



PLANNING COMMISSION MEETING

7:00 PM

January 25, 2024

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

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

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

PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 1.11.24**
- 6. PUBLIC HEARINGS**
 - A. Looking Glass Segment 2A - F21/22 Sketch and Preliminary Plans**

Applicant:	Matt Childers, Dream Finders
Location:	South side of Stroh Road west of Chambers Road
Department:	Community Development, Julia Duncan
TRAKiT No.:	SUB22-058, SUB22-059
 - B. Compark Village PD Amendment No. 6 - Rezoning**

Applicant:	Karen Henry, Henry Design Group
Location:	West of Chambers Rd. on both sides of E-470
Department:	Community Development, Stacey Nerger
TRAKiT No.:	Z21-028

7. **PLANNING COMMISSION ITEMS**

8. **STAFF ITEMS**

9. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

January 11, 2024

Vice Planning Commission Chairperson Eliana Burke 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, Angela Lindstrom, Ruth Ann Nelson, Erik Frandsen, Eric Rieger and Nick Metz. Alternate Commissioner Jane Lane was also present, but not seated.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the November 9, 2023, meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – HARDING HEIGHTS -

- 1. Parker Downs Filing No. 3 Lots 1 and 2 Rezone to Commercial**
- 2. McClintock II Lot 1 Rezone to Commercial**
- 3. Use by Special Review**
- 4. Minor Development Plat**

Applicant: Coy Williams, Kimley - Horn
Location: Southwest corner of Parker Road and Longs Way
Department: Community Development, Ashley Chasez
TRAKiT No.: Z20-019, Z20-021, SUB20-031

STAFF PRESENTATION

Ashley Chasez, Planner 1, presented the staff report proposing three land use applications to accommodate a gas station with two additional commercial vacant parcels:

1. Rezone of 2.01 acres from Moran PD to C-Commercial and 1.94 acres from Modified Commercial to C-Commercial, this rezone will ensure the entire 6 acre development is the same zoning of C-Commercial
2. Use by Special Review to allow for a convenience store with gasoline pumps on the lot located at the southeast corner of Parker Road and Longs Way.
3. Minor Development Plat to subdivide 6 acres into three commercial lots to be known as Harding Heights.

Ms. Chasez concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Rezonings, Use by Special Review and Minor Development Plat.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson had concerns about traffic safety and the grade change for the south access to the gas station which appears to share the same access as the old Mountain Man Nut Company; *(staff said site access would be reviewed by the Town's engineering staff).*
- Commissioner Ruth Ann Nelson asked if the Parker Rd. and Longs Way intersection is a full access intersection; *(staff said the Parker Rd. and Long Way intersection is a three quarters access movement intersection, which is a left in, right in, right out, no left out).*
- Commissioner Erik Rieger asked if in addition to the deceleration lane going into the south access point, will there be an acceleration lane coming out and south onto Parker Rd.; *(staff said the applicant has already provided funding for an acceleration lane to be built once the southern property is developed).*

APPLICANT PRESENTATION

Mike Talcott, who resides at 11724 Hannibal Street, Commerce City, CO, and Coy Williams, who resides at 6200 South Syracuse Way, Suite 300, Greenwood Village, CO, gave the presentation.

- The applicants provided company background, company philosophy and recent projects.
- The applicants provided an overview of the proposed project.
- The applicants provided a summary of the rezoning, Use by Special Review and Minor Development Plat.

PUBLIC COMMENT

- Shawn Dickman, who resides at 6716 Fonder Drive *(outside of the Town of Parker jurisdiction)*, is new to the area, wanted to get involved with the community, and talk to

the commissioners and staff after the meeting, and also in support of the QuikTrip projects.

PUBLIC HEARING CLOSED: 7:30 P.M. – HARDING HEIGHTS -

- 1. Parker Downs Filing No. 3 Lots 1 and 2 Rezone to Commercial**
- 2. McClintock II Lot 1 Rezone to Commercial**
- 3. Use by Special Review**
- 4. Minor Development Plat**

PLANNING COMMISSION DISCUSSION

- Commissioner Erik Frandsen said he is in support of the project, thinks this is a smart use for the corner, appreciates the job creation, tax revenue for the Town and meets the nine criteria.
- Commissioner Nick Metz appreciates that it is a family and employee-owned business and is in support.
- Commissioner Ruth Ann Nelson said she is in support of all four motions and is particularly happy about cleaning up the zoning, appreciates the applicant for assisting with the rezoning effort, her safety concerns on Parker Road and the access points have been satisfied and thinks this will be a great addition.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the zoning request for Parker Downs Filing No.3 Lots 1 and 2. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the zoning request for a portion of McClintock Lot 1. Commissioner Leland Sloan seconded; a vote was taken and passed unanimously.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Use by Special Review, subject to the following condition: That the Use by Special Review material submitted to the Community Development Department on December 9, 2020, shall be the approved Use by Special Review materials. Commissioner Erik Rieger seconded; a vote was taken and passed unanimously.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Minor Development Plat. Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Erick Frandsen moved that the meeting be adjourned. Commissioner Angela Lindstrom seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 1/25/2024

Town Council Date: 2/20/2024

Hearing Type: **Public Hearing**
Looking Glass Segment 2A- Filings 21 & 22 Sketch and Preliminary Plans
TRAKiT No.s: SUB22-058 and SUB22-059

Location: **The site is located on the south side of Stroh Road west of Chambers Road.**

Project Planner: **Julia Duncan, Associate Planner**

Applicant: **Matt Childers, Dream Finders Homes**

Executive Summary: **The applicant, Dream Finders Homes, is proposing a Sketch and Preliminary Plan for 150 duplex lots with 4 tracts for landscaping and drainage.**

Staff Recommendation: **Approval**

RECOMMENDED MOTIONS

1. *"I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A- Filings 21 & 22 Sketch Plan."*
2. *"I move the Planning Commission recommend Town Council approve requested Looking Glass Segment 2A- Filings 21 & 22 Preliminary Plan."*

ALTERNATIVE MOTIONS

Sketch Plan

1. *"I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A- Filings 21 & 22 Sketch Plan, subject to the following conditions:"*
-List conditions (either by staff or Planning Commission)
2. *"I move the Planning Commission recommend Town Council deny the Looking Glass Segment 2A- Filings 21 & 22 Sketch Plan as the request does not meet the following approval criteria:"*
-List criteria not met (either by staff or Planning Commission)

3. *“I move the Planning Commission vote to continue the requested Looking Glass Segment 2A- Filings 21 & 22 Sketch Plan to a future date.”*

Preliminary Plan

1. *“I move the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A- Filings 21 & 22 Preliminary Plan, subject to the following conditions:”*
-List conditions (either by staff or Planning Commission)
2. *“I move the Planning Commission recommend Town Council deny the requested Looking Glass Segment 2A- Filings 21 & 22 Preliminary Plan as the request does not meet the following approval criteria:”*
-List criteria not met (either by staff or Planning Commission)
3. *“I move the Planning Commission vote to continue the requested Looking Glass Segment 2A- Filings 21 & 22 Preliminary Plan to a future date.”*

I. BACKGROUND/DISCUSSION

The Town Council previously approved the Hess Ranch Planned Development (PD) 4th Amendment zoning and the Looking Glass Segment 2a Sketch and Preliminary Plans that laid out Tracts A-2 and Tracts KK for future platting.

The applicant, Dream Finders Homes, is requesting the approval of the Sketch and Preliminary Plans for the development of 150 paired home lots. The subject property is 27.714 acres and is generally located on the south side of Stroh Road west of Chambers Road. The site is currently undeveloped and will be bounded to the north by the future construction of Stroh Road; to the south by Long Rider Parkway; to the west by the Oak Gulch open space and future single-family homes; and to the east by Fallridge Street and future commercial.

Park and Open Space

A private park is located on Tract C at the southern end of the neighborhood and totals 2.737 acres. The park is designed with amenities for the “age qualified” neighborhood and will be submitted with a future Site Plan application. The park will consist of trail loops, a pool and clubhouse, pickle ball court, open play lawn, bag toss, bocce ball, and a shade structure.

An additional 3.235 acres of Open Space is proposed with this proposal, above that required by the Segment 2a Sketch and Preliminary Plan. Within Tract B, 0.658 acres of landscaping, and trail and associated amenities including benches and dog waste receptacles are provided internal to the site.

Additional required parks and open space beyond those incorporated in this proposal are being satisfied through the parks and open space dedicated in separate filings as outlined in the Looking Glass Segment 2A Sketch and Preliminary Plan. A final plat for the project will not be recorded until all the parks and open space required for the proposed 150 units are provided with those affiliated filings.

Adjacent open space includes: Immediately to the west and adjacent to the filing, 3.7783 acres of Open Space along Oak Gulch are being dedicated (Tract JJ) in Filing 16 and to the southwest of the site and adjacent to the development is Tract QQ, in Filing 17, which is a 1.0599-acre park and will serve the residents.

Project

The approval of the sketch and preliminary plans does not formally create the lots or associated improvements. Instead, the approval of the applications will allow for the applicant to execute a Final Plat consistent with the Sketch and Preliminary Plans. The Final Plat will formally create the lots and associated improvements. The proposed Sketch and Preliminary Plans are consistent with the previous Town Council approved Sketch and Preliminary Plans.

The proposed Filing is zoned Mixed-Use and located within Planning Area – 12 (PA-12) in the Hess Ranch Planned Development Amendment No. 4. Duplex units are an allowed use in the Mixed-Use zone. PA-12 allows for a maximum of 154 dwelling units.

Heights, density, and setbacks for the proposed housing product are required to be consistent with the town's design standards and the PD guide and will be reviewed during the Final Plat and Site Plan review process.

Vicinity Map



II. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development		
Master Plan Area	Low-Density Residential		
Site Acreage	27.714		
Subdivision	Looking Glass Segment 2A Sketch and Preliminary Plan Looking Glass Segment 1 Filing 8 Sketch and Preliminary Plan		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Low Density Residential	PD - Planned Development	Anthology North
South	Low Density Residential	PD - Planned Development	Looking Glass Filing 18 and Filing 17 (single family)
East	Low Density Residential	PD - Planned Development	Fallridge Street and Filing 9 (future commercial)
West	Low Density Residential	PD - Planned Development	Open Space

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Low Density Residential: Consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered if impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1. D Land Use 1. E Land Use 1. F Land Use 1. G Land Use 1. I
Inconsistent Goals/Strategies	None
Staff Analysis	Staff has reviewed the requested Sketch and Preliminary Plans against the Town's Master Plan and has determined that the request is consistent with the goals identified above. The proposed sketch and preliminary plans propose 150 residential lots, with the product type being single-family paired homes, roadways, parks and open space that are consistent with the low-density residential development identified in the General Land Use Plan and which are allowed by the zoning.

IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks are established in the Hess Ranch PD Amendment No. 4 and are based on the type of residential unit that is proposed in each Planning Area.	Building setbacks will be reviewed at the time of building permit submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	A maximum of 154 units are allowed in PA-12 of the PD per the zoning.	The proposal is for 150 residential units. The 150 total units do not exceed the number of units permitted by zoning.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the Hess Ranch PD Amendment No. 4.	Building heights will be reviewed at the time of the Site Plan review and residential design matrix submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	1,250 sq. feet	The proposed minimum lot size is 4,200 sf.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The applicant has submitted a preliminary landscape plan. Staff has reviewed these documents and determined that it complies with Section 13.06.070 of the Land Development Ordinance (LDO). Landscaping will be further analyzed with the Final Plat and Site Plan review.	☐ Consistent ☐ Inconsistent ☒ N/A

Off-Street Parking	Title 13.06.060	Staff has reviewed the proposed sketch and preliminary plans for compliance. This review will be evaluated in greater detail during the Final Plat and Site Plan review. The driveway apron, in conjunction with the garage provides four (4) parking spaces for each home. Guest parking is available on the public streets.	☐ Consistent ☐ Inconsistent ☒ N/A
Miscellaneous	See Parks and Open Space section in Background/Discussion	See Parks and Open Space section in Background/Discussion	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The proposed Sketch and Preliminary Plans are in conformance with the approved zoning and the Land Development Ordinance.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The Stroh Road and Chambers Road extensions associated with Segment 2 will provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development and the regional roadway system as it has been contemplated in the approved Planned Development since 2015.

At full capacity, Stroh Road and Chambers Road will be four and six lane arterial roadways, respectively. Stroh Road, Chambers Road, and Spirit Trail Boulevard provide access to the filing. Access to the development is off Long Rider Parkway in two locations and Fallridge Street for internal circulation within the development.

A Traffic Impact Analysis was conducted for all of Segment 2A and reviewed and approved by the Town's Engineering Department.

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec Consulting	Advisory Comments: Small clarifications requested and provided by applicant
Town of Parker Engineering	Approved
Fire and Life Safety	Approved
Parker Water and Sanitation District	Approved
Douglas County	No Comment
Public Service Company of CO	Advisory Comments: Thanked applicant for changes made.
IREA	Approved
Douglas County Schools	No comment
Comprehensive Planning	Consistent with Master Plan
Comcast	No Comment
Century Link	No Comment
Building	No Comment

VII. CONCLUSION

The applicant, Dream Finders, is requesting the approval of the Sketch and Preliminary Plans for 150 paired homes.

The site is located on the south side of Stroh Road west of Chambers Road. The site is currently undeveloped and has ROW to the north, Open Space to the west, commercial to the east, and single-family residential development to the south.

Staff has reviewed the proposed submittal and has determined that it complies with the 2035 Master Plan, existing zoning for the site and the Land Development Ordinance.

VIII. RECOMMENDED CONDITIONS

N/A

IX. ATTACHMENTS

1. Sketch/Preliminary Plan
2. Landscape Plan
3. Park Exhibit

Report Approved By: Bryce Matthews, Assistant Director - Planning

LOOKING GLASS FILING NOS. 21 & 22

SKETCH/PRELIMINARY PLAN

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
27.714 ACRES, 150 LOTS, 4 TRACTS

LEGAL DESCRIPTION:

TRACTS A-2, KK, AND LL, LOOKING GLASS FILING NO. 16, ALSO BEING A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A-2 OF LOOKING GLASS FILING NO. 16, RECORDED AT RECEPTION NO. _____;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID TRACT A-2 THE FOLLOWING NINE (9) COURSES:

1. EASTERLY 680.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,390.00 FEET AND A CENTRAL ANGLE OF 28°01'48", SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°26'51" EAST, A DISTANCE OF 673.25 FEET;
2. SOUTH 01°27'45" EAST, A DISTANCE OF 4.50 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. EASTERLY 185.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,396.55 FEET AND A CENTRAL ANGLE OF 07°35'45", SUBTENDED BY A CHORD WHICH BEARS NORTH 87°10'39" EAST, A DISTANCE OF 185.01 FEET TO A POINT OF REVERSE CURVATURE;
4. SOUTHEASTERLY 44.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 85°01'44";
5. SOUTH 11°35'29" EAST, A DISTANCE OF 609.99 FEET TO A POINT OF TANGENT CURVATURE;
6. SOUTHERLY 116.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET AND A CENTRAL ANGLE OF 06°56'03";
7. SOUTH 04°39'26" EAST, A DISTANCE OF 239.70 FEET TO A POINT OF TANGENT CURVATURE;
8. SOUTHWESTERLY 47.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 09°05'33";
9. SOUTH 85°26'07" WEST, A DISTANCE OF 976.31 FEET AND CONTINUING ALONG THE SOUTH LINE OF TRACT LL OF SAID LOOKING GLASS FILING NO. 16, TO A POINT OF TANGENT CURVATURE;

THENCE CONTINUING ALONG SAID SOUTH LINE, WESTERLY 82.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET AND A CENTRAL ANGLE OF 08°39'34";

THENCE NORTH 12°11'25" WEST ALONG THE WEST LINE OF SAID TRACT LL, A DISTANCE OF 248.41 FEET, TO THE SOUTHERLY LINE OF SAID TRACT A-2, ALSO BEING THE WESTERLY BOUNDARY OF LOOKING GLASS FILING NO. 16;

THENCE ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 85°26'07" WEST, A DISTANCE OF 55.44 FEET;
2. NORTH 18°41'40" WEST, A DISTANCE OF 164.00 FEET;
3. NORTH 14°13'48" EAST, A DISTANCE OF 71.48 FEET;
4. NORTH 13°08'34" WEST, A DISTANCE OF 60.04 FEET;
5. NORTH 26°37'42" WEST, A DISTANCE OF 71.08 FEET;
6. NORTH 13°51'56" EAST, A DISTANCE OF 43.52 FEET TO THE EAST LINE OF TRACT JJ, LOOKING GLASS FILING NO. 16;

THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 07°09'26" EAST, A DISTANCE OF 82.70 FEET;
2. NORTH 27°50'41" EAST, A DISTANCE OF 161.25 FEET;
3. NORTH 17°39'52" EAST, A DISTANCE OF 182.89 FEET;
4. NORTH 21°43'17" EAST, A DISTANCE OF 230.42 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,207,208 SQUARE FEET (27.714 ACRES), MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOOKING GLASS FILING NOS. 21 & 22. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN SIGHT EASEMENTS AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SIGHT DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM HAZARD. THE UNDERSIGNED GRANTS THE TOWN OF PARKER THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS. THE TOWN OF PARKER SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN OF PARKER.

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. SECTION 1531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER:

IN WITNESS WHEREOF, VPDF LG LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED

BY: _____, MANAGER OF _____

THIS ____ DAY OF _____, 2023, A.D.,

BY: _____

MANAGER OF _____

STATE OF COLORADO)

COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,

20____, BY _____ AS MANAGER OF _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND MY OFFICIAL SEAL

MY BUSINESS ADDRESS IS: _____

NOTARY PUBLIC

APPLICANT/DEVELOPER:

DREAM FINDERS HOMES
2000 NORTH CLAY STREET
DENVER, CO. 80211
ATTN:MATT CHILDERS

PLANNER:

HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, COLORADO 80202
TELE: 303-446-2368

ENGINEER/SURVEYOR:

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112-2019
TELE: 303-694-1520

LAND USE SUMMARY TABLE			
	AREA (SQ. FT.)	AREA (ACRE)	%
LOTS	671,465	15.415	55.621%
TRACTS	288,819	6.630	23.925%
RIGHT-OF-WAY	246,924	5.669	20.454%
TOTAL:	1,207,208	27.714	100.000%

TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRE)	USE	PROPOSED OWNERSHIP
A	101,708	2.335	OPEN SPACE/LANDSCAPING/UTILITY ACCESS	RETAINED BY OWNER
B	28,667	0.658	PARK/UTILITY ACCESS	RETAINED BY OWNER
C	119,227	2.737	PARK/UTILITY ACCESS	RETAINED BY OWNER
D	7,537	0.173	OPEN SPACE/LANDSCAPING/UTILITY ACCESS	RETAINED BY OWNER
E	31,680	0.727	OPEN SPACE/LANDSCAPING/UTILITY ACCESS	RETAINED BY OWNER
TOTAL:	288,819	6.630		

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - MAP/DETAIL SHEET
SHEET 3 - MAP/DETAIL SHEET
SHEET 4 - MAP/DETAIL SHEET

TITLE VERIFICATION:

WE, _____ DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS NOTED ON TITLE COMMITMENT _____, EFFECTIVE DATE _____

BY: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____) SS

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

BY _____ AS _____ OF _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND MY OFFICIAL SEAL

MY BUSINESS ADDRESS IS:

SURVEYOR'S NOTES:

1. XXXXXX, COMMITMENT NUMBER XXXX, DATED XXXX XX, 20XX, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

3. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETE AND ACCEPTED IN WRITING BY THE TOWN.

4. BASIS OF BEARINGS: THE EASTERLY LINE OF TRACT A-2 OF LOOKING GLASS FILING NO. 16, RECORDED AT RECEPTION NO. _____, BEARING SOUTH 11°35'29" EAST (RECORD), A DISTANCE OF 609.99 FEET, MONUMENTED AS SHOWN HEREON.

5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LOOKING GLASS FILING NOS. 21&22 IS THE U.S. SURVEY FOOT.

6. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.

7. AN 8 FOOT FENCE SETBACK FROM THE LOT LINES ARE REQUIRED ON ALL RESIDENTIAL LOTS ADJACENT TO STREETS.

8. THERE ARE 4 TRACTS AND 150 LOTS IN LOOKING GLASS FILING NOS. 21&22.

9. 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.

NOTES:

LOOKING GLASS FILING NOS. 21 & 22 SKETCH & PRELIMINARY PLAN
CONDITION(S) OF APPROVAL

THE APPLICANT SHALL COMPLY WITH THE FOLLOWING CONDITION OF APPROVAL IN CONNECTION WITH TOWN APPROVAL OF THE LOOKING GLASS FILING NOS. 21&22 SKETCH AND PRELIMINARY PLAN. THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH THE CONDITION OF APPROVAL PRIOR TO THE RECORDING OF ANY FINAL PLAT FOR A PLANNING AREA OR PORTION THEREOF WHICH CONTAINS RESIDENTIAL LOTS.

1. THE LOOKING GLASS FILING NOS. 21&22 SKETCH AND PRELIMINARY PLAN (THE PLAN) SHALL COMPLY WITH SECTION 13.10.090(A), UTILITIES, OF THE MUNICIPAL CODE AS AMENDED THAT REQUIRES "ALL ON-SITE UTILITIES SERVING A SUBDIVISION OR SINGLE USE SHALL BE PLACED UNDERGROUND. ON-SITE UTILITIES SHALL INCLUDE IMPROVEMENTS, FACILITIES, EQUIPMENT, AND APPURTENANCES FOR SERVICE TO INDIVIDUAL LOTS AS PART OF A PLAT, REPLAT, OR SITE PLAN. THE COST OF UNDERGROUNDING UTILITIES SHALL BE BORNE BY THE DEVELOPMENT."
2. THE PLAN SHALL INCORPORATE THE USE OF A SIDE AND REAR YARD UTILITY EASEMENT(S) ONLY FOR ON-SITE UTILITIES PROVIDING ELECTRIC SERVICE TO INDIVIDUAL RESIDENTIAL LOTS.
3. THE PLAN MAY INCORPORATE THE INSTALLATION OF ABOVE-GROUND UTILITY ELEMENTS FOR THE PROVISION OF ELECTRIC SERVICE TO INDIVIDUAL RESIDENTIAL LOTS SUCH AS PEDESTALS, TRANSFORMERS OR OTHER EQUIPMENT PROVIDED THEY ARE PLACED IN A REAR-YARD UTILITY EASEMENT ONLY. SAID ELEMENTS SHALL BE PLACED AT OR NEAR THE REAR CORNER WHERE THE REAR-YARD AND SIDE-YARD UTILITY EASEMENTS MEET TO THE MAXIMUM EXTENT PRACTICABLE.
4. WHERE THE INSTALLATION OF ABOVE-GROUND UTILITY ELEMENTS IN THE REAR-YARD UTILITY EASEMENT IS INFEASIBLE, SUCH ELEMENTS MAY BE PLACED ABOVE-GROUND IN THE SIDE-YARD UTILITY EASEMENT PROVIDED IT IS LOCATED IN THE SIDE-YARD UTILITY EASEMENT BETWEEN THE REAR OF THE PRINCIPAL STRUCTURE AND THE REAR PROPERTY LINE. SAID ELEMENTS SHALL BE PLACED AT OR NEAR THE REAR CORNER WHERE THE REAR-YARD AND SIDE-YARD UTILITY EASEMENTS MEET TO THE MAXIMUM EXTENT PRACTICABLE.
5. METERS MAY BE PLACED ABOVE-GROUND IF MOUNTED TO THE PRINCIPAL STRUCTURE.
6. ALL ABOVE-GROUND EQUIPMENT VISIBLE FROM TOWN STREETS AND RIGHTS-OF-WAY SHALL BE SCREENED IN ACCORDANCE WITH A TOWN-APPROVED LANDSCAPING PLAN AND CORE ELECTRIC COOPERATIVE CLEARANCE REQUIREMENTS.
7. WHERE AN APPLICANT IS UNABLE TO COMPLY WITH CONDITION OF APPROVAL SUBSECTIONS #1-6 ABOVE, THE APPLICANT MAY APPLY TO THE TOWN COUNCIL FOR APPROVAL OF A MODIFICATION OR WAIVER OF THE STANDARDS SUBJECT TO A DEMONSTRATION THAT:
(1) THERE IS A HARDSHIP RELATED TO THE EXCEPTIONAL NARROWNESS, SHALLOWNESS OR SHAPE OF A SPECIFIC PIECE OF PROPERTY OR BY REASON OF EXCEPTIONAL TOPOGRAPHIC CONDITIONS OR OTHER EXTRAORDINARY AND EXCEPTIONAL SITUATION OR CONDITION OF SUCH PIECE OF PROPERTY; OR
(2) THE UTILITY HAS REFUSED TO PROVIDE SERVICE AND SAID DECISION IS UPHOLD BY THE COLORADO PUBLIC UTILITIES COMMISSION.
8. ALL STRUCTURES AND USES, EXCEPT FOR TEMPORARY USES AUTHORIZED BY THIS TITLE, SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
9. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
10. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
11. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
12. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
13. TRACT A IS A BLANKET DRAINAGE EASEMENT.

