



PLANNING COMMISSION MEETING

7:00 PM

November 9, 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 - 10.26.23**
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARINGS**
 - A. CROWN POINT CENTER PD AMD 4 - ASSISTED LIVING**

Applicant:	Ryan Companies
Location:	9248 Crown Crest Blvd.
Department:	Community Development, Ashley Chasez
TRAKiT No.:	Z23-005

B. POPE PROPERTY - ZONING

Applicant: David Brehm, Plan West
Location: Southwest corner of Twenty Mile Road and Dransfeldt Road
Department: Community Development, Stacey Nerger
TRAKiT No.: Z22-032 and Z22-037

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

A. 2024 Planning Commission Meeting Schedule

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

October 26, 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 Leland Sloan, Jane Lane, Angela Lindstrom, Eliana Burke, Erik Rieger, and Nick Metz.

ADDITIONS, MODIFICATIONS OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Jane Lane moved to approve the September 14, 2023, meeting minutes. Commissioner Leland Sloan seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:04 PM – ADOPTION OF THE 2023 THREE-MILE AREA PLAN

The applicant, Town of Parker, proposed the annual update to the Town of Parker Three-Mile Area Plan, which 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.

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Jeremiah Fettig

STAFF PRESENTATION

Jeremiah Fettig, Associate Planner, presented the staff report regarding updates to the Town of Parker Three-Mile Area Plan. Mr. Fettig concluded with the determinations in the staff report that Planning Commission recommend Town Council adopt the 2023 Three-Mile Area Plan.

COMMISSIONER DISCUSSION WITH STAFF

None.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:08 P.M. – ADOPTION OF THE 2023 THREE-MILE AREA PLAN

Planning Commissioner Discussion

- Commissioner Eliana Burk said that from her perspective this is just a review, there were no significant changes and she thanked Jeremiah for a job well done.
- Commissioner Nick Metz commented that this was “great work” and thanked Jeremiah.
- Commissioner Jane Lane agreed with her fellow commissioners, appreciated the research on changes from other jurisdictions and appreciated the updates.
- Commissioner Angela Lindstrom agrees with her fellow commissioners and appreciates staff working with other organizations to make sure the Town of Parker is covered.
- Commissioner Erik Rieger agreed with his fellow commissioners and appreciates staff hard work on these updates.
- Commissioner Leland Sloan asked if this update was annual or every time the Town does an annexation (*staff said the Town updates the Three-Mile Area plan annually in September or October and presents to Planning Commission and Town Council for approval and adoption, that it is not subject to annexations, but is necessary to comply with state law*).
- Commissioner Gary Poole thanked Jeremiah for his efforts and keeping the Commissioners informed.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the requested Adoption of the Three Mile-Mile Area Plan. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

Commissioner Leland Sloan moved that the meeting be adjourned. Commissioner Eliana Burke seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chairman



Planning Commission Staff Report

Planning Commission Date: 11/9/2023

Town Council Date: 12/4/2023

Hearing Type: Public Hearing
Crown Point Center PD AMD 4 – Assisted Living
TRAKiT No.: Z23-005

Location: 9284 CROWN CREST BLVD

Project Planner: Ashley Chasez, Planner I

Applicant: Ryan Companies

Executive Summary: The applicant, Ryan Companies, is proposing to amend the Crown Point Center Planned Development (PD) Map to expand Planning Area 6B to allow for Assisted Living and Memory Care Facilities. The site is located southeast of Parker Road and E-470.

Staff Recommendation: Denial

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council deny the Crown Point Planned Development 4th Amendment as the request does not meet the following approval criteria:”

- A need exist for the proposal
- The particular parcel of ground is indeed the correct site for the proposed development.
- There have been significant changes in the area to warrant a zone change
- The proposal is consistent with the Town Master Plan, maps, goals, and policies.

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Crown Point Planned Development 4th Amendment.”

“I move the Planning Commission recommend Town Council approve the Crown Point Planned Development 4th Amendment, subject to the following conditions:”

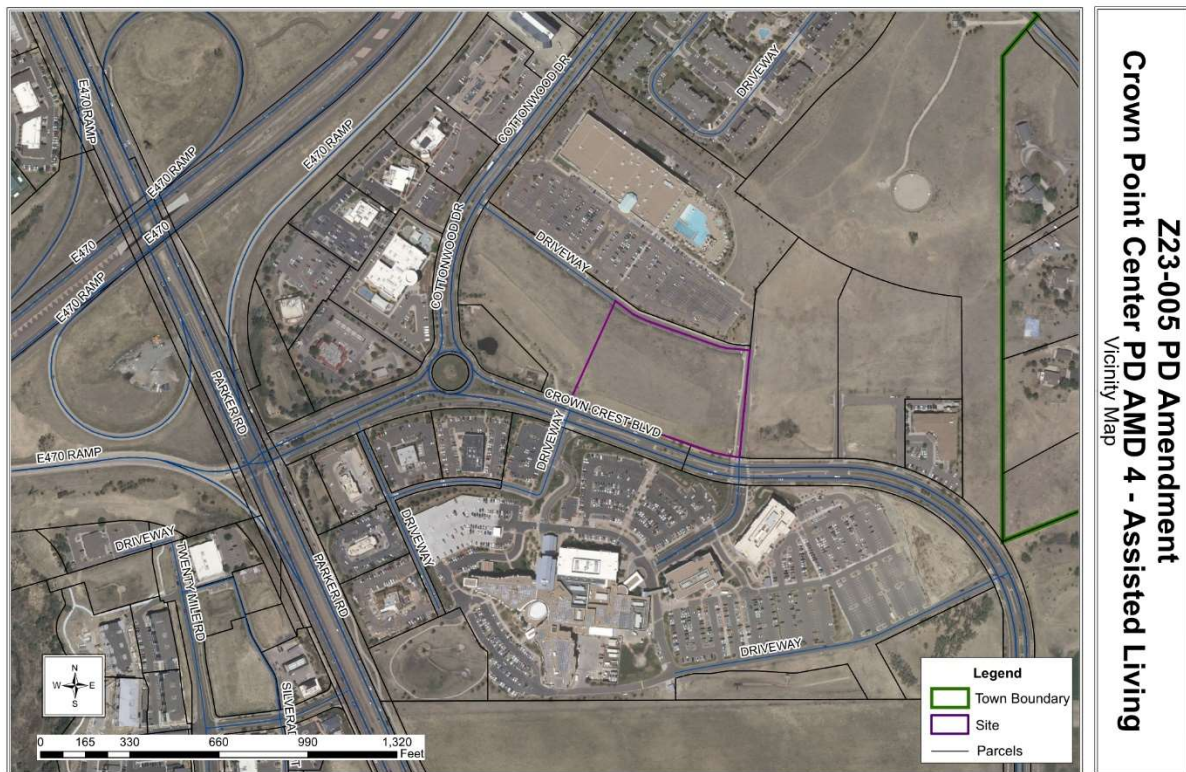
- List proposed conditions

“I move the Planning Commission vote to continue the Crown Point Planned Development 4th Amendment to a future date.”

I. BACKGROUND/DISCUSSION

The applicant, Ryan Companies, is applying for an amendment to the Crown Point Planned Development. The application is requesting to expand Planning Area 6b Commercial/Office/Research and Development District of the Crown Point Planned Development (PD) with the intent of changing the permitted use of the property to include assisted living and memory care facilities. The PD Amendment would increase the acreage of Planning Area 6b Commercial/Office/Research and Development District (Page 40 of the PD Guide attached) and decrease the acreage of Planning Area 2b Commercial/Office/Hotel District (Page 37 of the PD Guide attached) by approximately 5.56 acres. Both planning areas allow for many commercial uses as a use by right as well as medical uses. The Commercial/Office/Hotel District's permitted uses include but are not limited to shopping centers, hotels and motels, public facilities and other uses that support the medical district. On the other hand, the Commercial/Office/Research and Development district allows for more employment and medical support oriented commercial uses such as research and development centers as well as wholesale establishments. The applicant has proposed the PD map amendment to accommodate a proposed residential development that includes independent living, assisted living and memory care campus.

Currently, the 5 acres that is proposed to change planning areas is vacant and is adjacent to Crown Crest Boulevard, an important collector road in this major commercial and employment development. Crown Point is situated on the corner of Parker Road (CO-83) and the major toll road Highway E-470 and is planned, zoned and platted to be a major employment and commercial crossroad for the Town and region.



II. PRIOR ACTIONS

Date	Action
December 4, 1989	Crown Point PD was approved by the Town
September 18, 2000	Crown Point Filing No. 1 (first plat).
August 7, 2001	Crown Point PD 2 nd Amendment was approved by the Town
December 14, 2006	Crown Point Filing No. 1 Amendment No. 11 (current plat)
May 28, 2013	Crown Point PD 3 rd Amendment was approved by the Town

III. CURRENT SITE DATA

Existing Zoning	PD – Planned Development		
Overlay District	N/A		
PD & Plan Area	Crown Point 3RD AMD		
Master Plan Area	Medical		
Site Acreage	5.56		
Subdivision	Crown Point Filing No. 1, Amendment No. 11		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medical	PD – Planned Development	Commercial/ Health Club
South	Medical	PD – Planned Development	Commercial/ Hospital
East	Medical	PD – Planned Development	Commercial/ Vacant
West	Regional Commercial Retail	PD – Planned Development	Commercial/ Restaurant

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medical & E-470 ☐ Consistent ☒ Inconsistent
Master Plan Character Discussion	E-470: Corridor E-470 is a toll highway that acts as an eastern beltway for the Denver Metropolitan Region. This beltway, which bisects Parker near its northern boundary, connects the Town to the regional transportation network and provides easy access to the Denver International Airport. The location of this highway through Town allows for higher intensity uses without significantly impacting our transportation system or the character of our community.

	Medical District: Located at the eastern most end of the emerging E-470 medical corridor, the Parker Adventist Hospital and the supporting uses serve as an anchor and catalyst for this Character Area. The Character Area will focus on state of the art medical care, preventative health care and wellness to create an industry synergy that ensures a successful business environment. Appropriate uses include hospitals, medical offices, health care clinics and facilities, rehabilitation centers and hotels. Retail uses are appropriate where they provide an ancillary service in size, scale and purpose to the medical uses.
Consistent Goals/Strategies	Housing 4.A Housing 4.C
Inconsistent Goals/Strategies	Land Use 1.C Land Use 1.E Land Use 1.J Land Use 1.L Housing 4.B
Staff Analysis	The Town of Parker's Master Plan deems the area in which the amendment is proposed as a part of the E-470 corridor and more specifically within in the E-470 Medical District Character Area. The Medical District focuses on state of the art medical care, preventative health care and wellness. Appropriate land uses include; hospitals, medical offices, health care clinics and facilities, rehabilitation centers and hotels. Retail uses are appropriate when they provide ancillary services in size, scale and purpose. The proposed use for the property in question that is driving the PD amendment, while providing supporting uses to its residents, is a residential land use. Residential uses are not consistent within and the Medical District Character Area. There are other zoned properties within the Crown Point PD and within the E-470 corridor that allow for this use. In addition, there are other Master Plan character areas that would support zoning that would allow for the proposed use. Based on this analysis, staff has determined that the request is not consistent with the Parker 2035 Master Plan.

V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Road Corridor Plan
Consistency Review	☐ Consistent ☒ Inconsistent ☐ N/A
Staff Analysis	The Parker Road Corridor Plan is a document that functions as a roadmap that coordinates both the Town's and CDOT's policies and programming for future land development approvals and transportation investments. This Plan was created to aid Town staff with difficult zoning challenges, guide the creation of new development standards as well as assist other land use goals. This Plan lays out a guideline that helps guide development along the Parker Road Corridor. Within the land use chapter of the Plan, it is stated that the future land goals for the corridor are commercial in nature rather than the current suburban character. One of the key takeaways of the Parker Road Corridor is to encourage commercial nodes along Parker Road. The proposed zoning change directly conflicts with the Parker Road Corridor's goal as it will be allowing residential uses into a major commercial hub along Parker Road.

DEVELOPMENT POTENTIAL			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Residential uses are not recommended by the Master Plan within this character area.	The applicant is proposing to rezone the property to allow for assisted living and memory care facilities which are residential land uses.	☐ Consistent ☒ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Medical district and Commercial hub	Assisted living and memory care facilities	☐ Consistent ☒ Inconsistent ☐ No Change
Height/Stories	N/A. The Master Plan does not speak to height.	60ft – with exceptions	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The proposed property is located within the E-470 Corridor and Medical District Character Areas which plan for and recommend that area as a major commercial, employment and medical district. The applicant is proposing a change to the Crown Point Planned Development by moving the boundary of Planning Area's 6b and 2b.		

	This amendment would remove the 5-acre property from its current Planning Area, 2b, and include it in Planning Area 6b. The proposed amendment would change the allowed uses on the property as well as height restrictions. The applicant is proposing this change to the PD to allow for assisted living and memory care facilities as a use by right for the property. The Crown Point PD created planning areas within the overall PD to support development and uses that align with the Master Plan and meet Town goals. The proposed change would allow for a residential use to be located at a key location within a major commercial development in an area that the zoning has planned and reserved for medical, employment and supportive uses. Based on this analysis, staff has determined that the request is not consistent with the Parker 2035 Master Plan.
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VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Vehicular access for the site will be provided by Crown Crest Boulevard on its south side and by a private access road to the north and east sides of the property.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant First Submittal:

As discussed in further detail earlier in this Written Narrative, the Town acknowledges the importance of providing housing for an aging population throughout the Master Plan. A guiding principle of the Master Plan includes providing residential opportunities “that will allow people to live in Parker throughout their lives” (p. 5.4). In addition, “Douglas County will see one of the highest percentage increases in people over 65” and that providing housing in order to allow them to stay in the community is important to the Town (p. 8.6). Therefore the need for the development of additional senior living opportunities is fully demonstrated by the Master Plan, and indeed the changing demographics within the community.

The Project will provide senior living that will include both independent and assisted living, as well as memory care, which will implement the vision for the Medical District and the “emerging E-470 medical corridor” (Master Plan, p. 6.7). By providing health care and wellness for the various needs and stages of residents as they age, the Project will allow residents to continue to live in the Town throughout their lives.

Indeed, it has been determined, based upon a preliminary market analysis of the senior living options in Parker and the surrounding area, that local senior living facilities have high occupancy rates. These high occupancy rates indicate the need for additional senior living options within Parker and the surrounding area.

The Town will also benefit from the Project by allowing an underutilized vacant parcel of land that is largely surrounded by development to be put into use. Adding a senior living community to the area will contribute economically to the community.

Second Submittal:

As discussed in further detail in the written narrative provided with the First Submittal, the Town acknowledges the importance of providing housing for an aging population throughout the Master Plan. A guiding principle of the Master Plan includes providing residential opportunities “that will allow people to live in Parker throughout their lives” (p. 5.4). In addition, “Douglas County will see one of the highest percentage increases in people over 65” and that providing housing in order to allow them to stay in the community is important to the Town (p. 8.6). Therefore, the need for the development of additional senior living opportunities is fully identified by the Master Plan, and the changing demographics within the community.

The Property is located within the Medical District Character Area of the Master Plan (the “Medical District”), and the Project will implement the vision for the Medical District and the “emerging E-470 medical corridor” by providing senior living options that will include both independent and assisted living, as well as memory care (Master Plan, p. 6.7). By providing assisted living opportunities proximate to the E-470 medical corridor, the Project will allow residents to continue to live in the Town throughout their lives and access healthcare and services in a convenient, accessible way. Indeed, it has been determined, based upon a preliminary market analysis of the senior living options in Parker and the surrounding area demographics conducted by MDS Research Company, Inc. in December 2022 (the “Market Analysis”), that there is a growing need for this type of development.

Currently, the 75+ age group makes up 4.9% of the population in the primary market area (Denver Aurora-Lakewood), and this age group is expected to increase by 32% over the next five years.

Additionally, adult children (ages 55-64) currently make up 12.7% of the population, increasing to 12.9% over the same five-year period, while the national trend is on a decline. The market study confirmed that there are only three communities that offer IL, AL and MC together within the primary market area. The newest community in the market, Gardens Care Senior Living (2021), is a small AL/MC community that offers care in a home-type setting. These existing communities have high occupancy rates, with 98% for IL, 89.4% for AL and 86.1% for MC. These high occupancy rates indicate the need for additional senior living options within Parker and the surrounding area.

The Town will further benefit from the Project by allowing an underutilized vacant parcel of land that is largely surrounded by development to be put into use. The Project will help broaden the variety of options to live a healthy and active lifestyle in Parker and will further bolster the availability of quality healthcare for Parker residents close

to home (Master Plan, p. 11.11). Adding a senior living community to the area will contribute economically to the community. The Project is projected to create between 150 and 175 jobs, which includes 10 department leaders with employees that bring various culinary, nursing, hospitality, sales, environmental and maintenance, office and senior life enrichment type educations and backgrounds to the area.

Staff Analysis:

The property is subject to the Crown Point PD. Under the Crown Point PD, the property is part of an overall plan that includes 272 acres, divided into three permitted use districts, “to assure that the Crown Point Center grows as a comprehensively planned development with adequate provisions for orderly development and improvement of the property....” Moreover, the Crown Point PD “is intended to accommodate a mix of commercial, office, hotel, research and development, residential, open space/buffer, and recreational land uses,” to the extent permitted, as part of a comprehensively planned development.

The Crown Point PD limits permitted uses in the Commercial/Office/Hotel District to shopping centers, hotels and motels, public facilities, and other uses that support the Medical District designated in the Town Master Plan. Residential uses, including assisted living and memory care facilities are not permitted uses in this use district. The property occupies a key location within a major commercial development that does not include residential, but rather is limited to medical, employment and supportive uses. Allowing residential uses on the property will reduce the inventory of land within Commercial/Office/Hotel District needed for commercial development as part of this comprehensively planned development and in accordance with the Town Master Plan for the Medical District.

While the Town of Parker is home to a large number of senior residents, and that number is going to increase in the coming years, there currently are sites located within this PD and elsewhere in Town that already allow for assisted living and memory care facilities. In fact, there are currently over 10 assisted living facilities within the Town including one within planning area 6b of the Crown Point PD. Furthermore, the greater need is to retain the property for the uses specified in the Crown Point PD as part of this comprehensively planned development, particularly when there are other sites available throughout the Town to accommodate assisted living and memory care facilities.

Based on this analysis, staff believes that this criterion cannot be satisfied.

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

Applicant First Submittal:

The development of the Property for senior living will be a natural transition from the commercial services provided to the west to the low-density residential that exists within unincorporated Douglas County to the east. In addition, providing residential opportunities for senior living near the surrounding commercial uses will allow the

Town to meet Goal 4 under Chapter 8 of the Master Plan by allowing independent living and services for the elderly by enabling easy access to meet every day needs.

Additionally, the Property is directly across from the Parker Adventist Hospital campus, which includes a variety of health services. The Project's proximity to this medical campus is compatible with the proposed use of the site and will provide access to services for those that may require them.

Applicant Second Submittal:

As previously stated in the First Submittal, the Property is the appropriate location for the Project. The Property consists of approximately 5 acres of the eastern portion of the Overall Property, and therefore only approximately 50% of the Overall Property is proposed for a change of zoning to the C-O-RD District, or Planning Area 6b. See Figure 1. This will allow the remaining portion of the Overall Property, which is in closer proximity to existing development and the core of the Crown Point Development, to develop for a permitted use under the C-O-H District in the future.

Additionally, the Review Comments acknowledge the Property is directly adjacent to a property to the east that is located within the C-O-RD District, or Planning Area 6b, within which assisted living is a permitted use (the "Adjacent Property"). Extending the C-O-RD District to the Property would not interfere with consistency in surrounding development and use. There is no meaningful distinction between the



Figure 1: Depicts the approximate portion of the Overall Property to be developed for the Project, with the western portion of the Overall Property remaining vacant for future development.

Property and the Adjacent Property, including visibility to the entrance of the Crown Point Development, general size, access, configuration, and designation within the General Land Use Plan of the Master Plan. Both the Property and Adjacent Property are designated within the Medical District. Based on the Town's recognition in the Review Comments that an assisted living use is appropriate at the Adjacent Property, an assisted living use is consistent with the Medical District. See Figure 2. Therefore, the Project is an appropriate and correct site for a senior living community that provides independent and assisted living, as well as memory care services.

As stated in the First Submittal, the development of the Project will allow a natural transition from the commercial services provided to the west to the low-density residential that exists within unincorporated Douglas County to the east. This complies with the Master Plan's strategy that encourages transitions between different land uses and intensities (p. 6.3). The Project aligns with the Master Plan's focus on creating a community for a diversity of residents. For example, the 2005 outreach process as part of the Master Plan identified the need to create a "community for our whole lives" (p. 3.6). This includes creating a "full service" community with a broad range of services and housing opportunities. The Master Plan also encourages land uses that create a sense of community among those who work, live and play within appropriate neighborhoods (p. 6.3). The Project will be proximate to a number of commercial services, as well as the fitness facility directly to the north. The Master Plan states that the Town is encouraged to "promote a healthy community through site design that



Figure 2: Depicts the adjacent property's designation within the Medical District and Planning Area 6b of the PD Plan. Note that the image shows an overlay of the current PD Plan map over the Town's Master Plan map, and that the planning area boundaries vary slightly.

encourages active living” (p. 11.15). The Project location near commercial services, medical services, as well as the fitness center, will allow independent living and services for the elderly by enabling easy access to everyday needs, which is an identified goal of the Master Plan (p. 8.8).

It also includes locating “more intensive uses at Parker’s center and along major highway corridors so that single-family neighborhoods on the periphery retain their family orientation, appearance, and protected open space” (p. 3.6), as well as an emphasis to “locate higher residential densities in specific and appropriate areas” (p. 8.7). By locating this higher density use within close proximity to the of E-470 and South Parker Road, and away from the lower density uses to the east, it ensures that single-family neighborhoods in the area will maintain their character, as reflected as a desired outcome in the Master Plan.

Notably, the General Land Use Plan, which is an important element of the Master Plan, is “focused primarily on the physical form and development pattern of the Town” (p. 6.4). The proposed use for an assisted living and memory care community, while not commercial in nature, is consistent with a number of the building forms that are permitted under C-O-H District. For example, the planned four story community for assisted living and memory care would be similar in form to a hotel, and would therefore contribute to the desired appearance for the entrance of the Crown Point Development. As a result, the Town’s desired building form for this location, as evidenced by the General Land Use Plan, would be enhanced by rezoning the Property to the C-O-RD District.

