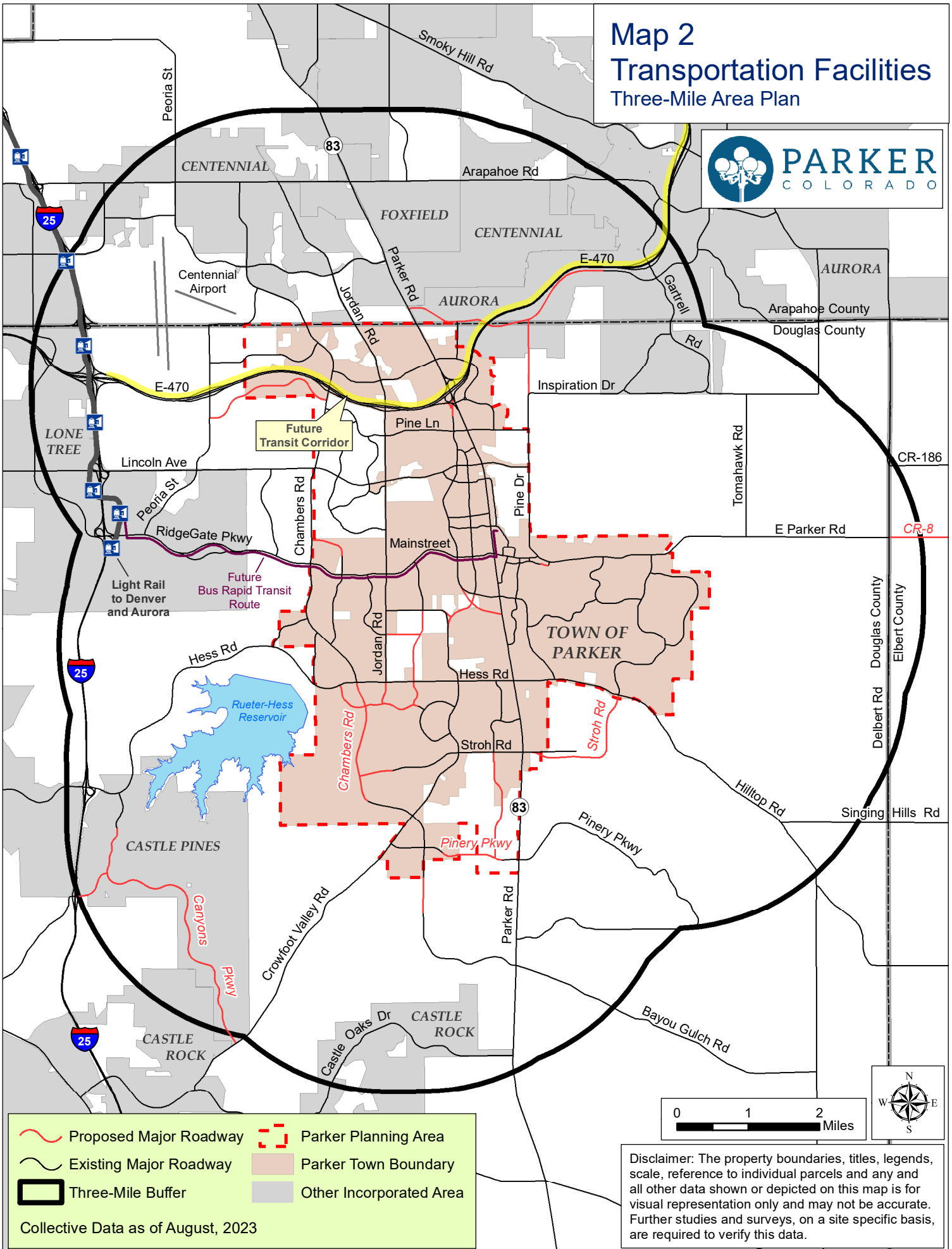
Map 5 – Water and Sanitation Districts

Map 6 – County Zoning

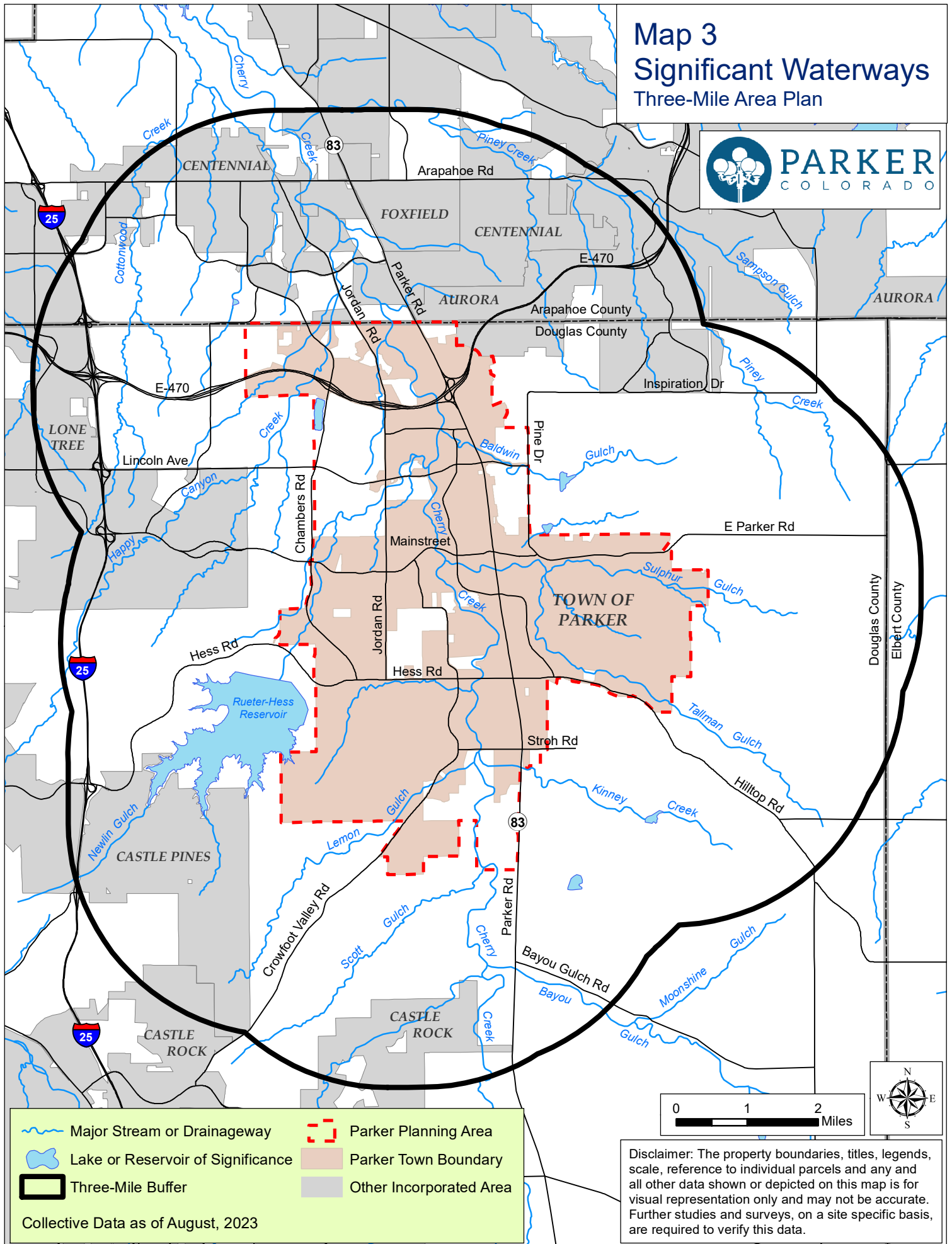
Map 1 2023 Three-Mile Area Plan



Map 2 Transportation Facilities Three-Mile Area Plan



Map 3 Significant Waterways Three-Mile Area Plan

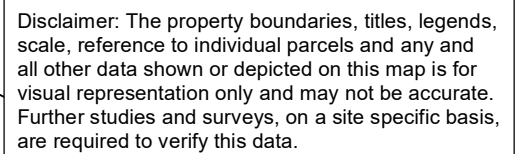


- Major Stream or Drainageway
- Lake or Reservoir of Significance
- Three-Mile Buffer
- Parker Planning Area
- Parker Town Boundary
- Other Incorporated Area