LOOKING GLASS FILING NOS. 21&22

NW 1/4 OF SEC. 5, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKco.com

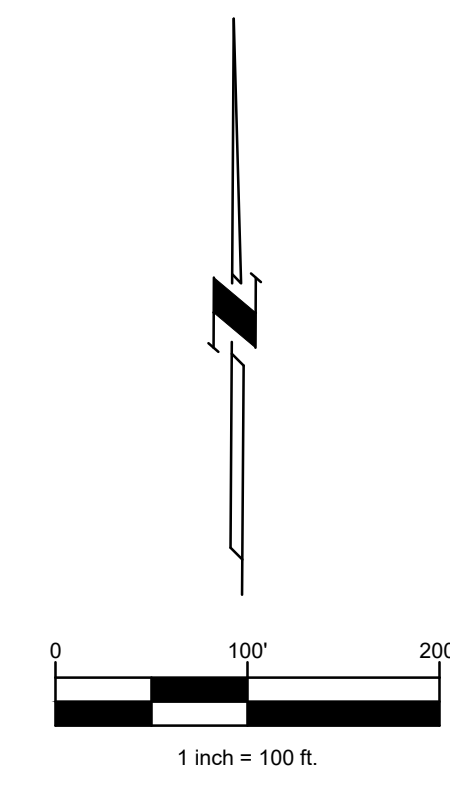
JOB NO. 13095.23

APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 11/14/2023
DRAWN BY: SLG3
QA/QC: SLG3/SHH
SHEET 1
OF 4 SHEETS

LOOKING GLASS FILING NOS. 21 & 22

SKETCH/PRELIMINARY PLAN
A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
27.714 ACRES, 150 LOTS, 4 TRACTS



- LEGEND**
- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "PLS 38584"
 - FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "PLS 38584"
- EASEMENT LEGEND**
- SE SIDEWALK EASEMENT
 - UE UTILITY EASEMENT
 - SUE SIDEWALK & UTILITY EASEMENT
 - SIGHT LINE
 - N.R. NON-RADIAL

LOOKING GLASS FILING NOS. 21&22

NW 1/4 OF SEC. 5, T.7S., R.66W., 6TH P.M.
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DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 11/14/2023
DRAWN BY: SLG3
QA/QC: SLG3/SHH
SHEET 2
OF 4 SHEETS

LOOKING GLASS FILING NOS. 21 & 22

SKETCH/PRELIMINARY PLAN

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
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27.714 ACRES, 150 LOTS, 4 TRACTS

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- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "PLS 38584"
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EASEMENT LEGEND

- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- SUE SIDEWALK & UTILITY EASEMENT
- SIGHT LINE
- N.R. NON-RADIAL

POINT OF BEGINNING
NW CORNER OF TRACT A-2
LOOKING GLASS FILING NO. 16
REC. NO. _____

LOOKING GLASS
FILING NO. 9
REC. NO. 2023038000

STROH ROAD
(PUBLIC RIGHT-OF-WAY - WIDTH VARIES)

OUTFITTER WAY
(65' PUBLIC RIGHT-OF-WAY)

OUTFITTER LANE
(65' PUBLIC RIGHT-OF-WAY)

LONG RIDER LANE
(65' PUBLIC RIGHT-OF-WAY)

GALLOPING DRIVE
(65' PUBLIC RIGHT-OF-WAY)

FAIRIDGE STREET
(70' PUBLIC RIGHT-OF-WAY)

LOOKING GLASS
FILING NO. 9
REC. NO. 2023038000

LOOKING GLASS
FILING NO. 16
REC. NO. _____

TRACT JJ
LOOKING GLASS
FILING NO. 16
REC. NO. _____

SEE SHEET 4

LOOKING GLASS FILING NOS. 21&22

NW 1/4 OF SEC. 5, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO

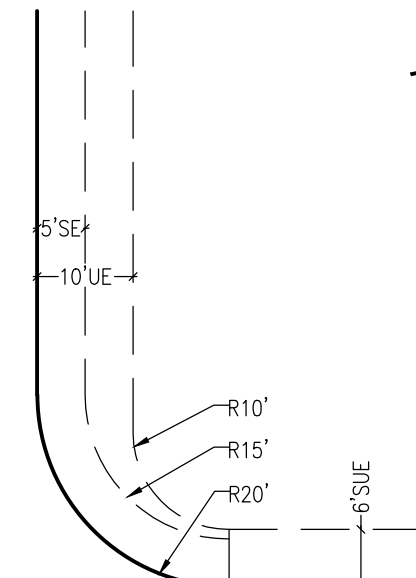


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JOB NO. 13095.23

APPLICANT/DEVELOPER
DREAM FINDERS
HOMES
2000 NORTH CLAY STREET
DENVER, COLORADO 80211
ATTN: MATT CHILDERS

DATE: 11/14/2023
DRAWN BY: SLG3
QA/QC: SLG3/SHH
SHEET 3
OF 4 SHEETS

EASEMENT DETAIL (TYPICAL)
1 INCH = 20 FEET



LOOKING GLASS FILING NOS. 21 & 22

SKETCH/PRELIMINARY PLAN

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
27.714 ACRES, 150 LOTS, 4 TRACTS

SEE SHEET 3

GALLOPING DRIVE

(55' PUBLIC RIGHT OF WAY)

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

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EASEMENT DETAIL (TYPICAL)

1 INCH = 20 FEET

EASEMENT LEGEND

SE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
SUE	SIDEWALK & UTILITY EASEMENT
---	SIGHT LINE
N.R.	NON-RADIAL

LOOKING GLASS FILING NOS. 21&22

NW 1/4 OF SEC. 5, T.7S., R.66W., 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO

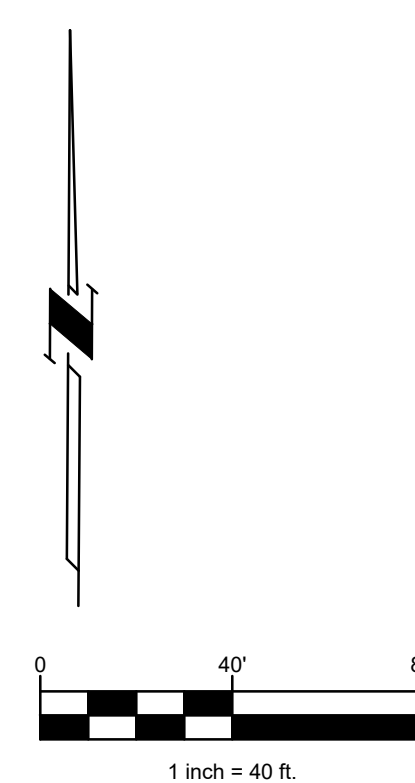
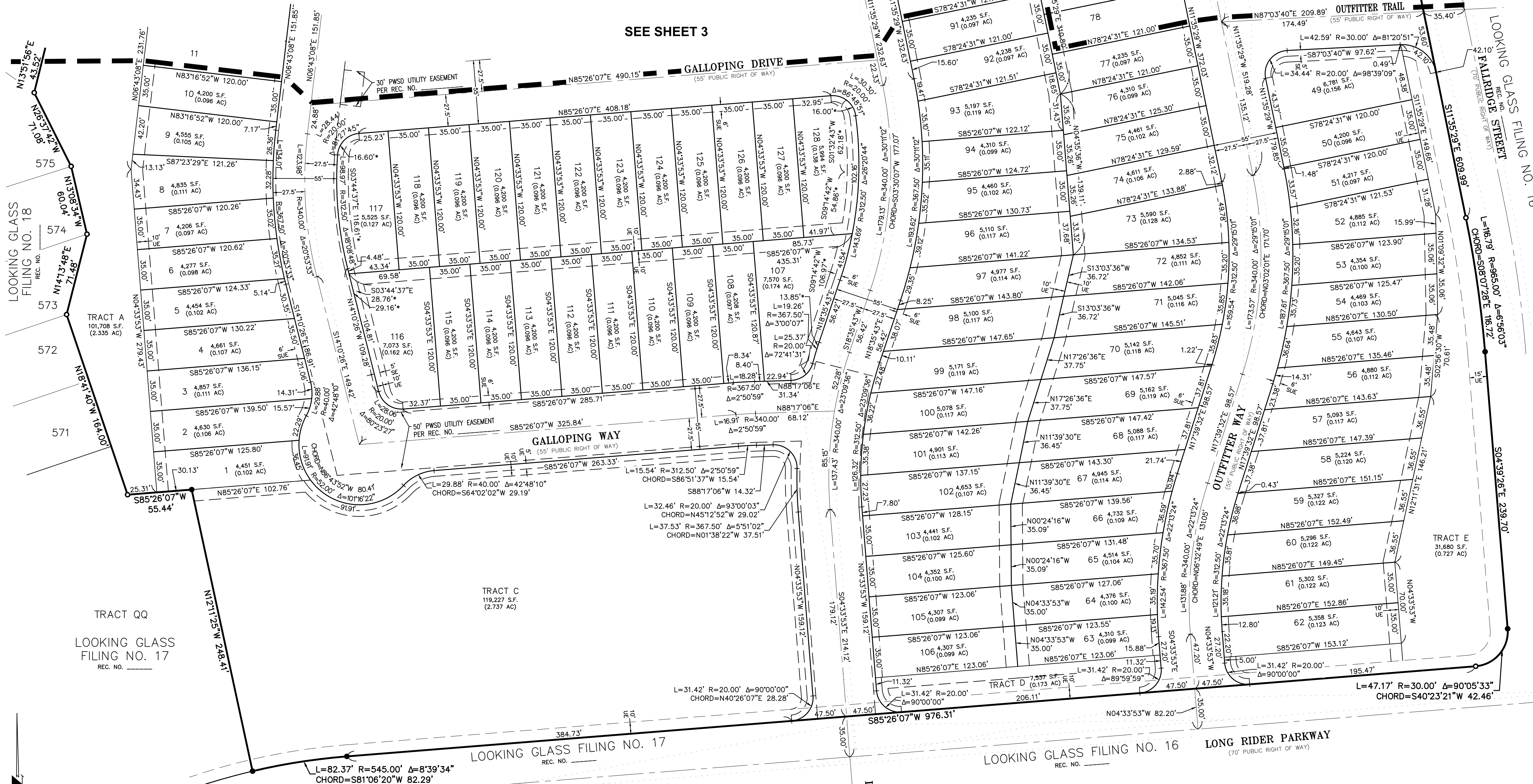


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ATTN: MATT CHILDERS

DATE: 11/14/2023
DRAWN BY: SLG3
QA/QC: SLG3/SHH
SHEET 4
OF 4 SHEETS

JOB NO. 13095.23



LEGEND

- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "PLS 38584"
- FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "PLS 38584"
- * INDICATED DIMENSIONS FOR SIGHT TRIANGLE EASEMENT

LOOKING GLASS FILING 21/22 - OVERALL REQUIREMENTS

General Notes

1. Tree mitigation has been provided within filing no. 20/21. Refer to the tree mitigation submitted with Looking Glass segment 2A and Looking Glass Filing no. 20 for additional mitigation.
2. Park Land Dedication requirements have been meet by Looking Glass segment 2A.

Landscape Plant Summary	
Plants	Quantity
Right of Way Street Trees	
Canopy Trees	201
Ornamental Trees	5
Buffers	
Canopy Trees	15
Ornamental Trees	17
Evergreen Trees	42
Mitigation Trees	33
Landscape Tracts	
Canopy Trees	14
Ornamental Trees	34
Evergreen Trees	7
Mitigation Trees	25
Total	
Trees	335
Mitigation Trees	58

Note: Shrub and perennial count will be provided at time of final plat.

Landscape Coverage		
Coverage Type	Sq. Ft.	Percent
Sod	117857	43.1
Seed	83925	30.7
Mulch	71375	26.1
Total Landscape Area	273157	

Note: At maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials.

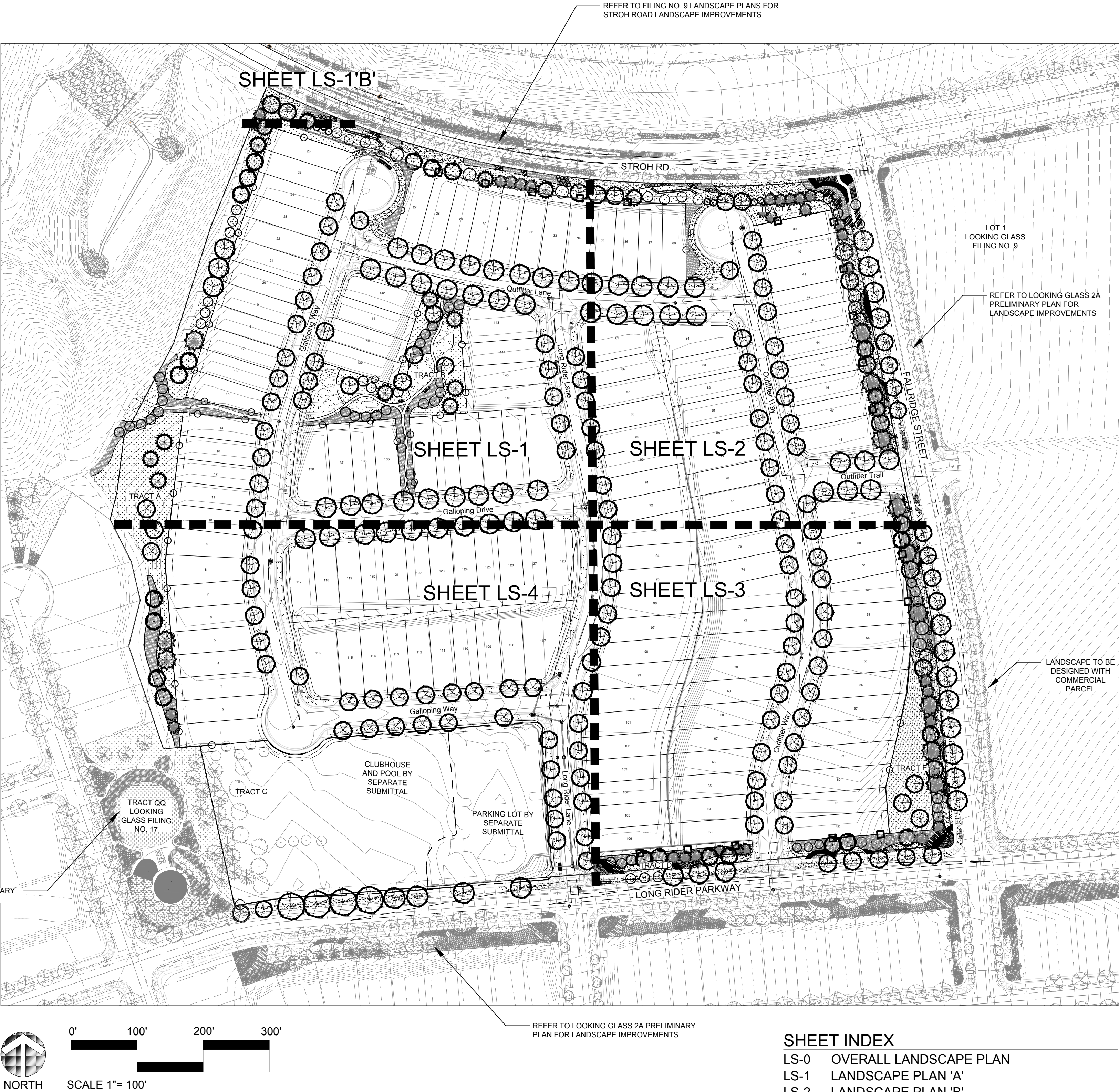
Street Tree Requirements (1 tree required per 40 linear feet)			
Street Name	Tree Lawn Length	Tree Required	Trees Provided
Outfitter Lane	991	24.8	25
Outfitter Way	1720	43.0	43
Long Rider Lane	1395	34.9	35
Galloping Drive	737	18.4	19
Galloping Way	1583	39.6	40
Outfitter Trail	238	6.0	6
Fallridge Street	880	22.0	22
Long Rider Parkway	625	15.6	16
Total		204.2	206

Landscape Buffer Summary (1 tree and 5 shrubs per 30 l.f.)					
Right of Way	Buffer Width	Buffer Length	Trees Required	Trees Provided	Mitigation Trees
Stroh Road	30	894	29.8	30	15
Fallridge Street	25	967	32.2	33	11
Long Rider Parkway	25	285	9.5	11	7
Total			71.5	74	33

Landscape Tract Summary (1 tree and 5 shrubs per 1,500 s.f.)					
Tract	Tract Area (Sq. Ft.)	Landscape Area (Sq. Ft.)	Trees Required	Trees Provided	Mitigation Trees
Tract A	101708	38106	25.4	26	14
Tract B	28667	28667	19.1	20	11
Tract C	119227	na	by future site plan		
Tract D	7537	na	see buffer chart		
Tract E	31680	11661	7.8	9	
Total			52.3	55	25

Note: Tract D and portions of Tract A and E landscape requirements are accounted for in the buffer, see landscape buffer summary table. Tract C will be landscaped by a future site plan submittal for the clubhouse, pool and parking lot.

LOOKING GLASS SEGMENT 2A					
Filing Number	Filing Acres	Dwelling Units	Parks Required	Parks Provided	
9	23.804	Right of Way Commercial			
	23.982				
10	13.69	50	1.195	25.77	
11	16.507	79	1.889		
12	19.632	76	1.816		
13	18.664	58	1.386	2.511	
14	22.873	91	2.174		
15	18.136	59	1.41	1.506	
16	15.697	68	1.625		
17	18.284	73	1.744	1.0599	
18	14.695	58	1.386		
19	11.513	47	1.123		
20	16.985	84	2.007		
21/22	27.349	150	3.58		
	261.811	893	21.335	30.8469	



MITIGATION TREE CHART FILING 20/21						
DEC. 3"	ORN. 3"	EVG. 8'	EVG. 10'	EVG. 12'	TOTAL #	TOTAL \$
22	20	0	0	16	58	50,900

SHEET INDEX	
LS-0	OVERALL LANDSCAPE PLAN
LS-1	LANDSCAPE PLAN 'A'
LS-2	LANDSCAPE PLAN 'B'
LS-3	LANDSCAPE PLAN 'C'
LS-4	LANDSCAPE PLAN 'D'
LS-5	LANDSCAPE NOTES
LS-6	PLANT SCHEDULE
LS-7	SITE DETAILS

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
FILING 21/22
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
VPDF LG LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



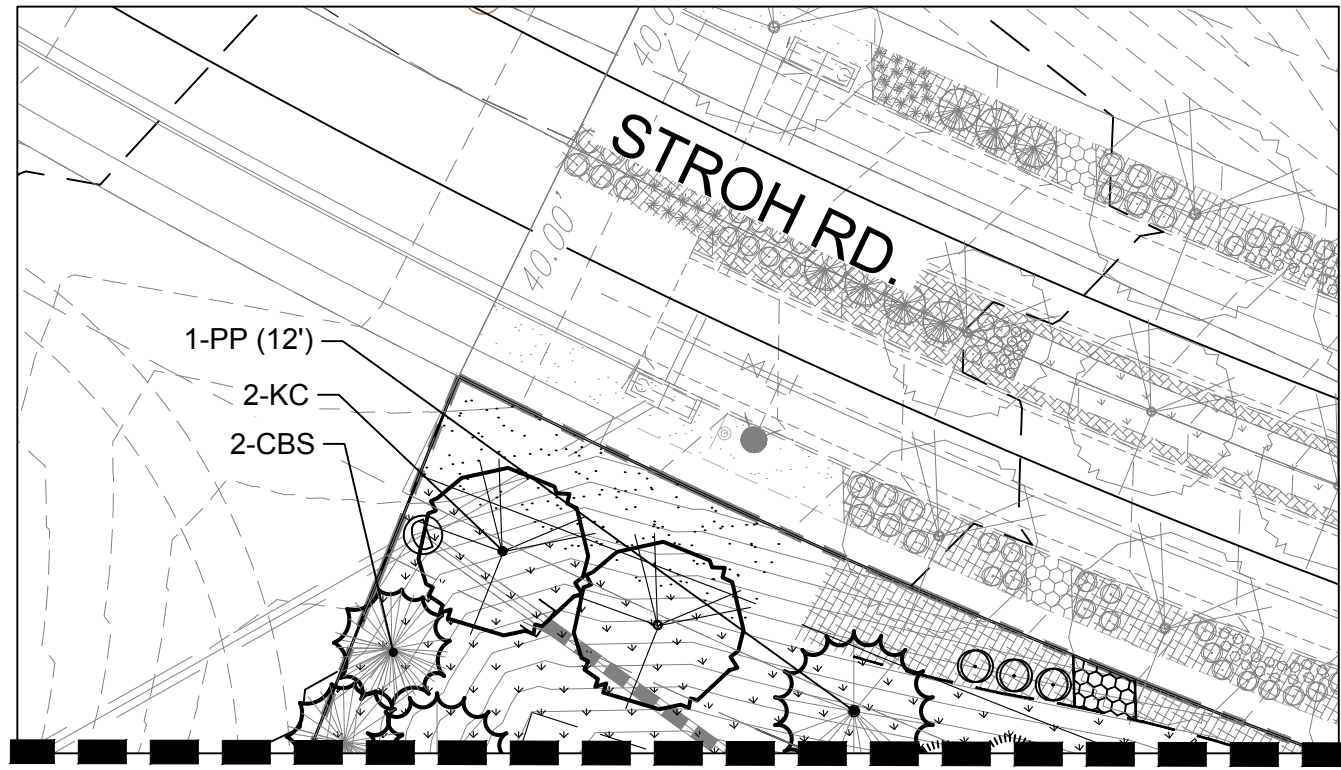
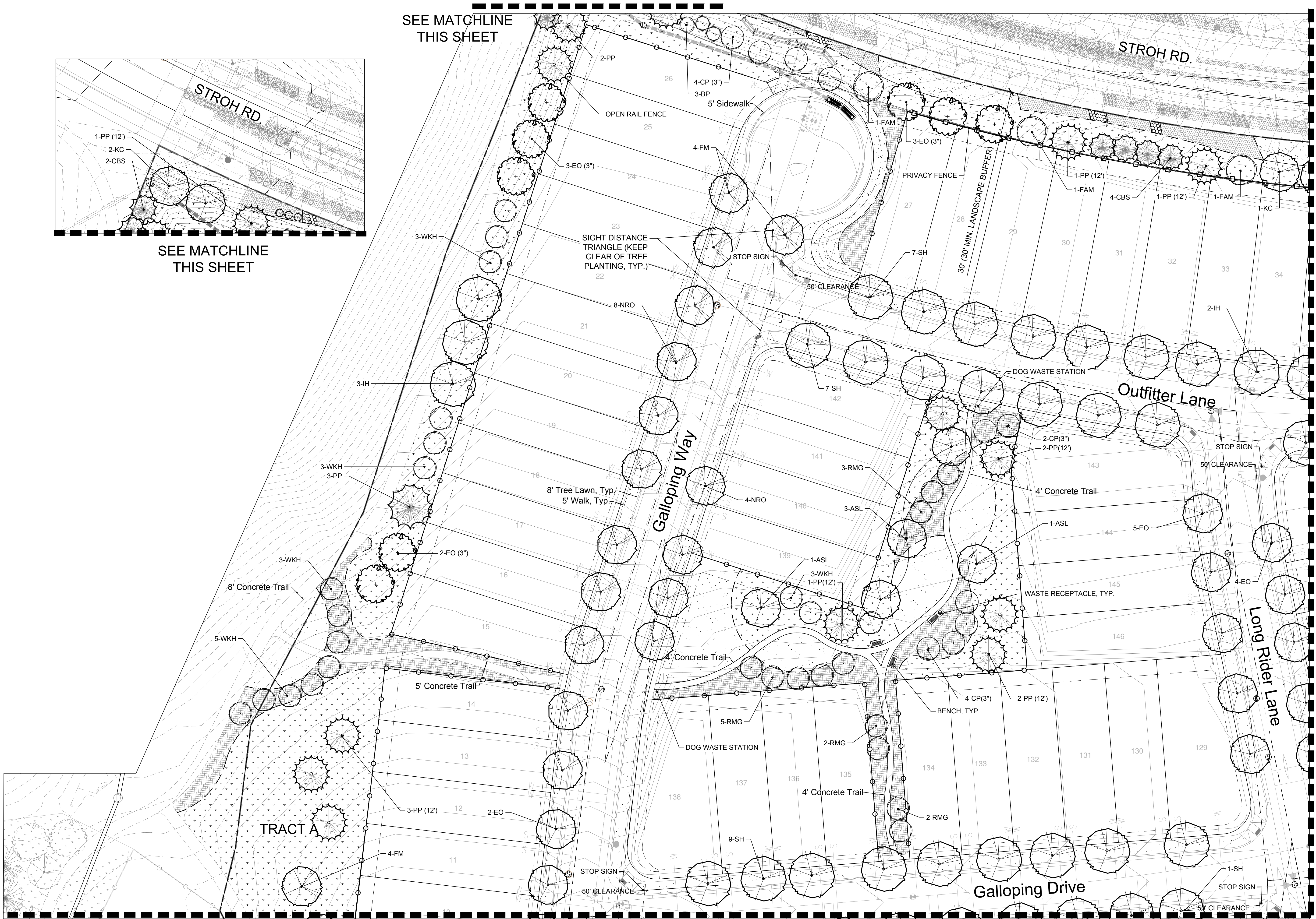
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



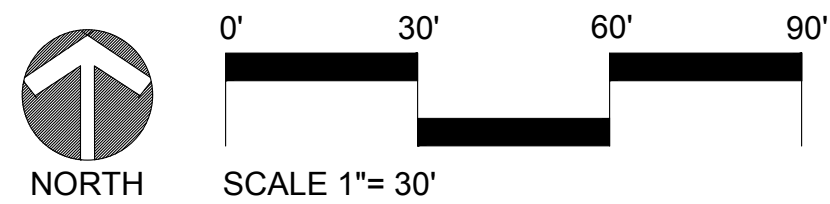
DATE: 2023-11-16
JOB NO: --
DRAWN BY: AS/SA
APPROVED: KH
CADD FILE: -

Landscape Cover
LS-0

NO.	REVISION	DATE			
		1	2	3	4
1	SKETCH PLAN - 1ST SUBMITTAL	12/08/2022			
2	SKETCH PLAN - 2ND SUBMITTAL	07/31/2023			
3	SKETCH PLAN - 3RD SUBMITTAL	10/11/2023			
4	SKETCH PLAN - 4TH SUBMITTAL	11/16/2023			
5					



LEGEND			
	SHADE TREE		LANDSCAPE EDGER
	ORNAMENTAL TREE		INTERIM ROAD
	EVERGREEN TREE		SOD
	NATIVE SEED - TYPE 1		2" GRANITE ROCK MULCH
	2" - 4" ROCK COBBLE MULCH		BUCK & RAIL FENCE
	2" RIVER ROCK MULCH		



NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	12/08/2022
2	SKETCH PLAN - 2ND SUBMITTAL	07/31/2023
3	SKETCH PLAN - 3RD SUBMITTAL	10/11/2023
4	SKETCH PLAN - 4TH SUBMITTAL	11/16/2023
5		

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
FILING 21/22
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
VPDF LG LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211