The 2005 outreach process as part of the Master Plan identified a desire among citizens for “balancing the pace of development” (p. 3.6). Support was expressed for directing and timing growth so that the Town can provide supporting services and improvements to match expectations of maintaining the high quality of life (p 3.6). A goal of the Master Plan also states that “growth shall be appropriately directed and site-planned to sustain our community’s needs as we grow” (p. 6.3). The Property has been vacant for a number of years, despite its proximate access to services and improvements within the Town. In fact, the Master Plan directs the Town to “encourage and support the quality renovation and reuse of under-utilized parcels and buildings” (p. 9.10). Development of the Project will ensure that the Town develops in a logical, balanced manner by putting a vacant lot within an existing subdivision into use, while also meeting the needs of the community by providing housing and services to an aging demographic.

The Master Plan identifies a strategy that encourages the development of land use patterns that are compatible with and support a variety of transportation opportunities and/or choices (p. 6.3) and encourages a “variety of housing densities in close proximity to employment centers along the E-470 Corridor, around commercial areas and near transit centers” (p. 8.8). The Property is located less than a quarter mile from an RTD bus stop that is served by Route 4831 and has the potential to provide residents without access to a vehicle with public transportation services throughout the Denver metro area. In addition, the Property is in close proximity to the E-470 and South Parker Road intersection, which will provide convenient access for residents and visitors of

the Project.

Staff Analysis:

The proposed property is located at a key location within the Crown Point Development. The existing Crown Point PD has designated this property for commercial uses including but not limited too: hospitals, hotels, restaurants, shopping centers which aligns with the Parker 2035 Master Plan. The rezoning of this property to allow for an assisted living and memory care facility, a residential use, is not consistent with the intent of the existing PD's construction nor with the Parker 2035 Master Plan. In addition, the Crown Point Planned Development guide was amended in 2014 by a "Uses not Itemized" request to allow for assisted living and memory care facilities in portions of the Crown Point Planned Development guide that are further away from the commercial center of the PD. The PD allows for assisted living and memory care facilities as a use by right on properties within the PD that are designated in the Commercial/Office/Research and Development Planning Areas. One such location is located directly to the east of the proposed lot. Staff believes that the lot located to the east, where assisted living and memory care facilities are a permitted use, is a correct location for the proposed use. This key commercial location within the development is not the correct location.

The PD zoning for Crown Point, which is binding on current and future owners, has determined the correct sites for assisted living and memory care facilities through the establishment of planning areas, which sites do not include the particular parcel for the proposed development. The applicant is responsible under the Parker Land Development Ordinance for developing the particular parcel in accordance with the overall plan and the applicant as a future owner is required to develop the particular parcel in accord with the Crown Point Center Development Guide (the "Guide"). The Guide specifically provides that "once the Development Guide is approved and recorded by the Town of Parker, all current and future owners and their assigns are required to develop their property in accordance with the Development Guide." Here, the particular parcel is located in the Commercial/Office/Hotel District. Assisted living and memory care facilities are not listed as a use permitted by right or by use permitted by special review in the Commercial/Office/Hotel District. However, assisted living and memory care facilities are listed as a use permitted by right in other Districts of the Crown Point Development Plan, which contain the correct sites for this type of facility.

The Town of Parker's Master Plan also lists as one of its goals and strategies, "Integrate senior housing into neighborhoods to promote opportunities for intergenerational connection and continuum of care for the elderly." There are other open lots available in the Crown Point Planned Development area that allow for the described use that are closer to other residential communities.

The use described by the applicant's project narrative is not consistent with the basic requirements and characteristics of Crown Point's Commercial/Office/Hotel District. The uses permitted by right encourage and promote more robust, revenue generating commercial uses and employment centers along the E-470 corridor. Additionally, the Master Plan states, "Primary uses appropriate along the E-470 include: employment centers (professional and corporate offices and light industrial uses), regional retail,

and service centers; a hospital and a higher education campus.” The assisted living and memory care use described in the project is residential in nature with few employment or economic benefits.

In conclusion, the proposed use is not the correct site, and an opportunity exists for the proposed use to be located elsewhere.

Based on this analysis, staff believes that this criterion cannot be satisfied.

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

The purpose of this application is not to correct an error in the original zoning; therefore, this factor is not applicable.

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

Applicant First Submittal:

The market need for commercial and office space has shifted significantly since the adoption of the Master Plan due to an increase in remote work and online shopping. However, the need for senior living opportunities remains. Therefore, re-designating the Property to the C-O-RD District in order to allow senior living and memory care will better accommodate the needs of the area as they exist today.

Applicant Second Submittal:

As discussed in the written narrative provided with the First Submittal, there are significant changes in the area that warrant the proposed zone change. In particular, the significant need for senior living options is identified throughout the Master Plan. It is important to note that the Master Plan states that it is “designed to be a living document that provides broad policy guidance” and that “making long range decisions means that issues need to be periodically readdressed to reflect new or emerging circumstances,” and that each succeeding Town Council has the discretion to reconsider long range policy decisions (p. 4.9). In fact, the Master Plan is intended to be a “broad and flexible document that changes to meet the community’s needs, conditions and direction of change” (p. 4.10). As previously mentioned, the projected 32% increase in the 75+ age group is a specific changing condition that the Master Plan’s vision was intended to address.

The Property has remained vacant despite its inclusion within the PD and prominent location within the Crown Point Development, which indicates that the demand for some of the particular uses identified under the C-O-H District, including, but not limited to, shopping centers, commercial retail and wholesale businesses, banks, financial institutions and services, commercial service businesses, hotels and motels, restaurants, offices, indoor theaters, educational and training related facilities, executive and caretaker residences, and hospitals and health care facilities, are not warranted by the market at this location within the development. As stated in the written narrative provided with the First Submittal, and acknowledged throughout the Master Plan, the need for senior living opportunities remains.

The Market Analysis determined that there is a sufficient need for additional senior living opportunities within the Parker area. The Market Analysis confirmed that there are only three (3) communities that offer IL, AL and MC together within the primary market area surrounding and including Parker, the newest being Legacy Village of Castle Pines which opened in 2018. The newest community in the market, Gardens Care Senior Living (2021), is a small AL/MC community that offers care in a home type setting. These existing communities have high occupancy rates with 98% for IL, 89.4% for AL and 86.1% for MC. The Master Plan also acknowledges throughout the document the significant need to provide a variety of senior housing opportunities, which will ensure that Douglas County can accommodate having one of the highest percentage increases in people over 65 (p. 8.6). Therefore, re-designating the Property to the C-O-RD District in order to allow senior living and memory care will better accommodate the present and future needs of the Town.

Staff Analysis:

The proposed property and surrounding areas have been designated by the Parker 2035 Master Plan as a Medical District within the E-470 Corridor Character Area. The Medical District within the E-470 Corridor Character Area has developed following the vision that the Master Plan intended to be a commercial and employment medical center within the Town and sub-region. Development within the PD includes the Parker AdventHealth hospital, medical office buildings, restaurants, hotels and other uses that support the medical center have developed as originally planned and zoned for. The Crown Point PD also contemplated multi-family residential, which was developed as planned away from key locations in the development.

There are also several properties within the PD that allow for assisted living and memory care facilities as a use by right due to the 2014 change to the PD.

In conclusion, there have not been significant changes in the area outside of that which was planned that would warrant a zone change.

Based on this analysis, staff believes that this criterion cannot be satisfied.

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

Applicant First Submittal:

A traffic circulation plan has previously been approved by the Town as part of the PD, and the roadways within the Crown Point Development have been constructed in conformance with the approved traffic circulation plan. The Project will not alter the overall traffic circulation plan as shown on the PD, and therefore traffic movement will not be impeded by the proposed development. Additionally, the Project will result in a reduced amount of traffic when compared to commercial uses that could otherwise be developed on the Property. Indeed, the Traffic Impact Study dated February 2023 that has been submitted with the PD Amendment, determined that traffic generated by the

Project is expected to create no negative impact to traffic operations for the existing and surrounding roadway system.

Applicant Second Submittal:

The Property is located within the E-470 Corridor Character Area, in addition to the Medical District of the Master Plan. The location of E-470 “allows for higher intensity uses without significantly impacting the transportation system or character area of the community” (p. 6.6). The close proximity to E-470 will ensure that the majority of traffic generated from the Project will be directed away from lower intensity uses within the Town, therefore ensuring that traffic movements will not be impeded from the proposed development.

In addition, a provision has been made for cross access easements for the benefit of the property over the private drives surrounding it.

Staff Analysis:

At the time of development, applicants are required to construct all warranted traffic mitigation improvements necessary for the development as identified within a traffic study for the property to ensure adequate circulation.

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

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

Applicant First Submittal:

The Project is part of the Crown Point Development, and the need for municipal services and related costs would have been assessed as part of the original approval of the PD. Municipal services required to directly serve the Property will be determined and finalized as part of the site plan review process with the Town. Any municipal service needs will also be offset through required fees and improvements as part of development of the Project.

Staff Analysis:

Any construction on the subject properties will be considered private and will be privately maintained.

As evidenced by the zoning and platting of this property, the Town is prepared to meet the additional municipal service costs associated with the subject property.

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

7. There are minimal environmental impacts can be mitigated.

Applicant First Submittal:

The Property is a portion of the overall Crown Point Development, and the environmental impacts would have been assessed as part of the original approval of the PD. Any environmental impacts from the Project will be determined and finalized as part of the site plan review process with the Town.

Staff Analysis:

The subject property is surrounded by urbanized areas and will be required to meet all Town environmental standards as set forth in the Land Development Ordinance, such review will occur during the Site Plan processes. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

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

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

Applicant First Submittal:

The PD Amendment is consistent with the Master Plan maps, goals, and policies, as discussed in further detail earlier in this Written Narrative. The Property's designation within the Medical District makes the proposed use as a senior living community both compatible and complementary to the surrounding area. The Medical District is intended to "focus on state of the art medical care, preventative health care and wellness to create an industry synergy that ensures a successful business environment" (Master Plan, p. 6.7).

The Project will locate residents in proximity to existing commercial, as well as to medical services in the surrounding area, thus creating the "industry synergy" that is envisioned by the Master Plan. In addition, the senior living community will include both independent and assisted living, as well as memory care. These services provide an important component to the vision for the Medical District by providing health care and wellness for the various needs and stages of residents as they age, as intended by the Master Plan.

Please reference the statement of consistency with the Master Plan discussion set forth earlier in this Written Narrative for additional detail on how the Project is consistent with the maps, goals, and policies of the Master Plan.

Applicant Second Submittal:

The PD Amendment is consistent with the Master Plan maps, goals, and policies, as discussed in further detail in the written narrative provided with the First Submittal. In addition to these previous comments, the proposed rezone to the C-O-RD District conforms to the Medical District designation of the Master Plan. The Property is directly adjacent to a property that is located within the C-O-RD District, which is also designated within the Medical District. This indicates that a change of zone of the Property to the C-O-RD District is consistent with the Medical District under the Master Plan.

Job creation is identified throughout the Master Plan as an important objective for the Town. During the Master Plan's 2012 outreach process, the community expressed a desire for the Town to create local quality jobs that pay a living wage, and particularly the expansion of health care industry jobs (p3.11). In addition, the Guiding Principles under the Master Plan acknowledge that the long-term economic well-being of the Town is fundamental to its future, and that the Town will encourage a variety of employment opportunities (p. 5.4). The Project includes both independent and assisted living, as well as memory care. These services provide an important component to the vision for the Medical District by providing health care and wellness for the various needs and stages of residents as they age, as intended by the Master Plan, and will allow the Town to provide these additional desired jobs.

As stated previously, and in the written narrative with the First Submittal, the Master Plan identifies the need for a variety of senior housing options as an important need for the community. Indeed, it states that the Town should "support the development of a full range of senior housing" (p. 8.7). In order to achieve this, the Master Plan encourages increased availability and integration of a "variety of housing that supports flexibility, mobility, independent living and services for the elderly" (p. 8.8).

The Property will allow residents to be integrated into the community by allowing for easy access to nearby commercial services, as well as provide mobility options due to the proximity to the E-470 and South Parker Road intersection and RTD transportation options. The Master Plan also seeks to integrate quality health care and needed facilities for all ages into the community (p. 11.15). Not only is the Property within close proximity to medical services that will serve residents of the Project, but the Project itself will provide needed assisted living and memory care services.

The Project is aligned with multiple 'Guiding Principles' by providing a housing choice that will allow people to live in Parker throughout their lives in addition to creating employment opportunities (Master Plan, p. 5.4). The addition of 'primary' jobs will benefit Parker where the majority of the job market is made up of 'secondary' jobs (Master Plan, p. 9.3). The Project will employ between 150 and 175 positions with various required education levels, etc. which will help reduce the migration of a highly educated workforce out of Parker.

Staff Analysis:

As detailed in Section IV. of this staff report, the property and surrounding areas are located within the Medical District within the E-470 Corridor Character Area of the Parker 2035 Master Plan. The intent of the E-470 Medical District focuses on state of the art medical care, preventative health care and wellness. Appropriate land uses include; hospitals, medical offices, health care clinics and facilities, rehabilitation centers and hotels. Retail uses are appropriate when they provide ancillary services in size, scale and purpose.

The proposed use of assisted living and memory care is classified as a residential use and is not consistent with the Town's Master Plan designation. The proposed use does not align with the goals and vision of the Master Plan as it is primarily residential and should be proposed for another location within Town.

In conclusion, the proposed use is not consistent with the Town's Master Plan as it is proposing a residential use in a heavily used commercial corridor.

Based on this analysis, staff believes that this criterion cannot be satisfied.

- 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 First Submittal:

Services were addressed as part of the original approval of the PD, and as set forth in Section 3 of the Plan. This includes applicable easements for water services, roadway easements and dedications for E-470 and South Parker Road (or State Highway 83), as well as payment for a portion for a signalized intersection at Cottonwood Drive and Parker Road. In addition, each planning area within the PD is required to provide a certain amount of landscaping and open space. As described earlier, any additional services required to serve the Property will be determined and finalized as part of the site plan review process with the Town.

Staff Analysis:

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

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

I. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	No Comment
Aztec Consultants	Advisory Comments - Invoice
Parker Building	Advisory Comments - Building has no comment specific to the zoning request.
Fire Life Safety	Advisory Comments - Fire Life Safety as no issue specific to the zoning request
Douglas County Assessor's Office	No Comment
Douglas County Planning	No Comment
Douglas County School District	No Comment
Parker Police	No Comment
PSCO	Advisory Comments - PSCO has no objection to the proposed rezone contingent upon the district's ability to maintain all existing rights.
CORE	Approved
CenturyLink	No Comment
Comcast	No Comment
Cottonwood Water and Sanitation District	No Comment
RTD	No Comment
South Metro Fire	No Comment
Parker Recreation	No Comment

VIII. CONCLUSION

The requested PD amendment is proposing to expand Planning Area 6b Commercial/Office/Research and Development District of the Crown Point Planned Development (PD) with the intent of changing the permitted use of the property to include assisted living and memory care facilities.

Staff has reviewed the application to amend the Crown Point Planned Development as described herein and has determined that the proposed amendment does not satisfy the criteria contained in Section 13.04.240(b)(7)f of the Parker Municipal Code, and specifically finds:

- A need does not exist for the proposal
- The particular parcel of ground is not the correct site for the proposed development.
- There have not been significant changes in the area to warrant a zone change
- The proposal is not consistent with the Town Master Plan, maps, goals, and policies.

Based on the analysis contained in this staff report, staff recommends that the Planning Commission recommends Town Council deny the PD amendment request.

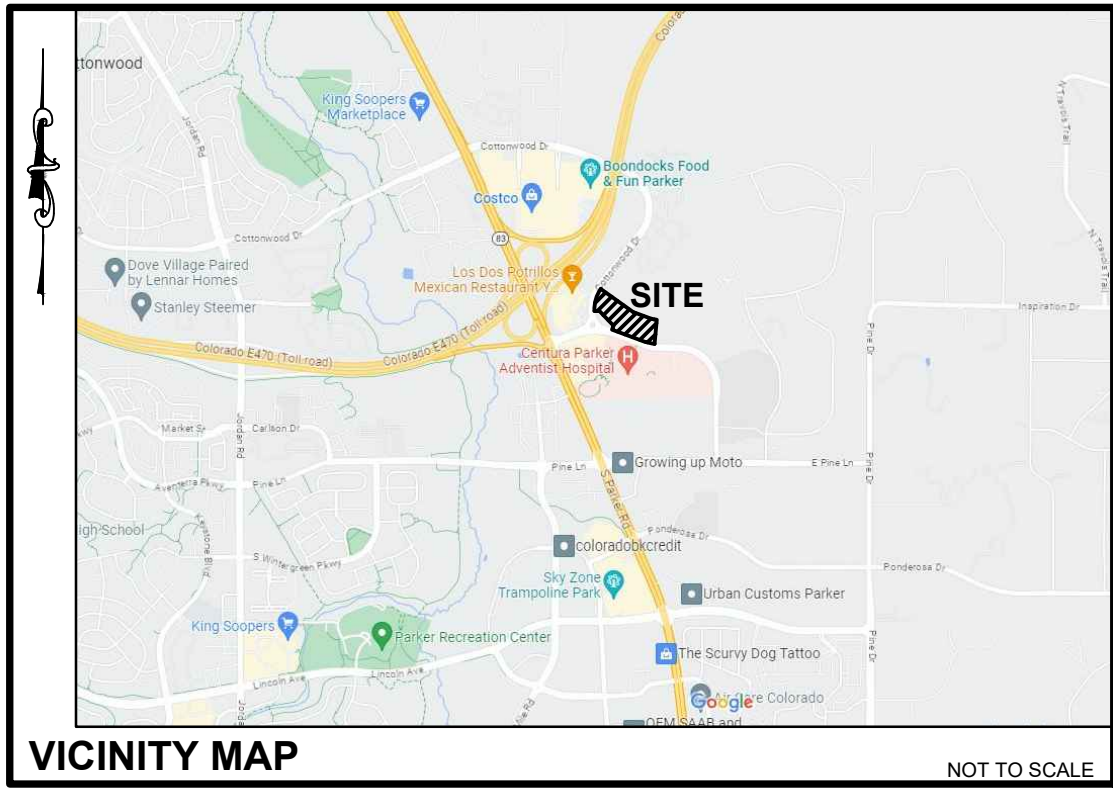
IX. ATTACHMENTS

1. Crown Point PD Guide
2. Rezoning Map

Report Approved By: Bryce Matthews, Assistant Director-Planning

CROWN POINT PLANNED DEVELOPMENT - 4TH AMENDMENT DEVELOPMENT PLAN

A PORTION OF LOT 2, BLOCK 1, CROWN POINT FILING 1, 11TH AMENDMENT,
SITUATED IN THE NW 1/4 OF SECTION 10, T.6S., R.66W. OF THE P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION OF EXISTING PROPERTY:

LOT 2, BLOCK 1,
CROWN POINT FILING 1, 11TH AMENDMENT,
COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED AS PLANNING AREA 6B:

A PORTION OF LOT 2, BLOCK 1, CROWN POINT FILING 1, 11TH AMENDMENT, SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE WEST LINE OF LOT 1 CROWN POINT F#1, 9TH AMENDMENT;

THENCE S05°31'11"W, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, CROWN POINT F#1, 9TH AMENDMENT, A DISTANCE OF 422.47 FEET TO A POINT OF NON-TANGENT CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CROWN CREST BOULEVARD (96' WIDE PUBLIC RIGHT-OF-WAY);

THENCE COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 14°22'55", A RADIUS OF 622.00 FEET, AN ARC LENGTH OF 156.13 FEET, HAVING A CHORD BEARING N77°07'03"W WITH A CHORD DISTANCE OF 155.72 FEET;
2. THENCE N69°55'35"W A DISTANCE OF 490.44 FEET;

THENCE N20°11'53"E A DISTANCE OF 241.23 FEET;

THENCE N31°26'10"E A DISTANCE OF 191.22 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 1, CROWN POINT FILING 1, 11TH AMENDMENT;

THENCE COINCIDENT WITH SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 54°17'31"E A DISTANCE OF 69.31 FEET;
2. THENCE SOUTH 69°55'31"E A DISTANCE OF 338.72 FEET TO A POINT OF TANGENT CURVE;
3. THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGEL OF 14°32'52", A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 48.24 FEET, A CHORD BEARING S77°11'57"E WITH A CHORD DISTANCE OF 48.11 FEET;
4. THENCE S84°28'23"E A DISTANCE OF 48.96 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 242.005 SQUARE FEET OR 5.55567 ACRES MORE OR LESS;

BEARINGS ARE BASED ON THE EAST LINE OF LOT 2, BLOCK 1, CROWN POINT FILING 1, 11TH AMENDMENT HAVING A MEASURED BEARING OF S05°31'11"W AND BEING BOUNDED BY A FOUND 1" BRASS CAP STAMPED "BOUNDARY BOYS" "PLS 32430" SET FLUSH IN ASPHALT ON THE NORTH END AND BY A FOUND NAIL AND 1" BRASS TAG STAMPED "ESC" "LS 38421" SET FLUSH IN ASPHALT ON THE SOUTH END.