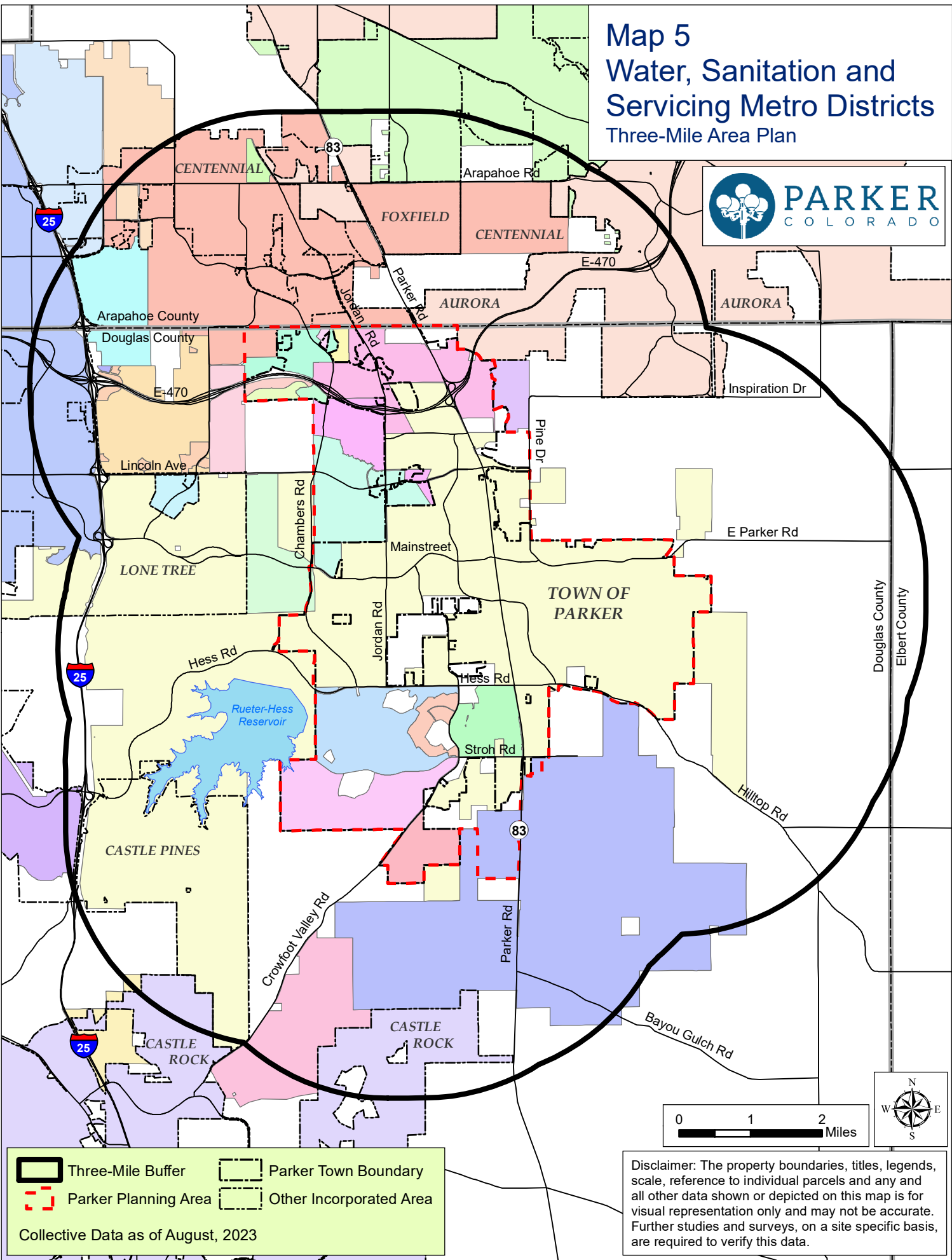
Collective Data as of August, 2023



Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.



Map 5
Water, Sanitation and
Servicing Metro Districts
Three-Mile Area Plan



Water, Sanitation and Servicing Metro Districts

- | | |
|---|--|
| Airport Vista Metro District 2 | East Valley Metro Water & Sanitation District |
| Anthology West Metro District 2-6 | Havana Water & Sanitation District |
| Arapahoe County Water & Wastewater Authority | Hess Ranch Metro District 4-8 |
| Aurora Water | Inverness Water & Sanitation District and Debt Svc |
| Belford North Metro District | Meridian Metro District |
| Belford South Metro District | Meridian Metro District Debt Service 1 & 2 |
| Castle Pines North Metro District | Meridian Village Metro District 1 & 2 |
| Castlewood Water & Sanitation District A, B & D | North Meridian Metro District |
| Chambers Highpoint Metro District 1 & 2 | Parker Water & Sanitation District |
| Cherry Creek South Metro District 1 | Sierra Vista Douglas Mutual Water Co |
| Cherry Creek South Metro District 4-11 | Silver Heights Water & Sanitation District |
| Compark Business Campus Metro | South Meridian Metro District |
| Compark Business Campus Metro Dist Debt Svc 1 & 2 | Southgate Water and Sanitation District |
| Cottonwood Water & Sanitation District | Stonegate North Villages Metro Debt Service |
| Crowfoot Valley Ranch Metro District 2 | Stonegate North Villages Metro District |
| Denver SE Suburban Water & Sanitation District | Stonegate Village Metro District |
| E-470 Potomac Metro District | Town of Castle Rock |
| East Cherry Creek Valley Water & Sanitation Dist | Trails at Crowfoot Metro District 1-3 |

Three-Mile Buffer
 Parker Planning Area
 Parker Town Boundary
 Other Incorporated Area
Collective Data as of August, 2023

Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.