Civil Engineer
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Centennial, CO 80112
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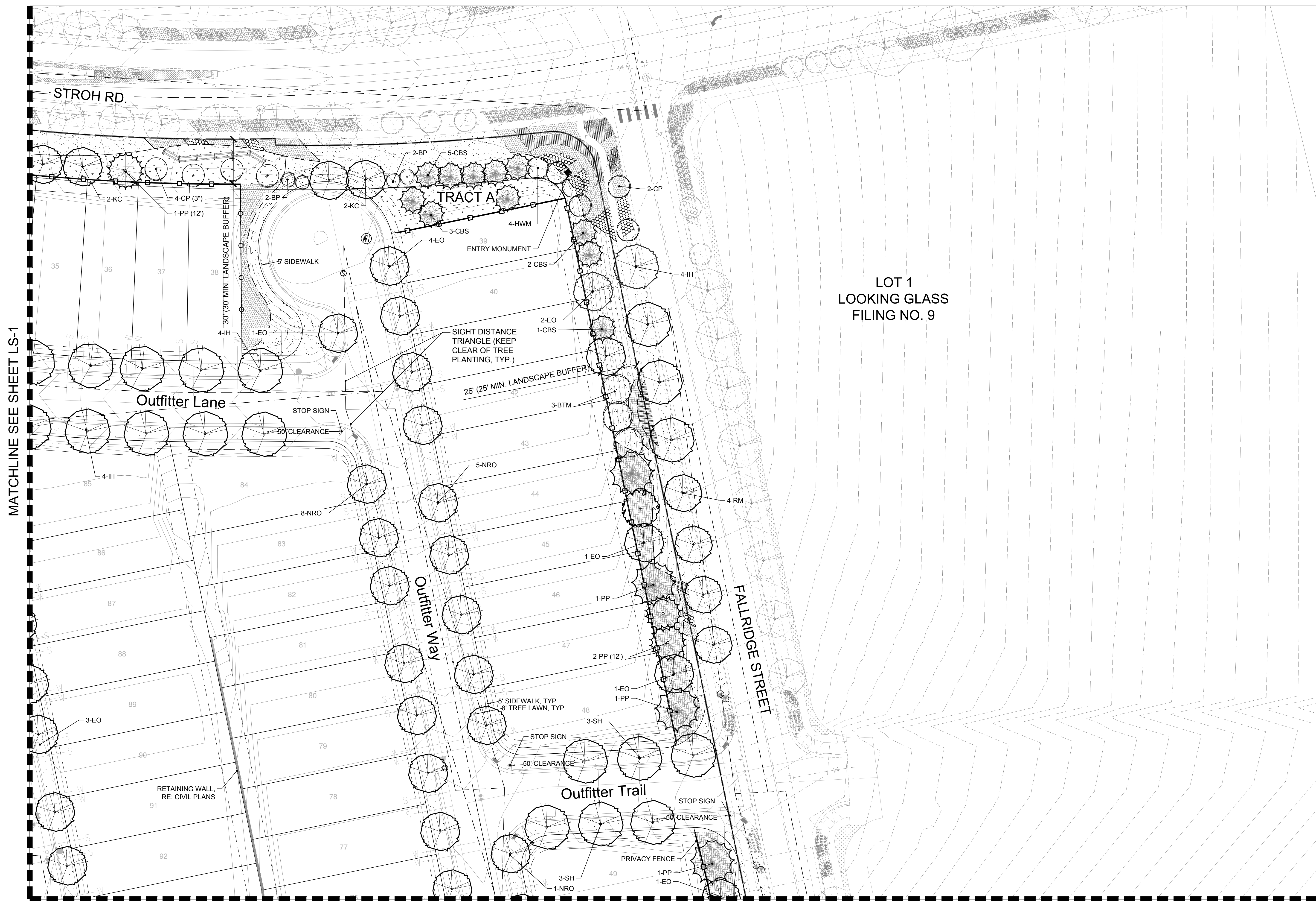


Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-11-16
JOB NO: --
DRAWN BY: AS/SA
APPROVED: KH
CADD FILE: -

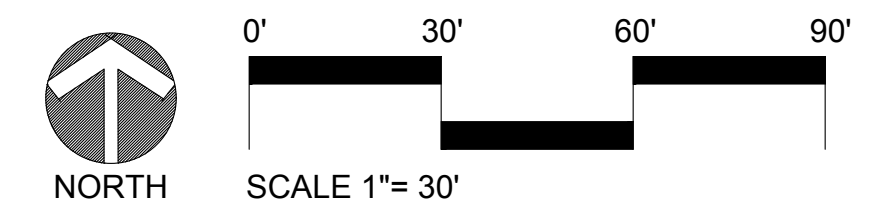
Landscape Plan 'A'
LS-1



LEGEND

	SHADE TREE		LANDSCAPE EDGER		NATIVE SEED - TYPE 1		2" GRANITE ROCK MULCH
	ORNAMENTAL TREE		INTERIM ROAD		2" - 4" ROCK COBBLE MULCH		BUCK & RAIL FENCE
	EVERGREEN TREE		SOD		2" RIVER ROCK MULCH		

MATCHLINE SEE SHEET LS-3



LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 21/22
SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
VPDF LG LLC
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Matt Childers
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Planner / Landscape Architect
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DATE: 2023-11-16
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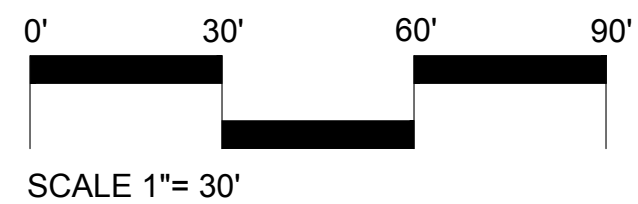
Landscape Plan 'B'

LS-2

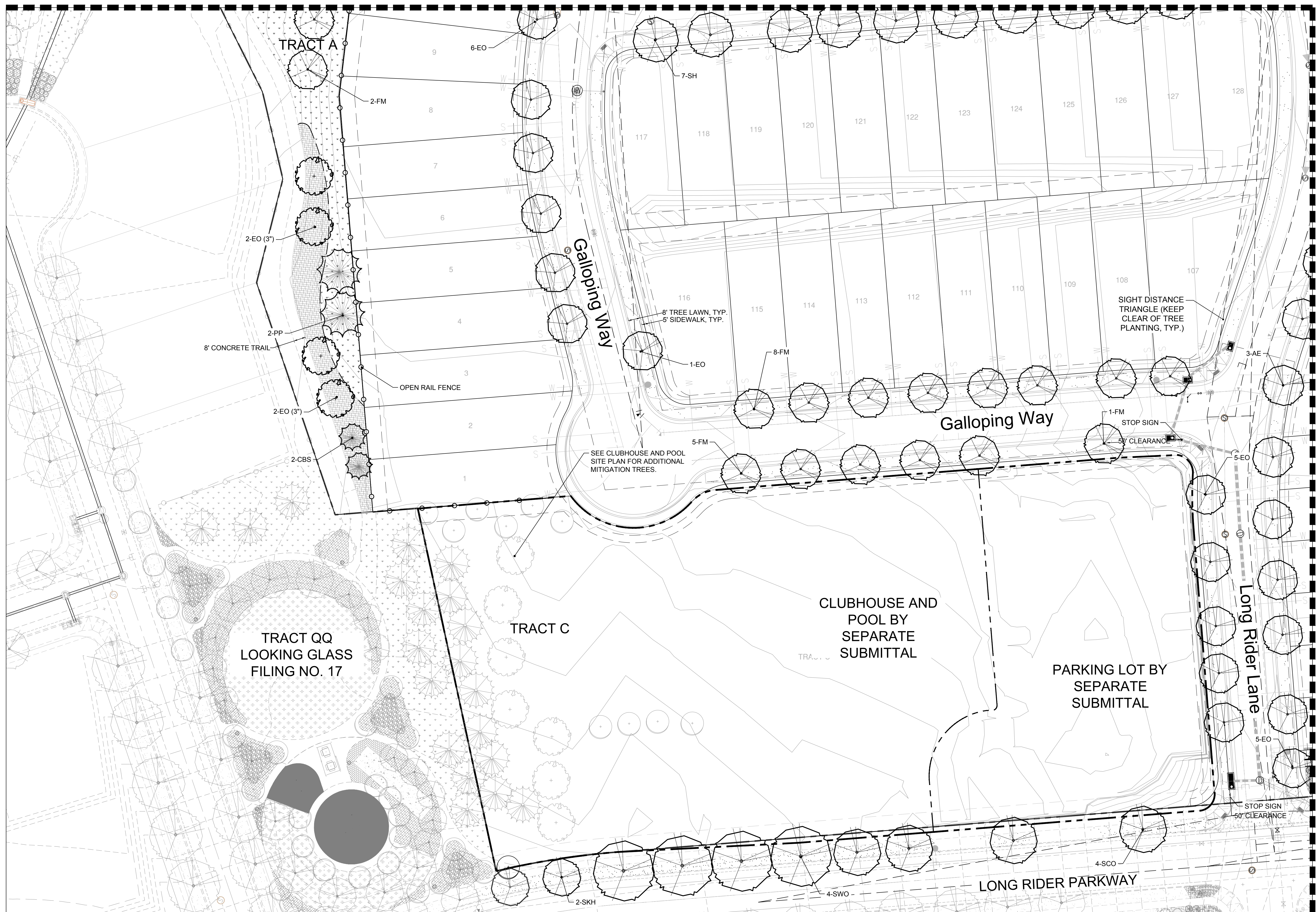
NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	12/08/2022
2	SKETCH PLAN - 2ND SUBMITTAL	07/31/2023
3	SKETCH PLAN - 3RD SUBMITTAL	10/11/2023
4	SKETCH PLAN - 4TH SUBMITTAL	11/16/2023
5		

LEGEND

	SHADE TREE		LANDSCAPE EDGER		NATIVE SEED - TYPE 1		2" GRANITE ROCK MULCH
	ORNAMENTAL TREE		INTERIM ROAD		2" - 4" ROCK COBBLE MULCH		BUCK & RAIL FENCE
	EVERGREEN TREE		SOD		2" RIVER ROCK MULCH		



MATCHLINE SEE SHEET LS-1



MATCHLINE SEE SHEET LS-3

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
FILING 21/22
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
VPDF LG LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-11-16
JOB NO: --
DRAWN BY: AS/SA
APPROVED: KH
CADD FILE: --

Landscape Plan 'D'
LS-4

LOOKING GLASS - FILING 21/22 OVERALL- LANDSCAPE NOTES

TOWN OF PARKER LANDSCAPE REGULATIONS-13.06.070

(g)Plant material specifications.

(1)Plant materials shall be selected from the Town's recommended plant list. Species not included in the recommended plant list may be submitted for consideration, so long as the species is not on the excluded list. All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock ANSI Z60.1-2004, as amended. Selected plant materials shall be healthy and shall be nursery-grown and adapted to the local area. Artificial plant materials are prohibited within landscaped areas; this includes synthetic turf.

(2)All plant materials must meet the following requirements:

- Deciduous shade trees: between 2-inch caliper and 2½-inch caliper (measured six [6] inches above the ground).
- Ornamental and flowering trees: between 1½-inch caliper and 2-inch caliper (measured six [6] inches above the ground).
- Evergreens: between six (6) feet tall and eight (8) feet tall (measured to mid-point of most recent year's growth).
- Shrubs: five-gallon container (two [2] to three [3] feet in height for deciduous, eighteen- to twenty-four-inch spread for junipers, or as provided by the American Standard for Nursery Stock ANSI Z60.1-2004, as amended).

(1)Landscaping shall be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity.

(2)To the maximum extent practicable, landscaping shall include well-adapted, drought-tolerant vegetation, which generally requires less water and landscape maintenance.

(3)Due to excessive watering requirements, seed mixtures or sod containing traditional Bluegrass, fescue or ryegrass cultivars are discouraged. Native grasses (such as Blue Grama and Buffalo Grass) are encouraged as replacements.

(h)Planting standards.

(1)Landscaping shall comply with the planting standards as provided in the Town's Public Works Technical Reference Manual, as amended.

(2)Plant materials shall be spaced appropriately to allow adequate room for the plant at maturity.

(3)Tree pits and cutouts must meet the criteria set forth in the Town's Public Works Technical Reference Manual, as amended.

(4)Landscaping shall be protected from vehicles by the placement of wheel stops, curbs or other acceptable means, approved by the Town.

(5)All trees shall be spaced appropriately from light poles, signs, structures, etc.

(6)Trees shall not be eliminated through the location of light poles in parking lot islands and within the parking lot perimeter landscaping.

(j) Irrigation requirements.

(1)All landscaped areas shall be served by a functioning automatic irrigation system, except on individual single-family residential lots.

(2)Landscaped areas in excess of five thousand (5,000) square feet shall have a properly designed irrigation system providing full coverage to all turf and plant material areas from rotary/gear-drive sprinklers, pop-up and surface spray sprinklers, bubblers, drip or trickle irrigation, as appropriate for the area to be landscaped. Residential landscaped areas less than five thousand (5,000) square feet may be irrigated by hand, so long as an adequate water source, such as outdoor hose bibs, is within fifty (50) feet of the landscaped area.

a. Landscape plantings are to be grouped according to water needs.

b. Trees, shrubs and plantings in bed areas shall be irrigated by drip, bubbler systems, low volume spray heads or subsurface irrigation systems, which may include the product Netafim or approved equivalent. Subsurface irrigation systems are strongly encouraged due to their efficiency and minimized runoff potential.

c. High-water-use turf areas, which may include Bluegrass, Fescue or other high-water-use turf, may be irrigated using pop-up or rotary/gear-drive sprinklers. Pop-up heights on sprinkler heads should be adequate to clear the grass height when extended.

d. The use of subsurface irrigation for alternative low-water-use turf grass areas, which may include Buffalo Grass, Blue Grama or other low-water-use turf, is encouraged.

e. Temporary or permanent irrigation must be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards as provided in the Storm Drainage and Environmental Criteria Manual, as amended. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one (1) year.

f. c. Undeveloped lots planned for development, roadways and/or other capital improvement projects may not require temporary or permanent irrigation as determined by the Department of Engineering.

(1)Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks and parking lots.

(2)Rainfall or soil moisture sensors, check valves, pressure reducers, water-efficient sprinkler heads, which may include Hunter MP Rotators or approved equivalent, and flow sensor valves are all desirable to reduce unnecessary water usage.

(k)Maintenance requirements.

(1)All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.

(2)Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.

(3)Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.

(4)Landscaping structural features (e.g. , fencing, walls, planter boxes) and site furnishings

shall be maintained in a sound, structural and attractive condition.

(5)Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.

(6)Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.

(7)Landscaped areas shall be free from trash and debris.

(8)Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the site plan approval and is subject to the enforcement and penalty provisions of this Title.

(5)In all required landscaped areas, except within public rights-of-way, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking.

a. Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required.

b. One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub.

c. A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.

d. The landscaping materials required by these provisions shall be distributed throughout the areas to be landscaped in such a manner as to avoid an overmassing of plant materials or, except where desirable, to obstruct views.

(1)Landscaping proposed in the public right-of-way to fulfill a standard of this Section for on-site landscaping shall not be permitted.

(m) Streetscape landscaping.

(1)The intent of this Subsection is to create a uniform street landscape character and to reinforce the pedestrian environment established along streets and internal vehicle access drives.

(2)General requirements.

a. The streetscape landscaping scheme at intersections shall be interrupted to address site distance triangles.

b. Site distance triangles shall be maintained and are to be designed based upon projected traffic level and speeds.

(1)Streetscape plantings.

a. Streetscape and median landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended.

b. Additional requirements may be required, as outlined in this Subsection.

c. No trees or groups of trees shall be farther apart than forty (40) feet.

(p)Site perimeter landscaping requirements.

(1)The intent of this Subsection is to establish minimum requirements for plantings around the perimeter of a site.

(2)Site perimeters shall be landscaped according to the standards shown in Schedule 13.06.070A below.

(3)Of the amount of trees required by Schedule 13.06.070A below, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.

(4)Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Informal groups shall be a minimum of five (5) trees for each grouping to achieve massing in a manner which limits obstruction of significant views and/or screens objectionable views.

GENERAL NOTES

- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved landscape plan on file in the planning department. Landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy.
- Landscape material shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or hydrants.
- A 5-foot clear space shall be maintained around the circumference of fire hydrants.
- Landscaping material shown within the site plan cannot encroach into roadways that are dedicated (or designated) as fire lane easements (or corridors).
- In all landscape areas the soil will be amended with a minimum of 6 cubic yards per 1,000 square feet per Town of Parker Construction Specifications. The amendments shall be tilled to a depth of 6".
- All landscaped areas and plant material, except for non-irrigated native, restorative and dryland grass areas that comply with requirements found in section 146-1429 and/or section 146-1435, must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to requirements found in the city of aurora irrigation ordinance.
- Turf areas shall be a Kentucky and Texas bluegrass hybrid with at least half of the varieties being drought tolerant.
- All planting beds shall be mulched with 1.5" rock wood mulch to a depth of 4". weed barrier fabric underlayment required. Perennial beds to be mulched with shredded wood mulch to a depth of 4", without weed barrier fabric.
- All trees located in sod areas shall have a 3' diameter shredded bark mulch tree ring.
- All shrub beds shall be separated from turf areas by a rolled top steel edger.
- All landscaping will meet or exceed the requirements set by the Town of Parker code chapter landscape standards.
- All parking lot landscaping will meet or exceed the requirements set by the Town of Parker code ----- landscape standards.
- All fencing shall be in accordance with the Town of Parker fence, wall, and awning standards chapter -----
- All future development areas in phased development projects that have been disturbed by grading shall meet the town of parker roadway specifications manual chapter----- erosion control associated with construction activities.
- All proposed landscaping within the sight triangle shall be in compliance with Town of Parker roadway specifications.
- Trees within sight triangles shall be limbed up to 8 feet.

SOD & SEED DETAILS

SOD

Nature's Prairie Turf by Turf Master or approved equal.

DOUGLAS COUNTY PERMANENT

DRILL SEEDING MIX

10% BIG BLUESTEM

10% YELLOW INDIANGRASS

10% SWITCHGRASS

10% SIDEOATS GRAMA

10% WESTERN WHEATGRASS

10% BLUE GAMA

10% THICKSPIKE WHEATGRASS

10% PRAIRIE SANDREED

10% GREEN NEEDLEGRASS

5% SLENDER WHEATGRASS

5% STREAMBANK WHEATGRASS

22% SLENDER WHEATGRASS

18% SODAR STREAMBANK WHEATGRASS

13% ARIZONA FESCUE

13% BLUE GRAMA

12% BUFFALO GRASS

12% BARLEY OR OATS

5% SPIKE MUHLY

TOWN OF PAKER, SEED MIX 3

(LOW-GROWTH MIX)

25% EPHRAIM CRESTED WHEATGRASS

23% SHEEP FESCUE

18% PERENNIAL RYEGRASS

13% CANADA BLUEGRASS

12% BARLEY OR OATS

9% BLUE FESCUE

LANDSCAPE NOTES

- All landscape improvements shall follow the guidelines per the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes, 2008, Public Works Technical Reference Manual and Roadway Design and Construction Criteria Manual.
- All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Parker.
- All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Parker Code.
- All fencing shall be as indicated on the landscape plans and details.
- All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
- Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Landscape Architect and Town of Parker, Community Development Department.
- All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping, as well as for fill dirt in median landscape areas.
- Before planting or seeding/sodding, soil surface to be rototilled to a minimum depth of six inches (6"). Soil Amendments as specified per Town of Parker Construction Specifications and Design Considerations Manual (see page 5 Soil Preparation and page 6 Soil Amendments) shall be applied evenly across the landscape areas at a rate of six (6) cy per 1000 square feet and rototilled to a depth of six inches (6"). Surface to be finish graded to appropriate elevations and compaction.
- If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the 'glaze' that is produced on the soil surface. This will prevent an interface that will impede proper root development.
- Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
- No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
- Cut off bottom ⅓ of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
- Planting beds, with the exception of perennial plantings, shall be mulched with rock or rock cobble mulch, as specified on detail sheet on sheet L-10, to a depth of 4" with weed barrier fabric underlayment. Perennial plantings to be mulched with shredded cedar mulch to a depth of 4" without weed barrier fabric underlayment to promote spread of plants. All beds are to be contained by 4" x 14 gauge galvanized edger, DuraEdge or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits. Edger shall separate change in materials/mulch types within planting beds. All trees to receive mulch ring as specified above.
- Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- All relocated trees must be healthy and undamaged prior to relocation.
- All sod areas shall be NATURE'S PRAIRIE TURF by TurfMaster (R), or approved equal.
- Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
- The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
- The contractor is responsible for seeding any non seeded areas disturbed during construction.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
- Call for utility locations prior to any excavation.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
- The contractor is responsible for verifying all plant quantities.
- The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.
- When seeding in the ROW, use Douglas County Permanent Drill Seed Mix.

SEEDING NOTES

- Seeding rates: drilled: 25 lbs/ acre or broadcast: 50 lbs/ acre)
- Seeding shall be done with a billion drill or approved mechanical seeder. Seed shall be evenly distributed on a still day into a slightly moist seed bed. Seed shall be drilled ⅓ inch into the prepared seed bed. If the slope is too steep to drill, seed shall be broadcast at double the application rate and covered 1/8 inch of soil with a harrow or hand rake for small areas. The seeding shall be done in two separated applications crossing the area at right angles to guarantee proper coverage. Drill seed across slopes rather than up and down, following the contour to reduce erosion.
- After seeding operations have been completed, the entire seeded area shall be hydro mulched with "conwed 2000" or approved equal hydro mulch material. The hydro mulch shall be applied by using a mechanical hydro mulcher, evenly distributed on a still day. The hydro mulch shall be applied at the rates recommended by the manufacture. Within 12 hour after seeding, the sprinkler system shall be activated to moisten seeded areas to a depth of 1 inch. All seeded areas shall be kept so moistened by frequent light watering until final acceptance of the project or as required by the Town land use land use regulations, and such watering shall be the responsibility of the contractor.
- Protect seeded slopes (greater than 2.5 horizontal to 1 vertical) with erosion control netting or other methods acceptable to the director. Cover netting with straw or other acceptable mulch.

GENERAL PLANTING NOTES:

- Disturbed areas to be re-vegetated per the grading and erosion control plans.
- Per tree conservation plan, all mitigated shrubs from removal of existing shrub masses shall be planted within the proposed landscape.
- Landscape placement in the tree lawn adjacent to lots is not final and may change based upon driveway and utility locations.
- No fences or structures will be allowed within sight triangles.
- Shrubs and plantings will be no taller than 3 feet, and tree canopies will be no lower than 8 feet within the site triangle.
- Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case any longer than one growing season.
- No trees can be placed within (7) feet of any storm sewer.

FINE GRADING NOTES:

- Slopes not to exceed 4:1 max. - 1% min.
- Satisfactory soils: astm d 2487 soil classification groups gw, gp, gm, sw, sp, and sm, or a combination of these group symbols; free of rock or gravel larger than 3 inches (75 mm) in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
- Strip topsoil to whatever depths are encountered in a manner to prevent intermingling with underlying subsoil or other waste materials.
- Strip existing surfaces of unsuitable topsoil, including trash, debris, weeds, roots, and other waste materials.
- stockpile topsoil materials on-site without intermixing with subsoil.
- Remove existing vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface before placing fills.
- Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing material.
- Place and compact fill material in layers to required cross-sections, elevations and grades with satisfactory soil material.
- Uniformly grade areas to a smooth surface, free from irregular surface changes, comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
- Provide a smooth transition between adjacent existing grades and new grades.
- Cut out soft spots, fill low spots and trim high spots to comply with required surface tolerances.
- Site grading: slope grades to direct water away from adjacent structures and to prevent ponding; finish subgrades to required elevations within the following tolerances:
 - at locations designated for lawn or unpaved areas: plus or minus 1 inch (25 mm).
 - at designated pavement locations: plus or minus 1/2 inch (13 mm).
- Grading on slopes: install erosion stabilization fabric per manufacturers recommendations on sloped surfaces equal to or greater than a ratio of 1) vertical foot to 3) horizontal feet.
- Contractor will engage a qualified independent geotechnical engineering testing agency to perform field quality-control testing.
- Protect newly graded areas from traffic, freezing, and erosion. keep free of trash and debris.
- Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
- Where settling occurs before project completion period elapses, remove finished surface grading, backfill with additional soil material, compact, and reconstruct surface grading.
- Transport surplus satisfactory soil to designated storage areas on owner's property. Stockpile or spread soil as directed by owner.