OWNER OF PROPERTY TO BE REZONED:

LTF REAL ESTATE COMPANY, INC.
P (877)-241-8265

BY: _____
SIGNATURE

PRINTED NAME AND TITLE

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I, JEFFREY A. MILLER, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY. EITHER EXPRESSED OR IMPLIED, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

JEFFREY A. MILLER
PROFESSIONAL L.S. NO. 38467
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY
Email: jeffm@engineeringserviceco.com

PLANNING COMMISSION CERTIFICATE

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

PLANNING DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE:

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

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

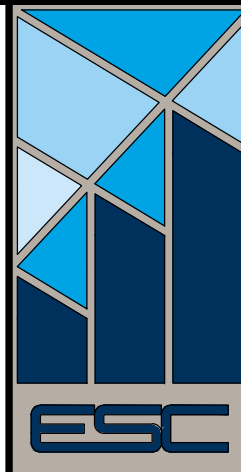
I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__ A.D.,

AT _____ M. AND WAS RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - OVERALL CROWN POINT PLANNED DEVELOPMENT
SHEET 3 - PLANNING AREA 2B & 6B DETAIL (REVISION AREA)



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**ENGINEERING
SERVICE
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CIVIL ENGINEERS & LAND SURVEYORS

Revisions:	Date:
ADDITIONS: TOWN COMMISSIONS	08/17/2023
REVISIONS: TOWN COMMISSIONS	07/20/23

RYAN COMPANIES US, INC
533 SOUTH THIRD STREET SUITE 100
MINNEAPOLIS, MINNESOTA 55415
P (612) 482-4174

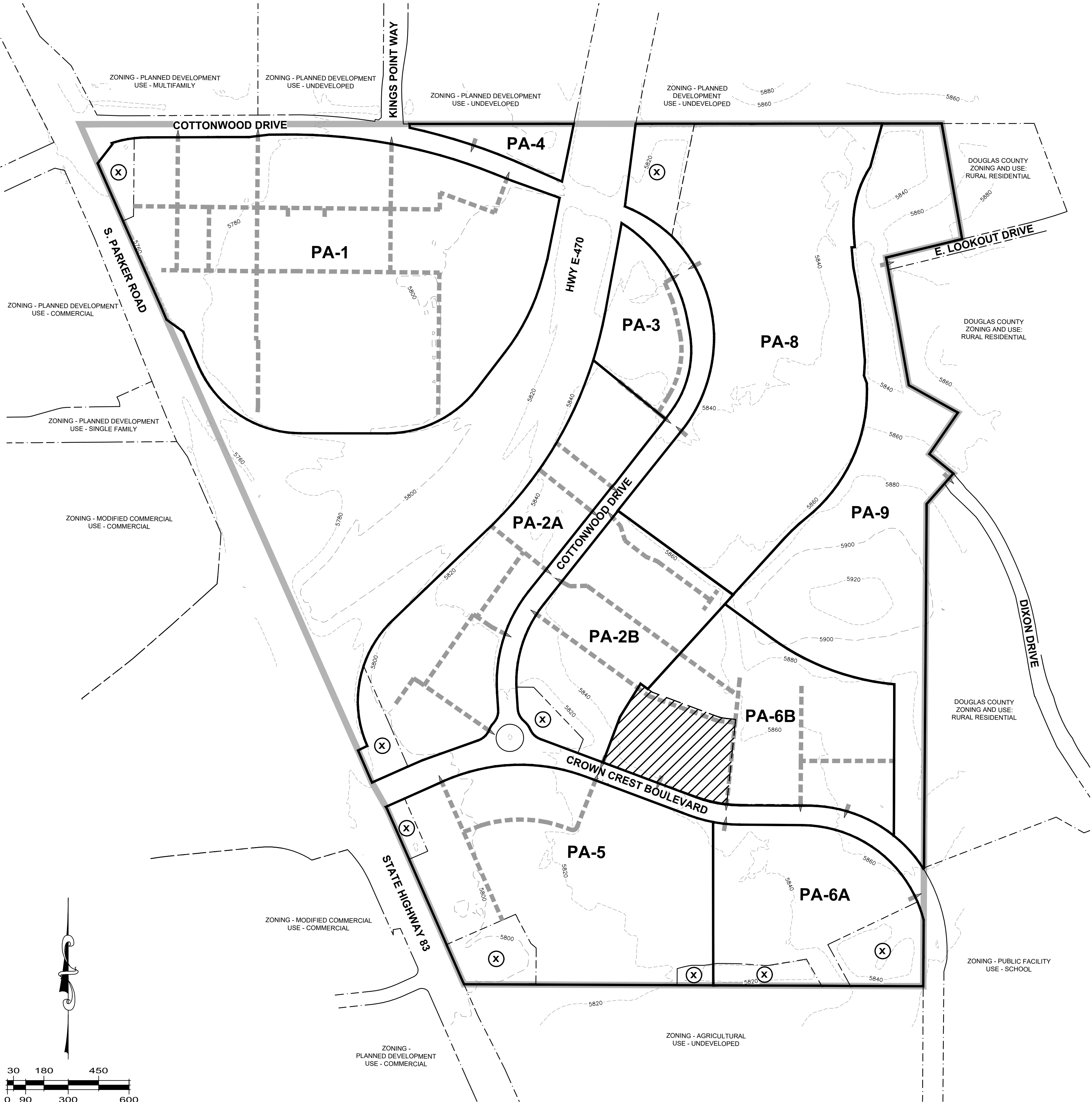
Prepared For:

CROWN POINT PLANNED DEVELOPMENT
4TH AMENDMENT DEVELOPMENT PLAN
A PORTION OF LOT 2, BLOCK 1, CROWN POINT FILING 1, 11TH AMENDMENT,
SITUATED IN THE NW 1/4 OF SECTION 10, T.6S., R.66W. OF THE P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9284 CROWN CREST BOULEVARD

Designed By:	Date:
JAM	7/28/2023
Drawn By:	Survey No.:
JAM	23-023-R
Checked By:	Project No.:
JAC	1160.4
Field Book No.:	Scale:
960	N/A
Sheet No.:	1 OF 3

CROWN POINT PLANNED DEVELOPMENT - 4TH AMENDMENT DEVELOPMENT PLAN

A PORTION OF LOT 2, BLOCK 1, CROWN POINT FILING 1, 11TH AMENDMENT,
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



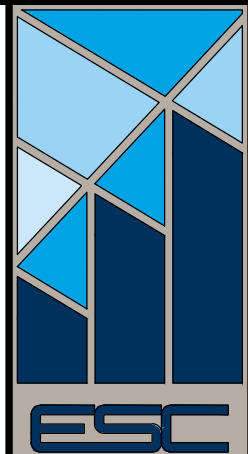
LEGEND

- OVERALL DEVELOPMENT BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING PARCEL LINES
- CONTOUR LINE
- ACCESS EASEMENT / PRIVATE DRIVE
- ACCESS TO PUBLIC RIGHT-OF-WAY
- PLANNING AREA NUMBER
- EXISTING DRAINAGE, DETENTION OR RETENTION TRACT
- AREA TO BE REZONED AS PLANNING AREA 6B

PROPOSED LAND USE SUMMARY - 4TH AMENDMENT:

CROWN POINT PLANNED DEVELOPMENT 4TH AMENDMENT LAND USE SUMMARY		
LAND USE	PLANNING AREA	2023 PROPOSED ACRES
COMMERCIAL / OFFICE / HOTEL DISTRICT	1	57.1 ACRES
	2A	22.0 ACRES
	2B	14.9 ACRES
	5	31.7 ACRES
COMMERCIAL / OFFICE / RESEARCH AND DEVELOPMENT DISTRICT	3	7.0 ACRES
	4	2.6 ACRES
	6A	18.0 ACRES
	6B	23.8 ACRES
CAMPUS OFFICE DISTRICT	8	45.0 ACRES
OPEN SPACE / BUFFER	9	32.2 ACRES
MAJOR COLLECTOR R.O.W.		17.7 ACRES
		TOTAL 272.0 ACRES

- UTILITY PROVIDERS FOR CROWN POINT PLANNED DEVELOPMENT:
- DRAINAGE - TOWN OF PARKER
 - WATER - COTTONWOOD WATER AND SANITATION DISTRICT
 - WASTEWATER - COTTONWOOD WATER AND SANITATION DISTRICT
 - GAS - XCEL ENERGY
 - ELECTRIC - CORE ELECTRIC COOPERATIVE (FORMERLY IREA)
 - CABLE / TELEPHONE - CENTURY LINK (LEVEL 3)



14190 East Evans Avenue
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ENGINEERING SERVICE COMPANY

Revisions:

NO.	DATE	DESCRIPTION
1	06/17/2023	PREPARED
2	06/17/2023	REVISIONS
3	06/17/2023	REVISIONS
4	06/17/2023	REVISIONS
5	06/17/2023	REVISIONS
6	06/17/2023	REVISIONS
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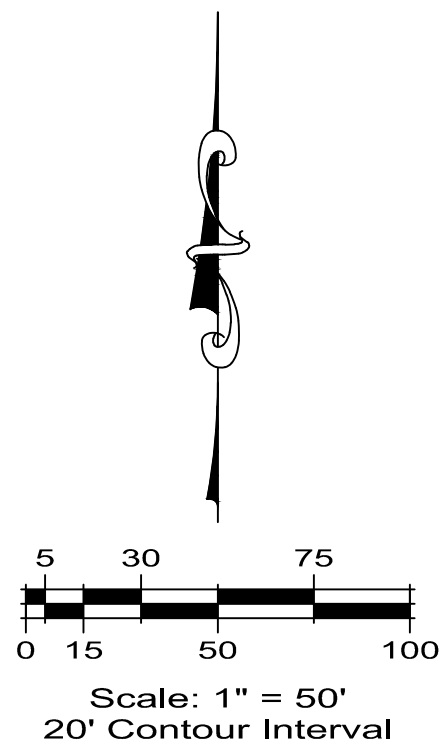
RYAN COMPANIES US, INC.
533 SOUTH THIRD STREET SUITE 100
MINNEAPOLIS, MINNESOTA 55415

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9284 CROWN CREST BOULEVARD

Designed By: JAM Date: 7/28/2023
Drawn By: JAM Survey No: 23-023-Z
Checked By: JAM Project No: 1160-4
Field Book No: 960 Scale: 1" = 300'
Sheet No: 2 OF 3

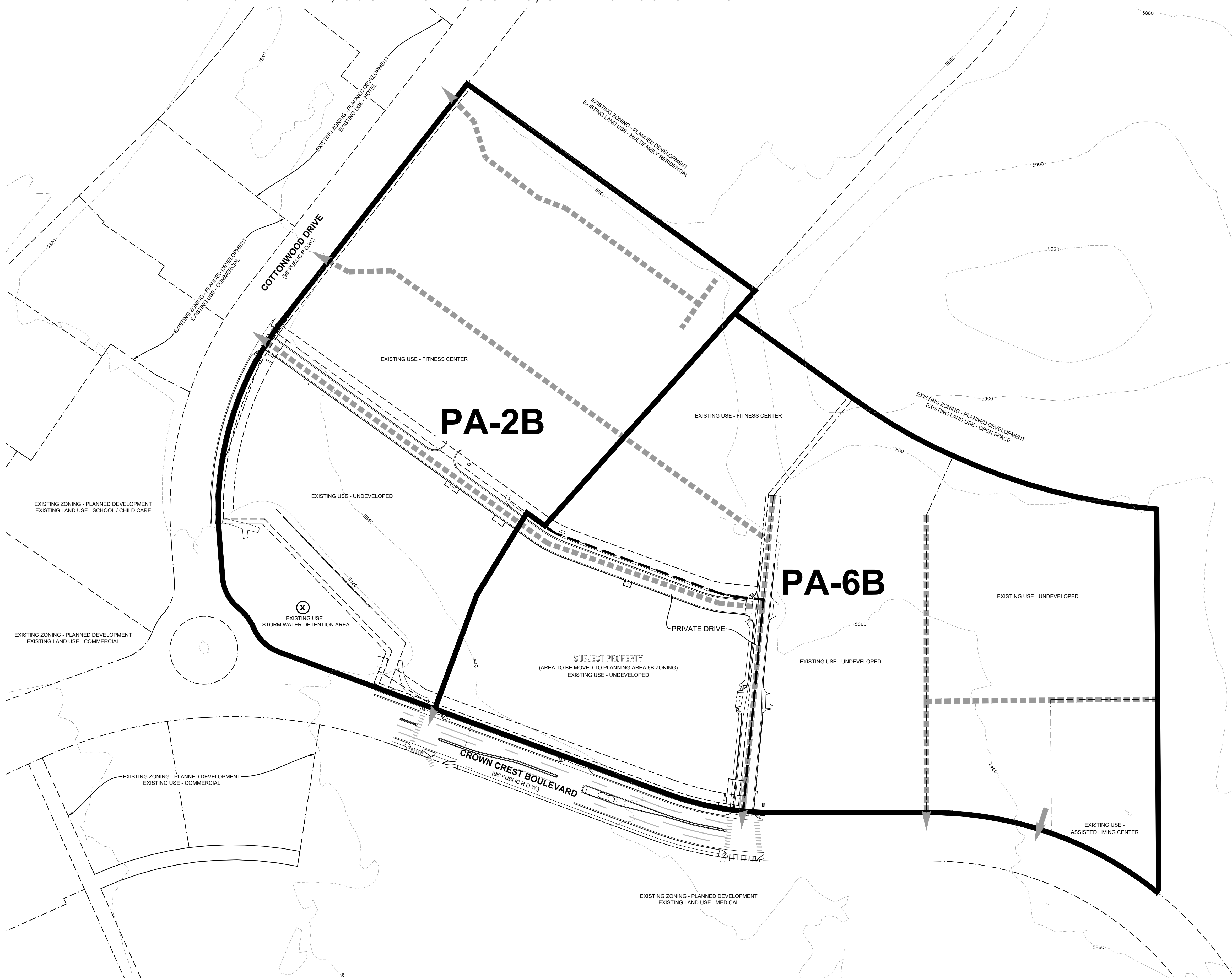
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LEGEND	
	PLANNING AREA BOUNDARY
	EXISTING PARCEL LINES
	CONTOUR LINE
	ACCESS EASEMENT / PRIVATE DRIVE
	ACCESS TO PUBLIC RIGHT-OF-WAY
	PLANNING AREA NUMBER
	EXISTING DRAINAGE, DETENTION OR RETENTION TRACT

CROWN POINT PLANNED DEVELOPMENT 4TH AMENDMENT LAND USE SUMMARY - REVISED AREAS 2B & 6B		
LAND USE	PLANNING AREA	2023 PROPOSED ACRES
COMMERCIAL / OFFICE / HOTEL DISTRICT	2B	14.9 ACRES
COMMERCIAL / OFFICE / RESEARCH AND DEVELOPMENT DISTRICT	6B	23.8 ACRES
	TOTAL	41.0 ACRES



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F 303.337.7481
T/F 1.877.273.0659

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CIVIL ENGINEERS & LAND SURVEYORS

Revisions:	Date:	By:
1	06/17/2023	JAM
2	07/28/2023	JAM
3	08/01/2023	JAM
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CROWN POINT PLANNED DEVELOPMENT
4TH AMENDMENT DEVELOPMENT PLAN
A PORTION OF LOT 2, BLOCK 1, CROWN POINT FILING 1, 11TH AMENDMENT,
SITUATED IN THE NW 1/4 OF SECTION 10, T.6S., R.66W. OF THE P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9284 CROWN CREST BOULEVARD

RYAN COMPANIES US, INC
533 SOUTH THIRD STREET SUITE 100
MINNEAPOLIS, MINNESOTA 55415

Designed By: JAM Date: 7/28/2023
Drawn By: JAM Survey No: 23-023-R
Checked By: JAC Project No: 1160.4
Field Book No: 990 Scale: 1" = 100'
Sheet No: 3 OF 3

ORDINANCE NO. 3.74.1, Series of 2013

**TITLE: A BILL FOR AN ORDINANCE TO AMEND THE CROWN POINT
CENTER DEVELOPMENT GUIDE THIRD AMENDMENT PURSUANT
TO THE PARKER LAND DEVELOPMENT ORDINANCE**

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

Section 1. Finding of Fact.

a. Application has been made for amending the Planned Development zoning, for the "Crown Point Development Guide Second Amendment," approved by the Town Council on August 7, 1989, and recorded in the Office of the Douglas County Clerk and Records Office on September 10, 2001, in Book 2126, page 1089 and Reception No. 01083112, for the property described in attached **Exhibit A** within the Town of Parker, Colorado, pursuant to the Parker Land Development Ordinance (the "2001 Crown Point Development Guide").

b. Public notice has been given of such zoning amendment by one (1) publication in the *Douglas County News-Press*, a newspaper of general circulation within the Town and the official newspaper of the Town, at least fifteen (15) days before the public hearing of such zoning.

c. Written notice was sent by certified mail to all owners of property within five hundred (500) feet of the property, at least fifteen (15) days prior to the public hearing.

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

e. The requirements contained in Section 13.04.240 of the Parker Municipal Code for approving the amendment to the 2001 Crown Point Development Guide have been satisfied.

Section 2. The 2001 Crown Point Development Guide approved by the Town Council on August 7, 2001, for the property identified in Exhibit A is hereby amended by the "Crown Point Center Development Guide Third Amendment" as set forth in **Exhibit B**, which is attached hereto and incorporated by this reference

Section 3. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue, pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

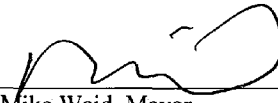
Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the

publication of an agenda that contains the title to this ordinance in a newspaper of local circulation prior to first and second reading of this ordinance creates a financial burden on the Town and that the title to this ordinance was posted in two public places two days before the Town Council meeting as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

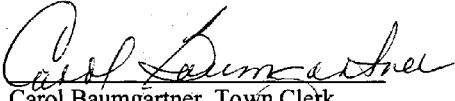
Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. This Ordinance shall become effective ten (10) days after final publication.

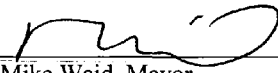
INTRODUCED AND PASSED ON FIRST READING this 28th day of May, 2013.


Mike Waid, Mayor

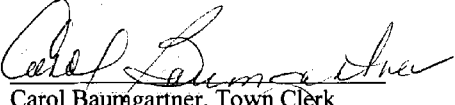
ATTEST:


Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this 3rd day of June, 2012.


Mike Waid, Mayor

ATTEST:


Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

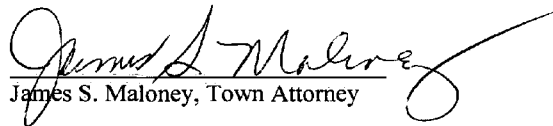

James S. Maloney, Town Attorney

EXHIBIT A

SECTION 12

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3;

THENCE N89°14'30"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 1,227.45 FEET TO THE POINT OF BEGINNING ON THE EASTERLY RIGHT-OF-WAY LINE OF E-470, PARCEL NO. TK-23 REV. 1;

THENCE CONTINUING N89°14'30"E ALONG SAID NORTH LINE A DISTANCE OF 1,483.59 FEET TO THE POINT ON THE WESTERLY BOUNDARY LINE OF SIERRA VISTA FILING NO. 3;

THENCE ALONG THE WESTERLY BOUNDARY LINES OF SIERRA VISTA FILINGS NO. 3 AND NO. 2 THE FOLLOWING EIGHT (8) COURSES:

- 1) S10°45'30"E A DISTANCE OF 580.00 FEET;
- 2) S75°14'30"W A DISTANCE OF 385.00 FEET;
- 3) 10°45'30"E A DISTANCE OF 635.00 FEET;
- 4) S61°33'52"E A DISTANCE OF 281.33 FEET;
- 5) S34°32'23"W A DISTANCE OF 280.00 FEET TO THE POINT OF RADIAL CURVE, WHENCE THE CENTER OF SAID CURVE BEARS S34°32'23"W;
- 6) ALONG THE ARC OF SAID RADIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°00'00" AND A RADIUS OF 1,250.00 FEET, A DISTANCE OF 152.72 FEET TO THE POINT ON A RADIAL LINE;
- 7) S41°32'23"W ALONG SAID RADIAL LINE A DISTANCE OF 172.48 FEET;
- 8) S00°21'34"E A DISTANCE OF 756.72 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10;

THENCE CONTINUING S00°21'34"E ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 1,621.90 FEET TO THE POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 289 AT PAGE 826, DOUGLAS COUNTY RECORDS;

THENCE S89°32'23"W ALONG SAID NORTH LINE A DISTANCE OF 2,265.17 FEET TO THE POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83, AS DESCRIBED IN BOOK 727 AT PAGE 628, DOUGLAS COUNTY RECORDS; THENCE N24°38'59"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 665.42 FEET;

THENCE N19°46'10"W ALONG THE RIGHT-OF-WAY LINE OF E-470, PARCEL NO. TK-23 B REVISION 1 A DISTANCE OF 501.81 FEET;

THENCE N24°39'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF E-470, PARCEL NO. TK-23 REV.1; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) N65°20'45"E A DISTANCE OF 52.69 FEET TO THE POINT OF RADIAL CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N65°20'45"E;

- 2) ALONG THE ARC OF SAID RADIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°18'53" AND A RADIUS OF 549.41 FEET, A DISTANCE OF 674.24 FEET TO THE POINT OF TANGENT;
- 3) N45°39'38"E ALONG SAID TANGENT LINE A DISTANCE OF 648.67 FEET TO THE POINT OF CURVE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°55'43" AND A RADIUS OF 1,979.85 FEET, A DISTANCE OF 1,241.51 FEET TO THE POINT OF TANGENT;
- 5) N09°43'55"E ALONG SAID TANGENT LINE A DISTANCE OF 945.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,086,265 SQUARE FEET OR 208.5919 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 3;
THENCE N89°14'30"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 900.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470, PARCEL NO. TK-23 REVISION 1;
THENCE ALONG THE RIGHT-OF-WAY LINE OF E-470, PARCELS NO. TK-23 REVISION 1 AND TK-23 A REVISION 1 AND THE RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83 THE FOLLOWING ELEVEN (11) COURSES:
1) S10°52'39"W A DISTANCE OF 681.68 FEET;
2) S14°37'39"W A DISTANCE OF 95.13 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°03'52" AND A RADIUS OF 1,075.92 FEET, A DISTANCE OF 414.33 FEET TO A POINT OF TANGENT;
3) S36°41'31"W ALONG SAID TANGENT LINE A DISTANCE OF 228.17 FEET TO A POINT OF CURVE;
4) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°39'15" AND A RADIUS OF 549.41 FEET, A DISTANCE OF 504.90 FEET TO A POINT OF TANGENT;
5) S89°20'46"W ALONG SAID TANGENT LINE A DISTANCE OF 428.00 FEET TO A POINT OF CURVE;
6) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 66°00'00" AND A RADIUS OF 549.41 FEET, A DISTANCE OF 632.88 FEET;
7) N24°39'14"W A DISTANCE OF 189.84 FEET;
8) N55°34'56"W A DISTANCE OF 82.67 FEET;
9) N24°39'05"W A DISTANCE OF 862.93 FEET;
10) N37°19'01"E A DISTANCE OF 106.97 FEET;
11) N28°26'39"W A DISTANCE OF 105.93 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 4;
THENCE N88°53'23"E ALONG SAID NORTH LINE A DISTANCE OF 1,427.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,762,891 SQUARE FEET OR 63.4272 ACRES, MORE OR LESS.

EXHIBIT B

**CROWN POINT CENTER
DEVELOPMENT GUIDE
THIRD AMENDMENT**

ORIGINALLY APPROVED BY THE PARKER TOWN COUNCIL
DECEMBER 4, 1989

SECOND AMENDMENT
APPROVED BY THE PARKER TOWN COUNCIL
AUGUST 7, 2001

THIRD AMENDMENT
APPROVED BY THE TOWN OF PARKER TOWN COUNCIL
JUNE 3, 2013

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SECTION 1

PURPOSE, OBJECTIONS AND INTENT

- 1.1 Purpose. The purpose of this Crown Point Center Planned Development District Development Guide Second Amendment (hereinafter referred to as “Development Guide”) is to assure that Crown Point Center grows as a comprehensively planned development with adequate provisions for the orderly development and improvement of the property. The property to which this development guide is applicable (hereinafter referred to as Crown Point Center) is legally described in Section 12 hereof. All section references, unless otherwise stated, are to sections in this Development Guide.
- 1.2 Objectives. The Crown Point Center Planned Development is intended to accommodate a mix of commercial, office, hotel, research and development, residential, open space/buffer, and recreational land uses. This Development Guide permits opportunities for innovative community design and sensitive site design, while allowing the flexibility to respond to changing market and community needs.
- 1.3 Legislative Intent. It is the intent of this Development Guide to be consistent with, and to assist in the implementation of, the legislative declarations contained in the Planned Unit Development Act of 1972 for the State of Colorado, as amended.