NO.	REVISION	DATE			
		1	2	3	4
1	SKETCH PLAN - 1ST SUBMITTAL	12/08/2022	07/31/2023	10/11/2023	11/16/2023
2	SKETCH PLAN - 2ND SUBMITTAL				
3	SKETCH PLAN - 3RD SUBMITTAL				
4	SKETCH PLAN - 4TH SUBMITTAL				
5					

LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 21/22

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

Owner/Developer
VPDF LG LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-11-16
JOB NO: --
DRAWN BY: AS/SA
APPROVED: KH
CADD FILE: -

Landscape Notes

LS-5

LOOKING GLASS - FILING 21/22 PLANT SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
TRACT TREES							
SHADE TREES							
5	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL.	35' x 30'	B&B	MODERATE
7	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' x 35'	B&B	MODERATE
3	FM	FAIRVIEW MAPLE	ACER X PLATANOIDES 'FAIRVIEW'	2.5" CAL.	45' X	B&B	MODERATE
3	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
8	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.5" CAL.	55' x 45'	B&B	LOW
3	NSM	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'	2.5" CAL.	30' x 30'	B&B	MODERATE
ORNAMENTAL TREES							
3	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	15' x 15'	B&B	MODERATE
6	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.	20' x 15'	B&B	LOW
3	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL.	18' x 18'	B&B	LOW
4	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	20' x 20'	B&B	LOW
6	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 20'	B&B	LOW
12	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	2" CAL.	20' x 15'	B&B	LOW
17	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDUS 'WINTER KING'	2" CAL.	18' x 18'	B&B	MODERATE
EVERGREEN TREES							
7	BP	BOSNIAN PINE	PINUS HELDREICHII	6"	20' x 12'	B&B	LOW
30	CBS	COLORADO SPRUCE	PICEA PUNGENS	6"	70' x 35'	B&B	LOW
12	PP	PONDEROSA PINE	PINUS PONDEROSA	6"	70' x 35'	B&B	LOW
129	TOTAL						

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
RIGHT OF WAY STREET TREES							
SHADE TREES							
8	AE	ACCOLADE ELM	ULMUS "MORTON" ACCOLADE	2.5" CAL.	50' x 35'	B&B	MODERATE
49	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' x 35'	B&B	MODERATE
34	FM	FAIRVIEW MAPLE	ACER X PLATANOIDES 'FAIRVIEW'	2.5" CAL.	45' X	B&B	MODERATE
3	GL	GREENSPIRE LINDEN	TILIA CORDATA GREENSPIRE	2.5" CAL.	35' x 30'	B&B	MODERATE
23	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B&B	LOW
27	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 35'	B&B	LOW
8	RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR.'	2.5" CAL.	35' x 30'	B&B	LOW
4	SCO	SCARLET OAK	QUERCUS COCCINEA	2.5" CAL.	50' x 35'	B&B	MODERATE
39	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL.	35' x 30'	B&B	LOW
2	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	2.5" CAL.	35' x 30'	B&B	LOW
4	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 50'	B&B	MODERATE
ORNAMENTAL TREES							
5	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	20' x 15'	B&B	LOW
206	TOTAL						

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
MITIGATION TREES							
SHADE TREES							
22	EO-3	ENGLISH OAK	QUERCUS ROBUR	3" CAL.	50' x 35'	B&B	MODERATE
ORNAMENTAL TREES							
14	CP-3	CHANTICLEER PEAR	PYRUS CALLERYANA	3" CAL.	20' x 15'	B&B	LOW
6	SSC-3	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	3" CAL.	15' x 15'	B&B	MODERATE
EVERGREEN TREES							
16	PP-12'	PONDEROSA PINE	PINUS PONDEROSA	12'	70' x 35'	B&B	LOW
58	TOTAL MITIGATION TREES						

SUGGESTED SHRUB PLANT LIST

SYMBOL	COMMON NAME	LATIN NAME	MATURE SIZE (HxW)	CONTAINER	WATER USE
SUGGESTED SHRUBS					
ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS	.75 X 3.5'	5 GALLON	LOW
AJ	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	1' x 6'	5 GALLON	LOW
AJN	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	5' x 5'	5 GALLON	MODERATE
APL	APACHE PLUME	FALLUGIA PARADOXA	5' x 5'	5 GALLON	VERY LOW
AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	2.5' x 3'	5 GALLON	MEDIUM
BRD	BAILEYS RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	7' x 7'	5 GALLON	MEDIUM
CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	1.5' x 4.5'	5 GALLON	MODERATE
CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	1.5' x 7'	5 GALLON	MODERATE
CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	15' x 10'	5 GALLON	MODERATE
CMD	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODII 'CAROL MACKIE'	3' x 3'	5 GALLON	MODERATE
CSC	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	1.5' x 5'	5 GALLON	MODERATE
CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	15' x 10'	5 GALLON	MODERATE
DBU	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	7' x 7'	5 GALLON	MEDIUM
DGN	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS' GOLD'	5' x 5'	5 GALLON	MODERATE
DKL	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5' x 5'	5 GALLON	MODERATE
DKS	DARK KNIGHT SPIREA	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	3' x 3'	5 GALLON	MODERATE
DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	4.5' x 4.5'	5 GALLON	MODERATE
DSM	DWARF SNOWFLAKE MOCKORANGE	PHILADELPHUS VIRGINALIS 'MINNESOTA DWARF SNOWFLAKE'	3' x 3'	5 GALLON	MODERATE
ECB	EMERALD CAROUSEL BARBERRY	BERBERIS EMERALD CAROUSEL	5' x 5'	5 GALLON	MODERATE
FB	FERNBRUH	CHAMAEBATIARA MILLEFOLIUM	4' x 4'	5 GALLON	MODERATE
FSU	FRAGRANT SUMAC	RHUS AROMATICA	5' x 5'	5 GALLON	MODERATE
GBS	GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'	4' x 6'	5 GALLON	HIGH
GLS	GRO LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	2.5' x 7'	5 GALLON	VERY LOW
GMS	GOLDMOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	2.5' x 4'	5 GALLON	MEDIUM
GO	GAMBEL OAK	QUERCUS GAMBELII	14' X 9'	5 GALLON	MODERATE
HC	HEDGE COTONEASTER	COTONEASTER LUCIDUS	7' x 7'	5 GALLON	MEDIUM
IHD	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5' x 5'	5 GALLON	MODERATE
JML	JAMES MACFARLANE LILAC	SYRINGA x PRESTONIAE 'JAMES MACFARLANE'	8' x 6'	5 GALLON	LOW
KOR	KNOCK OUT ROSE	ROSA X KNOCK OUT	3' x 3'	5 GALLON	MODERATE
KOW	WHITE KNOCK OUT ROSE	ROSA X 'RADWHITE'	3' x 3'	5 GALLON	MODERATE
LDP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	4' x 3'	5 GALLON	MODERATE
MMV	MINI MAN DWARF MANCHURIAN VIBURNUM	VIBURNUM BUREJACTICUM 'MINI MAN'	5' x 5'	5 GALLON	LOW
MOM	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	10' x 9'	5 GALLON	MODERATE
MV	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	7' x 7'	5 GALLON	MODERATE
NC	NANKING CHERRY	PRUNUS TOMENTOSA	8' x 9'	5 GALLON	MODERATE
NCC	NATIVE CHOKEBERRY	PRUNUS VIRGINIANA MELANOCARPA	14' x 10'	5 GALLON	MODERATE
NN	NATIVE NINEBARK	PHYSOCARPUS MONOGYNUS	3' x 3'	5 GALLON	MODERATE
NPR	NATIVE PINK ROSE	ROSA WOODSII	4.5' x 4.5'	5 GALLON	MODERATE
NWR	NEARLY WILD ROSE	ROSA x 'NEARLY WILD'	2.5' x 2.5'	5 GALLON	MODERATE
PCE	PEKING COTONEASTER	COTONEASTER LUCIDUS	7' x 7'	5 GALLON	MEDIUM
PHB	PURPLE HAZE BUTTERFLY BUSH	BUDDLEIJA X 'PURPLE HAZE'	6' x 5'	5 GALLON	MODERATE
PLP	PURPLE LEAF PLUM	PRUNUS CERASIFERA 'THUNDERCLOUD'	20' x 20'	5 GALLON	MODERATE
RGS	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	6' x 5'	5 GALLON	LOW
RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3' x 3'	5 GALLON	LOW
RSR	ROCK SPIREA	HOLODISCUS DUMOSUS	5' x 5'	5 GALLON	LOW
SMS	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	4.5' x 4.5'	5 GALLON	MODERATE
SS	SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	5' x 5'	5 GALLON	MODERATE
SWN	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	4.5' x 4.5'	5 GALLON	MODERATE
TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5' x 5'	5 GALLON	VERY LOW
TMM	TRUELEAF MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	6' X 6'	5 GALLON	VERY LOW
TWS	TALL WESTERN SAGEBRUSH	ARTEMISIA TRIDENTATA	8' X 8'	5 GALLON	VERY LOW
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5' X 5'	5 GALLON	LOW
SUGGESTED ORNAMENTAL GRASSES					
BAG	BLUE OAT GRASS	HELICOTRICHON SEMPERVIRENS	2.5' x 2'	1 GALLON	LOW
BLG	BLONDE AMBITION GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	2' x 2'	1 GALLON	LOW
DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1.5' x 1.5'	1 GALLON	MODERATE
KFG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	4.5' x 2'	1 GALLON	MODERATE
OFG	OVERDAM VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS 'OVERDAM'	4' x 2'	1 GALLON	MODERATE
LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	3' x 1.5'	1 GALLON	LOW
SSG	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	4' x 3.5'	1 GALLON	MODERATE
SWG	SWITCH GRASS	PANICUM VIRGATUM	4' x 2'	1 GALLON	MODERATE
TMG	THIN MAN INDIANGRASS	SORGHASTRUM NUTANS 'THIN MAN'	4' x 2.5'	1 GALLON	LOW
VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	4' x 2.5'	1 GALLON	LOW
4,980	TOTAL; Individual Shrub and Ornamental Grass quantities will be shown at time of Final Plan				

NO.	REVISION		DATE
	1	2	3
	SKETCH PLAN - 1ST SUBMITTAL	SKETCH PLAN - 2ND SUBMITTAL	12/08/2022
		SKETCH PLAN - 3RD SUBMITTAL	07/31/2023
		SKETCH PLAN - 4TH SUBMITTAL	10/11/2023
			11/16/2023

LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
FILING 21/22
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Owner/Developer
VPDF LG LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520

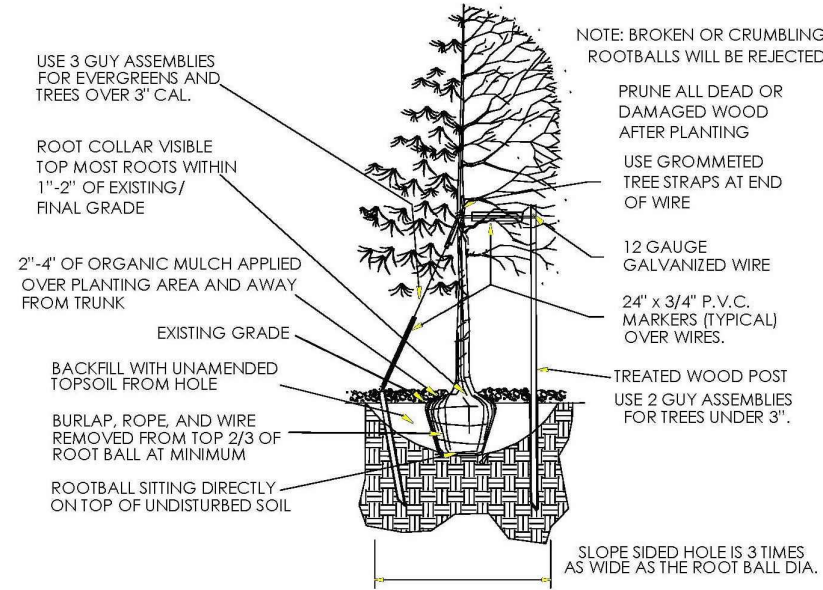


Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368

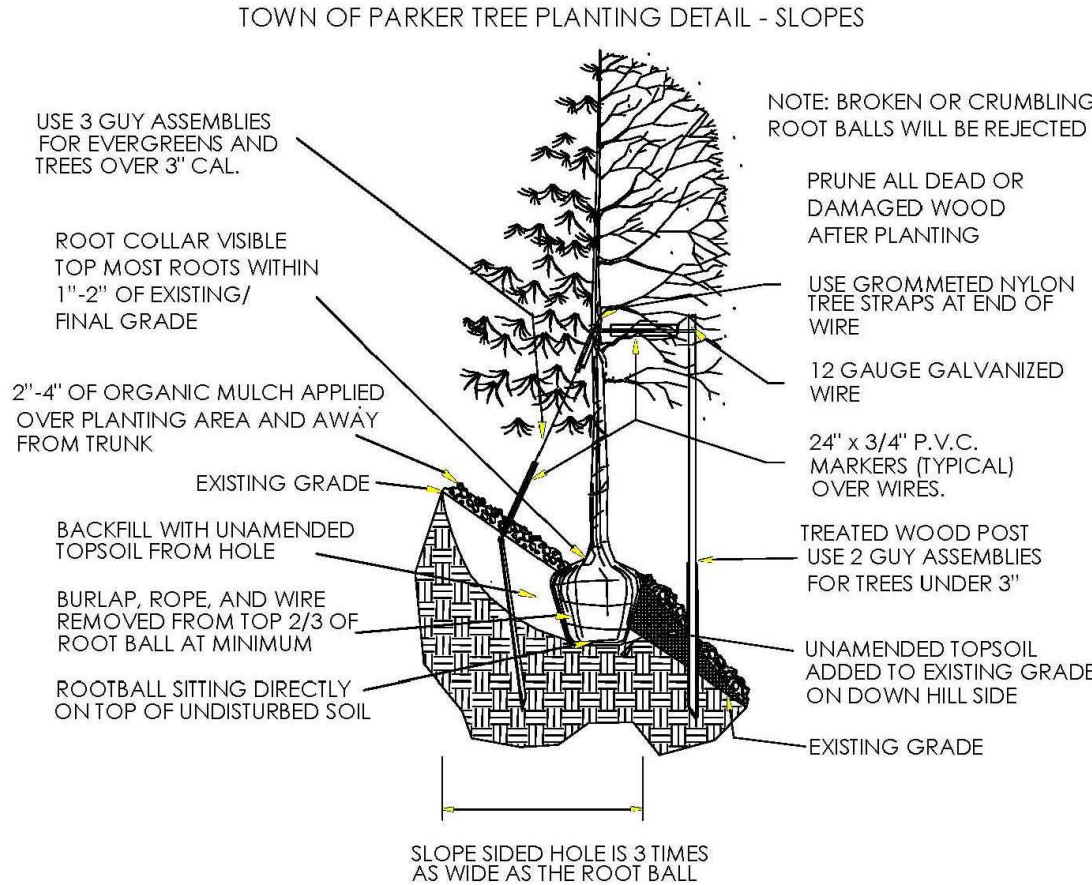


DATE: 2023-11-16
JOB NO: --
DRAWN BY: AS/SA
APPROVED: KH
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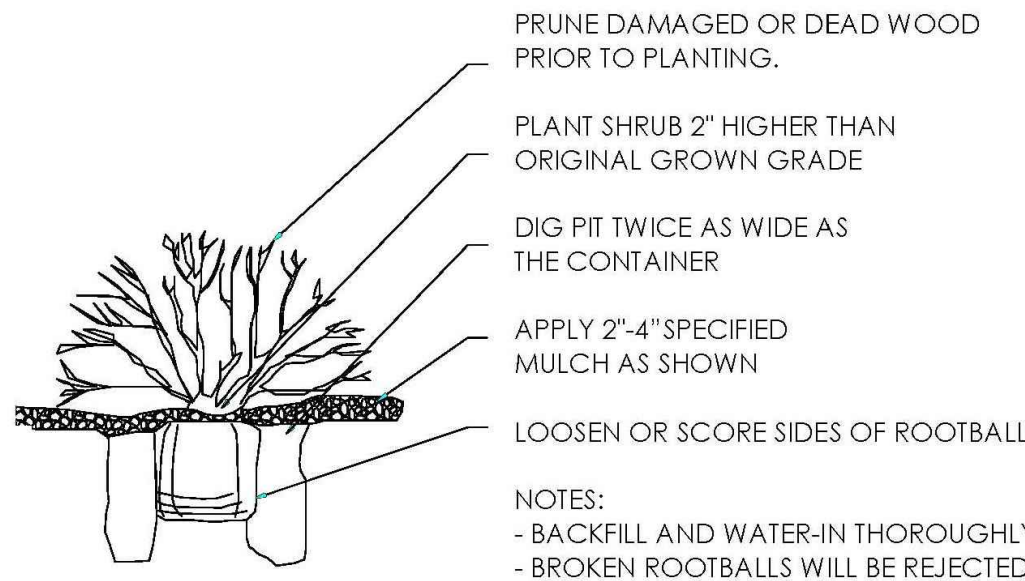
Plant Schedule
LS-6



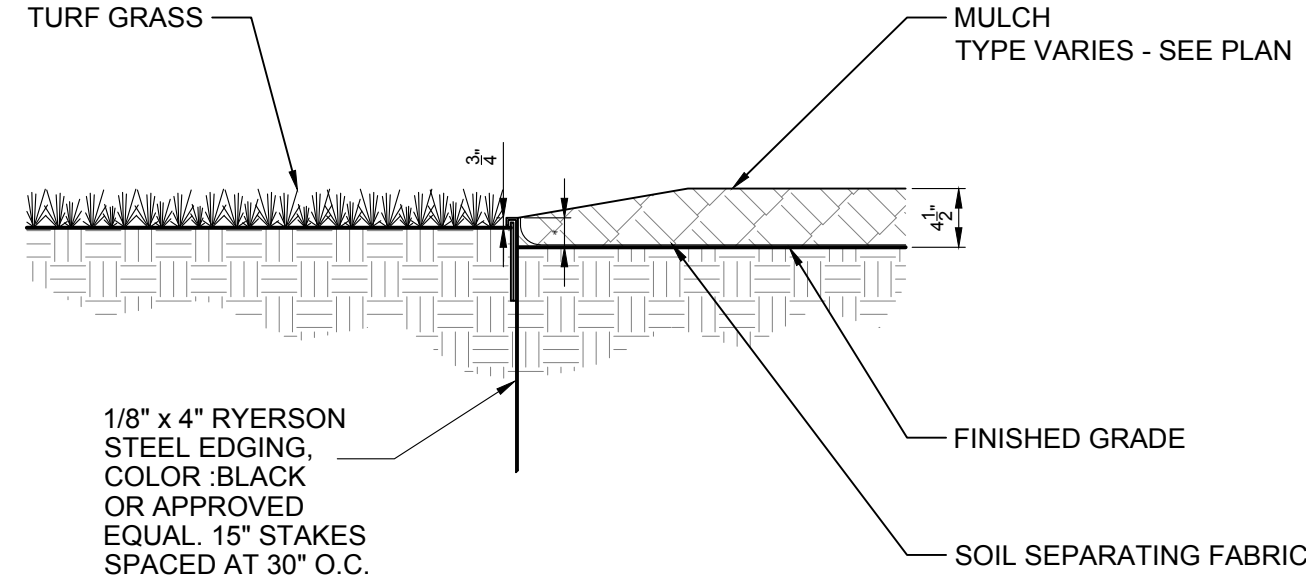
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (sancet) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside sancet, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Replanting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.



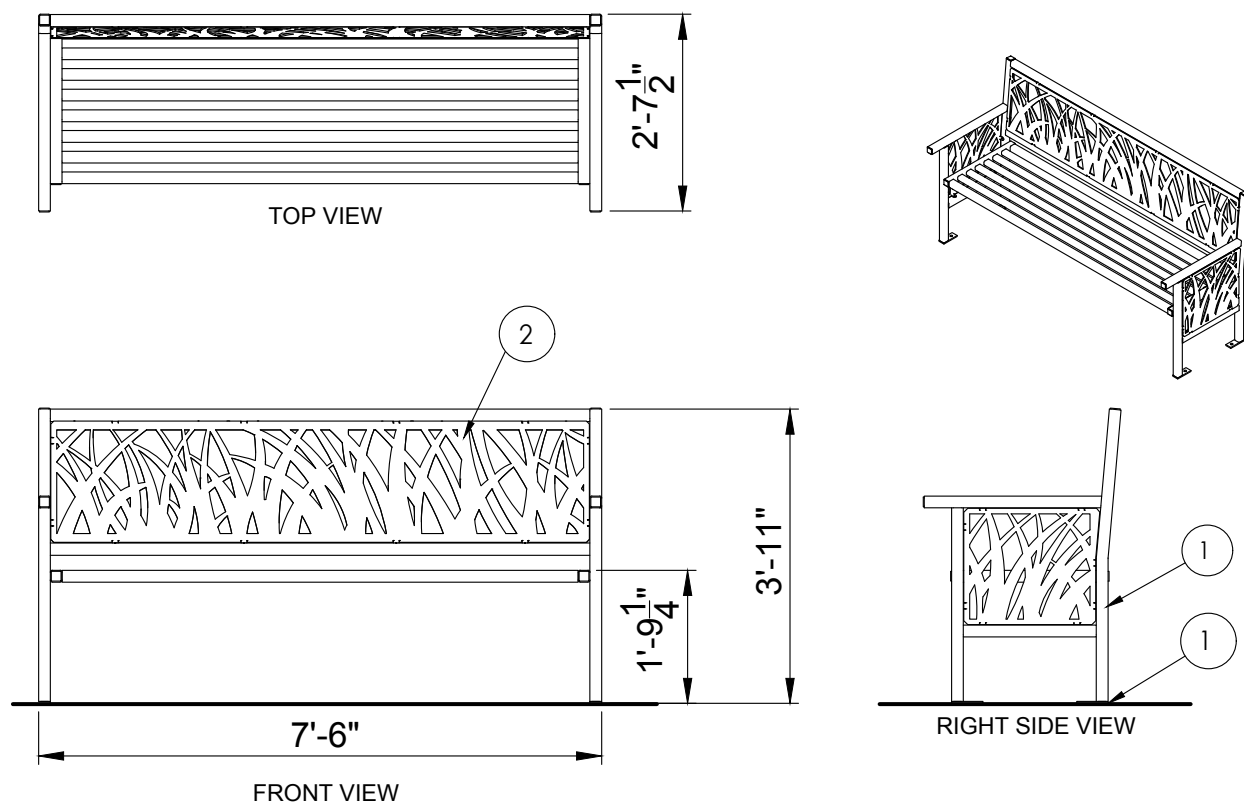
TOWN OF PARKER PLANTING DETAIL - SHRUBS



- NOTES:
- FINISHED GRADE FOR SOD TO BE 1/2" BELOW TOP OF EDGING.
 - FINISHED GRADE FOR MULCH TO BE 1 1/2" BELOW TOP OF EDGING.
 - TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

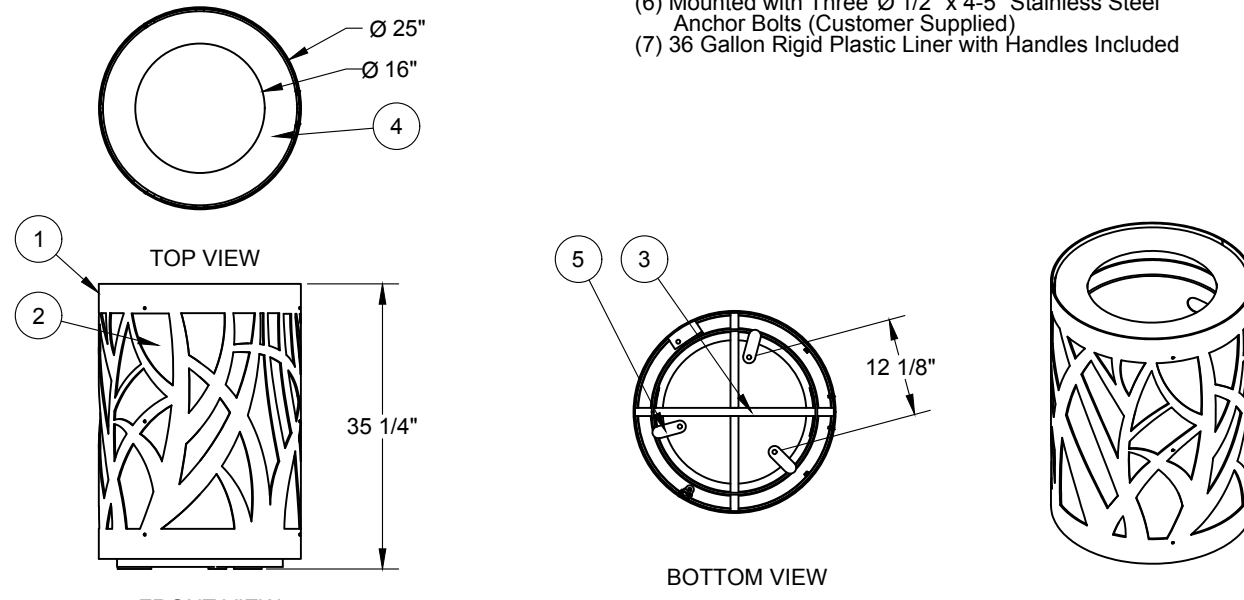


- MATERIALS LIST
- (1) Tubing - $\varnothing$ 2 3/8" x .154" Wall Steel Tubing
 - (2) Surface Plate - $\varnothing$ 7 1/2" x 1/4" Thick Steel Plate with Three $\varnothing$ 9/16" Mounting Holes
 - (3) Mounted with Six $\varnothing$ 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

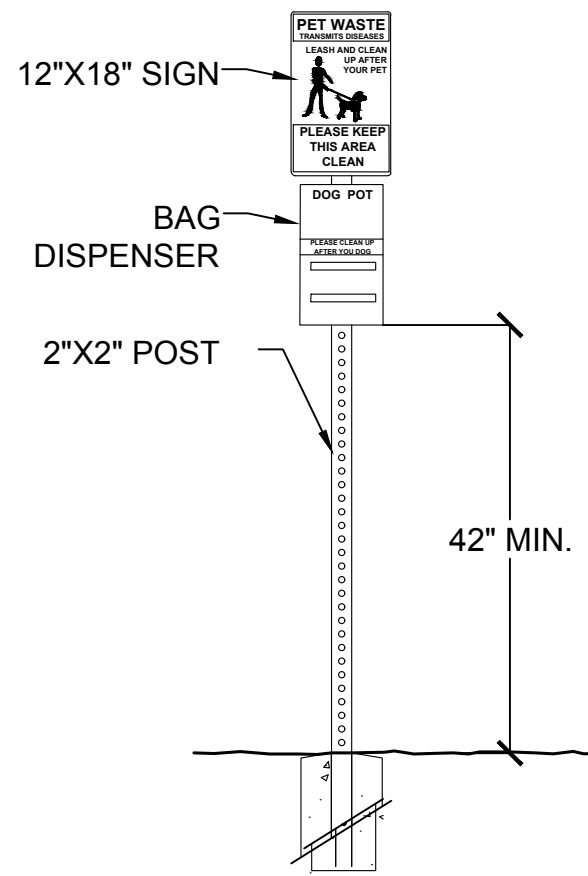


BENCH
NOT TO SCALE

- MATERIALS LIST:
- (1) Container - 7 Gauge Laser Cut Steel
 - (2) Backing Plate - 1/16" Aluminum Sheet
 - (3) Support Bars - 1" x 3/4" Steel Flat Bar
 - (4) Lid - $\varnothing$ 24" x .075" Wall Steel Lid Attached to Basket with Stainless Steel Aircraft Cable
 - (5) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
 - (6) Mounted with Three $\varnothing$ 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)
 - (7) 36 Gallon Rigid Plastic Liner with Handles Included

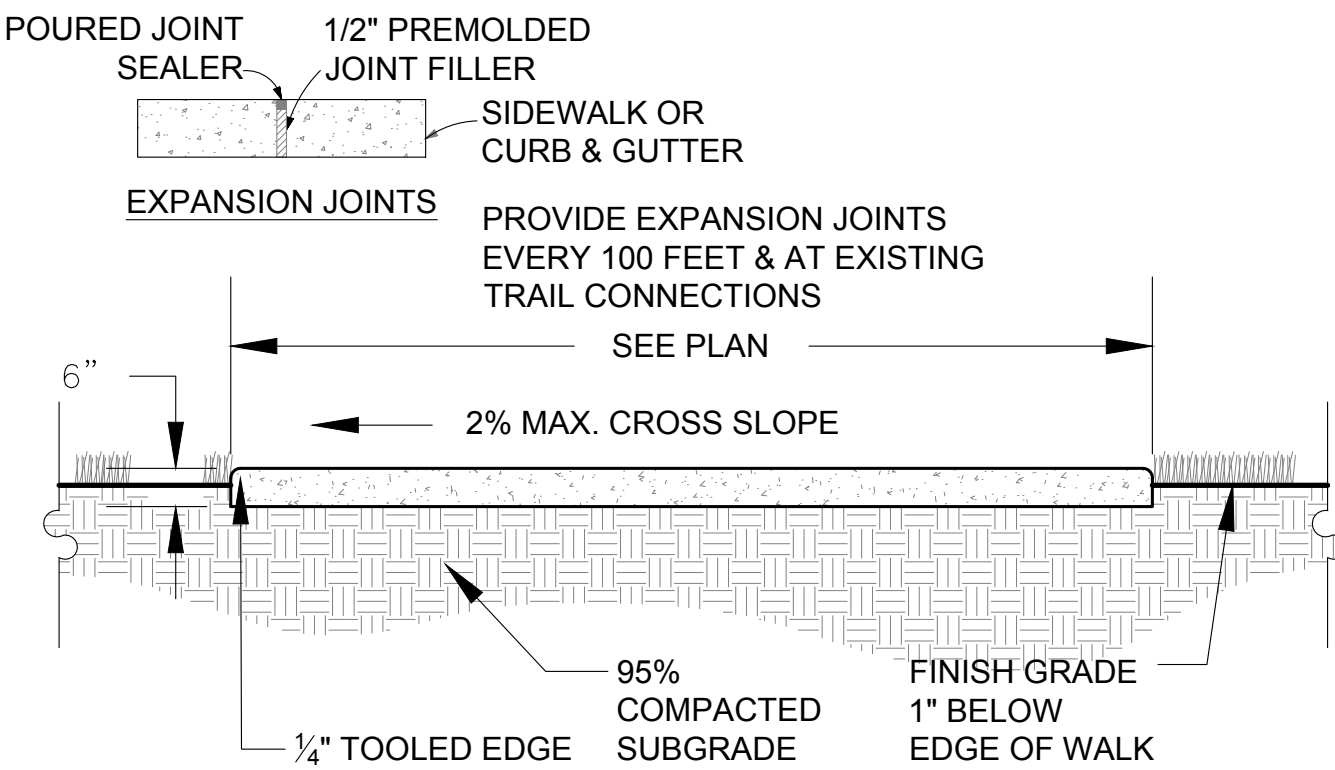


TRASH RECEPTACLE
MANUFACTURER: SiteScapes, INC.
TYPE: Tallgrass, TG2-3000-PF
COLOR: Bronze, Powder Coat

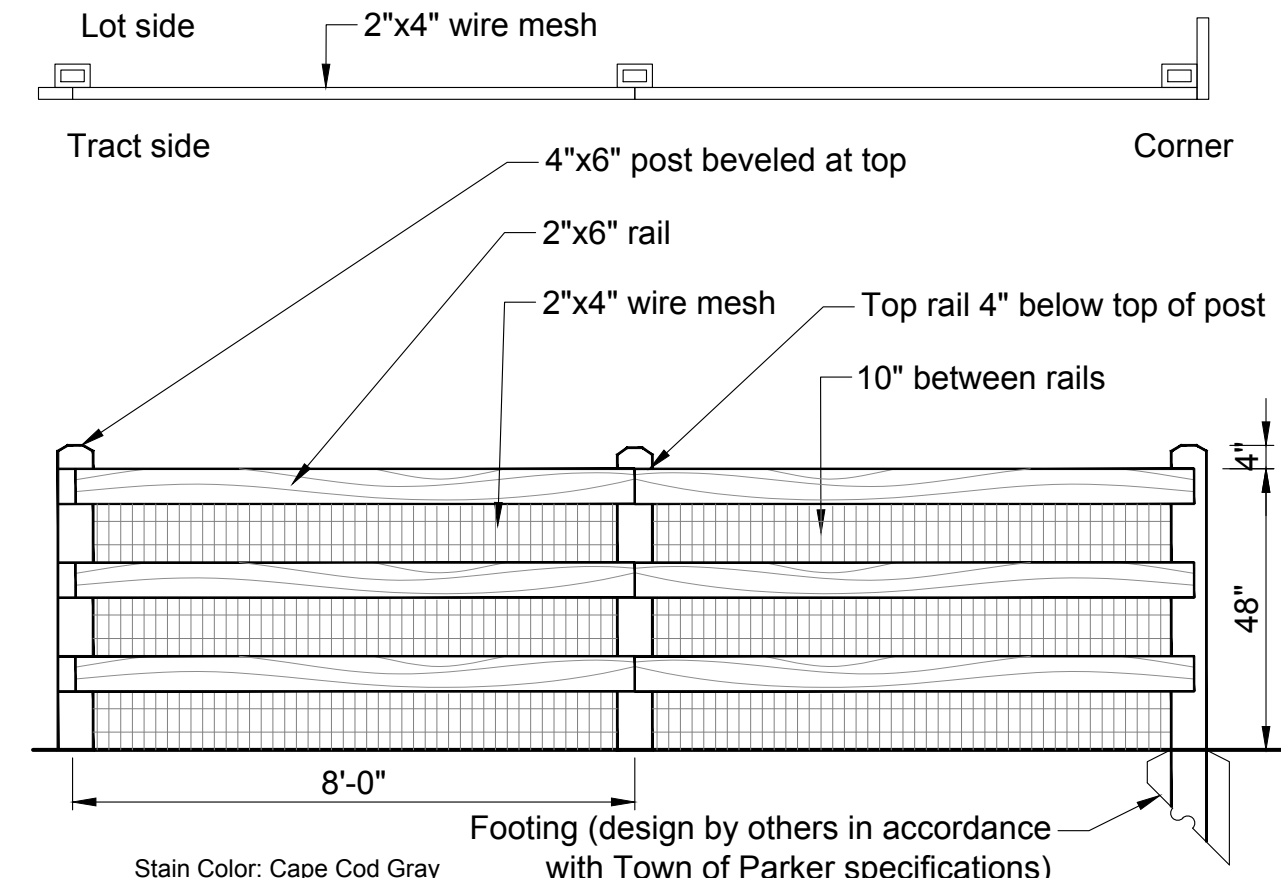


DOG STATION
BARCO PRODUCTS COMPANY
#DOG1002BG; #DOGSIGN
POST TO BE SET IN A 8"X24" CONCRETE FOOTER.

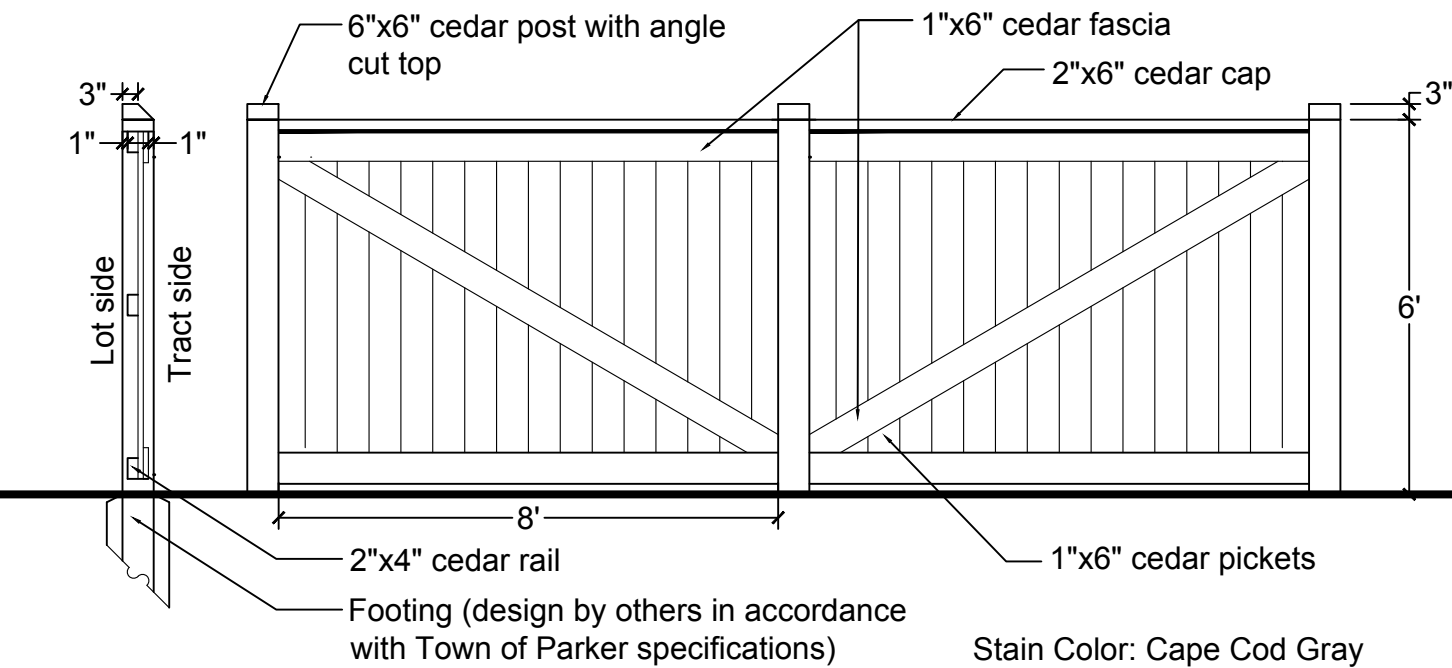
- NOTES:
- 6" DEPTH 4,500 PSI CONCRETE WITH A LIGHT BROOM FINISH, FIBERMESH REINFORCED. CONCRETE THICKNESS TO BE DETERMINED BY CIVIL ENGINEER. CONSTRUCTION JOINTS SHALL BE LOCATED 8' O.C. MIN. AND
 - EXPANSION JOINTS SHALL BE PLACED EVERY 100 L.F. MAX.
 - 1/4"X1" SAWCUT JOINTS APROX. 5'O.C.



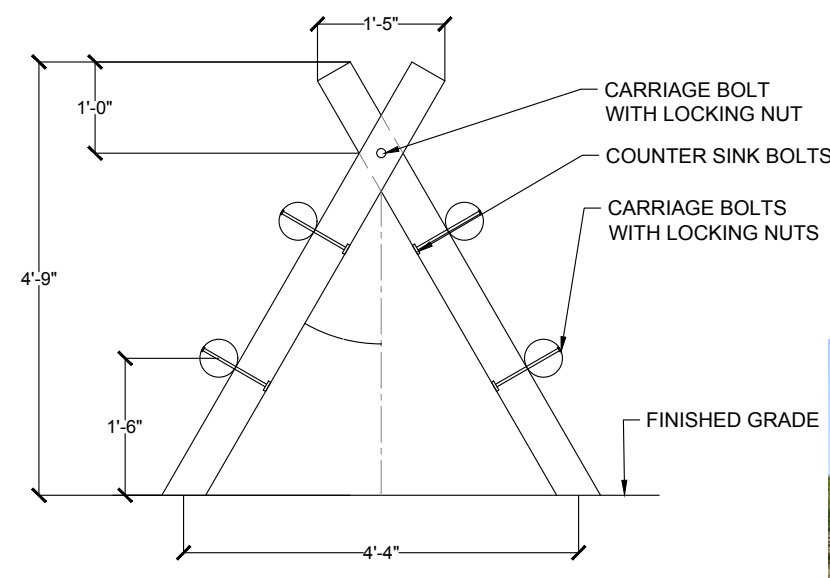
CONCRETE PAD FOR SITE AMENITIES
NOT TO SCALE



OPEN RAIL FENCE
NOT TO SCALE



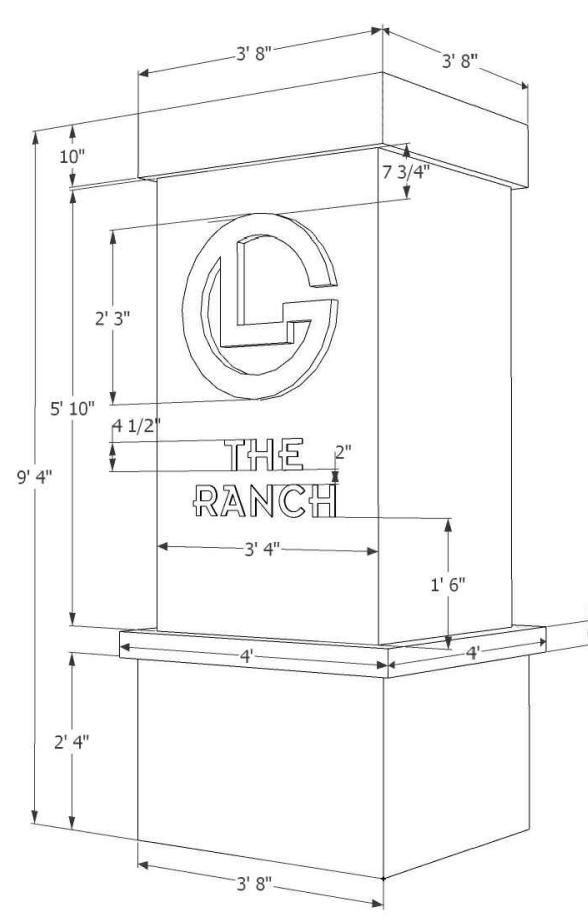
PRIVACY FENCE
NOT TO SCALE



BUCK AND RAIL FENCE
NOT TO SCALE



ENTRY MONUMENT
NOT TO SCALE



LOOKING GLASS SEGMENT 2A

PARKER, COLORADO

FILING 21/22

SKETCH & PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

NO.	REVISION	DATE
1	SKETCH PLAN - 1ST SUBMITTAL	12/08/2022
2	SKETCH PLAN - 2ND SUBMITTAL	07/31/2023
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4	SKETCH PLAN - 4TH SUBMITTAL	11/16/2023
5		

Owner/Developer
VPDF LG LLC
Dream Finders Homes
Matt Childers
200 N. Clay Street
Denver, CO 80211



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



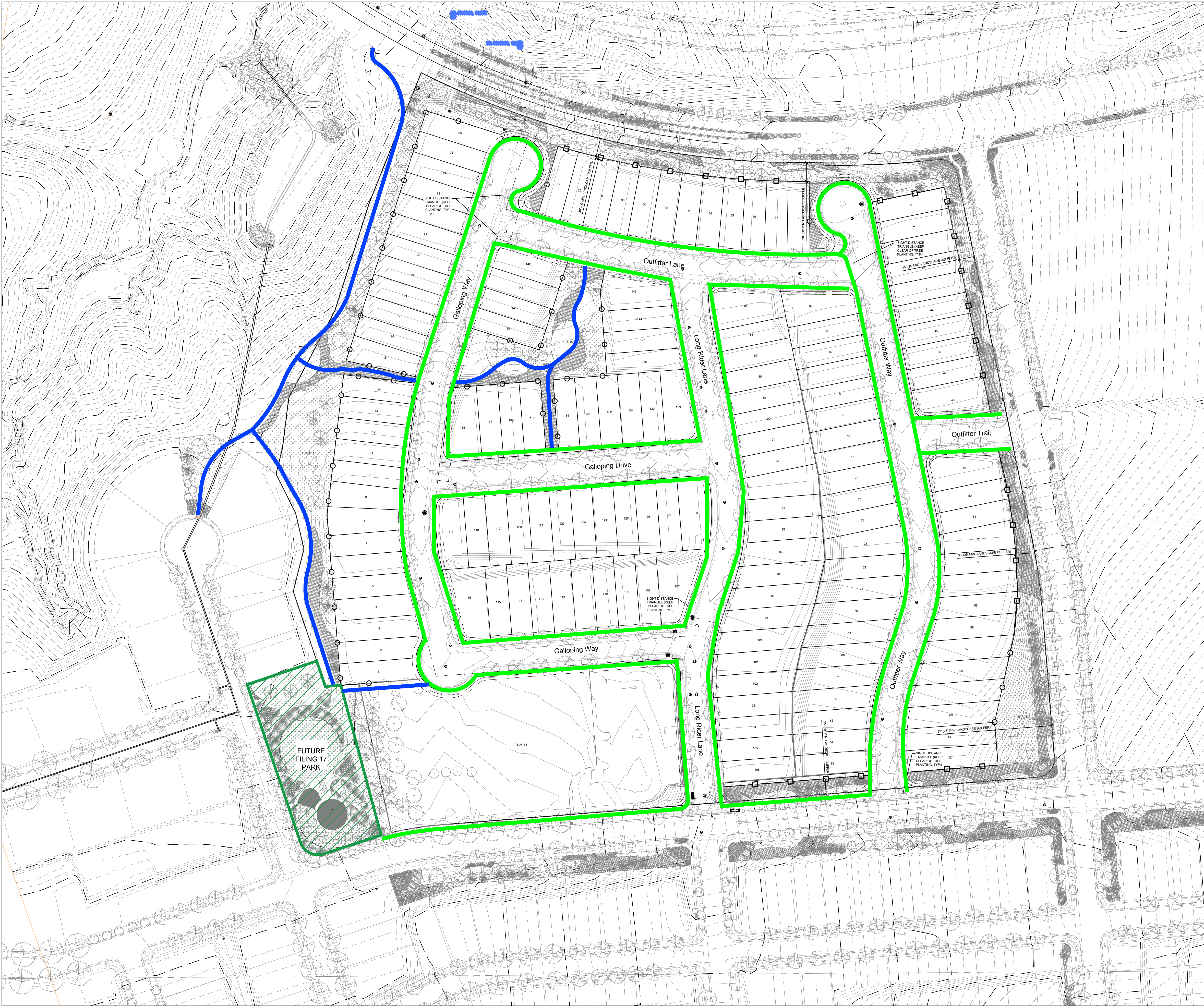
Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 2023-11-16
JOB NO: --
DRAWN BY: AS/SA
APPROVED: KH
CADD FILE: -

Landscape Details

LS-7



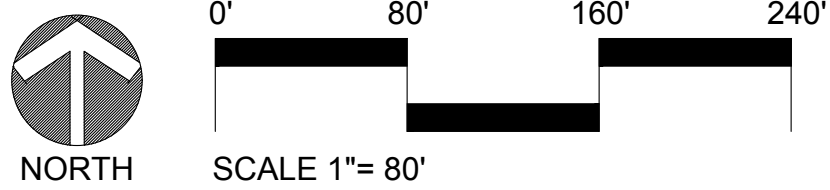
LOOKING GLASS SEGMENT 2A				
Filing Number	Filing Acres	Dwelling Units	Parks Required	Parks Provided
9	23.804	Right of Way		
	23.982	Commercial		
10	13.69	50	1.195	25.77
11	16.507	79	1.889	
12	19.632	76	1.816	
13	18.664	58	1.386	2.511
14	22.873	91	2.174	
15	18.136	59	1.41	1.506
16	15.697	68	1.625	
17	18.284	73	1.744	1.0599
18	14.695	58	1.386	
19	11.513	47	1.123	
20	16.985	84	2.007	
21 & 22	27.349	150	3.58	
	261.811	893	21.335	30.8469

Park Access Legend

- Primary - Right of Way Sidewalk
- Secondary - Tract Sidewalk
- Adjacent Park

General Notes

- No Park Land Dedication is required or proposed within filing no. 21/22.
- Park Land Dedication requirements have been meet by Looking Glass segment 1 and 2a.
- Filing no. 21/22 is located within the 1/4 mile service area a park with Looking Glass Segment 2a. This will allow residence in filing no. 21/22 to be within a 5 minute walk of a park. 1/2 mile service area of parks is required within the Town of Parker.



LOOKING GLASS SEGMENT 2A
PARKER, COLORADO
FILING 21/22
SKETCH & PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

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5		



Planning Commission Staff Report

Planning Commission Date: 1/25/2024

Town Council Date: 2/20/2024

Hearing Type: Public Hearing
Compark Village Planned Development Amendment
No. 6
TRAKiT No: Z21-028

Location: The site is located north and south of Compark Blvd
and west of Chambers Road.

Project Planner: Stacey Nerger, Senior Planner

Applicant: Larry Jacobson, Westside Investment Partners

Executive Summary: The applicant, Westside Investment Partners, is proposing a Planned Development (PD) amendment to the Compark Village PD to rezone certain Commercial Retail Planning Areas to Business Employment as well as add an overlay to allow for data centers as a use by right in certain areas.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Compark Village Planned Development 6th Amendment Rezoning."

ALTERNATIVE MOTIONS

Approval with Conditions

"I move the Planning Commission recommend Town Council approve the Compark Village Planned Development 6th Amendment Rezoning request, subject to the following conditions:"

-List proposed conditions

Denial

"I move the Planning Commission recommend Town Council deny the Compark Village Planned Development 6th Amendment Rezoning 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 Compark Village Planned Development 6th Amendment Rezoning to a future date.”

I. BACKGROUND/DISCUSSION

The Compark Village Planned Development (PD) is an approximately 390 acres mixed-use development located on both sides of E-470 and west of Chambers Road. The majority of the Planned Development was Annexed and Zoned into the Town of Parker in 2007. Several additions and amendments have taken place between 2007 and today.

The subject properties within the Compark Village PD are bordered to the north by institutional uses (Rocky Vista University); to the south by Happy Canyon Creek; to the west by vacant land, Parker Performing Arts School and light industrial uses (Edge 470); and to the east by residential uses and vacant commercial land.

The applicant has submitted a rezoning application for approximately 21.3 acres of property located within the Compark PD on the west side of the intersection of Chambers Road and Compark Boulevard more specifically described below:

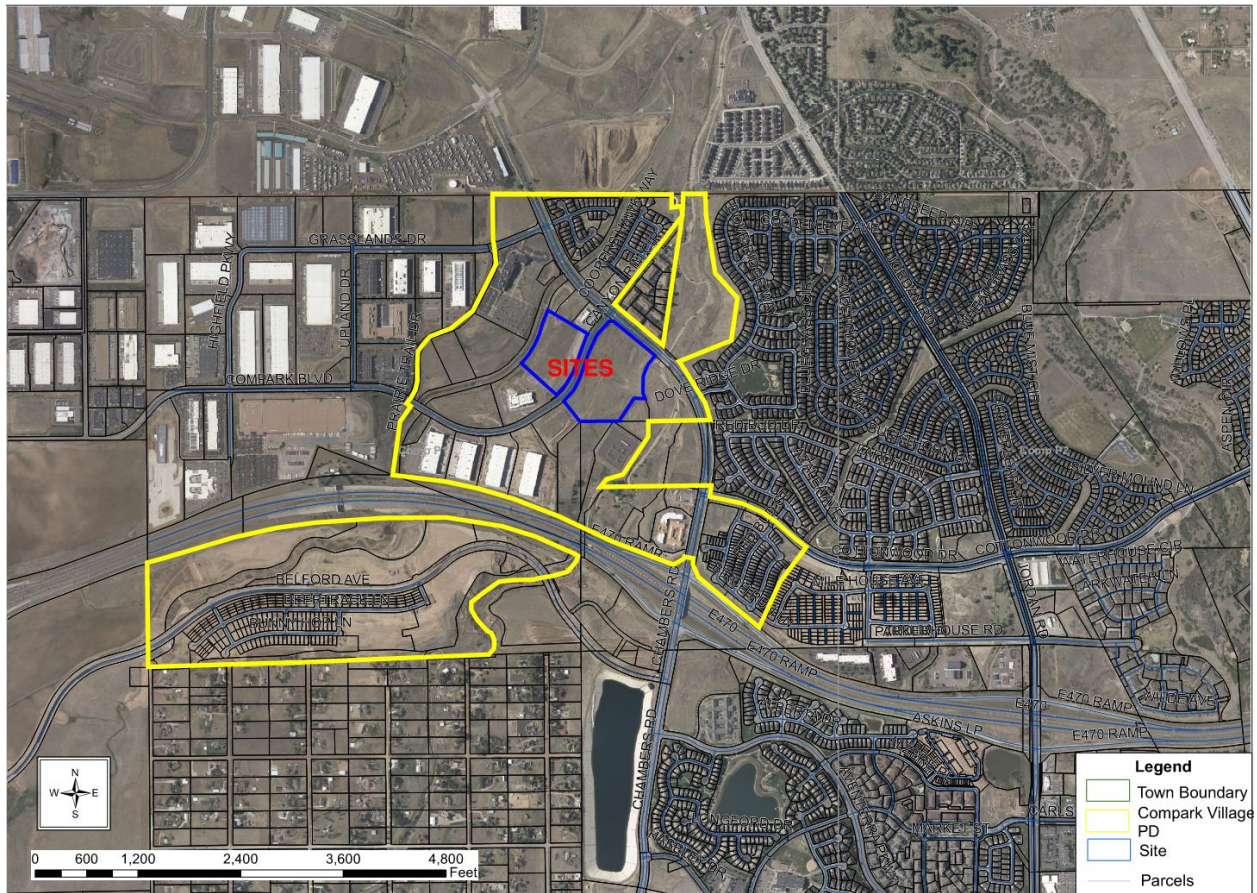
- North side of Compark Blvd – Remove approximately 4.5 acres from the Commercial Retail Planning Area (PA 9) and add this area into the Business Employment Planning Area (PA 2);
- South side of Compark Blvd. – Remove approximately 13.72 acres from the Commercial Retail Planning Area (PA 10) and add this area into the Business Employment Planning Area, creating a new Planning Area 10A.
- Add a Data Center Overlay to the 18 acres proposed to be rezoned above along with an additional 3.3 acres zoned Commercial Retail Planning Area located at the southwest corner of Chambers Road and Compark Blvd for a total of 21.3 acres. The Data Center Overlay would allow for data centers as a use by right subject to certain additional standards only within this area of the PD.

The Parker 2035 Master Plan identifies the property as Employment District within the E-470 Corridor which recommends professional, medical, corporate offices, light industrial uses, flex office, research and development facilities and a higher educational campus. The E-470 corridor’s easy access to regional employment centers and regional transportation facilities including Denver International Airport and Centennial Airport along with its location near hospitals and other medical industries make it an attractive location in Parker for businesses to locate. Light industrial uses in this Character Area are not intended to include primary use warehousing, outdoor storage or ministorage uses. The primary uses in this Character Area are also intended to attract a variety of complementary uses, such as business and personal services, convenience retail, childcare and restaurants. These complementary uses may be located near the intersection of Chambers and Compark Blvd. but should be clearly ancillary in scale to the primary employment purpose of the character area.

The Business Employment Planning Area of the Compark Village Planned Development focuses on light industrial/employment uses which align with the desired uses for this area described in the Master Plan. Expanding the Business Employment Planning Area will allow for the potential

to expand the Town's employment base. A data center use would be a significant private investment and it would benefit from the subject property's proximity to an existing CORE electrical substation. However, data center uses generally do not provide significant employment and the applicant has not submitted information as part of the rezoning application to the contrary. Data center uses are more passive from a use perspective and do not generate much activity, employment, sales tax or traffic.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
February 5, 2007	Town Council approved the Annexation and Zoning of the Compark Village Property which consisted of approximately 204 acres.
April 20, 2009	Town Council approved an amendment to the Compark Village Annexation and Zoning by including an additional 34 acres.
December 6, 2011	An amendment to the Compark Village PD occurred to align the zoning with the current property ownership after a trade of properties between Compark Village and Cottonwood Highlands PD.
April 15, 2013	Town Council approved the Annexation of the Compark Village 3 Property and approved the third amendment to the Compark Village PD.