SECTION 2

AUTHORITY

- 2.1 Authority. The authority for this Development Guide is Section XXIV - Planned Development - PD of the Town of Parker Zoning Ordinance, July 30, 1981. The authority for Section XXIV of the Town of Parker Zoning Ordinance is Article 67, Title 24 (Planned Unit Development Act of 1972), of the Colorado Revised Statutes, 1973, as amended.
- 2.2 Adoption. The adoption of this Development Guide (and the included Development Plan) shall evidence the finding and decision of the Town Council that this Development Guide for Crown Point Center is authorized by the provisions of Section XXIV of the Town of Parker Zoning Ordinance; that said Section XXIV and this Development Guide comply with the Planned Unit Development Act of 1972; that this Development Guide supersedes, voids, terminates and otherwise replaces by operation of law that certain Crown Point Development Guide and Development Plan (including, without limitation, all owner/developer commitments and obligations contained within the “Preamble” thereto) adopted by Douglas County and filed in the records of Douglas County at Book 545, Page 751 on October 29, 1984.
- 2.3 Enforcement. The provisions of this Development Guide (and the included Development Plan) relating to the use of land shall run in favor of the Town of

Parker and shall be enforceable, at law or in equity, by the Town of Parker. All provisions of this Development Guide shall also run in favor of the occupants and owners of the land within Crown Point Center.

- 2.4 Application of Any Provision Declared Invalid. If the application of any provision of this Development Guide to any parcel, building, other structure, or tract of land is declared to be invalid by a decision of any court of competent jurisdiction, it is hereby declared to be the intent of this Development Guide that:
- 2.4.1 The effect of such decision shall be limited, to the extent practical, to that lot, building, other structure or tract of land immediately involved in the controversy, action, or proceeding in which the judgement or decree of invalidity was rendered; and
- 2.4.2 Such decision shall, to the extent practical, not affect, impair or nullify this Development Guide as a whole or the application of any provision hereof to any other lot, building, other structure or tract of land.

SECTION 3

LAND DEDICATIONS, CONVEYANCES AND EXPENDITURES

- 3.1 Land Dedications, Conveyances and Expenditures. Prior to the date of this Development Guide, the following land dedications, conveyances and expenditures for public use have been made by the Developer and/or its predecessors:
- 3.1.1 E-470 Dedication. The Developer has dedicated, in fee simple and without charge, 1,834,015 square feet (42.1 acres) of land to the E-470 Authority. The required "slope easements" consisting of an additional 3.7 acres have also been granted to the E-470 Authority. The total conveyance represents 14.3% of total site. The Developer has paid to the E-470 Authority \$38,500 for additional design work and environmental impact studies relating to the final alignment of E-470 right-of-way through Crown Point Center.
- 3.1.2 S H 83 (Parker Road). The Developer has dedicated, in fee simple and without charge, 227,857 square feet (5.2 acres) to Douglas County for use by the Colorado Department of Highways for improvements to State Highway 83 (Parker Road) (1.6% of site). In addition, the Developer has conveyed permanent easements totaling 29,507 square feet (0.68 acres) to the Colorado Department of Highways for the purpose of relocating the Wyco Pipeline.
- 3.1.3 Cottonwood Water and Sanitation District. The Developer has granted easements totaling 8.89 acres to the Cottonwood Water and Sanitation District for water transmission lines and for the site on which their water storage facilities have been constructed. In addition, the Developer is committed to conveying to the District, in fee simple and without charge, perpetual rights to approximately 450 acre feet of non-tributary water decreed to the Developer.

- 3.1.4 Open Space/Buffer District. The Developer has, as shown on the Development Plan, preserved a buffer area suitable for future dedication, separating Crown Point Center from the adjacent residential areas (approximately 10% of total the site). Additionally, a minimum prescribed portion of each Planning Area is set aside for landscaping/open space.
- 3.1.5 Cottonwood Drive/Parker Road Intersection. The Developer has previously paid \$35,000 representing 50% of the cost to signalize the intersection of Cottonwood Drive and Parker Road.

SECTION 4

DEFINITIONS

- 4.1 Purpose and Intent. The purpose of this Section is to make certain the meanings of certain words, terms and phrases used in this Development Guide. Any words, terms and phrases contained in this Development Guide shall be defined and interpreted in accordance with the definitions contained in this Section, unless the context indicates a different meaning was intended.
- 4.2 Rules of Construction. The following rules of construction shall govern the interpretation of the provision of this Development Guide.
- 4.2.1 All words, terms and phrases not defined herein in other resolutions or codes of the Town of Parker relative to land development or construction shall be construed as defined in such ordinances or codes, unless the context indicates a different meaning was intended.
- 4.2.2 All words, terms and phrases neither defined herein nor in other such ordinances or codes shall be given their usual and customary meanings unless the context indicates a different meaning was intended.
- 4.2.3 The text of this Development Guide shall have precedence over its captions and titles.
- 4.2.4 The word “shall” is mandatory and not permissive; the word “may” is permissive and not mandatory.
- 4.2.5 Words used in the singular include the plural and words used in the plural include the singular, unless the context indicates the contrary.
- 4.2.6 Words used in the present tense include the future tense and words used in the future tense include the present tense.
- 4.2.7 The phrase “used for” includes “arranged for” “designed for” , “intended for” , “maintained for” and “occupied for”.
- 4.2.8 The particular or specific definitions given in this Development Guide control over the general meaning of those words.

- 4.2.9 The definitions set forth in Section XIII, Definitions, of the Town of Parker Zoning Ordinance and the successors thereof, as in effect at the time of adoption of this Development Guide, except as amended in this Development Guide, are by this reference incorporated herein as if set forth in full to the extent not inconsistent with this Development Guide.
- 4.2.10 Definitions:
- 4.2.10.1 Abut: Are contiguous, i.e., have a common property line
- 4.2.10.2 Accessory Building: A subordinate building, the use of which is customarily incidental to that of the main building(s) or to the main use(s) of the land and which is located on the same lot(s) or parcel with the main building or use.
- 4.2.10.3 Accessory Use: A use naturally and normally incidental and subordinate to, and devoted exclusively to, the main use of the premises.
- 4.2.10.4 Borrow Site: An area used for the extraction of earthen materials such as sand, gravel or dirt which is outside the area of immediate development.
- 4.2.10.5 Building: Any permanent structure, or portion thereof, built for the shelter or enclosure of human beings or property of any kind, but excluding advertising signboards, fences and walls.
- 4.2.10.6 Building Height: Except as otherwise provided for in the Development Guide, Building Height shall mean the vertical distance measured from the highest point of the ground-level grade to the elevation of the highest point of the roof level. Also see Section 9.1.3.
- 4.2.10.7 Car Care Center: An establishment providing sales of vehicle fuel and such services as lubrication, oil, tire changes, maintenance and repairs. This use does not include paint spraying or body repair.
- 4.2.10.8 Caretaker Residence: A dwelling unit accessory to any building arranged, designed and intended for occupancy by a person or persons owning, employed in or dealing with and responsible for security and maintenance of such building or the uses permitted therein.
- 4.2.10.9 Common Area or Common Element: The total area and structures within a project which are designed, designated and maintained for common use and enjoyment by the owners and tenants of the project and their invitees, such as recreation areas and facilities, landscaped areas, open space areas, sidewalks, hallways, parking facilities, elevators, and entries.

- 4.2.10.10 Community Information Center: A temporary or permanent structure or facility, including associated parking areas, which is used principally for dissemination of community news and events, and information concerning real estate held for sale or lease during the development of Crown Point Center.
- 4.2.10.11 Contiguous Land: A parcel of land which has a common property line with another parcel of land.
- 4.2.10.12 Convenience, Commercial: A retail or service commercial use which serves the area immediately surrounding the use by providing groceries, sundries and miscellaneous services which do not typically offer comparison shopping opportunities.
- 4.2.10.13 CPCACC ("Crown Point Center Architectural Control Committee"): The Crown Point Center Architectural Control Committee created pursuant to the Protective Covenants.
- 4.2.10.14 Day Care Center: A facility which may utilize one or more buildings, which is maintained for the whole or part of a day for the care of persons under the age of 21 years under the provisions of the Colorado Child Care Act. Such facilities may be operated with or without stated educational purposes. The term shall include facilities commonly known as "day care centers", "day nurseries", "nursery schools", "pre-schools", "kindergartens" and those facilities which give 24 hour care for dependent and neglected children and shall include those facilities with stated educational purposes operated in conjunction with public or private educational facilities.
- 4.2.10.15 Developer: Crown Point Center, Ltd. and its designees as formally appointed in writing by Crown Point Center, Ltd., which appointment shall be recorded in the records of Douglas County, Colorado.
- 4.2.10.16 Development: Any construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure, building and/or land.
- 4.2.10.17 Development Guide: The document establishing permissible parameters for the lot size, type of use or activity, lot coverage, open space and other Town of Parker zoning regulation standards within a Planned Development. Unless otherwise specifically provided for herein, e.g., variances, once the Development Guide is approved and recorded by the Town of Parker, all current and future owners and their assigns are required to develop their property in accordance with the Development Guide.

- 4.2.10.18 Development Plan: A map depicting the land to be used within a Planned Development. Once a Development Plan is approved and recorded by the Town of Parker, the current and future owner and their assigns are required to develop their property in accordance with the Development Plan. The Development Plan is an integral part of and must be interpreted in accordance with the Development Guide.
- 4.2.10.19 Executive Residence: A dwelling unit accessory to any commercial or office main building which is arranged, designed and intended for occupancy by a person or persons owning, employed by or dealing with a business contained within such building.
- 4.2.10.20 Floor Area, Net (Commercial): The total horizontal floor area, measured in square feet, of all floors of a building, excluding therefrom walls, stairwells, elevator shafts, covered walkways, roof patio areas, covered entries, covered parking, covered driveways, covered loading areas, utility rooms and storage areas.
- 4.2.10.21 Grade, Ground Level: The elevation of the finished lot surface measured at any point along the perimeter of the building.
- 4.2.10.22 Helipad: The area necessary to land and hold a helicopter which is used for Hospital emergencies, unscheduled flights; no maintenance or fueling facilities are to be present. The Helipad shall be located at grade.
- 4.2.10.23 Hospital: A service commercial building or portion thereof used primarily for the overnight accommodation and medical and surgical care of the sick, injured, and infirm, including sanitariums, but excluding therefrom medical clinics, rest homes, convalescent homes and homes for the aged.
- 4.2.10.24 Hotel: Any building arranged, designed and intended as a temporary lodging place for human beings, with or without meals; in which there are 6 or more guest rooms or suites.
- 4.2.10.25 Landscape: Improvement to an area of land by the planting of a combination of trees, shrubs and ground cover or the installation of other materials such as rock and bark.
- 4.2.10.26 Lot: A lot is a portion of a subdivision intended as a unit for transfer of property ownership or for development and designated as a lot on a recorded plat.
- 4.2.10.27 Lot Line: A line bounding a lot which divides one lot from another or from a street or any other public or private space.

- 4.2.10.28 Motel: A hotel primarily for transients traveling by automobile.
- 4.2.10.29 Open Space: Public or private land and aquatic areas which are acquired, regulated and managed to protect the natural environment and significant cultural resources, provide recreational and agricultural opportunities; shape the pattern of urban development, or any combination thereof, including yards, common areas and common elements.
- 4.2.10.30 Owner: Any person or persons who from time to time own or hold an aggregate fee simple interest in any portion of Crown Point Center or any Net Floor Area appurtenant thereto. The owners or holders of an "aggregate fee simple interest" shall not include owners or holders of (a) mortgages, deeds of trust, and other instruments pursuant to which said land or floor area rights secure indebtedness, (b) easements, rights-of-way or licenses that pertain to or affect said land or floor area rights, (c) water, mineral, air, or subsurface rights that, as appropriate, are located in, on, under, over or are or were appurtenant to said land, (d) leasehold interests, or (e) other equitable title interests such as a vendee's interest under an installment land contract.
- 4.2.10.31 Parking Area: A portion of land, other than a street, used for the parking of automobiles and available for use, either free or for remuneration.
- 4.2.10.32 Parking, Off-Street: A portion of land, other than a street, used for parking of motor vehicles and available for use, either free or for remuneration.
- 4.2.10.33 Planning Director: The Planning Director or acting head of the Planning Department for the Town of Parker.
- 4.2.10.34 Planned Development: A tract or parcel of land controlled by one or more landowners, which is developed under unified control or a single Development Guide for either a number of residential units, business, commercial, educational, recreational uses or any combination of the foregoing.
- 4.2.10.35 Planning Area: An area of land identified on the Development Plan, the boundaries of which are streets and other lines and areas set forth on the Development Plan. The specific uses in, and the corresponding development standards and requirements applicable to, any Planning Area are determined by the Planning District within which such Planning Area is placed.
- 4.2.10.36 Planning District: Those specific zoning classification Districts provided for in Section 9 of this Development Guide, i.e., Commercial/Office/Hotel District; Commercial/Office/Research and Development District;

Suburban Residential/Campus Office District; Open Space/Buffer District.

- 4.2.10.37 **Plat:** A map of a subdivision showing the location, boundaries and ownership of individual properties and prepared in accordance with the requirements of the Town of Parker and recorded in the records of Douglas County, Colorado.
- 4.2.10.38 **Power Center:** Generally defined as being an up-scale, unenclosed community center consisting of multiple anchors which are compatible, but not necessarily competitive. Typically, between 60% - 80% of the space is occupied by anchors having a regional impact and the balance devoted to smaller tenants. The anchors may be free standing and/or individually owned, or in line, in which case the anchor stores may also be individually owned.
- 4.2.10.39 **Professional Office:** A place of business for any of the following: accountants, architects, attorneys, bookkeeping services, brokers (of stocks, bonds, real estate), building designers, persons licensed by the State to practice any of the healing arts, corporate offices, drafting services, financial institutions, including banks, savings and loan associations, insurance companies, credit unions and credit reporting agencies, development companies, engineers, surveyors and planners, insurance agencies and brokers, interior decorators and designers (no retail sales allowed on premises), laboratories (medical and dental), landscape architects, pharmacies, notaries public, public stenographers, typing and secretarial services, and other similar businesses and professions.
- 4.2.10.40 **Project:** One or more lots or parcels planned and designed as a unified entity such as a condominium development, cluster development, townhouse development, commercial development, recreational development, shopping center development, etc.
- 4.2.10.41 **Protective Covenants:** The Declaration of Protective Covenants for Crown Point Center recorded and/or to be recorded in the records of Douglas County, Colorado by the Developer, as may from time to time be amended and/or restated and/or extended.
- 4.2.10.42 **Recreation Facility Commercial:** A commercial use characterized by the provision of recreational facilities and services for remuneration, such as theaters, bowling alleys, tennis courts, recreation centers and similar uses.
- 4.2.10.43 **Recreation Facility Private:** A recreation facility operated by a non-profit organization and open only to bona fide members and guests of such non-profit organization.

- 4.2.10.44 Recreation Facility, Public: A recreation facility operated by a governmental or quasi-governmental agency and open to the general public.
- 4.2.10.45 Retail Commercial: A commercial use characterized by the selling of tangible goods, wares, and merchandise directly to the consumer.
- 4.2.10.46 Setback: The length of any required unobstructed area (exclusive of certain items as otherwise provided in this Development Guide, such as landscaping, walkways and patios) measured perpendicular to the lot line.
- 4.2.10.47 Service Commercial: A commercial use characterized by the selling of services and intangibles directly to the consumer.
- 4.2.10.48 Shopping Center: A group of three (3) or more commercial establishments planned, developed and managed as a unit with common off-street parking and open space provided on the property.
- 4.2.10.49 Site: Any portion or part of Crown Point Center that is the subject of any Site Plan submitted in accordance with the provisions of this Development Guide.
- 4.2.10.50 Site Design/Development Standards: See Section 9 of this Development Guide.
- 4.2.10.51 Site Plan: The plans and supplement materials drawn and submitted in accordance with the requirements of this Development Guide to evaluate a project prior to the issuance of design approval or a building permit.
- 4.2.10.52 Site Planning Standards: See Section 8 of this Development Guide.
- 4.2.10.53 Special Community Event: A temporary event, such as fireworks, parades, community picnics, athletics events, non-motorized vehicle races, Christmas and holiday pageants and other outdoor programs, (sponsored by an association, property owners association, other community organization or the owner of land within Crown Point Center).
- 4.2.10.54 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 eight (8) feet in height, poles, lines, cables, or other transmission or distribution facilities or public utilities.

- 4.2.10.55 Use: The purpose for which land, or portions thereof, or buildings are arranged, designed and intended, or the purpose for which either land or buildings, or portions thereof, are or may be occupied or maintained.

SECTION 5

GENERAL PROVISIONS

- 5.1 Purpose. The purpose of this Section is to provide general provisions and clarifications of standards and requirements for development which occurs within Crown Point Center.
- 5.2 Conflict. The provisions of the Development Guide shall prevail and govern the development of Crown Point Center provided, however, where the provisions of the Development Guide do not clearly address a specific subject, the provisions of the Town of Parker Zoning Ordinance shall prevail.
- 5.3 Incorporation of Land Development Plan. The Crown Point Center Development Plan is hereby incorporated by reference into this Development Guide as Section 13 together with everything shown thereon and all amendments thereto.
- 5.4 Development Phasing. Any project may be constructed in phases, provided that there is compliance with the appropriate Site Design/Development Standards and other applicable requirements of this Development Guide.
- 5.5 Planning Area Boundaries. Wherever a Planning Area abuts a dedicated roadway, i.e., Parker Road (State Highway 83), E-470 or other public right-of-way shown on the Development Plan, the Planning Area boundary is the abutting right-of-way line. Modifications in Planning Area boundaries and streets may be accomplished by the Developer through final road alignments or technical refinements shown on a final plat, with the approval of the Planning Director, without any amendment to this Development Guide, provided, however, that Planning Areas may not increase or decrease more than twenty-five (25) percent in gross area.
- 5.6 Construction Standards. Construction shall comply with applicable provisions of the Uniform Building and Mechanical Code, the National Electrical Code, Uniform Fire Code, the Colorado Plumbing Code and other similar such codes, and the successors thereof, setting forth construction standards as promulgated by the International Conference of Building Officials or other standards-establishing bodies and adopted by the Town of Parker.
- 5.7 Utility Connections. Connection to public water and public sewerage facilities shall be required for each principal building constructed in Crown Point Center. All connections shall be made in compliance with the specifications set forth by the Cottonwood Water and Sanitation District. Temporary structures such as sales and construction trailers shall be exempt from this requirement.

- 5.8 Underground Utility Requirements. All future permanent distribution lines and cables, including, without limitation, electrical, gas, communication, and cable television shall be placed underground. Temporary facilities such as interim telephone and electric or similar lines or cables for use prior to the installation of permanent underground services will be allowed to be overhead.
- 5.9 Borrow Sites. Any area within Crown Point Center may be used as a borrow site for construction materials. All borrow areas shall be regraded, reseeded and re-landscaped, in a timely manner, with appropriate plant materials subsequent to borrow operations.
- 5.10 Erosion Control. All lands disturbed during development and/or construction or not left in a natural state shall be treated to prevent erosion. Further, an erosion control plan shall be submitted to the Town Planning Director prior to grading. To the extent reasonably practical, the Open/Space Buffer District lands depicted on the Development Plan(s) shall be left undisturbed so as not to disrupt the natural vegetation.
- 5.11 Agricultural Uses. Agricultural and ranch activities and uses and all ancillary uses which are customarily incidental or appropriate to farming and ranching, shall be permitted within all Planning Areas in Crown Point Center where development is not taking place.
- 5.12 Foundation Design. All footings and/or foundation structures and retaining walls shall be designed and certified by a licensed professional engineer, and shall be constructed in accordance with such designs.
- 5.13 Public improvements. All public streets and roads and other public improvements to be dedicated to and/or maintained by the Town of Parker within the confines of Crown Point Center shall be designed and constructed to Town of Parker standards and specifications. Water and sewer design shall be to the standards and specifications of the Cottonwood Water and Sanitation District.
- 5.14 Exterior Lighting. Ground and building lighting shall be designed, installed and maintained to minimize energy consumption, provide adequate illumination for the intended use and public safety, and to minimize glare or illumination onto adjoining property.

SECTION 6

AMENDMENTS, INCLUSIONS AND VARIANCES

- 6.1 Process for Amending Development Plan. The Crown Point Center Development Plan is the map which depicts the various locations of land uses. As Crown Point Center develops, changes may need to be made in Planning Area boundaries. These changes need to be shown on Amended Development Plans which are approved by the Town of Parker. Therefore, the process for amending the Development Plan shall be as follows :

- 6.1.1 Amendments. A land owner may amend, alter or modify the Crown Point Center Development Plan by making written application to the Town of Parker Planning Department, which application shall include the proposed Amended Development Plan. Upon submission, the Town of Parker Planning Director shall make the determination whether the requested amendment is a “Minor Amendment” or a “Major Amendment.” The basic criteria that the Planning Director shall use for his determination is as follows:
- 6.1.1.1 Minor Amendment : Any changes to the Development Plan due to changes in or to the E-470 right-of-way and its corresponding frontage road shall be reviewed by the Town of Parker Planning Director as a Minor Amendment. Additionally, the requested Amendment to the Development Plan may be Minor in nature if the applicant can document to the Planning Director that :
- 6.1.1.1.1 Such Amendment to the Development Plan does not involve Planning Area boundary changes greater than twenty-five percent (25%) of the overall Development Plan as calculated in gross acres and does not exceed 40 gross acres.
- 6.1.1.1.2 Such Amendment to the Development Plan does not substantially alter the overall traffic circulation plan as shown on the approved Development Plan. It is anticipated that some right-of-way adjustment and refinement of proposed roadway alignments will be accomplished during platting.
- 6.1.1.1.3 Such Amendment to the Development Plan does not substantially diminish any existing Open Space/Buffer District.
- 6.1.1.2 Major Amendments: Unless the Amendment request meets all three (3) of the requirements set forth in Section 6.1.1.1.1, 6.1.1.1.2 and 6.1.1.1.3, above, it shall be deemed to be a Major Amendment.
- 6.1.2 Amendment Procedure:
- 6.1.2.1 Minor Amendment Procedure:
- 6.1.2.1.1 If the Planning Director has determined that the requested Amendment is a Minor Amendment to this Development Plan, he may, but shall not be obligated to, refer the submittal with the proposed Amendment to any one or more referral agencies for their review and comment.