January 5, 2015	Town Council approved the Annexation and Zoning of 150 acres of land immediately south of E-470 call Compark Village South.
January 19, 2016	Town Council approved Annexation and Zoning Amendments to add eight (8) acres of land from the adjacent Cottonwood Highlands Planned Development into the Compark Village PD at the corner of Chambers Road and Cottonwood Drive.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Title 32 Overlay District		
PD & Plan Area	Compark Village PD 5 th Amendment – Commercial Retail (CR)		
Master Plan Area	Employment		
Site Acreage	21.3 acres		
Subdivision	Compark Village Filing No. 8 and Filing No. 11		
Existing Use	The property is currently vacant/undeveloped.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Employment	PD – Planned Development	Rocky Vista University
South	Mixed Use	PD - Planned Development	Happy Canyon Creek – Vacant land
East	Medium Density Residential	Douglas County Zoning	Multifamily Condominiums and Vacant commercial
West	Employment	PD - Planned Development	Edge 470 and Parker Performing Art School

IV. PARKER 2035 MASTER PLAN **Parker 2035 Master Plan | Town of Parker - Official Website**

MASTER PLAN CONSISTENCY	
Master Plan Designation	Employment ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>E-470 Employment:</u> Attract primary uses including; professional, medical and corporate offices, light industrial uses, flex office, research and development facilities and higher educational campuses. The primary uses in this district should attract business and personal services, convenience retail, childcare and restaurants. Light industrial uses are not intended to include primary warehousing, outdoor storage or mini storage uses.
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
Staff Analysis	The project proposes to rezone the property from Commercial Retail Planning Area to Business Employment Planning Area within the Compark Village Planned Development. The proposed rezoning will change the portion of the PD from allowing commercial retail and service oriented uses identified within the Master Plan as ancillary in the Character Area and allowing for employment, light industrial. The Business Employment Planning Area of the Compark Village Planned Development focuses on light industrial/employment uses. The proposed amendment will allow for continued employment base with the expansion of the business employment planning area. A data center use contemplated in the Data Center Overlay would be a significant private investment and it would benefit from the existing nearby CORE electrical substation. The use may be compatible in scale and design with existing light industrial uses located in the Compark Village PD and allowed in the Business Employment Planning Area of the PD. The proposed use does not generate significant primary employment and will not generate sales tax. However, the applicant has provided a fiscal impact analysis that projects the use will generate significant excise tax revenue to the Town from electricity usage. The use does not typically generate significant traffic due to its passive nature and lack of employment. Although, the proposed use may not meet all aspects of the Parker 2035 Master Plan, staff believes that this request can be viewed as consistent with the Parker 2035 Master Plan due to the proposed uses economic benefits, building form and scale. The applicant must further address the nine criteria for rezonings including alignment with the Master Plan in the public hearing.

V. DEVELOPMENT POTENTIAL

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis

Units Per Acre	Residential uses are not supported in the Employment District of the E-470 Character Area.	None	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Employment: professional, medical and corporate offices, light industrial uses, flex office, research and development facilities and higher educational campuses.	A mix of light industrial/commercial uses are proposed including data centers.	☐ Consistent ☒ Somewhat Consistent ☐ Inconsistent ☐ No Change
Height/Stories	N/A. The Master Plan does not speak to height.	Sixty (60) feet	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	As detailed in the analysis above, the requested rezoning may not meet all aspects of the Parker 2035 Master Plan, however, staff believes that this request may be viewed as consistent with the Parker 2035 Master Plan due to the proposed uses economic benefits, building form and scale. The applicant must further address the nine criteria for rezonings including alignment with the Master Plan in the public hearing.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is located west of the intersection of Chamber Road and Compark Boulevard. All major roads in and around the development have been constructed. The two areas proposed to be rezoned will have access off Compark Boulevard. In addition, there is the potential for an additional right-in/right-out access point off Chambers Road, between Compark Boulevard and Happy Canyon open space, to provide additional access to the remaining 3.3 acre Commercial Retail Planning Area site at the southwest corner of Chambers Road and Compark Blvd.

If the Commercial Retail lot is to be developed for commercial uses, it is important that access is available from Chambers Road and Compark Boulevard to support these uses. The proposed alignment of the right-in/right-out access on Compark Boulevard shall align with the existing right-in/right-out located on the north side of the street. The right-in/right out is the location of the boundary between Planning Area 10 and Planning Area 10A.

The applicant or an end user(s) will be required to address access, circulation and traffic at the time of future plat and/or site plan. The applicant will be required to construct any drainage, roadway and other infrastructure improvements necessary for the proposed development.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

Below are the applicant and staff's analysis on the required nine (9) criteria for Rezoning. Staff has provided an analysis and provided comments as to how the applicant can meet these criteria. The applicant must address how this proposal meets the criteria during the public hearing.

1. A need exists for the proposal.

Applicant's Response

Due to the location along E-470 and surrounding uses, there is significant interest in Compark for businesses providing high quality employment opportunities. Rezoning to BE provides for a variety of employment and retail and service commercial in a compatible manner without limiting the area to a specific use. Adding the Data Center Overlay to the BE Zoning District provides additional potential use and additional high quality employment opportunities.

Staff Analysis

As the Compark Village area has developed, the demand for light industrial flex uses has increased and the addition of land zoned for light industrial/employment in this area aligns with the Town's Master Plan by:

1. Providing adequate opportunities for expansion of the Town's economic and tax base.
2. Supporting infill development that is compatible with existing commercial development bordering the property to the north and west.

In addition, as the demand for data storage has increased with changes in technology, there is an increased need for data storage or data centers. The addition of a data center overlay and use is new to the Town of Parker. These uses are anticipated to be very large buildings with substantial computer server capacity that require a significant amount of electric power. It is also anticipated that the data center use will have minimal employment. The Data Center overlay also limits the areas that data center use is permitted, locations permitting data centers are near the existing CORE substation rather than allowing them throughout the PD.

The goal of this rezoning approach is to preserve a mix of uses throughout the Compark Village PD while maintain an opportunity for commercial retail use along Chambers Road in the PD to support the existing residential neighborhood, employers and employees in Compark who need services and capitalize upon the significant pass-through traffic on Chambers Road. The Data Center Overlay would allow for a data center to be located on the 3.3 acre Commercial Retail planning area adjacent to Chambers Road.

The applicant must further address how this project complies with the nine criteria in the public hearing. Based on this analysis, and how well the applicant addresses this criterion during the public hearing, this criterion may be viewed as consistent.

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

Applicant's Response

The proposal is for an amendment to the non-residential land uses within the Compark PD. The proposed zoning is needed to address the increasing market demand for business employment uses and a variety of light industrial uses such as research and development, assembly and light manufacturing, flex office, office warehouse, and Data Centers in close proximity to and with easy access to major transportation corridors such as S. Chambers Road and E-470. Existing infrastructure is readily available given the development of adjacent parcels, many of which are similar in character to the proposed land uses that have developed within Compark. The Data Center overlay can capitalize on the adjacent CORE Electric Substation.

Staff Analysis

The property is currently located adjacent to other areas within the Compark Village PD zoned for light industrial/flexible uses. In addition, the area surrounding the subject property in Compark within the Town and adjacent unincorporated Douglas County are also zoned for light industrial uses.

Data Centers use a significant amount of electricity, the proposed locations for the Data Center Overlay are located near the existing CORE substation because of the need for adequate electric power.

The proposed Data Center Overlay addition to the PD includes specific design criteria to ensure that if this use is built, the building is compatible with the surrounding area and enhances the commercial feel of the area.

The applicant must further address how this project complies with the nine criteria in the public hearing. Based on this analysis, and how well the applicant addresses this criterion during the public hearing, this criterion may be viewed as consistent.

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

Applicant's Response

There was no error in the original zoning.

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

Market conditions have changed and the demand for more flexible use areas including business employment uses are greater than the demand for retail and commercial services and typical office buildings in this area. The flexibility in the type of uses in the proposed Business Employment Districts will be attractive to users wanting primary employment space, flex type space, or Data Centers as provided, however that the proposed zoning retains the flexibility to have retail and office uses should the market respond accordingly.

Staff Analysis

The Parker 2035 Master Plan has identified the subject area as an area for the creation of primary employment. The expansion of the Business Employment Planning Area and uses is consistent with the Master Plan. The principal exception to this is that the proposed data center use is not expected to generate much primary employment and there is nothing in the application record to indicate otherwise. The applicant must address this issue and provide the Planning Commission with information about how the proposed rezoning (and data center use) either generates primary employment or provides an alternative economic benefit that offsets the lack of employment in a meaningful way.

The applicant must further address how this project complies with the nine criteria in the public hearing. Based on this analysis, and how well the applicant addresses this criterion during the public hearing, this criterion may be viewed as consistent.

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

Applicant's Response

The Traffic Conformance Letter prepared by Fox Tuttle dated August 8, 2021, states "It is anticipated that the approved roadway network, intersections, and access can accommodate the proposed change in zoning since the associated trips are similar to the Master TIS" for Compark Village. As such, there will be no impact or meaningful change in the circulation or traffic movements based on the proposed amendment. It is anticipated that the approved roadway network, intersections, and access can accommodate the proposed change in zoning from CR to BE for PA 9 and 10, (and PA 10A if a Data Center is integrated with PA 10) since the associated trips are similar to the Master TIS. The analysis for the proposed change in zoning estimated that the findings of the Master TIS are still valid. Therefore, no new traffic analyses are required beyond what was already analyzed in the original study for off-site improvements.

Staff Analysis

The roadway network needed to serve the development has been constructed and is available for use with this development. At the time of replat or site plan, the proposed development will be reviewed for traffic impacts and any improvements that may be necessary for the development to ensure adequate circulation. The applicant will be required to construct all traffic improvements necessary for the development.

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

Much of the existing infrastructure is in place to serve the Planning Areas proposed for rezoning. In Compark Village both South Chambers Road and Compark Boulevard will provide access to PA -9A and 10A and the Green Acres tributary has been improved for drainage. Many utility services are in place serving the existing uses. However, the electrical capacity for the area will need to be upgraded should a data center locate in Compark North. The cost for this will be borne by CORE Electric and ultimately CORE will benefit financially, as will the Town via dramatically increased sales tax and excise tax collected by the Town as a result of the electrical usage of the data center.

Infrastructure has been or will be extended by the developer or metro district to serve the areas proposed for rezoning. As such, there will be no impact on Town costs. Additionally, there will be no impact to other Town services, such as life safety, as the rezoning does not provide uses and levels of development significantly greater than originally anticipated and planned for as part of the original Compark Village Master Plan.

Staff Analysis

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

The applicant has prepared and submitted a fiscal impact analysis prepared by EPS dated October 10, 2023 to evaluate the municipal service costs associated with the proposed rezoning for data center use. According to EPS, the proposed rezoning and planned data center use is projects to be revenue positive to the Town with substantial excise tax to be generated for electricity usage and limited expenses for Town service because of the low employment, passive nature of the planned data center use. The applicant's consultant estimates that the data center use will generate \$2 - \$2.1 million in excise and sales tax annually and \$22.5 million from 2025 to 2035 assuming successful completion of the data center and full buildout early in the ten (10) year period.

As evidenced by the above, the proposed rezoning and planned data center use may generate substantial revenue to the Town that would support municipal services including those required in Compark on 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

The minimal environmental impacts were assessed and mitigated at the time of the original PD zoning. The proposed amendment will not have any environmental impacts as there are no significant natural features on the site.

Staff Analysis

The subject property was subdivided, graded and infrastructure was installed with the original plat and therefore the sites have minimal environmental concerns relating to habitat, landforms and vegetation. The Happy Canyon Creek is located to the south of the southern property and will not be disturbed. The Creek along with its floodplain have been preserved within an open space tract. As a part of any future Site Plan application, site improvements will be required to meet all Town environmental standards as set forth in the Land Development Ordinance to be designed to ensure that any environmental impacts are mitigated.

Based on this analysis, staff has determined that this criterion can be viewed as consistent.

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

Applicant's Response

The proposed PD Amendment remains consistent with the Town's Master Plan maps, goals, and policies. The proposed change in land uses is consistent with the Mixed-Use designation on the Parker 2035 General Land Use Plan. Compliance with the goals and policies was deemed consistent by the Town Council when the property was originally zoned, as well as at the time of each subsequent PD Amendment.

Generally, the mixed-use character of the area provides for uses that will allow residents to walk and bicycle to their daily needs including retail, employment, and recreation through a blend of compatible land uses, public amenities, and an integrated multimodal transportation system. The areas proposed to be rezoned further this goal by providing the potential for a variety of business employment, retail, and commercial uses enhancing the mixed-use character of the area.

Staff Analysis

The applicant must further address how this project complies with the nine criteria in the public hearing. Based on this analysis as detailed in Section IV of this staff report, and how well the applicant addresses this criterion during the public hearing, this criterion may be viewed as consistent.

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

There is no anticipated change in service needs based on the proposed amendment. Water and sewage disposal will continue to be provided through an IGA with Stonegate Village Metro District. The amendment does not provide for additional residential units therefore there should be no impact on schools, parks, and recreational needs.

Staff Analysis

Data center uses are power intensive and may be water intensive with the potential to use substantial amounts of water depending upon the center design especially cooling systems required to operate the computer servers found in such facilities. CORE has indicated that they have sufficient capacity to provide electric power to the proposed data center use from the adjacent substation that they own and operate. The property is located within Stonegate Water and Sanitation District and the District has provided comments during the referral review process confirming that they have the infrastructure and water and sewer capacity to serve the proposed data center use.

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	Approved. Note that updated traffic studies will be required for the Compark Village planning areas with any proposed developments.
Aztec Consultants	No Comment
Parker Building	No Comment
Fire Life Safety	Approved.
Douglas County Assessor's Office	No Comment
Douglas County Planning	Advisory Comments, The amendment to allow a data center across from the Canyon Creek townhomes should not be considered. Data centers are not conducive to having a visually appealing street frontage. The monolithic walls and enhanced security fencing do not lend itself to a commercial frontage. This is much better suited to interior lots of a business park.
E470 Public Highway Authority	No Comment
PSCO	PSCO has no objection to the proposed rezone contingent upon the district's ability to maintain all existing rights.
CORE	Approved.
CenturyLink	No Comment, "No reservations at this point. If any conflicts are identified, please contact Travis Young @ 303-263-1725. Thanks"
Comcast	No Comment

Stonegate Village Water and Sanitation District	Approved We have done a bit of research on the proposed developments related to this rezoning. As far as I can see it appears to be a good fit for the area and probably less water consumption than their planning efforts used. SVMMD would most definitely support taps of this size for these buildings if they continue their efforts on their proposed development.
Town of Parker Comprehensive Planning	The applicant is proposing a PD Amendment to change land use designations to Planning Areas 10, 10a and a portion of PA2 (denoted incorrectly as PA9a in. The change includes the addition of an Overlay District to allow a Data Center as a permitted use. These planning areas are located within the Employment Character Area of the Parker 2035 General Land Use Plan within the Master Plan - which focuses on uses such as professional, medical, higher education and light industrial uses. Complementary uses such as personal services, restaurants and convenience retail are also appropriate in this area. The proposed overlay district for data center use may be appropriate light industrial use in Planning Areas 2, 10 and 10a. However, planning area 10 should continue to be reserved for neighborhood supporting commercial retail/service use if the data center use does not proceed. It is also important to preserve commercial retail Planning Areas and the opportunity for retail/service use in the section of the Compark Village PD south of E-470 and accessible from the recently constructed Belford Avenue.
Centennial Airport	No Comment

Community Comments

Staff has received phone calls from three community members, concern noted included type of use, noise, traffic and impact the change could have to their properties. Staff has also received three letters of support for this project from the community. All written comments submitted from the community are included in the packet.

VIII. CONCLUSION

Staff has reviewed the proposal to rezone approximately 21.3 acres of property located within the Compark PD on the west side of the intersection of Chambers Road and Compark Boulevard. The applicant is proposing the following as part of their rezone:

- North side of Compark Blvd – Remove approximately 4.5 acres from the Commercial Retail Planning Area (PA 9) and add this area into the Business Employment Planning Area (PA 2);

- South side of Compark Blvd. – Remove approximately 13.72 acres from the Commercial Retail Planning Area (PA 10) and add this area into the Business Employment Planning Area, creating a new Planning Area 10A.
- Add a Data Center Overlay to the 18 acres proposed to be rezoned above along with an additional 3.3 acres zoned Commercial Retail Planning Area located at the southwest corner of Chambers Road and Compark Blvd for a total of 21.3 acres. The Data Center Overlay would allow for data centers as a use by right subject to certain additional standards only within this area of the PD.

The applicant must further address how this project complies with the nine criteria in the public hearing. Based on the analysis in this staff report, and how well the applicant addresses this criterion during the public hearing the proposed zoning may be considered consistent with the Parker 2035 Master Plan and the Land Development Ordinance.

IX. ATTACHMENTS

1. Compark Village Development Guide – 6th Amendment
2. Compark Village Development Plan – 6th Amendment
3. Letters of support

Report Reviewed By: John Fussa, Community Development Director

Report Approved By: Bryce Matthews, Assistant Director, Planning

COMPARK VILLAGE PLANNED DEVELOPMENT - SIXTH AMENDMENT DEVELOPMENT PLAN

BEING A PART OF SECTION 5 AND SECTION 6 ALL IN TOWNSHIP 6 SOUTH,RANGE 66 WEST OF THE 6TH
PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

Z21-028

OWNERSHIP CERTIFICATION

Planning Area 2 (new southwest portion of PA-2)
Tract C - Compark Filing 11
Compark North V, LLC

By: _____
Title: _____
Witnessed by _____

STATE OF COLORADO }
COUNTY OF _____ }ss
_____ }

Subscribed and sworn to before me this _____ day of _____, 20____

By: _____
Notary: _____ My Commission expires: _____ (seal)

OWNERSHIP CERTIFICATION

Planning Area 10A (new - southeast portion of PA-10)

Part of Tract A - Compark Filing 8
Compark North IV, LLC

By: _____
Title: _____
Witnessed by _____

STATE OF COLORADO }
COUNTY OF _____ }ss
_____ }

Subscribed and sworn to before me this _____ day of _____, 20____

By: _____
Notary: _____ My Commission expires: _____ (seal)

PLANNING COMMISSION ACCEPTANCE

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

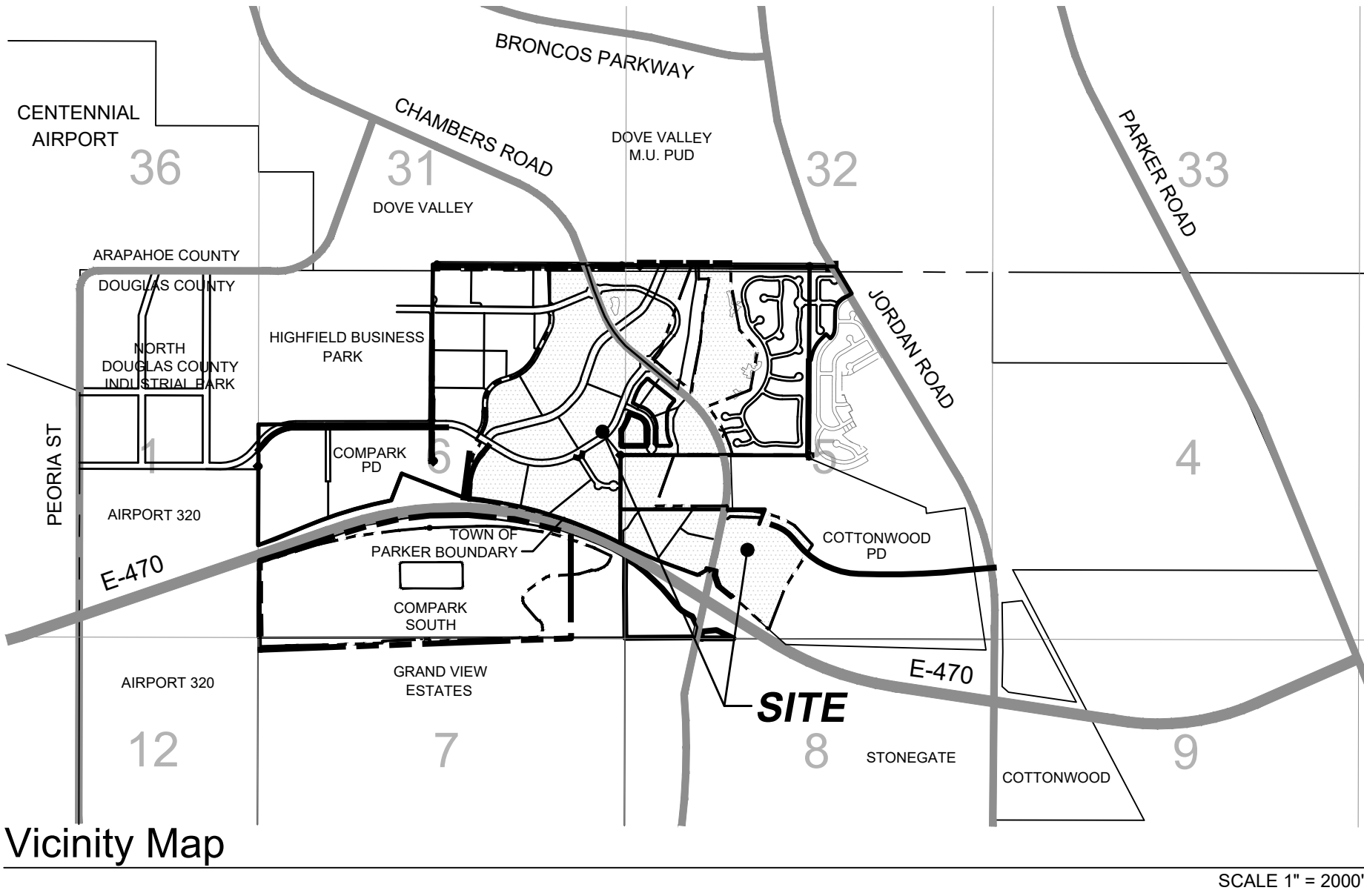
COMMUNITY DEVELOPMENT DIRECTOR, ON BEHALF OF THE
TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL
OF THE TOWN OF PARKER ON THE _____ DAY OF
_____ 20____ FOR THE PROPERTY DESCRIBED AS
COMPARK VILLAGE PLANNED DEVELOPMENT—FIRST AMENDMENT.
THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH
THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER
ATTEST:

TOWN CLERK



SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION SHEET
SHEET 3	DEVELOPMENT PLAN SHEET

Compark Village Planned Development Sixth Amendment - Development Plan

OWNER	6TH AMENDMENT OWNER/APPLICANT	LAND PLANNER/LANDSCAPE ARCHITECT	Town of Parker, Colorado
Compark Land Company 290 Fillmore Street Suite 2 Denver, CO 80206 303-309-0891	Westside Investment Partners, Inc. 4100 East Mississippi Ave Suite 500 Denver, CO 80246 303-984-9800	Plan West, Inc. 767 Santa Fe Drive Denver, CO 80204 303-741-1411	job no. 10-11-2021 date 09-20-2022 revisions 04-25-2023 09-05-2023 10-16-2023 12-15-2023
ENGINEER	6TH AMENDMENT PLANNER		
Manhard Consulting 8008 E. Arapahoe Court Suite 110 Centennial, Colorado 80112 303-708-0500	Henry Design Group, Inc. 1501 Wazee St. Suite 1-C Denver, CO 80202 303-446-2368		sheet 1 of 3