- 6.1.2.1.2 When a Minor Amendment to the Development Plan is approved by the Planning Director, the Amended Development Plan shall be recorded by the Town. The Plan shall be designated as an "Amended Plan", dated, and shall bear the Planning Director's signature.
- 6.1.2.1.3 Should an applicant disagree with any determination(s) of the Planning Director, other than as to whether or not the Amendment is a Minor or Major Amendment, he may appeal directly to the Town Council. The applicant shall initiate this appeal to the Town Council in a written form which specifies with particularity the nature of the appeal/request. The Town Clerk shall schedule the appeal/request for the next available date on the Town Council's agenda.
- 6.1.2.2 Major Amendment Procedure:
- 6.1.2.2.1 If the Planning Director has determined that the requested Amendment does not meet the criteria for being a Minor Amendment as set forth in Section 6.1.2.1, above, it shall be deemed a Major Amendment and the applicant shall be required to process the Amendment through the Planning Department, Planning Commission and the Town Council. The procedure for approval of a Major Amendment shall be the same as the procedure required for the adoption of a new Development Plan.
- 6.1.2.2.2 When the Major Amendment has been approved by Town Ordinance, an Amended Development Plan shall be recorded by the Town. The Plan shall be noted as an "Amended Plan", dated, and shall bear the Mayor's or Mayor Pro Tem's signature, and the signature of the Chairman of the Planning Commission or his designee.
- 6.1.2.2.3 The inclusion or exclusion of lands to the Development Plan shall be deemed a Major Amendment to the Development Plan.
- 6.1.2.3 Fees: Any Amendment request, Minor or Major, shall be subject to the Town review fees then in effect.
- 6.2 Process for Amending Development Guide. This Development Guide establishes standards, and requirements for the Crown Point Center Planned Development. These Standards may or may not be the same as the standards and practices outlined by the Town of Parker Zoning Ordinance. The process for amending this Development Guide (exclusive of the Development Plan) shall be as follows:

- 6.2.1 A land owner may amend, alter or modify the Crown Point Center Development Guide by making a written application to the Town of Parker Planning Department.
- 6.2.2 The Planning Director may, but shall not be obligated to, refer the application along with the proposed Amendment to any one or more referral agencies for their review and comment.
- 6.2.3 Minor modifications of the provisions of this Development Guide may be made administratively by the Planning Director upon application of an owner of the affected property when it is determined by the Planning Director that the modification is not inconsistent with the purpose, objectives and intent of this Development Guide.
- 6.2.4 Should the Planning Director, in his sole discretion, believe the requested Amendment is of major significance he shall require the applicant to obtain formal approval by the Town Council. The Town Clerk shall schedule a formal approval hearing for the next available date on the Town Council's agenda.
- 6.2.5 Any request to Amend this Development Guide shall be subject to the applicable Town of Parker fees then in effect.
- 6.2.6 If an Amendment to this Development Guide is approved by the Town Council, the Amendment shall be recorded by the Town as an Amendment to the previously recorded Development Guide.
- 6.3 Inclusion of Additional Land.
 - 6.3.1 Requirements. Notwithstanding anything to the contrary in this Development Guide, additional land may be made subject to the terms and provisions of this Development Guide by the Town Council in accordance with the requirements and procedures of this Development Guide if and only if the following requirements are met:
 - 6.3.1.1 Contiguity. Such land is contiguous to any land which is already subject to this Development Guide. For purposes of this Development Guide, contiguity shall be deemed to exist, even if the additional land is separated from Crown Point Center by a platted street or alley, or a public or private right-of-way.
 - 6.3.1.2 Application. The application to include such land under the Crown Point Center Development Guide, and the resulting amendment to and/or amended and restated version of the Crown Point Center Development Plan are signed by all owners of the said additional land and by the Developer.
 - 6.3.1.3 Development Control. All of such land which is capable of being developed shall be subject to the Crown Point Center Protective Covenants.

- 6.3.2 Procedure. An application for the inclusion of additional land into the Crown Point Center Planned Development shall be processed as an Amendment to the Development Guide and as a Major Amendment to the Development Plan.
- 6.4 Variances. A property owner may be granted minor relief from the provisions of this Development Guide by the Town of Parker, provided it is determined that the minor relief has no substantial adverse affect on the rights and enjoyment of the other occupants and owners of Crown Point Center properties and there exist practical difficulties or particular hardships, or other reasonable jurisdiction in carrying out the strict letter of the regulations of this Development Guide. The Variance process shall be:
- 6.4.1 The applicant shall make written application to the Town of Parker Planning Department. The application shall, at a minimum, contain the following:
- 6.4.1.1 A narrative description along with an acceptable sketch or map indicating the requested variance and its justification; and
- 6.4.1.2 Adequate proof of ownership; and
- 6.4.1.3 A map indicating the ownership and uses of the abutting properties; and
- 6.4.1.4 Any required fee.
- 6.4.2 Upon the Planning Director finding that the rights and enjoyment of the other occupants and owners of Crown Point Center properties would not be adversely effected and that there is reasonable justification for approval, the Planning Director may grant such variance, or, in his sole discretion, endorse the application subject to formal approval by the Town Council. In their deliberations, the Town Council may hear the variance request with or without requiring public comment on the merits of the application. The Town Clerk shall schedule such a formal approval hearing for the next available date on the Town Council's agenda.
- 6.4.3 In the event the Planning Director denies a variance request, the applicant shall have the right to appeal directly to the Town Council. The applicant shall initiate such appeal to the Town Council in a written form which specifies with particularity the nature of the appeal/request. The Town Clerk shall schedule the appeal/request for the next available date on the Town Council's agenda.
- 6.4.4 Any variance approved shall run with the property for which it is granted, and shall be for the duration of the use or activity for which it is intended.

SECTION 7

CONTROL PROVISIONS

- 7.1 Control Over Use. After the effective date of this Development Guide:
- 7.1.1 Any new building or other structure, and any parcel of land, may be used; and
- 7.1.2 The use of any existing building, other structure or parcel of land may be changed or extended; and
- 7.1.3 Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated;
- for any purpose permitted or required by the provisions of this Development Guide applicable to the Planning Area in which such building, other structure or parcel of land is located, and for no other purpose. Existing non-conforming structures shall not be enlarged or altered in any manner which increase their non-conformity, unless a variance is granted, but any such structure or portion thereof may be altered or relocated to increase its conformity. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other standards and requirements set forth or referred to in the standards and requirements for that District, and to any other applicable standards and requirements of this Development Guide.
- 7.2 Control Over Location and Height. After the effective date of this Development Guide the location and height of all buildings and other structures erected in the future, shall be in conformity with the restrictions of this Development Guide.
- 7.3 Architectural Control. The CPCACC shall act in lieu of the Town of Parker, e.g., the Design Advisory Review Committee, in approving all building plans and designs. As a condition to the flexibility granted hereunder and granted under Section 8 hereof, the Town shall have the right (but not the obligation) to appoint up to one-third (1/3) of the members of the CPCACC from members of the Town Council and/or the Town Planning Commission. Further the Town shall be given the opportunity to review and comment on the architectural guidelines to be established by the CPCACC.

SECTION 8

SITE PLANNING STANDARDS AND PROCEDURE

- 8.1 Intent. It is the intent of this Section 8 to promote the orderly and sound development of Crown Point Center. The following Site Planning Standards and other requirements contained in this Section are intended to enhance and protect Crown Point Center's natural as well as man-made environments.
- 8.2 Miscellaneous General Requirements. These Site Planning Standards and other requirements of this Section 8 (other than Sections 8.4, 8.4.1 and 8.4.2)

shall apply to Planning Areas 1, 2a, 2b, 3, 4, 8 and 9 described in the 2001 Development Plan for Crown Point Center. Sections 8.4, 8.4.1 and 8.4.2 of this Development Guide (but not any other provisions of Section 8 of this Development Guide, other than this sentence) shall apply to Planning Areas 5, 6a and 6b described in the 2001 Development Plan for Crown Point Center.

- 8.2.1 A Site Plan shall not be approved prior to the platting of the specific parcel of ground which is the subject of the Site Plan. A plat may be submitted simultaneously with the proposed Site Plan, and approval of the Site Plan application may be made subject to the final approval of the plat.
- 8.2.2 No building permit shall be issued for the construction of any new building, structure, or improvement to the site without first obtaining the approval of a Site Plan for the proposed use.
- 8.2.3 No overlot grading (as distinguished from mass grading), drainage work, parking lot construction, or other site improvements shall be allowed on a specific site or lot, unless specifically provided for by the Planning Director, without first obtaining approval of the Site Plan for the proposed use.
- 8.3 Site Plan Review.
- 8.3.1 Submittal Requirements. For any proposed improvement in Crown Point Center for which a building permit is required from the Town of Parker, six (6) copies of a Site Plan, six (6) copies of a Landscape Plan, proof of ownership acceptable to the Town of Parker and the certifications described hereinafter shall be submitted to the Town of Parker for review and approval. All Site Plans, Landscape Plans and certifications submitted shall comply with the requirements set forth hereinafter.
 - 8.3.1.1 Both Site Plans and Landscape Plans shall comply with the following general provisions.
 - 8.3.1.1.1 Such plans shall contain the name of the proposed development, the legal description of the site, the area of the site in terms of square footage and, if applicable, the address of the existing or proposed improvements on the site.
 - 8.3.1.1.2 Such plans shall contain a north arrow and shall state the scale utilized.
 - 8.3.1.1.3 Such plans shall be on 24" x 36" sheets with the long dimension horizontal.
 - 8.3.1.1.4 Such plans shall include a title block in the lower right-hand corner of each sheet and shall set forth the date of preparation or amendment in the title block.

- 8.3.1.1.5 Such plans shall show development phasing lines, if any.
- 8.3.1.1.6 Such plans shall show adjoining land uses and zoning.
- 8.3.1.1.7 Such plans shall show public and private easements on or adjacent to the site, with dimensions and uses of those easements.
- 8.3.1.1.8 Such plans shall show major drainage ways affecting the site.
- 8.3.1.1.9 Such plans shall show existing and proposed topography at two (2) foot intervals.
- 8.3.1.2 In addition to complying with the general requirements set forth in Section 8.3.1.1., above, Site Plans shall comply with the following specific requirements:
 - 8.3.1.2.1 Site Plans shall be prepared at a scale of 1" = 50' , 1" = 100' or other scale that allows for maximum clarity of the project.
 - 8.3.1.2.2 Site Plans shall include a vicinity map to scale showing the relationship of the site to the surrounding area.
 - 8.3.1.2.3 Site Plans shall show dimensions for all existing and proposed structures (including setback dimensions from property lines) and building heights. Structures to be removed should be indicated as such.
 - 8.3.1.2.4 Site Plans shall show the location and dimensions of required off-street parking and loading areas and shall note the total number of parking spaces provided. In addition, Site Plans must contain the following information:
 - 8.3.1.2.4.1 Number, location and size of parking stalls;
 - 8.3.1.2.4.2 Widths of parking aisles and islands;
 - 8.3.1.2.4.3 Location(s) of landscaping areas with in parking, access and loading areas;
 - 8.3.1.2.4.4 Type of surfacing;
 - 8.3.1.2.4.5 Location(s) of streets, curb cuts and property boundaries;
 - 8.3.1.2.4.6 Location(s) of traffic directional arrows, signs and marking;

- 8.3.1.2.4.7 Location(s) of loading areas;
- 8.3.1.2.4.8 Proposed drainage and detention improvements;
- 8.3.1.2.4.9 Location(s) and direction of proposed exterior lighting;
- 8.3.1.2.4.10 Location(s) , height and material of any screening as required by Section 9.1.4. hereof;
- 8.3.1.2.4.11 Location(s) of trash collection facilities and any exterior storage area(s).
- 8.3.1.2.5 Site plans shall name and show dimensions of any public and private roadways, rights-of-way, and points of access on or adjacent to the Site and shall note the surface materials.
- 8.3.1.2.6 Site Plans shall show the location and sign area of all existing and proposed signs, exclusive of traffic control signs.
- 8.3.1.2.7 Site Plans shall include signature/approval blocks for the Town of Parker Planning Director and for each of the referral agencies whose signatures are required pursuant to Section 8.3.2.2., below.
- 8.3.1.3 In addition to complying with the general requirements as set forth in Section 8.3.1.1. above, landscaping plans shall comply with the following specific requirements:
 - 8.3.1.3.1 Landscape Plans shall show all planting areas to be maintained in a natural state, with plant materials drawn at mature size at the scale of the plan; shall identify trees, shrubs, lawn areas and ground cover area (living and non-living) by name of material to be used; and shall show the dimensions and include the total square footage of each such area.
 - 8.3.1.3.2 Landscape Plans shall show all pedestrian walkways and pedestrian oriented areas, dimensioned, with materials and type of surface finish noted.
 - 8.3.1.3.3 Landscape Plans shall locate and identify all landscape structures (including fences, signs, lighting, water features, etc.) and recreational facilities.
 - 8.3.1.3.4 Landscape Plans shall show all significant naturally vegetated landscape features to be preserved and improved.

- 8.3.1.3.5 Landscape Plans shall indicate existing and finished grades at a maximum of two (2) foot intervals and identify all mounds and areas in excess of 20% slopes.
- 8.3.1.3.6 Landscape Plans shall label all public and private roadways, right-of-way, and points of access on or adjacent to the site and shall note all off-street parking and loading areas and surfacing materials.
- 8.3.1.3.7 Landscape Plans shall show all planting details and notes, including methods of soil preparation, erosion control, soil and vegetation removal, stockpiling and reuse.
- 8.3.1.3.8 Landscaping Plans shall contain the following statement concerning maintenance: "All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not be limited to mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly landscaping, removal of weeds from planted areas and appropriate pruning of plant materials".
- 8.3.1.4 The certifications required to be submitted to the Town of Parker shall be as follows :
 - 8.3.1.4.1 The applicant shall submit a certification by one or more professionals, e.g., architects, engineers, attorneys, licensed in the State of Colorado and competent and experienced in the matters being certified to that state(s) as follows:
 - 8.3.1.4.1.1 The proposed land use is allowed under the Crown Point Center Development Guide.
 - 8.3.1.4.1.2 The proposed structures comply with the height limitation(s) set forth in this Development Guide.
 - 8.3.1.4.1.3 The proposed setbacks comply with the setback requirements set forth in this Development Guide.
 - 8.3.1.4.1.4 The proposed parking facilities comply with the applicable requirements contained in Section 10 of this Development Guide.
 - 8.3.1.4.1.5 The proposed signs are in compliance with the applicable requirements contained in this Development Guide.

- 8.3.1.4.2 The applicant shall submit a certification by a professional engineer licensed in the State of Colorado and competent and experienced in drainage engineering, confirming that the proposed improvements comply and are consistent with any applicable master drainage plans previously approved by the Town of Parker.
- 8.3.1.4.3 The applicant shall submit a certification by one or more professional engineers licensed in the State of Colorado and competent and experienced in both traffic and civil engineering to the effect that the proposed vehicular access system to and from the site will be adequate to serve the proposed improvements on the site.
- 8.3.1.4.4 The applicant shall submit a certification by the CPCACC that the Site Plan and Landscape Plan conforms to the requirements of the Crown Point Center Protective Covenants.
- 8.3.2 Procedure.
- 8.3.2.1 Any Site Plans, Landscape Plans, proof of ownership and certifications required pursuant to Section 8 above, shall be submitted to the Town of Parker Planning Department.
- 8.3.2.2 Immediately upon receipt of the Site Plan, Landscape Plan, proof of ownership and certifications for a particular project as described above, the Planning Department shall distribute copies of the materials submitted to the following referral agencies:
- 8.3.2.2.1 The Town of Parker Public Works Department;
- 8.3.2.2.2 The Town of Parker Building Department;
- 8.3.2.2.3 The Town of Parker Police Department;
- 8.3.2.2.4 The Parker Fire District;
- 8.3.2.2.5 The Cottonwood Water and Sanitation District.
- 8.3.2.3 Within thirty (30) calendar days after the submittal of the application to the Planning Department, as aforesaid, the Planning Department and the other referral agencies shall take the following actions:
- 8.3.2.3.1 The Planning Department shall make its own determination whether all of the statements set forth in Sections 8.3.1.4.1.1. through 8.3.1.4.1.5., above, are true with respect to the submittal, and notwithstanding anything to the contrary in the Crown Point Center

Development Guide, the scope of Site Plan approval rights by the Planning Department for improvements in Crown Point Center shall be limited to that determination. If the Planning Department determines that all of the statements set forth in Sections 8.3.1.4.1.1. through 8.3.1.4.1.5., above, are true with respect to the submittal, the Town of Parker Planning Director shall sign his approval onto the Site Plan and onto the Landscape Plan. If the Planning Director is absent or unavailable, the Mayor or the Mayor Pro Tem of the Town of Parker shall have the authority to sign the Planning Director's approval of the submittal onto the Site Plan and onto the Landscape Plan.

8.3.2.3.2

The Town of Parker Public Works Department shall make its own determination whether both the certifications described in Sections 8.3.1.4.2 and 8.3.1.4.3., above, are true with respect to the submittal, and notwithstanding anything to the contrary in this Development Guide, the scope of Site Plan approval rights of the Town of Parker Public Works Department for improvements in Crown Point Center shall be limited to that determination. If the Town of Parker Public Works Department determines that both of the certifications described in Sections 8.3.1.4.2. and 8.3.1.4.3., above, are true with respect to the submittal, the Town of Parker Public Works Director shall sign his approval of the submittal onto the Site Plan . If the Public Works Director is absent or unavailable, the Town of Parker Planning Director, the Mayor or the Mayor Pro Tem of the Town of Parker shall have the authority to sign the Public Works Director's approval of the submittal onto the Site Plan.

8.3.2.3.3

The Town of Parker Building Department shall make its own determination whether the street name or names proposed as part of or in connection with the submittal is or are acceptable to it, and notwithstanding anything to the contrary in this Development Guide, the scope of Site Plan approval rights by the Town of Parker Building Department for improvements in Crown Point Center shall be limited to that determination. If the Town of Parker Building Department determines that any street name or names proposed as part of or in connection with the submittal is or are acceptable to it, the Town of Parker Building Department shall sign its approval of the submittal onto the Site Plan. If the official or officials within the Town of Parker Building Department who have signature/approval authority are absent, the Town of Parker Planning Director, the Mayor or the Mayor Pro Tem of the Town of Parker shall have the authority to

sign the Building Department's approval of the submittal onto the Site Plan.

8.3.2.3.4

The Parker Fire District shall make its own determination whether the proposed project is satisfactory to it in terms of all issues relating to fire protection, and notwithstanding anything to the contrary in this Development Guide, the scope of Site Plan approval rights by the Parker Fire District for improvements in Crown Point Center shall be limited to that determination. If the Parker Fire District determines that the proposed project is satisfactory to it in terms of those issues relating to fire protection, the Parker Fire District shall sign its approval onto the Site Plan.

8.3.2.3.5

Although the Town of Parker Police Department shall have the right to review the Site Plan, it shall not have the right to either approve or disapprove the Site Plan for any reason.

8.3.2.3.6

The Cottonwood Water and Sanitation District shall make the determination whether or not the proposed improvements interfere with existing or proposed District facilities. If the Cottonwood Water and Sanitation District determines that the proposed project is satisfactory to it in terms of those issues relating to possible interference with District facilities, the District Manager shall sign his approval onto the Site Plan.

8.3.2.4

If, within the thirty (30) calendar day review period described in Section 8.3.2.3., above, the Town of Parker Planning Department and the other four referral agencies all approve and/or sign the Site Plan submittal pursuant to the review, approval and signature procedures set forth in Sections 8.3.2.2. and 8.3.2.3., above, the applicant at any time thereafter shall have the right to apply to the Town of Parker Building Department for issuance of a building permit or permits for the project. If, however, within said thirty (30) calendar day period, the Town of Parker Planning Department, and/or Public Works Department, and/or Building Department, and/or the Parker Fire District, and/or the Cottonwood Water and Sanitation District affirmatively object to the Site Plan submittal for a reason within the scope of its or their review and approval authority as set forth in Sections 8.3.2.2. and 8.3.2.3., above, within five (5) working days following the last day of the aforesaid thirty (30) calendar day review period the Town of Parker Planning Department shall advise the applicant in writing of that fact and shall identify for and explain to the applicant in writing the basis or reason for the objection.

- 8.3.2.5 Upon receipt of a written notification of the type described in the second sentence of Section 8.3.2.4., above, the applicant shall have the option either to modify the proposed Site Plan and/or Landscape Plan to meet all of the objections of the Town of Parker Planning Department and/or other referral agencies and thereafter to resubmit the proposed Site Plan and/or Landscape Plan as modified to the Town of Parker Planning Department for review and approval by it and/or the appropriate referral agency within fourteen (14) days after re-submittal, or not to modify (or to modify only with respect to some but not to all of Planning Department's or other referral agency's comments) the proposed Site Plan and/or Landscape Plan and to submit the unmodified or partially modified plan(s) directly to the Town Council, which shall make a decision thereon within twenty-one (21) calendar days. If the Town Council determines that all of said criteria have been met with respect to the proposed Site Plan and/or Landscape Plan submitted, the Town Council shall authorize the applicant to apply to the Town of Parker for issuance of a building permit or permits for the project.
- 8.3.2.6 Any Site Plan and/or Landscape Plan approval granted by the Town of Parker pursuant to this Section 8 shall be valid until the third (3rd) anniversary of the date of approval. If construction of the project shown on the approved plan(s) does not commence within said three year period, except for good cause shown, the approval(s) shall lapse and the plan(s) must be resubmitted to the Town of Parker for a new approval or approvals pursuant to the process set forth in this Section 8 before construction of the project may commence.
- 8.3.3 Exclusivity of Requirements and Procedures. Notwithstanding anything to the contrary in this Crown Point Center Development Guide and the Crown Point Center Development Plan or in any other Town of Parker regulations, the Site Plan Review requirements and procedure set forth in this Section 8 shall be the sole and exclusive Site Plan review requirements and procedures for Crown Point Center, and no other Site Plan review requirements or procedures shall apply to any proposed improvement within Crown Point Center. Thus, any Site Plan review requirement, procedure, matter or item not addressed or listed in this Section 8 shall not be applicable to, or a requirement or procedure of, or a review item for, Site Plan review for proposed improvements within Crown Point Center.
- 8.4 Special Site Plan Requirements: These Site Planning Standards shall apply to Hospitals, medical offices/facilities located in Planning Areas 5, 6a and 6b as described in the 2001 Development Plan for Crown Point Center.
- 8.4.1 Hospitals and medical offices/facilities located in Planning Areas 5, 6a, and 6b shall be required to follow the Town's Site Plan process as outlined in Section 13.06 of the Town of Parker Land Development Code (as it exists on the date of this restated Development Guide and not as

hereafter amended). Upon submittal of the site plan for the above mentioned uses, the Town shall have thirty (30) days to review the site plan submittal for compliance with the Town of Parker Land Development Code (as it exists on the date of this restated Development Guide and not as hereafter amended). Upon expiration of the first thirty (30) days review period, the Town will have an additional thirty (30) days to schedule a Public Meeting before the Town of Parker Planning Commission in which to review the Site Plan application.