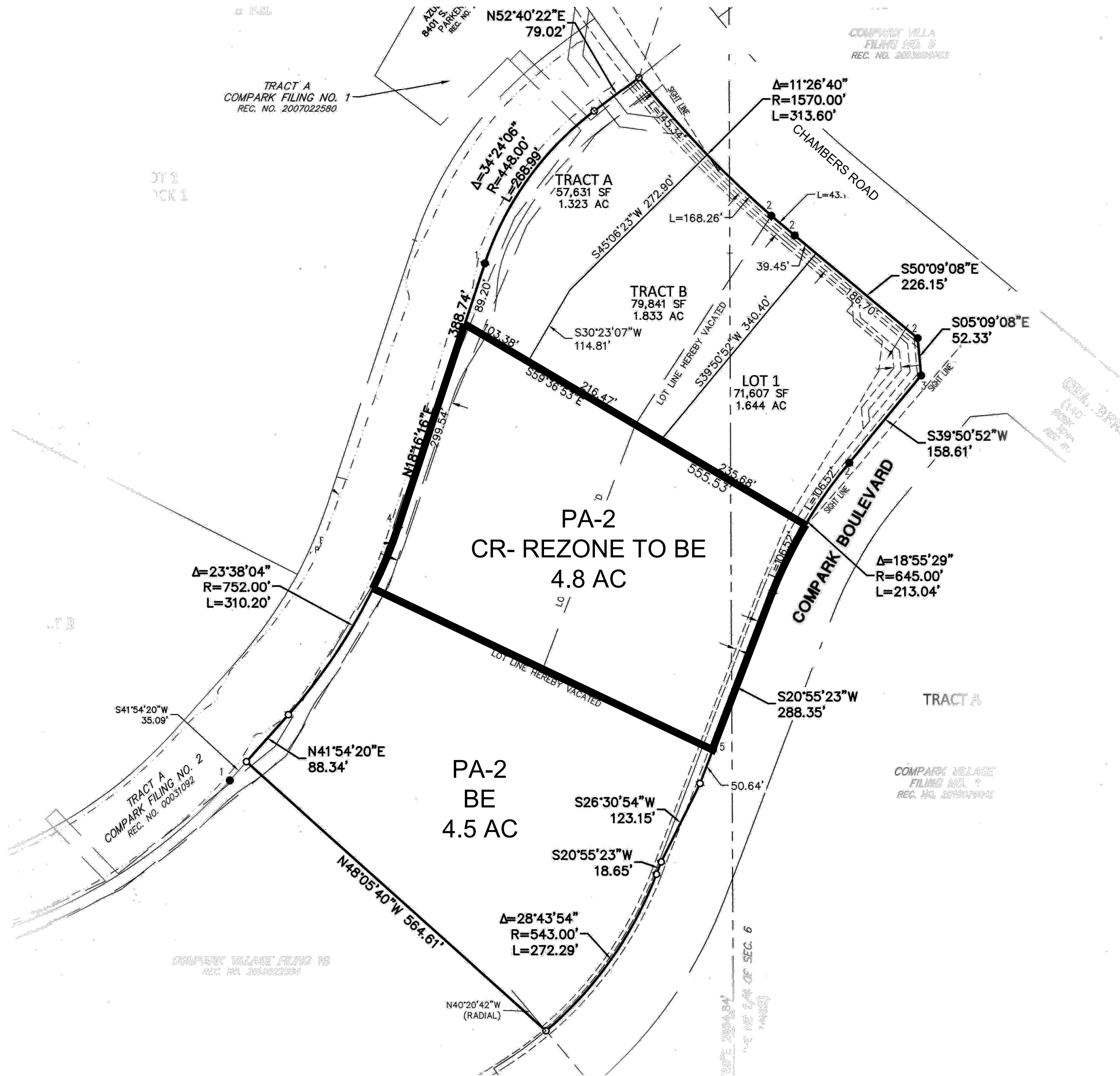
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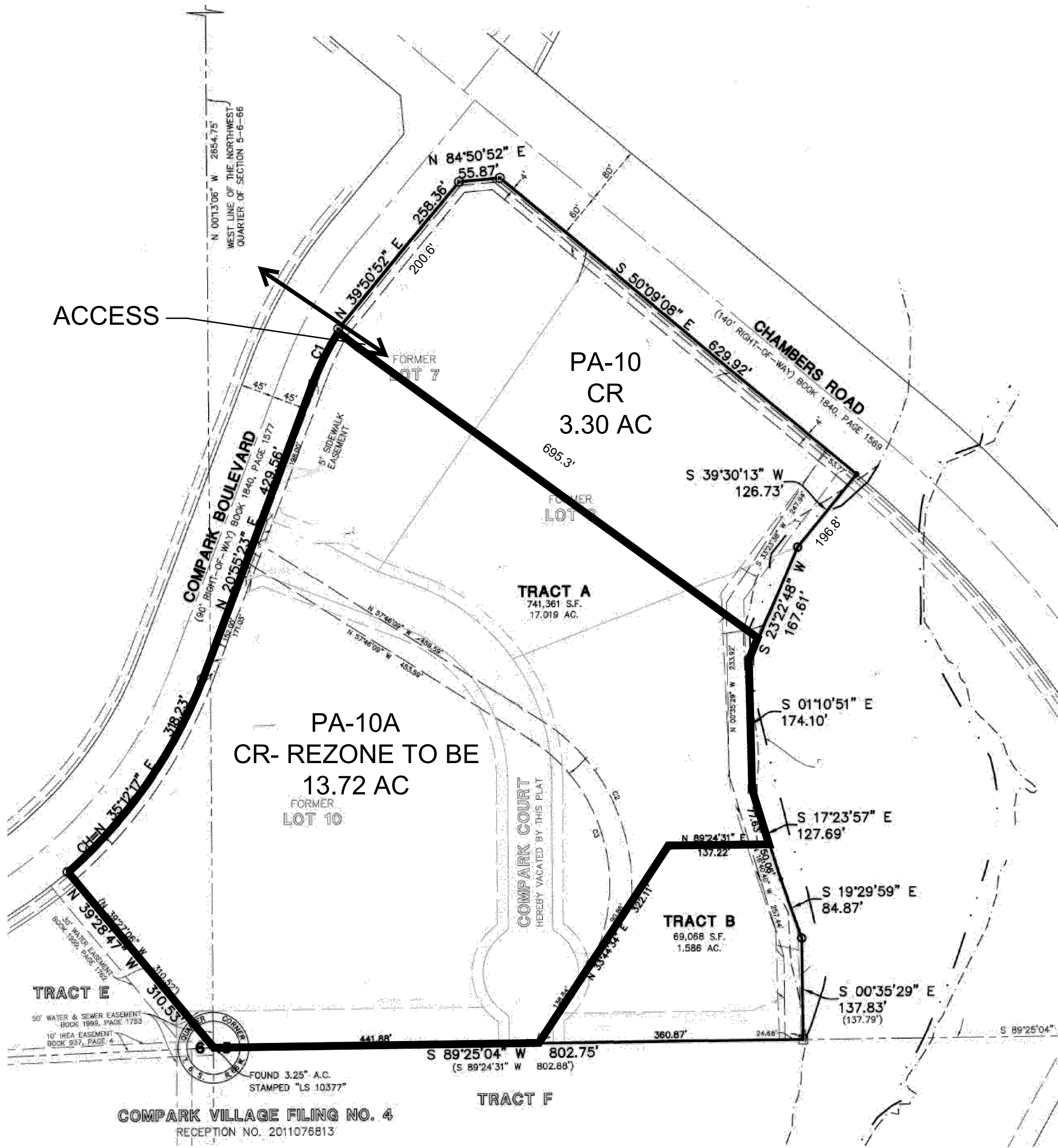
COMPARK VILLAGE PLANNED DEVELOPMENT - SIXTH AMENDMENT DEVELOPMENT PLAN

BEING A PART OF SECTION 5 AND SECTION 6 ALL IN TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH
PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO
Z21-028

COMPARK VILLAGE 6TH AMENDMENT LEGAL DESCRIPTIONS
THE FOLLOWING PARCELS ARE PART OF THE 6TH
AMENDMENT



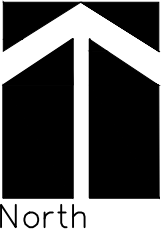
COMPARK VILLAGE - FILING 11 - LOT 1 Tracts A, B AND C
PLANNING AREAS 9 & 2



COMPARK VILLAGE - FILING 8 - TRACT A
- PLANNING AREAS 10 & 10A

Compark Village Planned Development Sixth Amendment - Development Plan

OWNER		6TH AMENDMENT OWNER/ APPLICANT	LAND PLANNER/LANDSCAPE ARCHITECT	Town of Parker, Colorado
Compark Land Company 290 Fillmore Street Suite 2 Denver, CO 80206 303-309-0891		Westside Investment Partners, Inc. 4100 East Mississippi Ave Suite 500 Denver, CO 80246 303-984-9800	Plan West, Inc. 767 Santa Fe Drive Denver, CO 80204 303-741-1411	job no. date revisions
ENGINEER		6TH AMENDMENT PLANNER		10-11-2021 09-20-2022 04-25-2023 09-05-2023 12-15-2023
Manhard Consulting 8008 E. Arapahoe Court Suite 110 Centennial, Colorado 80112 303-708-0500		Henry Design Group, Inc. 1501 Wazee St. Suite 1-C Denver, CO 80202 303-446-2368		



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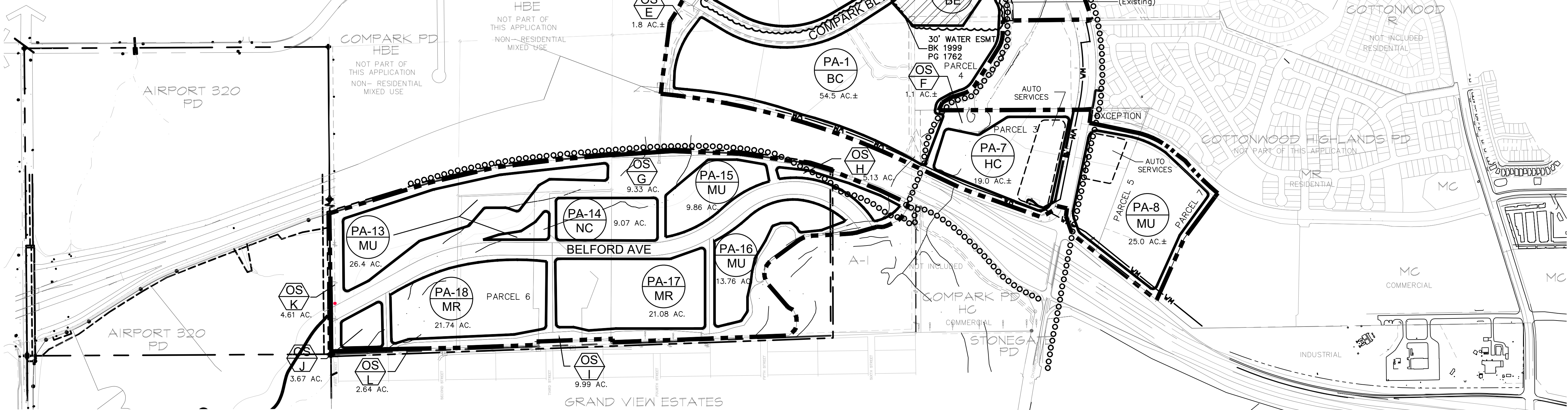
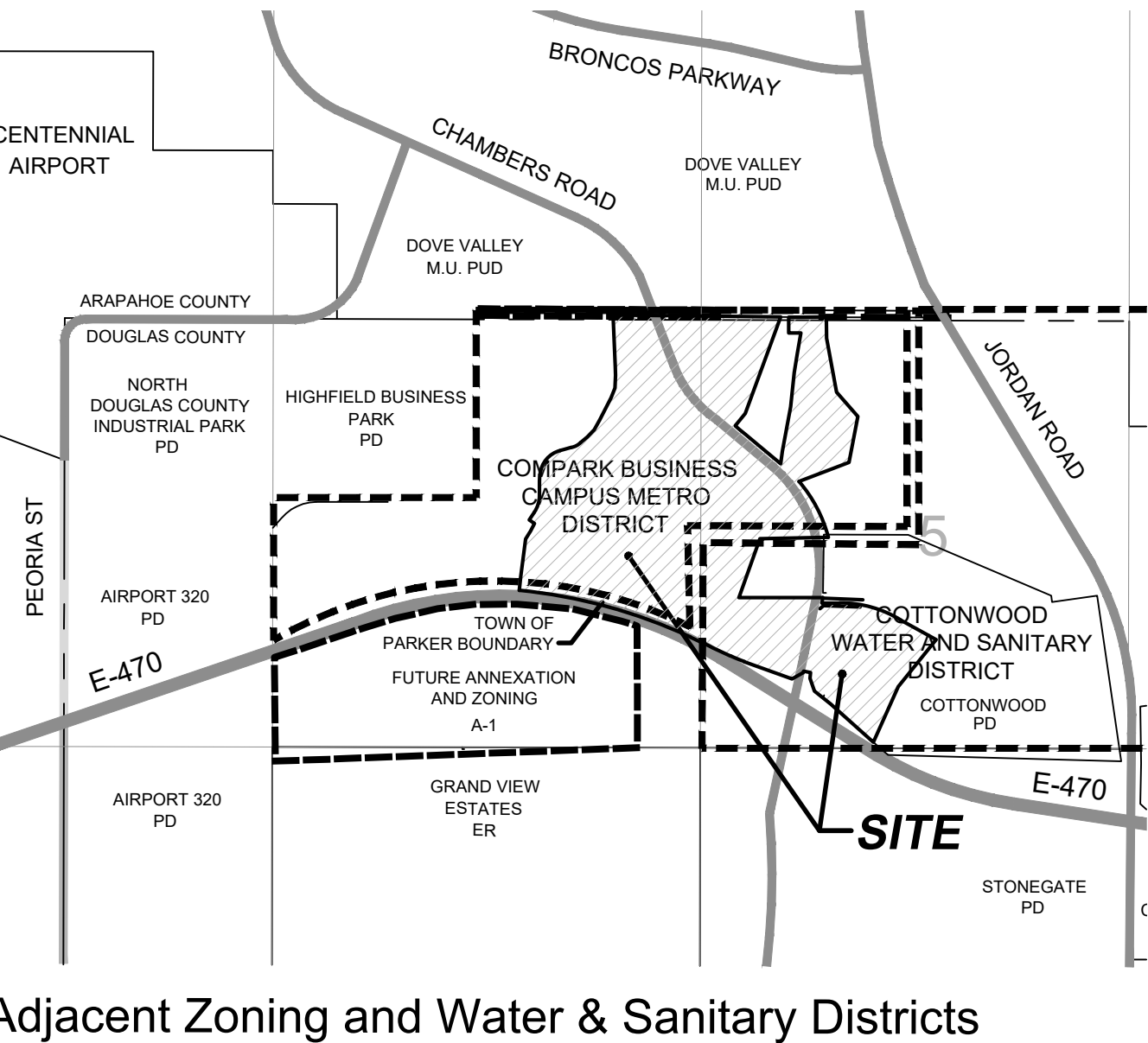
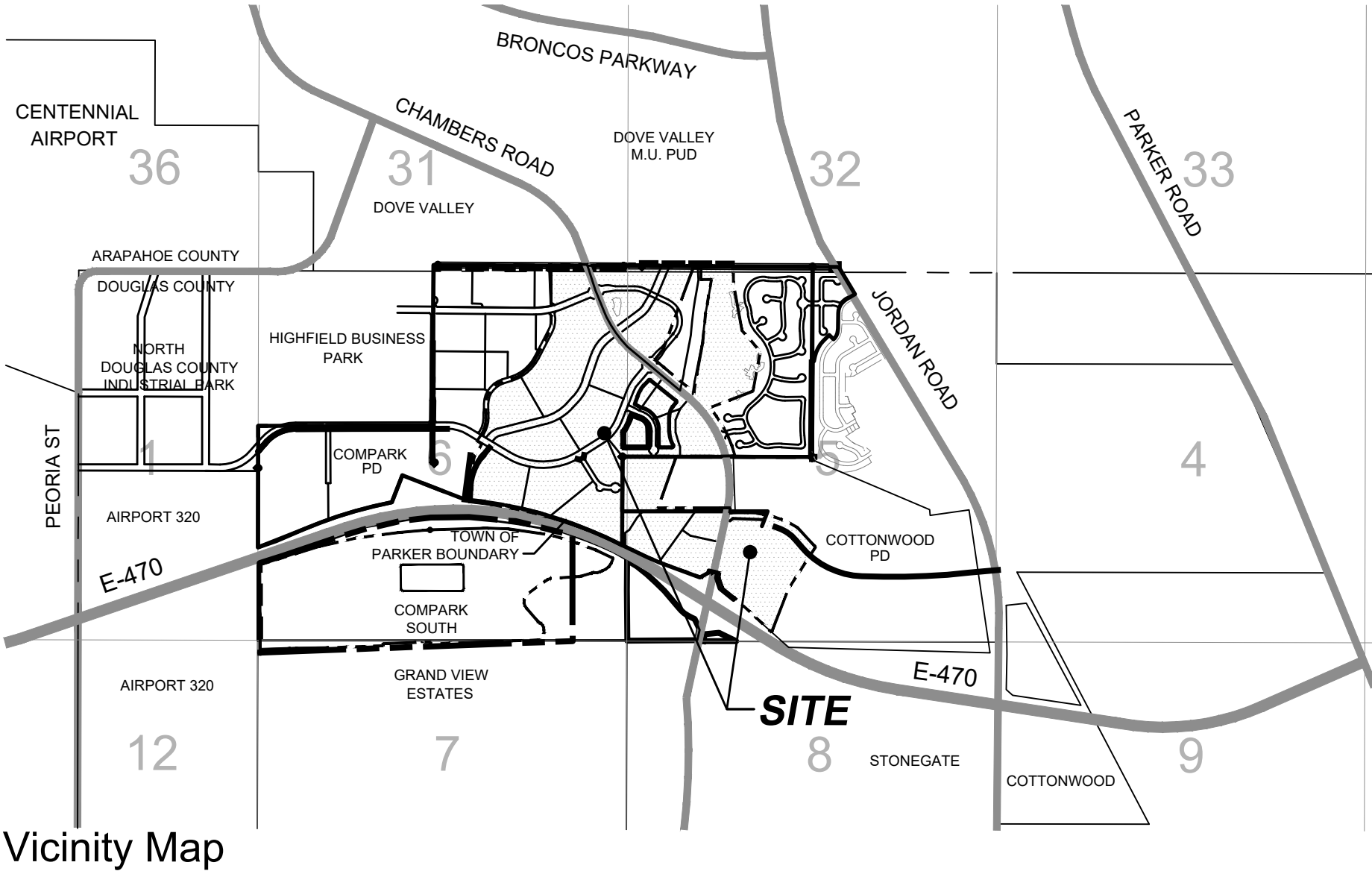
PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
767 Santa Fe Drive Denver, CO 80204 303-741-1411 planwest.com

NOTE: PARCELS AS PART OF PREVIOUS PLANNED DEVELOPMENT PLANS AND AMENDMENTS HAVE BEEN PLATTED AS COMPARK VILLAGE FILINGS 1-11.

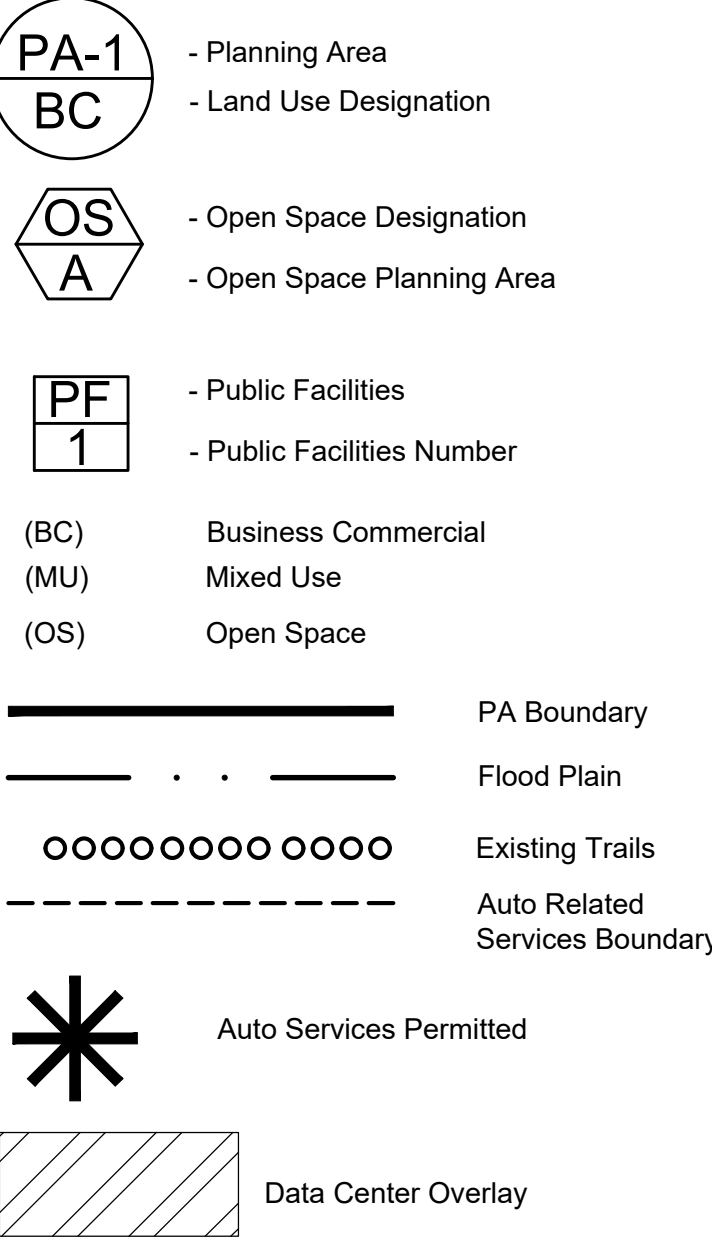
COMPARK VILLAGE PLANNED DEVELOPMENT - SIXTH AMENDMENT

DEVELOPMENT PLAN

BEING A PART OF SECTION 5 AND SECTION 6 ALL IN TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH
PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO
Z21-028



Legend



Utility Providers

Electricity.....IREA
Gas.....Xcel
Telephone.....Qwest

100-Year Floodplain Info

The floodplain has been depicted referencing the Federal Flood Insurance Rate Maps, Community Numbers, 08035C0054F, 08035C0058F, 08035C0062F, and 08035C0066F and Community Number 08035C, dated September 30, 2005

Avigation Easement

This subdivision is subject to the Avigation and Hazard Easement recorded in Book 465 at Page 324 of the Douglas County Records

General Notes

The Compark PD Plan Exhibit illustrates proposed land uses and site data. Land use acres are approximate. The plan is intended to allow for changes and refinement. The exact acreage of planning areas will be determined during preparation of individual site improvement plans and plats.

* The discrepancy in the total acreage between Compark Village Planned Development - Fifth Amendment and the Compark Village Planned Development Sixth Amendment is a result of the platting of Compark Village Filings 8, 10 and 11 and Compark South Filing 1 as compared to the approximate acreages on the Planned Development Plan. The discrepancy is also a result of defining drainages and street rights-of-way.

LAND USE TABULATION - OVERALL COMPARK PLANNED DEVELOPMENT

LAND USE DESIGNATION	SYMBOL	PLANNING AREA	ACRES	MAX TOTAL # OF DU	MAX DU/AC	% OF TOTAL
Business Commercial	BC	PA-1, PA-12	78.50	-	-	20.1%
Neighborhood Commercial	NC	PA-14	9.07	-	-	2.3%
Highway Commercial	HC	PA-7	19.00	-	-	4.9%
Mixed Use	MU	PA-8, PA-13, PA-15, PA-16	75.02	PA8=306 PA16=300 PA13, PA15=0	30 -- NA	19.3%
Business Employment	BE	PA-2, PA-4, PA-5, PA-10A	50.32	-	-	12.9%
Mixed Residential	MR	PA-6, PA-11, PA 17, PA-18	67.52	PA6 & PA11= 85 PA13 & PA15=0 PA17 & PA18=225	-	17.3%
Commercial Retail	CR	PA-3, PA-9, PA-10	12.00	-	-	3.1%
SUBTOTAL			311.43	-	-	79.9%
Auto Sevices, Gas Stations and Car Washes			Limited to one approved auto service, gas station and/or car wash user per planning area. Not more than three auto services, gas stations and/or car wash uses permitted within the boundary of the Compark Village PD.			
Open Space (Flood Plain and Slopes Greater than 20%)	OS	A, B, C, D, E, F, G, H, I, J, K, L	77.77	-	-	20.0%
Public Facility	PF		0.48	-	-	0.1%
SUBTOTAL			78.25	-	-	20.1%
TOTAL			389.68	-	-	100.0%

Compark Village Planned Development Sixth Amendment - Development Plan

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Suite 2
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303-309-0891

ENGINEER

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6TH AMENDMENT OWNER /APPLICANT

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6TH AMENDMENT PLANNER

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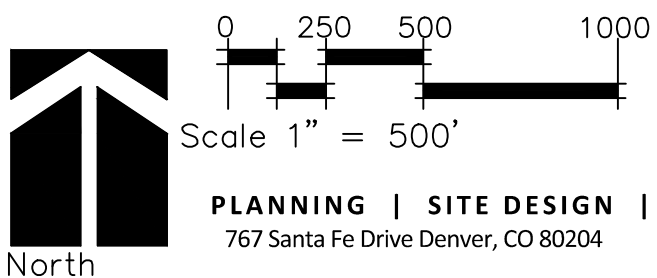
LAND PLANNER/LANDSCAPE ARCHITECT

Plan West, Inc.
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Town of Parker,
Colorado

job no.
date
revisions

sheet 3 of 3



PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
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planwest.com

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COMPARK VILLAGE Planned Development Development Guide

First Amendment

April 20, 2009

Second Amendment

September 19, 2011

Third Amendment

September 19, 2012

Fourth Amendment

January 5, 2015

Fifth Amendment

October 15, 2015

Sixth Amendment

February 20, 2024

Sixth Amendment prepared for:

Westside Investment Partners, Inc.
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Sixth Amendment Prepared by:



COMPARK VILLAGE PD - SIXTH AMENDMENT Development Guide

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COMPARK VILLAGE PD –SIXTH AMENDMENT

INTRODUCTION AND GENERAL CONDITIONS

INTENT

The intent of the Compark Village Planned Development – Sixth Amendment is to build on the framework of the existing village and to offer better opportunities for community growth within the Town of Parker. The Sixth Amendment will include a mix of retail, office, commercial, and residential uses along with trails and open space. The mixed-use program will combine employment opportunities with services and housing while preserving the natural character of the floodplains, wildlife habitat, and unique topographic features. The Compark Village PD - Sixth Amendment provides the development standards that will encourage and promote innovative development to help enhance the character and quality of the Town of Parker. The development standards outline provisions to promote a pedestrian friendly environment with walkable connections among the mixed-use projects and open space amenities. Dedicated Open Space will be used to offset requirements for residential development in the Compark Village PD.

The intent of the Compark Village Planned Development – Sixth Amendment is to continue to build on the framework of the existing Village and what was established with the Fifth Amendment. The increased Business Employment land uses will provide additional opportunities for retail, office, data centers, commercial and employment facilities, but will allow more flexibility for primary employment users. The proposed rezoning does not change the intent of the Compark Village as it continues to develop. Additionally, the rezoning will continue to provide a variety of land uses that further the development intent of the Compark Village Planned Development.

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

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

- provide the opportunity for mixed residential, retail, commercial and recreational development conveniently located to the community.
- provide for well-located, clean, safe and pleasant mixed commercial uses.
- encourage innovative approaches to mixed residential, commercial, and recreational development so the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space.
- encourage the development of a community by incorporating the best features of modern design.
- encourage alternatives to conventional transportation systems which will minimize the strain on existing and future facilities in and around the Compark Village. Such alternatives may include pedestrian connections to the Happy Canyon Regional Trail, pedestrian connections to existing and future commercial development in the area, car-pooling, and extended commuter bus systems.
- conserve and enhance the value of the land.

COMPARK VILLAGE PD –SIXTH AMENDMENT

- encourage the site design and layout of development projects to preserve the land's natural characteristics.

APPLICATION

Standards for development shall apply to all property contained within the Compark Village PD - Sixth Amendment that is illustrated on the Development Plan. The regulations and requirements shall become the governing standards for review, approval, and modification of all development activities occurring on the site.

The provisions of this guide shall prevail and govern the uses permitted within the area defined as the Compark Village PD – Sixth Amendment. This guide only supersedes the specific zoning category, not the Town of Parker's Municipal Code, as amended.

PURPOSE

The purpose of this section is to provide general provisions and clarifications of standards and requirements for development in the Compark Village Planned Development – Sixth Amendment.

AUTHORITY

The authority for this PD Development Guide is Section 13.04.150. (PD-Planned Development) of the Town of Parker Municipal Code, as amended.