- 8.4.2 Hospital and medical offices/facilities located in Planning Areas 5, 6a and 6b shall be required to meet the requirements of the Town of Parker Land Development Code (as it exists on the date of this restated Development Guide and not as hereafter amended), including, but not limited to, landscape requirements, pedestrian access, and other design standards. The Town of Parker Planning Commission shall have the authority to grant exceptions to the strict interpretation of the requirements of the Land Development Code (as it exists on the date of this restated Development Guide and not as hereafter amended), as long as the intent of the Land Development Code (as it exists on the date of this restated Development Guide and not as hereafter amended) is met.

SECTION 9

USES AND STANDARDS

9.1 General Site Design/Development Standards.

In addition to the Site Planning Standards of Section 8 hereof and except as otherwise provided for in this Development Guide, the following general Site Design/Development Standards shall apply to all Districts within Crown Point Center :

9.1.1 Minimum Dimensions of Lots.

- 9.1.1.1 Unless otherwise provided herein, no part of the area, setback or dimension of a lot required for the purpose of complying with the provisions of this Development Guide shall be included as part of the area, setback or dimension required for another lot.

9.1.2 Minimum Setbacks.

- 9.1.2.1 Cornices, canopies, eaves, wing walls or similar architectural features may extend into a required setback not more than six (6) feet.
- 9.1.2.2 Open, unenclosed, pads and loading docks at ground level may extend into a required setback.
- 9.1.2.3 Open, unenclosed, pads and loading docks three (3) feet or more above ground level may extend into a required rear setback,

- provided that the distance from the pad or dock to the rear property line shall not be less than five (5) feet.
- 9.1.2.4 For purposes of this Development Guide, the setback bordering on Parker Road shall not be less than fifty (50) feet from the Parker Road right-of-way line (applies only to above-grade enclosed buildings and not to any other improvements except above-grade parking structures). When this requirement conflicts with a setback otherwise required by this Guide, the greater setback shall be required.
- 9.1.2.5 There shall be no set back required from the E-470 right-of-way.
- 9.1.2.6 No structure shall be erected within a utility easement without approval of the appropriate agency.
- 9.1.2.7 No minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships, e.g., anchor tenant buildings attached to a regional mall.
- 9.1.2.8 The only setbacks which shall be applicable within Crown Point Center are those set forth within this Development Guide. Any reduction in a specific setback, except as otherwise permitted by this Development Guide, shall be treated and processed as a Variance, as provided for in Section 6.4 hereof.
- 9.1.3 Maximum Height of Buildings. The height limitations of this Development Guide shall not apply to permitted communication facilities, solar collectors and appurtenances, and to heating, air conditioning and ventilating equipment usually carried above roof level.
- 9.1.4 Screening. At a minimum, screening shall be provided as follows :
- 9.1.4.1 Adequate screening shall be constructed along property lines where non- residential Planning Districts abut any residential Planning District without street separation and, in addition, along that portion of the eastern most boundary of Zone District Number "7" (of the Development Plan) which backs to the existing residential subdivision to the East. The height of such screening shall be indicated on the approved Site Plan.
- 9.1.4.2 All mechanical equipment placed on any roof or otherwise outside of any building, including but not limited to, air conditioning, heating and ventilating equipment, shall be screened from view at ground level. In addition, all mechanical equipment shall be painted a uniform complimentary color so as to mitigate its visual impact to the surrounding community.
- 9.1.4.3 Screening material shall consist of any one or combination of the following:

- 9.1.4.3.1 Wall: A wall consisting of concrete block, stone, brick, tile or similar solid masonry material, which shall complement exterior building materials.
- 9.1.4.3.2 Berm: A berm constructed of earthen materials and landscaped.
- 9.1.4.3.3 Fence: An opaque fence constructed of wood or other fence materials, which shall complement the exterior building materials.
- 9.1.4.3.4 Planting: Landscape planting utilizing vegetative species to maximize year-round effectiveness.
- 9.1.5 Loading and Unloading. Loading areas shall be screened from view at ground level.
- 9.1.6 Trash and Storage Areas. Trash collection facilities and storage areas shall be indicated on the Site Plan, These areas shall be screened from view at ground level, or enclosed.
- 9.1.7 Compliance with Airport Influence - Overlay Map. Any requirements imposed by virtue of any applicable airport influence zone shall be complied with.
- 9.2 Crown Point Center Permitted Use Districts.
- 9.2.1 Commercial/Office/Hotel District
- 9.2.1.1 Uses Permitted By Right. The following uses are permitted by right in the Commercial/Office/Hotel District of Crown Point Center.
 - 9.2.1.1.1 Shopping Centers including, but not limited to, Regional Community, Neighborhood and Power Centers, and all uses customarily associated with such shopping centers.
 - 9.2.1.1.2 Commercial retail and wholesale businesses.
 - 9.2.1.1.3 Banks, financial institutions and services, with or without drive-up facilities.
 - 9.2.1.1.4 Car Care Centers.
 - 9.2.1.1.5 Commercial service businesses, including but not limited to, dry cleaners, barber shops and salons, travel agencies, shoe repair stores.
 - 9.2.1.1.6 Hotels and Motels, including conference and convention centers and other incidental accessory uses located within the principal building.

- 9.2.1.1.7 Restaurants, with or without drive-up facilities, and other eating and drinking establishments including bars and lounges.
- 9.2.1.1.8 General business, professional, and government offices.
- 9.2.1.1.9 Indoor theatres.
- 9.2.1.1.10 Parking structures
- 9.2.1.1.11 Commercial, public and private recreational facilities.
- 9.2.1.1.12 Educational and training related facilities.
- 9.2.1.1.13 Executive and caretaker residences.
- 9.2.1.1.14 Hospitals and health care facilities.
- 9.2.1.1.15 Veterinary clinics and hospitals.
- 9.2.1.1.16 Community information centers.
- 9.2.1.1.17 Nursery schools and day care centers.
- 9.2.1.1.18 Open space, parks, playgrounds, country clubs and other clubs operated for the benefit of the public or for private members.
- 9.2.1.1.19 Special community events in open space and plaza areas (subject to application and receipt of any required Town permit(s)) .
- 9.2.1.1.20 Public, commercial and private recreational facilities.
- 9.2.1.1.21 Public and quasi-public buildings and structures, including but not limited to, police stations, fire stations, libraries, schools and emergency care facilities.
- 9.2.1.1.22 Public and private utilities and utility service facilities and ancillary, related and/or accessory facilities including, but not limited to, land application of treated effluent, water treatment, transmission and storage facilities.
- 9.2.1.1.23 Transit facilities or other facilities designed to enhance the use of public transit.
- 9.2.1.1.24 Microwave dishes and other communication facilities without towers.

- 9.2.1.1.25 Religious institutions, including churches, temples and other religious facilities.
- 9.2.1.1.26 Helipads affiliated with a Hospital use are allowed as a permitted use solely within Planning Area 5, subject to the following conditions being met: (1) they are used for emergency purposes only (no scheduled flights), (2) no maintenance or fueling of aircraft shall be permitted, (3) it shall be located at grade, and (4) the use must be associated with a Hospital use within Crown Point (use by right in only Planning Areas 5).
- 9.2.1.1.27 Accessory and support uses and buildings.
- 9.2.1.1.28 Any other use compatible with the uses set forth herein.
- 9.2.1.2 Uses Permitted By Special Review.
- 9.2.1.2.1 Microwave and other communication facilities with towers.
- 9.2.1.2.2 Heliports.
- 9.2.1.3 Development/Design Standards. Development permitted in the Commercial/Office/Hotel District shall be constructed in accordance with an approved Site Plan and the following Development/Design Standards.
- 9.2.1.3.1 Minimum lot area: 10,000 square feet, unless such development is designed as a project(s) in which case there is no minimum lot area.
- 9.2.1.3.2 Maximum Building Height: Sixty (60) feet except for Hotels, which shall be 120 feet, and except for Regional Shopping Malls which shall be 80 feet, and except where height limitations are otherwise dictated by virtue of existing Airport Influence Zones. The following exceptions apply:
- 1) Within Planning Area 5, as depicted on the 2001 Development Plan for Crown Point Center, Hospitals and attached medical offices/facilities beyond nine hundred (900) feet of the eastern property boundary of Crown Point may be constructed to a maximum height of one hundred twenty (120) feet.
 - 2) Detached medical offices/facilities affiliated with a Hospital use within Planning Area 5, as depicted on the 2001 Development Plan for Crown Point Center, may be constructed to a maximum height of ninety (90) feet.

- 3) Religious institutions, including churches, temples and other religious facilities may be constructed to a maximum height of sixty (60) feet; heights in excess of sixty (60) feet shall be required to follow the use by special review process outlined in the Town of Parker Land Development Code (as it exists on the date of this restated Development Guide and not as hereafter amended).

9.2.1.3.3 Minimum Setback: Thirty (30) feet shall be required in areas abutting perimeter and interior public streets and the boundaries of the Planning Area, except that buildings will be set back a minimum of fifty (50) feet from Parker Road (applies only to above-grade enclosed buildings and not any other improvements except above-grade parking structures). No minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships, e.g., anchor tenant buildings attached to a regional mall.

9.2.1.3.4 Landscaped Area: A minimum of eight percent (8%) of the gross land area of each site shall be landscaped, except in the case of a regional shopping mall in which event the minimum landscape area shall be five percent (5%).

9.2.2 Commercial/Office/Research and Development District

9.2.2.1 Uses Permitted by Right. The following uses shall be permitted by right in the Commercial/Office/Research and Development District of Crown Point Center:

9.2.2.1.1 Any use permitted by right in the non-residential portion, i.e., the Campus Office portion, (Section 9.2.3.2.1) of the Residential Suburban/Campus Office District.

9.2.2.1.2 Scientific research and development facilities.

9.2.2.1.3 Indoor theaters.

9.2.2.1.4 Commercial retail and wholesale businesses.

9.2.2.1.5 Showroom and office/showroom facilities.

9.2.2.1.6 Car Care Centers and gasoline/convenience stores.

- 9.2.2.1.7 Restaurants with or without drive-up facilities and other eating and drinking establishments including bars and lounges.
- 9.2.2.1.8 Motor vehicle and motorized equipment sales, leasing, service and repair.
- 9.2.2.1.9 Garden shops, greenhouses and wholesale/retail plant nurseries.
- 9.2.2.1.10 Home repair centers - wholesale/retail.
- 9.2.2.1.11 Bakeries - wholesale/retail.
- 9.2.2.1.12 Boat and recreational vehicle sales.
- 9.2.2.1.13 Building materials - wholesale/retail.
- 9.2.2.1.14 Accessory and support uses and buildings.
- 9.2.2.1.15 Microwave and other communication facilities without towers
- 9.2.2.1.16 Food and beverage processing facilities.
- 9.2.2.1.17 Mortuaries and funeral homes.
- 9.2.2.1.18 Office warehouses with no storage of hazardous materials.
- 9.2.2.1.19 Product distribution and storage facilities.
- 9.2.2.1.20 Special community events.
- 9.2.2.1.21 Executive and caretaker residences.
- 9.2.2.1.22 Educational and training related facilities.
- 9.2.2.1.23 Helipads affiliated with a Hospital use are allowed as a permitted use solely within Planning Areas 6a and 6b, subject to the following conditions being met: (1) they are used for emergency purposes only (no scheduled flights), (2) no maintenance or fueling of aircraft shall be permitted, (3) it shall be located at grade, and (4) the use must be associated with a Hospital use within Crown Point (use by right in only Planning Areas 6a and 6b).
- 9.2.2.1.24 Religious Institutions, including churches, temples and other religious facilities.

- 9.2.2.1.25 Hotels and Motels, including conference facilities and accessory uses within the building.
- 9.2.2.1.26 Hospitals and health care facilities (Planning Areas 6a and 6b only).
- 9.2.2.1.27 Any other use compatible with the uses set forth herein.
- 9.2.2.2 Uses Permitted by Special Review
- 9.2.2.2.1 Heliports.
- 9.2.2.2.2 Microwave and other communication facilities with towers.
- 9.2.2.3 Site Design/Development Standards. Development permitted in the Commercial/Office/Research and Development District shall be constructed in accordance with an approved Site Plan and the following Site Design/Development Standards.
- 9.2.2.3.1 Minimum Lot Area: 10,000 square feet, unless such development is designed as a project(s) in which case there is no minimum lot area.
- 9.2.2.3.2 Maximum Building Height: The maximum building height is sixty (60) feet with the following exceptions:
- 1) Within Planning Areas 6a and 6b, no building over forty-five (45) feet in height shall be closer than one hundred fifty (150) feet from the easternmost property boundary of the Crown Point Planned Development as depicted in the 2001 Development Plan.
 - 2) Within Planning Areas 6a and 6b, no building over sixty (60) feet in height shall be closer than three hundred (300) feet from the easternmost property boundary of the Crown Point Planned Development as depicted in the 2001 Development Plan.
 - 3) Within Planning Areas 6a and 6b, no building over ninety (90) feet in height shall be closer than nine hundred (900) feet from the easternmost property boundary of the Crown Point Planned Development as depicted in the 2001 Development Plan.
 - 4) No building over one hundred twenty (120) feet in height shall be constructed within Planning Areas 6a and 6b.

- 5) Religious Institutions, including churches, temples and other religious facilities, may be constructed to a maximum height of sixty (60) feet, subject to the set-back limitations set forth in this Section 9.2.2.3.2; heights of Religious Institutions, including churches, temples and other religious facilities, in excess of sixty (60) feet shall be required to follow the use by special review process outlined in the Town of Parker Land Development Code (as it exists on the date of this restated Development Guide and not as hereafter amended).
- 6) Any Hotel and/or Motel in this District in excess of sixty (60) feet in height shall be required to follow the Use By Special Review process outlined in the Town of Parker Land Development Code (as it exists on the date of this restated Development Guide and not as hereafter amended).
- 7) Within Planning Areas 6a and 6b, Hospitals and attached medical offices/facilities may be constructed to a maximum of one hundred twenty (120) feet in height, subject to the set-back limitations set forth in this Section 9.2.2.3.2.
- 8) Within Planning Areas 6a, and 6b, detached medical offices/facilities affiliated with a hospital use within Crown Point may be constructed to a maximum of ninety (90) feet in height, subject to the set-back limitations set forth in this Section 9.2.2.3.2.

9.2.2.3.3

Minimum Setback: Thirty (30) feet shall be required in areas abutting perimeter and interior public streets and the boundaries of the Planning District, except that buildings will be set back a minimum of fifty (50) feet from Parker Road (applies only to above-grade enclosed buildings and not to any other improvements except above-grade parking structures). No minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships, e.g., anchor tenant buildings attached to a regional mall.

9.2.2.3.4

Landscaped Area: a minimum of ten percent (10%) of the gross land area of each site shall be landscaped.

9.2.3	<u>Campus Office District</u>
9.2.3.1	<u>Uses Permitted by Right.</u> The following uses are permitted by right in the Campus Office Districts of Crown Point Center.
9.2.3.1.1	General business professional and governmental offices.
9.2.3.1.2	Accessory buildings and uses.
9.2.3.1.3	Banks, financial institutions and services including automatic teller machines.
9.2.3.1.4	Caretaker residences.
9.2.3.1.5	Community information centers.
9.2.3.1.6	Day care centers and nursery schools.
9.2.3.1.7	Public and quasi-public buildings and structures including, but not limited to, police stations, fire stations, libraries, schools and emergency care facilities.
9.2.3.1.8	Public and private utilities and utility service facilities and ancillary, related and/or accessory facilities including, but not limited to, land application of treated effluent, water treatment, transmission and storage facilities.
9.2.3.1.9	Institutional facilities including, without limitation, churches, temples and other religious institutions.
9.2.3.1.10	Educational and training related facilities.
9.2.3.1.11	Public and private parking lots.
9.2.3.1.12	Commercial, public and private recreational areas.
9.2.3.1.13	Commercial services including, but not limited to, dry cleaners, barber shops and salons, travel agencies, shoe repair stores.
9.2.3.1.14	Transit facilities or other facilities designed to enhance the use of public transit.
9.2.3.1.15	Microwave dishes and other communication facilities without towers.
9.2.3.1.16	Special community events.
9.2.3.1.17	Public or private membership clubs.

9.2.3.1.18 Any other uses consistent with the purposes and compatible with the uses set forth herein.

9.2.3.2 Uses Permitted by Special Review

9.2.3.2.1 Microwave and other communication facilities with towers.

9.2.3.2.2 Outdoor community and entertainment centers.

9.2.3.2.3 Convenience Commercial.

9.2.3.2.4 Equipment rentals requiring exterior storage or display.

9.2.3.2.5 Residential.

9.2.3.3 Non-Residential Site Design/Development Standards: Non-residential development permitted in the Campus Office District shall be constructed in accordance with an approved Site Plan and the following Site Design/Development Standards.

9.2.3.3.1 Minimum lot area: 10,000 square feet, unless such development is designed as a project(s) in which case there is no minimum lot area.

9.2.3.3.2 Maximum Building Height: 35 feet.

9.2.3.3.3 Minimum Setback: 30 feet shall be required in areas abutting perimeter and interior public streets and the boundaries of the District. No minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships, e.g., anchor tenant buildings attached to a regional mall.

9.2.3.3.4 Landscaped Area: a minimum of ten percent (10%) of the gross land area of each site shall be landscaped.

9.2.3.4 Residential Site Design/Standards: To be determined as part of the Use By Special Review process.

9.2.4 Open Space/Buffer District

9.2.4.1 Uses Permitted by Right. The following uses shall be permitted by right in the Open Space/Buffer District(s) within Crown Point Center.

9.2.4.1.1 Public and private utilities and ancillary, related and/or accessory facilities including, but not limited to, utility service facilities, land application of treated effluent

(including rapid infiltration ponds), water and storm water storage, transmission and treatment facilities.

9.2.4.1.2

Off-street parking for open/space uses.

9.2.4.1.3

Special community events.

9.2.4.1.4

Any other uses consistent with the uses set forth herein.

9.2.4.2

Uses Permitted by Special Review

9.2.4.2.1

Roads or roadways, both public and private, which access the existing residential area(s) located to the East of the Open Space/Buffer District, i.e., Zone District Number "9" (of the Development Plan).

9.2.4.2.2

Athletic fields, picnic facilities, playgrounds, biking and jogging trails, parks, tennis courts, other sports courts, swimming pools and other public recreation facilities.

SECTION 10

OFF-STREET PARKING

10.1

Off-street Parking Requirements. The following minimum requirements for off-street parking spaces shall be implemented in Crown Point Center:

10.1.1

Shopping Centers - Four (4) parking spaces for each one thousand (1,000) square feet of net floor area.

10.1.2

Churches and Related Buildings: One (1) off-street parking space per four (4) fixed seats in principal public areas (example: auditoriums), or one (1) off-street parking space per one hundred fifty (150) square feet of net floor area, whichever is greater.

10.1.3

Auditoriums and Other Places of Public Assembly: One (1) off-street parking space per three (3) fixed seats, or one (1) off-street parking space per one hundred (100) square feet of net floor area, whichever is greater.

10.1.4

Hospitals and Similar Health Facilities: one (1) off-street parking space per four (4) beds, plus one (1) off-street parking space per two (2) employees.

10.1.5

Home Occupations: One (1) off-street parking space per permitted home occupation.

10.1.6

Hotels, Motels, Tourist Homes: one (1) off-street parking space per rental unit, plus one (1) off-street parking space per two (2) employees.

- 10.1.7 Restaurants, Bars, and Similar Dining and Drinking Establishments: one (1) off-street parking space per three (3) seats, or one (1) off-street parking space per seventy-five (75) square feet of gross floor area, whichever is greater.
- 10.1.8 Nursing Homes, Sanitariums, and Similar Establishments: one (1) off-street parking space per two (2) employees, plus one (1) off-street parking space per five (5) beds.
- 10.1.9 Office Uses: one (1) off-street parking space per three hundred (300) square feet of net floor area.
- 10.1.10 Other Business and Commercial Uses: one (1) off-street parking space per two hundred and fifty (250) square feet of net floor area, or as required by the Council.
- 10.1.11 Warehouse Distribution and Storage Facilities: one (1) parking space for each five thousand (5,000) square feet of net floor area not in use for retail, wholesale or office area plus one (1) parking space for each five hundred (500) square feet of net floor area in use for retail, wholesale or office area.
- 10.1.12 Car Care Centers: one (1) parking space for each attendant on duty at any given time plus two (2) parking spaces for each service bay.
- 10.1.13 Nursery Schools and Day care Centers: one (1) parking space for each teacher/care provider on maximum shift plus one parking space for each five (5) students/care recipients in attendance on maximum shift.
- 10.1.14 Amusement/Recreational Enterprises (Swimming Pools, Skating Rinks, Health Clubs, Spas, etc.): one (1) parking space for each two (2) persons based on designated use or occupancy capacity or one (1) parking space for each spectator seat, whichever applies.
- 10.1.15 Libraries, Museums, and Galleries: one (1) parking space for each three hundred (300) square feet of net floor area.
- 10.1.16 Indoor Theaters: one (1) parking space for each three (3) fixed seats plus one (1) parking space for each employee on maximum shift.
- 10.1.17 Veterinary Clinics and Hospitals: one (1) parking space for each employee on maximum shift plus one (1) parking space for each five hundred (500) square feet of net floor area.
- 10.1.18 Use Not Specified: For any use not specified above, or in the Town of Parking Off-Street Parking Regulations, the requirements for a similar use shall apply, or the applicant shall have the right to propose a new parking requirement for the use. This requirement shall be considered for approval by the Town of Parking Planning Director.

- 10.2 Alternative Requirements. Should the applicant for a specific use present a Site Plan with less than the number of required parking spaces due to site or project specific requirements, the alternative parking requirements shall be considered for approval by the Town of Parker Planning Director. If the alternative requirements are justifiable and achieve at least 85% of the required parking spaces, the site plan may be approved.
- 10.3 Shared Parking. Parking facilities shared by more than one use (whether or not the uses are in separate buildings or projects) are permitted in Crown Point Center. Parking spaces provided must meet the applicable criteria for the use which requires the greater number of spaces. The uses may not utilize the parking facilities at the same time.
- 10.4 Handicapped Parking. Parking for the handicapped shall be provided for all uses, except single family residential uses for which no parking for the handicapped will be required, at the minimum rate of two percent (2%) of the total parking spaces subject to a minimum of one space per use. The minimum size of a handicap parking space shall be as shown in Table I. Handicap parking shall be located near the entrance to the use.
- 10.5 Compact Car Ratio. Parking facilities with a minimum of twenty (20) spaces may provide a maximum of forty percent (40%) of the required parking spaces for compact cars. Such parking spaces shall be clearly designated for compact cars. The minimum size of a compact car parking space shall be as shown in Table I.
- 10.6 Off-site Parking. Off-site parking shall be permitted for uses in Crown Point Center. Said off-site parking must be in reasonable proximity to the use and will be considered for approval by the Town of Parker Planning Director.
- 10.7 Loading Areas. Off-street locations for the loading and unloading of goods and materials ancillary to a use shall be provided in accordance with the specific requirements of the use. Such loading areas will be located to avoid conflicts with other traffic and will be considered for adequacy by the Town of Parker Planning Director.
- 10.8 Parking Space Dimensions. Table I, below, establishes the minimum dimensions for parking spaces within Crown Point Center:

Table 1

Full Sized Car

Angle	0 (parallel parking)	45°	60°	90°
Width	8'	8'6"	8'6"	9'
Length	20'	19'	20'	18'

Compact Cars

Angle	0	45°	60°	90°
Width	7'6"	7'6"	8'	7'6"
Length	16'	17'	16'	16'
Aisle Width	11'	22'	22'	22'

Handicap Parking

Angle	0	45°	60°	90°
Width	12'	12'6"	12'6"	13'
Length	20'	19'	20'	18'

SECTION 11

SIGNS

- 11.1 General. Signs allowed in Crown Point Center shall conform to the Sign Ordinance for the Town of Parker except as specifically addressed within this Section to meet the unique requirements of Crown Point Center.
- 11.1.1 Entryway Signs. Permanent entryway signs or monuments shall be permitted to identify Crown Point Center, individual projects or major facilities within Crown Point Center. The Crown Point Center entryway signs will be permitted at both of the intersections of Cottonwood Drive with State Highway 83. Other entryway signs will typically be located at the entrance to the project or facility from Cottonwood Drive or other major roadway. Two sign faces per entrance are permitted, and shall have a maximum sign area of 100 square feet per sign face. The maximum height of the sign shall be fifteen (15) feet above finished grade. Signs shall be setback a minimum of ten (10) feet from any property line adjacent to a street, and shall be located to avoid visibility or other traffic conflicts.
- 11.1.2 Shopping Center Identification Signs.
- 11.1.2.1 One identification ground sign per shopping center shall be permitted provided such sign does not extend more than fifteen (15) feet in height above ground level, the total sign area does not exceed two hundred (200) square feet per sign, and no sign face exceeds one hundred (100) square feet, or

- 11.1.2.2 One identification ground sign identifying the individual businesses within the shopping center if a minimum of fifty percent (50%) of the area of said sign serves as identification of the Shopping Center. Such sign shall not exceed fifteen (15) feet in height above ground level, the total sign area shall not exceed two hundred (200) square feet, and no sign shall exceed one hundred (100) square feet.
- 11.1.3 Business, Commercial, or Office Park Identification Signs
- 11.1.3.1 One identification ground sign identifying the park shall be permitted per access point into the project area, provided such sign is located adjacent to major intersecting roadways on the outside perimeter of the park. In addition the sign shall not extend more than fifteen (15) feet in height above ground level, the total sign area shall not exceed two hundred (200) square feet per sign, and no sign face shall exceed one hundred (100) square feet.
- 11.1.3.2 One directory sign identifying each use or tenant is allowed per park provided such a sign does not exceed one hundred (100) square feet in area. Such sign is recommended to be located at the primary entrance to the park.
- 11.1.4 Individual Uses within a Center or Park. Each use shall be entitled to a fascia sign area of fifty (50) square feet per wall area visible from a public right-of-way; however, such sign area for each wall area visible from a public right-of-way may be increased at the rate of one (1) square foot of sign area for each lineal foot of building exposure in excess of fifty (50) lineal feet, to a maximum of one hundred (100) square feet of sign area per each wall area visible from a public right-of-way.
- 11.1.5 Mall Type Shopping Center. In addition to the signs allowed in the preceding paragraph, mall type of shopping centers shall be allowed signs at all building entrances to the mall. In addition, mall type shopping malls shall be allowed one sign advertising a food court. The maximum size of all above signs will be seventy (70) square feet.
- 11.1.6 Indoor Theaters. In addition to signs permitted in 11.1.4 and 11.1.5 above, indoor theaters shall be allowed one additional sign for the purpose of displaying the current selection ("readerboard"). Such readerboard may either be affixed to the exterior wall of the building or be a ground sign. Readerboard ground signs shall not extend more than fifteen (15) feet in height above ground level. The total sign area shall not exceed two hundred (200) square feet per sign, and no sign face shall exceed one hundred (100) square feet.

SECTION 12

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3;

THENCE N89°14'30"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 1,227.45 FEET TO THE POINT OF BEGINNING ON THE EASTERLY RIGHT-OF-WAY LINE OF E-470, PARCEL NO. TK-23 REV. 1;

THENCE CONTINUING N89°14'30"E ALONG SAID NORTH LINE A DISTANCE OF 1,483.59 FEET TO THE POINT ON THE WESTERLY BOUNDARY LINE OF SIERRA VISTA FILING NO. 3;

THENCE ALONG THE WESTERLY BOUNDARY LINES OF SIERRA VISTA FILINGS NO. 3 AND NO. 2 THE FOLLOWING EIGHT (8) COURSES:

- 1) S10°45'30"E A DISTANCE OF 580.00 FEET;
- 2) S75°14'30"W A DISTANCE OF 385.00 FEET;
- 3) 10°45'30"E A DISTANCE OF 635.00 FEET;
- 4) S61°33'52"E A DISTANCE OF 281.33 FEET;
- 5) S34°32'23"W A DISTANCE OF 280.00 FEET TO THE POINT OF RADIAL CURVE, WHENCE THE CENTER OF SAID CURVE BEARS S34°32'23"W;
- 6) ALONG THE ARC OF SAID RADIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°00'00" AND A RADIUS OF 1,250.00 FEET, A DISTANCE OF 152.72 FEET TO THE POINT ON A RADIAL LINE;
- 7) S41°32'23"W ALONG SAID RADIAL LINE A DISTANCE OF 172.48 FEET;
- 8) S00°21'34"E A DISTANCE OF 756.72 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10;

THENCE CONTINUING S00°21'34"E ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 1,621.90 FEET TO THE POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 289 AT PAGE 826, DOUGLAS COUNTY RECORDS;

THENCE S89°32'23"W ALONG SAID NORTH LINE A DISTANCE OF 2,265.17 FEET TO THE POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83, AS DESCRIBED IN BOOK 727 AT PAGE 628, DOUGLAS COUNTY RECORDS;

THENCE N24°38'59"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 665.42 FEET;

THENCE N19°46'10"W ALONG THE RIGHT-OF-WAY LINE OF E-470, PARCEL NO. TK-23 B REVISION 1 A DISTANCE OF 501.81 FEET;

THENCE N24°39'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF E-470, PARCEL NO. TK-23 REV.1;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) N65°20'45"E A DISTANCE OF 52.69 FEET TO THE POINT OF RADIAL CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N65°20'45"E;

- 2) ALONG THE ARC OF SAID RADIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°18'53" AND A RADIUS OF 549.41 FEET, A DISTANCE OF 674.24 FEET TO THE POINT OF TANGENT;
- 3) N45°39'38"E ALONG SAID TANGENT LINE A DISTANCE OF 648.67 FEET TO THE POINT OF CURVE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°55'43" AND A RADIUS OF 1,979.85 FEET, A DISTANCE OF 1,241.51 FEET TO THE POINT OF TANGENT;
- 5) N09°43'55"E ALONG SAID TANGENT LINE A DISTANCE OF 945.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,086,265 SQUARE FEET OR 208.5919 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 3;

THENCE N89°14'30"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 900.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470, PARCEL NO. TK-23 REVISION 1;

THENCE ALONG THE RIGHT-OF-WAY LINE OF E-470, PARCELS NO. TK-23 REVISION 1 AND TK-23 A REVISION 1 AND THE RIGHT-OF-WAY LINE OF STATE HIGHWAY NO.

83 THE FOLLOWING ELEVEN (11) COURSES:

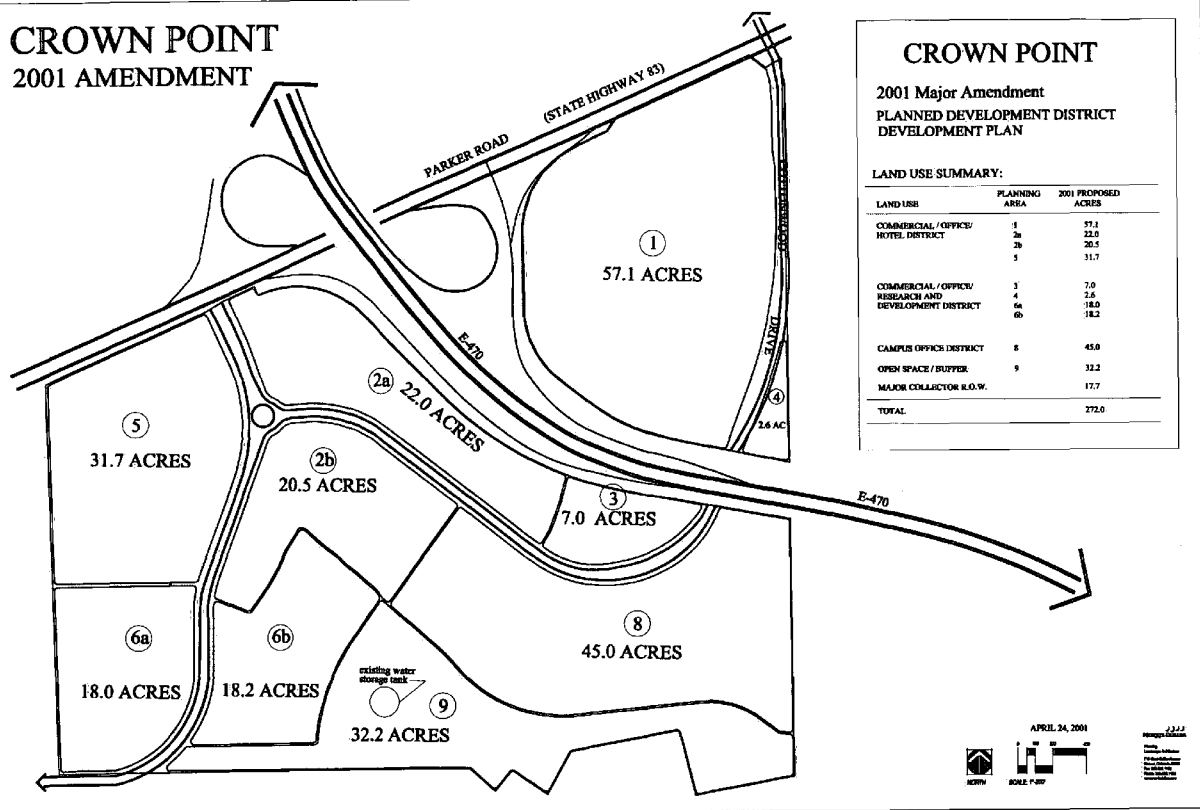
- 1) S10°52'39"W A DISTANCE OF 681.68 FEET;
- 2) S14°37'39"W A DISTANCE OF 95.13 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°03'52" AND A RADIUS OF 1,075.92 FEET, A DISTANCE OF 414.33 FEET TO A POINT OF TANGENT;
- 3) S36°41'31"W ALONG SAID TANGENT LINE A DISTANCE OF 228.17 FEET TO A POINT OF CURVE;
- 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°39'15" AND A RADIUS OF 549.41 FEET, A DISTANCE OF 504.90 FEET TO A POINT OF TANGENT;
- 5) S89°20'46"W ALONG SAID TANGENT LINE A DISTANCE OF 428.00 FEET TO A POINT OF CURVE;
- 6) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 66°00'00" AND A RADIUS OF 549.41 FEET, A DISTANCE OF 632.88 FEET;
- 7) N24°39'14"W A DISTANCE OF 189.84 FEET;
- 8) N55°34'56"W A DISTANCE OF 82.67 FEET;
- 9) N24°39'05"W A DISTANCE OF 862.93 FEET;
- 10) N37°19'01"E A DISTANCE OF 106.97 FEET;
- 11) N28°26'39"W A DISTANCE OF 105.93 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 4;

THENCE N88°53'23"E ALONG SAID NORTH LINE A DISTANCE OF 1,427.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,762,891 SQUARE FEET OR 63.4272 ACRES, MORE OR LESS.

SECTION 13

CROWN POINT CENTER DEVELOPMENT PLAN





Planning Commission Staff Report

Planning Commission Date: 11/9/2023

Town Council Date: 11/20/2023

Hearing Type: Public Hearing
Pope Property – Zoning
TRAKiT No: Z22-032 and Z22-037

Location: The site is located south of the intersection of Twenty Mile and Dransfeldt Road.

Project Planner: Stacey Nerger, Senior Planner

Applicant: David Brehm, Plan West

Executive Summary: The applicant is proposing to zone an approximate 38-acre property to three zone districts: Open Space (9.2 acres), Agriculture (11.791 acres) and Greater Downtown Market Center (17.484 acres). In addition, rezoning of a small portion of property to Open Space and Agricultural from the Greater Downtown District Market Center. These proposed zonings are in conjunction with a proposed annexation.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Pope Property Zoning of approximately 9.2 acres to Open Space.”

“I move the Planning Commission recommend Town Council approve the Pope Property Zoning of approximately 11.791 acres to Agricultural.”

“I move the Planning Commission recommend Town Council approve the Pope Property Zoning of approximately 17.484 acres to Greater Downtown District Market Center.”

ALTERNATIVE MOTIONS

Approval with Conditions

“I move the Planning Commission recommend Town Council approve the Pope Property zoning request of approximately 9.2 acres to Open Space, subject to the following conditions:”

-List proposed conditions

"I move the Planning Commission recommend Town Council approve the Pope Property zoning request of approximately 11.791 acres to Agricultural, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council approve the Pope Property zoning request of approximately 17.484 acres to Greater Downtown District Market Center, subject to the following conditions:"

-List proposed conditions

Denial

"I move the Planning Commission recommend Town Council deny the Pope Property zoning of approximately 9.2 acres to Open Space 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 recommend Town Council deny the Pope Property zoning of approximately 11.791 acres to Agricultural 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 recommend Town Council deny the Pope Property zoning of approximately 17.484 acres to Greater Downtown District Market Center as the request does not meet the following approval criteria:"

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

Continue

"I move the Planning Commission vote to continue the Pope Property zoning of approximately 9.2 acres to Open Space to a future date."

"I move the Planning Commission vote to continue the Pope Property zoning of approximately 11.791 acres to Agricultural to a future date."

"I move the Planning Commission vote to continue the Pope Property zoning of approximately 17.484 acres to Greater Downtown District Market Center to a future date."

I. BACKGROUND/DISCUSSION

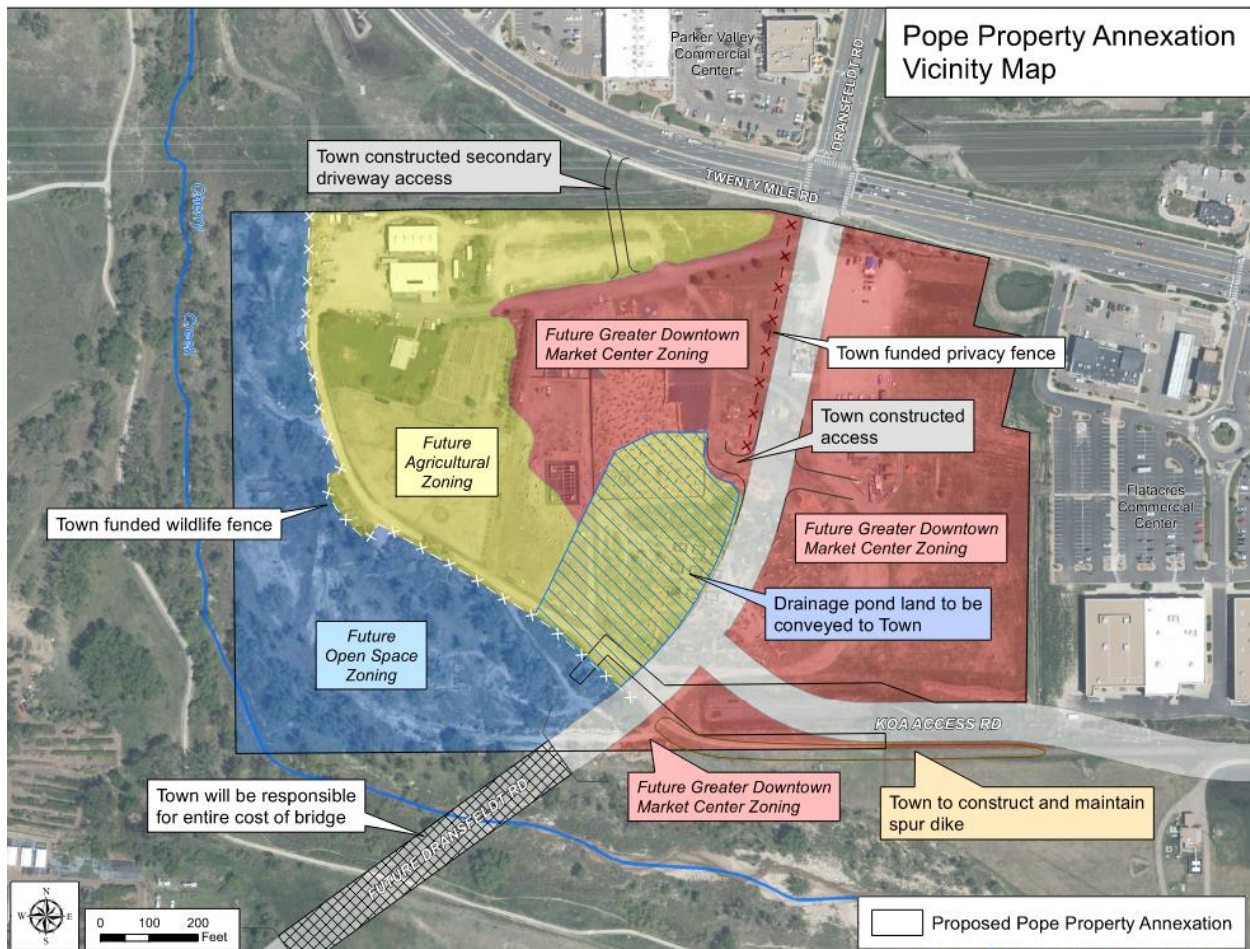
The subject property, known as the Pope property, is an enclave parcel located in unincorporated Douglas County that is contiguous to the Town. The property is approximately 38 acres in total and is currently used as Flat Acres Farm, an "agritainment" and commercial recreation business.

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

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

The applicant is proposing to divide the 38-acre property into three (3) zone districts.

- Open Space zoning – 9.2 acres on the western section of the property along Cherry Creek (blue in the graphic below);
- Agricultural – 11.791 acres in the central section of the property and will allow the applicant to continue those "agritainment" uses currently in operation (yellow in the graphic below); and
- Greater Downtown District Market Center - 17.484 acres consisting of an additional central portion of the property and the remaining section to the east of the future Dransfeldt Road extension (red in the graphic below).



The Parker 2035 Master Plan identifies the property as Central Commercial, Medium Density Residential and 100-year floodplain and recommends commercial and open space uses. Further, the Transportation Master Plan recommends the Dransfeldt Road extension through the subject property to expand the transportation system for greater vehicular, bicycle and pedestrian mobility across Cherry Creek.

The Annexation Petition was submitted in accordance with the Colorado Municipal Annexation act of 1965, Title 31, Article 12, Part 1, C.R.S., for annexation of the subject land into the Town as described in the Petition.

The Town has identified the Pope Property as a candidate for future annexation through the annual Three-Mile Plan and the Parker 2035 Master Plan. Therefore, the proposed annexation is consistent with the Town's land use policy as expressed in both plans. Further, the subject property is eligible for annexation because it is located within the Town's Planning Area (urban growth boundary) and satisfies the contiguity requirements of the Act, C.R.S. § 31-12-104(a). A need exists for zoning of the subject property because the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code require that zoning occurs concurrently with annexation requests.

Two small properties associated with this rezoning are already in the Town. These parcels are currently zoned Greater Downtown District Market Center. One of the properties will be rezoned to Open Space (0.028 acres) and the other to Agricultural (0.132 acres).

The annexation and zoning fulfill the Town of Parker goal of actively pursuing annexations to allow for continuity of services within the Parker 2035 Master Plan's Planning Area.

Vicinity Map



II. PRIOR ACTIONS

N/A

III. CURRENT SITE DATA

Existing Zoning	Douglas County A - Agricultural One		
	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Central Commercial - Medium Density Residential		
Site Acreage	38 acres		
Subdivision	N/A		
Existing Use	The property is currently used as Flat Acres Farm, an "agritainment" and commercial recreation business.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	GD - Greater Downtown District Market Center	Parker Valley Center (Target, Walmart, Home Depot)
South	Medium Density Residential	Public Facilities District	Salsbury Park North
East	Central Commercial	GD - Greater Downtown District Market Center	Flat Acres Marketplace (Kohls)
West	Medium Density Residential	Public Facilities District	Cherry Creek Open Space

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial and Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Central Commercial District:</u> This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate. <u>Medium Density Residential:</u> Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Land Use 1.C

	Land Use 1.D Land Use 1.E Land Use 1.H Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.E Transportation 2 Natural Resource Protection 1.C
Staff Analysis	The project proposes to rezone the property from agriculture within Unincorporated Douglas County into three zone districts. In addition, there are two small properties associated with this rezoning that are already in the Town. These parcels are currently zoned Greater Downtown District Market Center. The western part of the property within the Cherry Creek floodway is proposed to be zoned Open Space. This section of the property is located within the Cherry Creek Floodway and Riparian Habitat. This property will be dedicated to the Town of Parker. The central portion of the property will be zoned Agriculture and will allow the applicant to continue to operate their business on site. The Town of Parker is proposing to bisect the property with the construction of Dransfeldt Road that will connect across Cherry Creek to Motsenbocker Road. The construction of the road will require changes to the Cherry Creek floodplain which will benefit the property owner in removing a substantial portion of the property from the floodplain. All areas of the property that will be removed from the floodplain will be zoned Greater Downtown District Market Center. This zoning will allow for additional commercial area. Areas recommended for Medium Density Residential are overlaid by the 100-year floodplain. The Open Space, Trails and Greenways Master Plan recommends that floodplains and Preble's Jumping Mouse habitat be preserved as open space. The annexation and zoning fulfill the Town of Parker goal of actively pursuing annexations to allow for continuity of services within the Parker 2035 Master Plan's Planning Area.

	Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.
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V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Open Space, Trails and Greenways Master Plan Choose an item.
Policies/Guidelines/Strategies	Meets the vision and goals of the Plan Choose an item.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Open Space, Trails and Greenways Master Plan recommends the preservation of open space and trail corridors for future generations. In particular the Plan recommends the preservation of floodplains, floodways and Preble's Jumping Mouse Habitat. The proposed Open Space is adjacent to Town owned open space to the west and south to enhance and expand areas already preserved by the Town. The subject property will dedicate a portion of the Cherry Creek Floodway and Riparian Corridor to the Town of Parker and zone this property Open Space. The property to be zoned open space meets many of the criteria for open space set forth in the Plan.

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Transportation Master Plan Choose an item.
Policies/Guidelines/Strategies	Meets the six Transportation Master Plan policies Choose an item.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Dransfeldt Road extension is identified within the Transportation Master Plan. The Annexation of this property into the Town will grant the right of way and easements necessary to build this extension. As the road is constructed, a substantial portion of the subject property will be removed from the floodplain which will allow for commercial development. The Annexation and zoning of this property will allow for this key infrastructure to be constructed.

VI. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Within the Medium Density Residential designation 3.5 units per acre. Because this portion of the area is floodplain and Preble's Jumping Mouse habitat, the Open Space Trails and Greenways Master Plan recommends the area be preserved as open space. Residential uses are not supported in the Central Commercial Character Area.	None	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Medium Density: Residential housing, agricultural uses and open space for areas within the floodplain and Preble's Jumping Mouse habitat. Central Commercial: convenient retail, personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted and higher density residential uses	A mix of commercial uses are proposed.	☒ Consistent ☐ Inconsistent ☐ No Change

Height/Stories	N/A. The Master Plan does not speak to height.	Four (4) stories or sixty (60) feet	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Parker 2035 Master Plan for the allowed uses and the requested height maximum for buildings. Based on this analysis, staff has determined that the request is consistent with The Parker 2035 Master Plan.		

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Vehicular access for the proposed development will be provided via the Dransfeldt Road extension and bridge that the Town will construct across the property. The Dransfeldt Road extension will connect to the existing Dransfeldt Road at Twenty Mile, south through the subject property, over Cherry Creek and connect to Motsenbocker Road.

At the time of development, the applicant will be required to construct any permitted access points and improvements necessary to support the development.

VIII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

Zoning the Pope Family Property to Market Center has been part of the Town's master plan to provide additional retail and commercial as an expansion of the existing Market Center zoning to the east. Adding a new Modified Agricultural (Agritainment) zone district supports the Town's goal for diversity of uses to provide family-oriented attractions and entertainment.

Staff Analysis

A need exists for the annexation and zoning of the subject property because the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code require that zoning occur concurrently with annexation requests and, the project will:

1. Provide adequate opportunities for expansion of the Town's economic and tax base.
2. Support infill development that is consistent with existing commercial development surrounding the subject property.
3. Allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; and
4. Promote orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Urban Growth Area.
5. Preserve environmentally sensitive lands along the Cherry Creek corridor.

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

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

Applicant's Response

The Dransfeldt Road alignment defines the areas to be zoned. The proposed floodplain defines the allowable uses.

Staff Analysis

The property is within unincorporated Douglas County. The subject property is completely surrounded by the Town and is described in the Parker 2035 General Land Use Plan as being located within the Town's "Planning Area Boundary." Specifically, the subject property is located within the Central Commercial and Medium Density Residential Character Areas as designated by the Parker 2035 General Land Use Plan. The area surrounding the subject site currently provides commercial services to the Town of Parker and surrounding residents.

In addition, with the construction of the Dransfeldt Road extension across Cherry Creek, a portion of the property will be removed from the floodplain, creating the developable land that is adjacent to property zoned Greater Downtown District Market Center. The site also includes environmentally sensitive areas to be preserved through the Open Space zoning.

The subject property has been identified as property to be annexed, zoned and developed in the Town for commercial uses; therefore, the subject property is appropriate for commercial development.

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

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

Staff Analysis

The purpose of this application is not to correct an error in the original zoning; therefore, this factor is not applicable.

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

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

Applicant's Response

The new Dransfeldt Road will be a significant change to the area that justifies modifying the floodplain and will facilitate the opportunity for commercial, retail and an alternative entertainment venue in the Town.

Staff Analysis

The Parker 2035 Master Plan directs future zonings of unincorporated lands within the Planning Area and requests for rezonings of existing properties already annexed in the Town. The Denver Metropolitan area is home to 2.8 million people today and another million people are expected in the metro area by 2035. Parker and the surrounding areas will continue to receive a share of this growth over the next 20 years. In addition, there has been significant residential growth to the south and in Douglas County. These neighborhoods will need commercial services. In addition, with the construction of the Dransfeldt Road extension, a significant portion of this property will be removed from the floodplain. This allows this portion of the property to be developed in a similar way to the surrounding commercial development.

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

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

Applicant's Response

The new Dransfeldt Road and other improvements will provide adequate access and safe circulation to the proposed planning areas.

Staff Analysis

The extension of Dransfeldt Road will not only provide access to the subject property, but will provide additional access to the entire regional shopping area. At the time of development, the applicant will be required to construct all traffic improvements necessary for the development to ensure adequate circulation.

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

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

Applicant's Response

Municipal services are available and adequate to support the development allowed with the rezoning.

Staff Analysis

Any construction on the subject properties will be considered private and will be privately maintained. As evidenced by the inclusion of the subject property in the Town's Planning Area, the Town is prepared to meet the additional municipal service costs associated with the subject property.

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

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

Applicant's Response

Almost 30% of the Pope Family Property is proposed to be dedicated as open space to the Town to protect the Cherry Creek natural environment and wildlife habitat.

Staff Analysis

The subject property currently consists of Cherry Creek Floodway and Riparian Area. Through the proposed Zoning the portion of the property within the floodway and Riparian Area, approximately 9.2 acres, will be dedicated to the Town of Parker for ownership, maintenance and conservation. The subject property is surrounded by urbanized areas and will be required to meet all Town environmental standards as set forth in the Land Development Ordinance, such review will occur during the subdivision and Site Plan processes. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

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

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

Applicant's Response

The proposed land uses meet and exceed the Town's Master Plan. See the above for examples on how the Master Plan's Guiding Principles are met.

Staff Analysis

As detailed in Section IV of this staff report, the proposed zoning to allow for the expansion of the Greater Downtown District Market Center, new Agricultural zoning area and the new Open Space zoning to preserve the environmentally sensitive portion of the property are 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's Response

All services are available to serve the retail and commercial uses allowed with the rezoning.

Staff Analysis

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

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

I. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	No Comment
Aztec Consultants	No Comment
Parker Building	Approved. Building has no comments for this zoning application.
Fire Life Safety	Approved.
Douglas County Assessor's Office	No Comment
Douglas County Planning	No Comment
Douglas County School District	It is our understanding that the proposed zoning districts are non-residential zoning districts that are intended to facilitate retail, commercial, agriculturally based entertainment, and open space uses. Considering this, Douglas County School District has no comments on the proposal at this time as the development is not anticipated to generate students.
Parker Police	No Comment
PSCO	PSCO has no objection to the proposed rezone contingent upon the district's ability to maintain all existing rights.
CORE	Approved. The applicant will be required to convert the existing overhead electric facilities to underground per the Town of Parker regulations. The cost will be at the burden of the applicant.
CenturyLink	No Comment
Comcast	No Comment
Parker Water and Sanitation District	Approved. Please note we will not allow any PWSD utilities to be installed on the property until this project is fully included into PWSD and water rights have been deeded to us. PWSD will also need an agreement in place for the agriculture zoned area before we agree to any utility construction for the whole property.
Town of Parker Comprehensive Planning	The property is described in the Parker 2035 Master Plan as floodplain adjacent to the Central Commercial Character Area. The Central Commercial area recommends retail, commercial services, lodging and entertainment. The proposed Agricultural zoning, once amended for agritainment uses, would align with the Parker 2035 Master Plan.
Town of Parker Economic Development	No Comment

IX. CONCLUSION

Staff has reviewed the proposing establish three zonings for the 38-acre property located south of the intersection of Twenty Mile Road and Dransfeldt Road. The proposal is to establish the following:

- Open Space zoning – 9.2 acres on the western section of the property along Cherry Creek;
- Agricultural – 11.791 acres in the central section of the property and will allow the applicant to continue those "agritainment" uses currently in operation; and
- Greater Downtown District Market Center - 17.484 acres consisting of an additional central portion of the property and the remaining section to the east of the future Dransfeldt Road extension.
- Two small properties associated with this rezoning are already in the Town. These parcels are currently zoned Greater Downtown District Market Center. One of the properties will be rezoned to Open Space (0.028 acres) and the other to Agricultural (0.132 acres).

Staff has reviewed the above proposed rezonings and believes that the proposed zoning is consistent with the Parker 2035 Master Plan and the Land Development Ordinance.

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

X. ATTACHMENTS

1. Pope Property Zoning Map
2. FlatAcres Rezoning Map – Open Space
3. FlatAcres Rezoning Map - Agriculture

Report Approved By: Bryce Matthews, Assistant Director, Planning

EXISTING ZONING

A – AGRICULTURAL DISTRICT
(DOUGLAS COUNTY)

PROPOSED ZONING

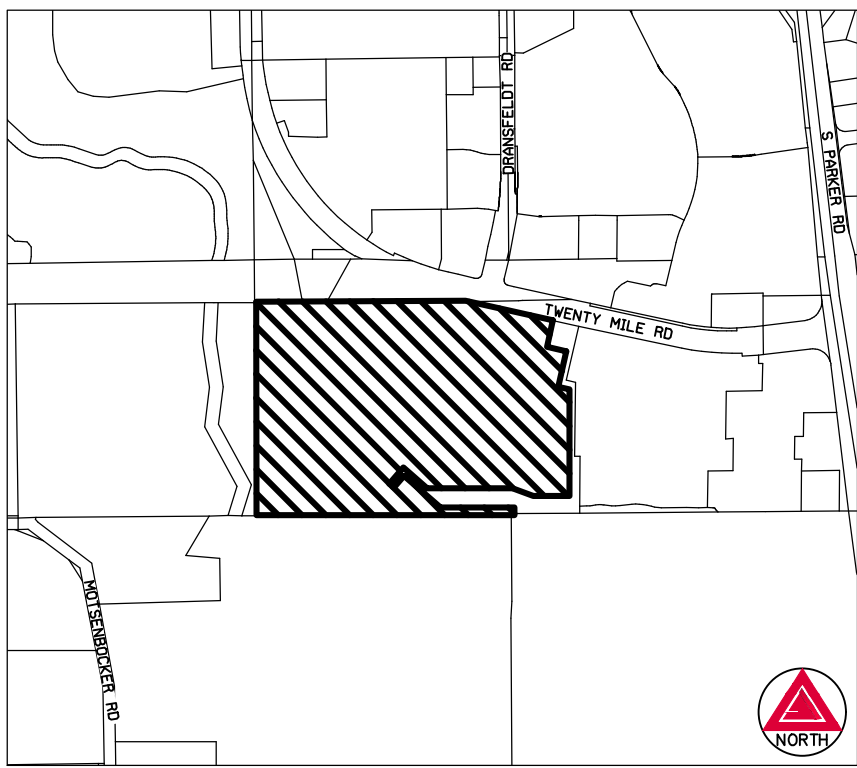
A – AGRICULTURAL DISTRICT
(TOWN OF PARKER)

D – GREATER DOWNTOWN MARKET CENTER DISTRICT
(TOWN OF PARKER)

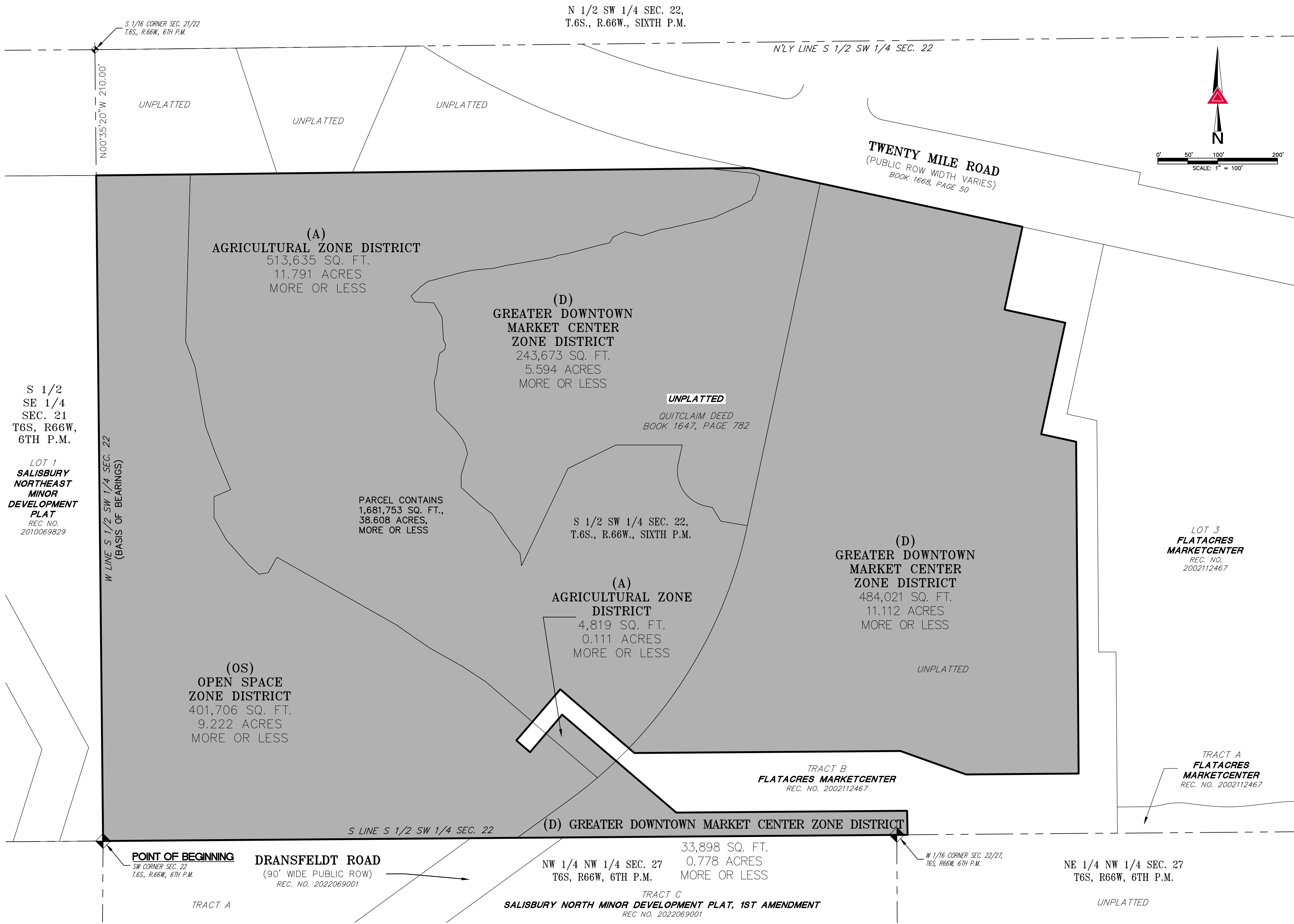
OS – OPEN SPACE DISTRICT
(TOWN OF PARKER)

ZONE DISTRICT	ACRES	SQUARE FEET
OPEN SPACE	9.222	401,706
AGRICULTURE	11.902	518,454
GREATER DOWNTOWN – MARKET CENTER	17.484	761,593

LEGEND	
	ZONING PARCEL BOUNDARY
	LOT OR PARCEL LINE
	RIGHT-OF-WAY LINE



VICINITY MAP
SCALE 1" = 1000'



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF QUITCLAIM DEED RECORDED IN BOOK 1647, AT PAGE 782 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER, NORTH 00°35'20" WEST, A DISTANCE OF 1,111.71 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°20'54" EAST, A DISTANCE OF 1,091.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF TWENTY MILE ROAD, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 12, 1999, IN BOOK 1668, PAGE 50, IN THE OFFICE THE CLERK AND RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 77°50'17" EAST, A DISTANCE OF 466.50 FEET TO THE NORTHWESTERLY CORNER OF TRACT B, FLATACRES MARKETCENTER, PER PLAT RECORDED OCTOBER 25, 2002 AT RECEPTION NO. 2002112467, IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG THE WESTERLY, SOUTHERLY AND NORTHERLY BOUNDARY OF SAID TRACT B THE FOLLOWING 15 COURSES:

- 1) SOUTH 12°09'43" WEST, A DISTANCE OF 141.39 FEET;
- 2) SOUTH 77°50'17" EAST, A DISTANCE OF 103.64 FEET;
- 3) SOUTH 12°09'26" WEST, A DISTANCE OF 190.51 FEET;
- 4) SOUTH 77°50'34" EAST, A DISTANCE OF 59.58 FEET;
- 5) SOUTH 00°26'44" EAST, A DISTANCE OF 554.32 FEET;
- 6) SOUTH 89°34'32" WEST, A DISTANCE OF 188.02 FEET;
- 7) NORTH 70°20'27" WEST, A DISTANCE OF 116.48 FEET;
- 8) SOUTH 89°33'42" WEST, A DISTANCE OF 444.37 FEET;
- 9) NORTH 49°20'42" WEST, A DISTANCE OF 163.19 FEET;
- 10) SOUTH 40°39'18" WEST A DISTANCE OF 112.51 FEET;
- 11) SOUTH 49°20'42" EAST, A DISTANCE OF 30.00 FEET;
- 12) NORTH 40°39'18" EAST, A DISTANCE OF 82.51 FEET;
- 13) SOUTH 49°20'42" EAST, A DISTANCE OF 250.94 FEET;
- 14) NORTH 89°33'42" EAST, A DISTANCE OF 385.67 FEET;
- 15) SOUTH 01°20'26" EAST, A DISTANCE OF 40.07 FEET TO THE SOUTHERLY LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°33'16" WEST, A DISTANCE OF 1,343.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,681,753 SQ. FT. OR 38.608 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR NORTH 00°35'20" WEST.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. THIS ZONING MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO, TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.
4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PLANNING COMMISSION CERTIFICATE

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

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF _____, 2023, FOR THE PROPERTY DESCRIBED ABOVE. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

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

BRADY J. MOORHEAD
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

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

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

RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

SCALE
1" = 100'

DATE
9/28/2023

BY

DATE

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

AZTEC
CONSULTANTS, INC.

POPE PROPERTY ZONING MAP
SW 1/4 SEC. 22, T.6S., R.66W., 6TH P.M.

PREPARED FOR
TOWN OF PARKER, PUBLIC WORKS DEPARTMENT
20120 EAST MAIN STREET, PARKER, CO 80138

SHEET
ONE

OF 1 SHEETS

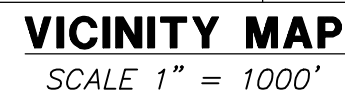
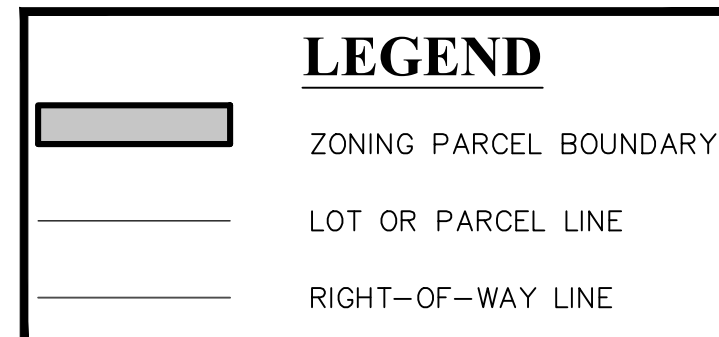
24922-13

JOB NO.

A PARCEL LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DENVER, STATE OF COLORADO

A - AGRICULTURAL DISTRICT
(DOUGLAS COUNTY)

A - AGRICULTURAL DISTRICT
(TOWN OF PARKER)



A PARCEL OF LAND BEING A PORTION OF TRACT B, FLATACRES MARKETCENTER RECORDED AT RECEPTION NO. 2002112467 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT B, THE FOLLOWING THREE (3) COURSES:

1. NORTH 40°39'18" EAST, A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING;
2. NORTH 40°39'18" EAST, A DISTANCE OF 71.50 FEET;
3. SOUTH 49°20'42" EAST, A DISTANCE OF 150.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 762.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 45°54'50" WEST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'47", AN ARC LENGTH OF 30.10 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT B;

1. NORTH 49°20'42" WEST, A DISTANCE OF 118.58 FEET;

2. SOUTH 40°39'18" WEST, A DISTANCE OF 41.50 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 49°20'44" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5,741 SQUARE FEET OR 0.132 ACRES, MORE OR LESS.

1. BEARINGS ARE BASED ON THE NORTHWESTERLY BOUNDARY OF TRACT B, FLATACRES MARKETCENTER RECORDED AT RECEPTION NO. 2002112467 ASSUMED TO BEAR NORTH 40°39'18" EAST.

2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. THIS ZONING MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO, TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.
4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

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

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2023, FOR THE PROPERTY DESCRIBED ABOVE. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

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

BRADY J. MOORHEAD
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

STATE OF COLORADO)
) ss
COUNTY OF DOUGLAS)

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

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

RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

[illegible]

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



AZTEC
CONSULTANTS, INC.

SW 1/4 SEC. 22, T.6S., R.66W., 6TH P.M.
PARKER, COLORADO

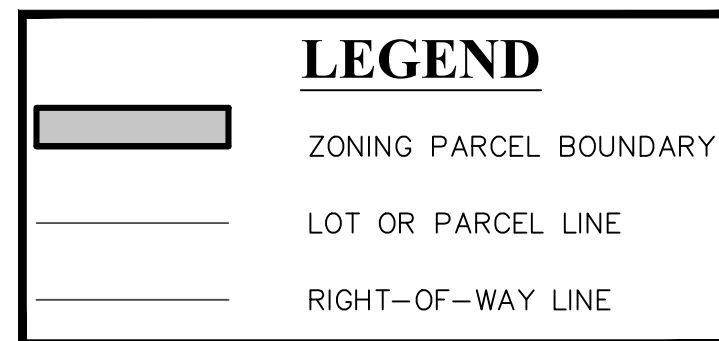
TOWN OF PARKER, PUBLIC WORKS DEPARTMENT
20120 EAST MAIN STREET, PARKER, CO 80138

1 SHEETS

24922-13

A PARCEL LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DENVER, STATE OF COLORADO

OS - OPEN SPACE DISTRICT
(TOWN OF PARKER)



VICINITY MAP
SCALE 1" = 1000'

[illegible]

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



AZTEC
CONSULTANTS, INC.

**FLA 1 ACRES OPEN SPACE ZONING MAP
S 1/2 SW 1/4 SEC. 22, T.6S., R.66W., 6TH P.M.
PARKER, COLORADO**

TOWN OF PARKER, PUBLIC WORKS DEPARTMENT
20120 EAST MAIN STREET, PARKER, CO 80138

1 SHEETS

24922-13



PLANNING COMMISSION 2024
MEETING SCHEDULE
2nd and 4th Thursdays

January 11	January 25
February 8	February 22
March 14	March 28
April 11	April 25
May 9	May 23
June 13	June 27
July 11	July 25
August 8	August 22
September 12	September 26
October 10	October 24
November 14	
December 12	