ADOPTION

The adoption of this Development Guide shall evidence the findings and decision of the Town Council of the Town of Parker that this Development Guide for the Compark Village Planned Development - Sixth Amendment is authorized by the provisions of Section 13.04.150 of the Town of Parker Municipal Code, as amended.

RELATIONSHIP TO TOWN REGULATIONS

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

CONFLICTS

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

ENFORCEMENT

The provisions of the Development Guide relating to the use of land shall run with the land 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 run in favor of the residents,

COMPARK VILLAGE PD –SIXTH AMENDMENT

occupants, and owners of the land within the Compark Village Planned Development – Sixth Amendment to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

CONTROL OVER USE

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

- any new building, structure, or land use
- the use of any existing building, structure, or parcel of land
- any existing building or structure may be enlarged, reconstructed, structurally altered, converted, or relocated provided changes are in accordance with this Development Guide and the Development Plan

INCORPORATION OF DEVELOPMENT PLAN:

Development areas for the Compark Village Planned Development – Sixth Amendment are illustrated on the “*Compark Village PD – Sixth Amendment Development Plan*” (referred to as the *Development Plan*). The Development Plan is hereby incorporated by reference into this Development Guide.

PLANNING AREA BOUNDARIES:

The boundaries and acreage of all Planning Areas within Compark Village Planned Development are shown on the Development Plan. Changes in the boundaries and area of Planning Areas shall be permitted as follows:

The size of any Planning Area may increase or decrease after final determination of: internal street alignments, arterial street alignments, 100-year floodplain boundary, open space and buffer zone areas. The final boundary of any Planning Area will be established when the final plat is prepared for that area.

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

END OF SECTION

DEFINITIONS

All terms not defined in these Guidelines shall have the meanings ascribed to them in the Town of Parker Zoning Municipal Code, as amended. To the extent that a term is defined in both these Development Standards and the Town of Parker Zoning Resolution, as amended, the definitions contained in the Compark Village – Sixth Amendment Development Standards shall control.

Automobile Rental Facility

The rental of automobiles under conditions where (1) the storage of all rental automobiles is located on the same zone lot as the office for the automobile rental service, (2) no mechanical or maintenance work on automobiles shall be done on the premises, (3) the land area assigned for storage of rental automobiles shall not be included for computation of any required off-street parking space.

Automobile Repair Garage

An establishment engaged in performing major repairs to and the servicing of automobiles. Such work excludes commercial wrecking, dismantling, junkyard, tire, and truck-tractor repair. Major repair may include engine overhaul or replacement, body work, upholstery work, glass replacement, transmission overhaul, brake repair with drum and disc grinding, replacement of electrical accessories such as starters and alternators, frame alignment, and rebuilding of wrecked automobiles. Outdoor storage of vehicles awaiting repair, materials, or supplies is controlled by enclosure requirements of the specific use district; however, any unenclosed areas shall be provided with a fence or wall constructed to a height adequate to conceal any vehicles, equipment or supplies located on the lot.

Convenience Store

A retail sales business that specializes in providing household products, food items and a variety of a limited selection of prepared food items. A convenience store may include the sale of gasoline. A single bay fully automated vehicle wash facility may be included as an accessory and secondary use to the convenience store.

Data Center

A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes backup batteries and power generators, cooling units, fire suppression systems, and enhanced security features.

Gasoline Station

A facility in which the storage of for sale automotive fuel or other petroleum products is the primary and principal activity. Minor automobile repair may be performed on premises. A gasoline station may include accessory uses that are clearly secondary and subservient use to the gasoline station such as a convenience store, a single bay fully automated vehicle wash, or the preparation and sale of a limited menu of food.

Flex Office

Flex office allows flexible land use for office, product research and development, the assembly and fabrication of goods and products, wholesale and retail sales, and warehousing for distribution of products in a storefront/office styled building.

COMPARK VILLAGE PD –SIXTH AMENDMENT

Assembly and fabrication are limited to goods produced with little if any noise, vibration, glair, and/or air and water pollution produced on the exterior of the buildings. The goods produced require the use of technical equipment, table-mounted tools, and machinery, or artisan's equipment for the predominant means and method of production. Large tools and floor mounted equipment are permitted if required in a limited role, supporting the primary function.

Examples of goods for assembly and fabrication include but are not limited to computers, computer related equipment, jewelry, electronic instruments, specialty or custom cabinets and furniture, medical equipment, scientific equipment, alternative energy products, optics, office machines, and other uses. The use of toxic, hazardous, biological, or explosive materials, or highly flammable solvents as a primary component of the process are prohibited. Painting as a supplementary process for the finishing of a product is acceptable provided noxious fumes and particles are filtered prior to being discharged to the exterior of the structure.

Light Industrial, Industrial, Manufacturing and Assembly

These uses are similar to Flex Office but may require additional non-office space and higher interior clear dimensions. These uses will follow the industrial section of the Parker *design standards outlined within the Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards. Outdoor storage will follow the development standards outlined in this development guide.

Medical Facilities

Medical Facilities should include:

- Adult Day Care
- Air/Ambulance Transportation
- Ambulatory Surgery Center
- Behavioral Health
- Birthing Centers
- Cancer Centers
- Cardiology
- Clinics
- Diabetes Management Center
- Diagnostic Center
- Dialysis Center
- Disability and Impairment Center
- Durable Medical Equipment
- Endoscopy Center
- Hearing Services
- Home Health
- Hospice
- Hospital
- Laboratory and Genetic Testing
- Lithotripsy/Infusion Therapy
- MRI/CT/PET Imaging Services
- Occupational Medicine

COMPARK VILLAGE PD –SIXTH AMENDMENT

- Occupational Therapy
- Orthotics and Prosthetics
- Other Ancillary Services
- Pain Management
- Pediatric Diagnostic Laboratory Immunology
- Pharmacy
- Physical Therapy
- Psychiatric and Chemical Dependency
- Radiology/Imaging Services
- Rehabilitation
- Reproductive Medicine Facility
- Respiratory Therapy
- Skilled Nursing
- Skilled Nursing Facility
- Sleep Medicine Facility
- Speech Therapy
- Urgent Care/Walk-In Clinics
- Vision Center
- Weight Management Programs
- Women's Health
- Wound/Burn Care Center

Parking, Off Street

A portion of land, other than a street, used for the parking of motor vehicles (excluding recreational vehicles as defined in Section 7.02.080(a) of the Parker Municipal Code) and available for general public use, either free or for remuneration, which is developed pursuant to Section 13.06.50 of the Town of Parker Municipal Code, as amended.

Planning Area

An area of land within a Planned Development defined by acreage, use, density, etc., and whose boundaries are defined by the alignment of arterials or collectors or as otherwise depicted on the Development Plan.

Plaza

An open area at ground level accessible to the public at all times, and which is unobstructed from its lowest level to the sky.

Professional or Personal Services

A service establishment including, but not limited to, barber shop, beauty shop, medical clinic, cleaner, bank, copy center, health club and other similar services.

Recreation Facility - Indoor/Outdoor including public or private clubs

Recreation facilities that may be open to the public or for private membership. Activities may include but are not limited to tennis courts, swimming pools, skateboard tracks, golf/driving range, soccer & ball fields, and ice-skating rink, billiards, bowling alley or related amusements and activities. This does not include adult entertainment facilities.

COMPARK VILLAGE PD –SIXTH AMENDMENT

Storage

The act of depositing goods, wares and merchandise in any structure, part of a structure or warehouse, gratuitous or otherwise, shall be called storage.

Town of Parker Municipal Code

The Municipal Code as amended by the Town of Parker, Town Council.

Warehouse

A warehouse is a structure or part of a structure, for storing goods, wares and merchandise, whether for the owner or for others, and whether the same being public or private warehouse.

Warehouse Trade

An establishment primarily engaged in selling durable and nondurable goods.

Wholesale Business/General Merchandising

Wholesale sale, mail order sale, Retail sale, distribution, and warehousing of any commodity, (except motor and recreational vehicles).

COMPARK VILLAGE PD –SIXTH AMENDMENT

MIXED RESIDENTIAL (MR)

Planning Areas 6, 11, 17, and 18

INTENT

The mixed residential planning area (PA 6, 11, 17 and 18) provides for the opportunity to offer flexibility with the land planning and site development. The planning area can be developed with a variety of low-density residential uses. The flexibility in land uses provides the framework to combine supporting uses in a dynamic neighborhood and allows development to respond to changing market conditions. The development standards will help ensure quality improvements in the Town of Parker.

The land uses allow housing to promote a sustainable mixed-use environment. The mix of housing types supports the Town of Parker's goals and intent for the development of the E-470 corridor.

DEVELOPMENT PROGRAM

The design intent is to create neighborhoods with a pedestrian environment. Walks will connect to the regional trail systems along Chambers Road and Happy Canyon Creek.

LAND USES PERMITTED BY RIGHT

Residential land use should promote a pedestrian environment. A traditional design theme that creates pedestrian-friendly streets and public outdoor spaces is encouraged. Parking areas should be dispersed to promote a pedestrian, neighborhood character. Building frontages are encouraged to be street-oriented to promote an urban environment. The design standards provide criteria for providing the appropriate environment.

The permitted uses for residential-only development include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

Residential Land Uses

- dormitories
- duplex (PA 17 and 18)
- single family detached

Supporting Land Uses

- open space
- playground with play structures
- public plazas, courts and gathering spaces
- recreation center – club house for private use to serve the residential development
- swimming pool
- trails for bikes, pedestrian & equestrian use

COMPARK VILLAGE PD –SIXTH AMENDMENT

Supporting Land Uses

- congregate care, convalescent home, nursing home and retirement home
- recreation facility, indoor/outdoor, public/private - no motorized vehicles or bmx tracks

DEVELOPMENT STANDARDS

Density

Residential uses

- Maximum number of units: PA 17 and 18 combined shall not exceed 225 residential dwelling units.
- Congregate care and assisted living facilities are not included in dwelling unit calculations but shall be included in the gross floor area tabulation.
- PA 6 shall not exceed 45 DU.

Minimum Lot Area

- Minimum standard lot area: 5,000 square feet
- Minimum patio home lot area: 4,000 square feet
- Minimum duplex lot area: 2,000 square feet

Building Height

Maximum building height:

- 35 feet – 45 feet with SR
not including roof-top mechanical equipment
- all rooftop equipment shall be screened

Minimum lot width:

- At the front setback:
SFD: 40 feet
Duplex lot: 25 feet
- At a cul-de-sac, knuckle or similarly curved frontage:
at the front setback: 25 feet

Setbacks

- Primary structure front setback (from local street right-of-way):
20 feet to face of garage to sidewalk
15 feet to face of home
10 feet to unenclosed covered porch without living space above the porch
- Primary and accessory structure side setback: 5 feet
- Primary structure rear setback:
10 feet internal lot or lot adjacent to a buffer,
- 10 feet for perimeter lots along Happy Canyon Creek Accessory structure rear setback: 10 feet
- Detached garage rear setback: 5 feet
- Corner lot side setback (From local street right-of-way):
10 feet to side of structure,
20 feet to face of garage to adjacent sidewalk if side entry
- Minimum building separation: determined by fire codes

COMPARK VILLAGE PD –SIXTH AMENDMENT

- Encroachments: Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, brick or stone ledges and roof overhangs may encroach the setback a maximum of 18 inches.
- Decks and Patios: Deck and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the rear or side property line. Open or enclosed decks on the main level of a walkout condition may encroach into the rear setback provided they are no closer than (10) feet to the rear property line.

DESIGN STANDARDS

1. Minimum Buffer on South Property line: No fences or structures shall be erected closer than 50 feet from the south property line of property for the purpose of preserving land for the East-West regional trail.
2. A 75-foot-wide landscape buffer shall be provided along the south property lines to create a separation and transition to the adjacent property. The actual size and location shall be indicated at the time of Sketch Plan.
3. Front porches are encouraged.
4. Two (2) car garages (minimum) shall be required.
5. Staggered setbacks are required. The front building setback of one (1) lot shall be varied by a minimum of two (2) feet from the front building setback of any home within two (2) lots on either side of the subject lot in accordance with the Town of Parker Residential Design Criteria- Sec. 13.10.161 (g) of the Parker Municipal Code, as amended.

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

BUSINESS COMMERCIAL (BC)

Planning Areas 1 and 12

INTENT

The Business Commercial Planning Area will allow for development that will support the retail/commercial business character of the Compark Village. Business Commercial planning areas are intended to maximize exposure to E-470, Chambers Road, and Compark Boulevard. The dedicated open space of Happy Canyon Creek and steep grades along the flood plain provide a dramatic edge and uninterrupted visibility of the development area. The Business Commercial zoning provides the flexibility to offer a variety of commercial, office, manufacturing assembly, and service uses.

DEVELOPMENT PROGRAM

The development program is to attract users that may desire to be in close proximity to the Baxa industries facility, Labcorp offices, the Rocky Vista University Campus, the surrounding residential neighborhoods, and the central location along E-470. Site planning in the BC planning areas should orient primary architectural facades toward the adjacent roadways. 360-degree architecture should present attractive detailing toward the primary street frontage and E-470 where visible from the highway. Truck loading and service areas shall be oriented and screened to minimize visibility from E-470, and Compark Boulevard. The assembly and fabrication of goods and products shall be wholly contained within the building. Permitted uses located within the buildings shall have impacts to the surrounding area that are similar to office buildings in the surrounding area. Site design shall encourage a pedestrian environment within each project and pedestrian connections among the various uses in Compark Village.

All non-residential structures, regardless of intended use, shall comply with the *Commercial and Industrial design standards outlined within the Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

LAND USES PERMITTED BY RIGHT

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

Retail, Commercial, and Office

- convenience retail without gas pumps
- drug store
- equipment rental – less than 30,000 sf.; outdoor storage by special review
- flex office
- hardware store/home repairs
- hotel/motel & convention facilities
- assembly and manufacturing
- liquor store
- medical and dental office, clinic
- office/professional, accounting, law, consulting
- office for research and development, experimental and testing
- office warehouse or showroom warehouse
- retail sale of any product or commodity including the following:

COMPARK VILLAGE PD –SIXTH AMENDMENT

- auto and motor vehicle parts, accessory sales, and tire sales
- sale of motorized vehicles subject to the limitations and development standards for auto sales.
- retail outlet with warehouse
- retail showroom
- specialty shops
- wholesale business and general merchandising

Restaurants, Eating Establishments, and Entertainment

- bar and lounge
- bowling alley, pool hall
- fast food w/ drive thru
- night club
- quick serve with and with-out drive thru
- restaurant, full service

Services

- athletic club – private/public
- athletic fields
- bank with and without drive through
- day care center, nursery school
- dry cleaners
- funeral home/mortuary
- hospital
- parking lot commercial
- personal service shops,
- beauty parlor, barber shops, nail salon
- shops and special trade contractors including but not limited to plumbing, electrical heating, air conditioning, cabinetmaking and printing, shops and/or repair shops
- veterinary clinic, animal hospital, no outside kennels

Supporting Land Uses

- community information center
- congregate care, convalescent home, nursing home and retirement home
- fire station
- library
- open space
- playground with play structures
- police station
- public plazas, courts and gathering spaces
- recreation facility, indoor/outdoor, public/private clubs – No outdoor BMX or outdoor motorized vehicles allowed; indoor motorized venue allowed
- schools - private or public, K-12, colleges or universities and trade with related facilities
- sports stadium

USES PERMITTED BY SPECIAL REVIEW

- movie theater
- parking lot - Commercial - for off-site uses such as an RTD Park-N-Ride, no tractor trailers
- wastewater, treated effluent storage facility for Special District use restricted to

COMPARK VILLAGE PD –SIXTH AMENDMENT

PA-1 – special review as per Section 13.04.205 of the Town of Parker Municipal Code, as amended

- wells and pumping stations – special review as per Section 13.04.205 of the Town of Parker Municipal Code, as amended

DEVELOPMENT STANDARDS

Limited Sale of Motorized Vehicles as a permitted use

Selected planning areas in the Compark Village PD allow for the *Limited Sale of Motorized Vehicles* as a permitted use subject to the following Development Standards:

- The sale of motorized vehicles is limited to the sale of vehicles that do not require a large on-site sales inventory or outside storage of the sales vehicle.
 - Surface parking or display of for sale vehicles is limited to no more than 20 vehicles.
 - Outdoor display is limited to a standard parking lot layout.
- Indoor showrooms are encouraged and not limited in size.
- Service areas, garages, and repairs shall be in accordance with Auto Services, Gas Stations, and Car Washes – Development Standards.

Building Height

- Maximum Building Height – 60 feet
 - not including roof-top mechanical equipment
 - all roof-top equipment shall be screened, solar panels excepted.

Minimum Lot Area

None

Setbacks - See Exhibit A: Setback Table for All Planning Areas

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

BUSINESS EMPLOYMENT (BE)

Planning Areas 2, 4, 5, 10a

INTENT

Areas designated as Business Employment (BE) are intended to allow for land use flexibility and versatility. These planning areas are intended to attract regional distribution warehouses, research, and development centers, regional, community and business services, light Industrial uses, with a service, business, and commercial orientation and supporting facilities.

The intent of site plan development in the BE planning areas is to orient primary architectural facades toward the adjacent public streets. Direct view of outside storage areas, loading docks and service activities are intended to be screened from the roadways. Uses shall operate with minimal dust, fumes, odors, refuse, smoke, vapor, noise, and vibrations.

All non-residential structures, regardless of intended use, shall comply with the appropriate design standards outlined within the *Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

LAND USES PERMITTED BY RIGHT

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

Retail, Commercial, and Office

All land uses listed in the Business Commercial planning areas and the following subject to the development standards.

- animal hospital and veterinary clinic
- assembly and light manufacturing plant
- light industrial and industrial services including assembly and manufacturing

Services

- Research and Development
- Warehouse distribution Center

Data Center

Data Centers are limited to Planning Areas PA-2, PA-10A, and in limited circumstances as set forth in the Data Center Overlay Section herein, PA-10 as delineated on the Development Plan. Site planning and design are subject to design standards within the Data Center Overlay as detailed in this Development Guide.

ACCESSORY USES

The following shall be allowed only when a principal use has been established on the lot:

- outdoor storage and construction yards subject to the development standards

COMPARK VILLAGE PD –SIXTH AMENDMENT

USES PERMITTED BY SPECIAL REVIEW

The following uses are permitted in accordance with the Use by Special Review

- parking lot - Commercial - for off-site uses such as an RTD Park-N-Ride, no tractor trailers

DEVELOPMENT STANDARDS

Typical Standards for all Land Use Designations apply unless stipulated below.

Building Height

- Maximum Building Height – 60 feet
 - not including roof-top mechanical equipment
 - all roof-top equipment shall be screened, solar panels excepted

Minimum Lot Area

None

Outdoor Storage

Outdoor storage will be permitted provided the outdoor storage loading and service areas meet the following criteria:

- at grade outdoor storage does not exceed 20% of the total land area of the development parcel
- major loading, service areas and outdoor storage are screened from, Compark Boulevard
- placement of structures along the roadways and open space may be used as a screen

Setbacks - See Exhibit A: Setback Table for All Planning Areas

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

NEIGHBORHOOD COMMERCIAL (NC)

Planning Area 14

INTENT

The Neighborhood Commercial Planning Area will allow for development that will support the retail/commercial business character of the Compark Village. Neighborhood Commercial planning areas are intended to maximize exposure to E-470. The Neighborhood Commercial zoning provides the flexibility to offer a variety of retail, commercial, office, and service uses.

DEVELOPMENT PROGRAM

The development program is to attract users that may desire to be in close proximity to the Baxa industries facility, Labcorp offices, the Rocky Vista University Campus, and the surrounding residential neighborhoods. Site planning in the NC planning areas should provide four sided architectural facades which should be visible from E-470 and Belford Avenue. 360-degree architecture should present equally attractive detailing toward E-470. Truck loading and service areas shall be oriented and screened to minimize visibility from E-470. Permitted uses located within the buildings shall have impacts to the surrounding area that are similar to office buildings in the surrounding area. Site design shall encourage a pedestrian environment within each project and pedestrian connections among the various uses in Compark Village.

All non-residential structures, regardless of intended use, shall comply with the Commercial Design standards outlined within the *Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended.

LAND USES PERMITTED BY RIGHT

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

Retail, Commercial, and Office

- convenience retail without gas pumps
- drug store
- hardware store / home repairs
- liquor store
- medical and dental office, clinic
- office/professional, accounting, law, consulting
- retail sale of any product or commodity
- retail showroom
- specialty shops

Restaurants, Eating Establishments, and Entertainment

- bar and lounge
- bowling alley, pool hall
- fast food w/ drive thru
- night club
- quick serve with and with-out drive thru
- restaurant, full service

Services

- athletic club - private/public

COMPARK VILLAGE PD –SIXTH AMENDMENT

- athletic fields
- bank with and Without drive thru
- church with and without day care -
- day care center, nursery school
- dry cleaners
- personal service shops,
 - beauty salon, barber shops, nail salon, pet grooming without overnight boarding

Supporting Land Uses

- community information center
- congregate care, convalescent home, nursing home and retirement home
- fire station
- library
- open space
- playground with play structures
- police station
- public plazas, courts and gathering spaces
- recreation facility, indoor/outdoor, public/private clubs - No outdoor BMX or outdoor motorized vehicles allowed
- sales office/temporary
- schools - private or public, K-12, colleges or universities and trade with related facilities
- park and park related facilities

Accessory Uses

- accessory uses in accordance with Section 13.04.170 of the Town of Parker Municipal Code, as amended
- employee/tenant cafeteria

Uses Permitted By Special Review

- movie theater
- outdoor storage loading, and service areas provided:
 - outdoor storage does not exceed 20% of the total land area of the development parcel
- wells and pumping stations - special review as per Section 13.04.205 of the Town of Parker Municipal Code, as amended
- veterinary clinic
- pet boarding/kennel

Limited to design designated areas as delineated on the Development Plan including:

- amusement and recreation facilities
- antique shops
- banks
- barber shops and beauty salons
- bars and lounges
- bookstores
- convenience stores, including the sale of gasoline
- craft and hobby shops
- drug stores
- dry cleaning and dyeing
- dry good stores and variety stores

COMPARK VILLAGE PD –SIXTH AMENDMENT

- florists
- package liquor stores
- music shops
- newsstands
- restaurants and other eating establishments
- stationary stores
- travel agencies

DEVELOPMENT STANDARDS

INTENT

The purpose of the Neighborhood Commercial (NC) design standards is to provide the community with community-based services with an aesthetically pleasing environment. The Neighborhood Commercial planning area is adjacent to a park/open space area. These standards and guidelines are to provide criteria and guidance for the successful design development and operations of land uses that serve the community with neighborhood services that complement the adjacent park/open space areas.

Site Planning

- site design shall create a strong built edge to the adjacent street or drive lane
- street corners shall provide structured or strong design elements to anchor the corner. This can be accomplished by using a strong built element or with pedestrian plazas with outdoor seating/people gathering areas

Pedestrian Access and Compatibility

- sidewalks and plaza areas should provide strong connections between commercial, residential and park/open space areas
- outdoor seating areas shall be oriented toward parks and open space areas

Visual Impact and Visibility

- 360-degree architectural treatment is required
- building materials should have the appearance of permanency
- building materials, colors, forms, roof style detailing, window treatments and doors should work together to express a harmonious design
- special attention should be made to outdoor spaces including paving patterns, site furniture, lighting and all related site improvements

Development Standards for the Neighborhood Commercial

District Character Defining Statement

As new buildings are built, or as existing buildings are remodeled in the Neighborhood Commercial District, the predominant character should be that of an urban village center. Opportunities should be taken to create outdoor eating areas, plazas, and pedestrian walkways. The buildings should be given a small-town urban commercial look and the atmosphere should be that of a pedestrian-scale, walkable cluster of stores offering goods and services to meet the daily needs of the area's residential neighborhoods. Overall, the intent should be to reduce the existing automobile-oriented, suburban strip-commercial look of these centers and transition them to more pedestrian oriented centers where the automobile is accommodated, but not emphasized.

COMPARK VILLAGE PD –SIXTH AMENDMENT

All property in the Neighborhood Commercial District shall be developed in accordance with the following standards:

Maximum Floor Area Ratio

The maximum floor area ratio shall be 0.5.

Maximum Height

The maximum building height shall be 50 feet.

Minimum Lot Size

None

Front Yard Setbacks

The minimum front yard setback shall be 5 feet. No parking is permitted in the front yard setback area. The setback area shall be landscaped or improved pursuant to the design standards set forth in Chapter 15 of this Plan. The front yard setback shall also apply to side and rear yards adjacent to a street.

Rear Yard Setback

No minimum rear yard setback is required, except for the following:

(1) Where the rear parcel line abuts a residential district or zone, the minimum rear yard setback shall be 15 feet if there is a public alley (distance from building to rear property line or alley easement), and 25 feet where there is no public alley.

Interior Side Yard Setback

No minimum interior side yard setback is required.

Parking

Refer to Chapter 16 for off-street parking requirements and standards.

Setbacks – See Exhibit A: Setback Table for All Planning Areas

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

MIXED USE – (MU)

MULTIFAMILY / COMMERCIAL ALTERNATIVE

Planning Areas 8, 13, 15, and 16

INTENT

The mixed use – multifamily/commercial alternative – planning area provides for the opportunity to offer flexibility with the land planning and site development within a defined framework of excellence. The planning area can be developed with residential uses with supporting retail, office, and commercial uses or development can be limited to either residential or commercial uses. The flexibility in land uses provides the framework to combine supporting uses in a dynamic neighborhood and allows development to respond to changing market conditions. The development standards will help ensure quality improvements in the Town of Parker.

The land uses allow housing to be combined with supporting retail and commercial uses to provide a sustainable mixed-use environment. The mix of housing, retail, office, and commercial uses supports the Town of Parker's goals and intent for the development of the E-470 corridor. The mixed use, alternative, planning areas will help build a community in the Town of Parker where you can *live, work, shop, and play*.

All non-residential structures, regardless of intended use, shall comply with the *Commercial design standards outlined within the Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended, unless otherwise stated in these standards.

DEVELOPMENT PROGRAM

The design intent is to create a neighborhood with a pedestrian environment. Walks will connect to the regional trail systems along Chambers Road and Happy Canyon Creek. Commercial developments permitted with residential uses are limited to services that will support the residential neighborhood and the Compark Village. The Development Standards for the multifamily and mixed use alternative land uses are programmed to achieve a mixed use development where commercial, retail, and multifamily residential developments can complement each other.

MIXED USE ALTERNATIVE

The multifamily and mixed-use development standards apply in the event multifamily uses are developed. If residential land uses are developed in the Mixed-Use planning area, support retail, commercial and services will be limited to principal uses that are compatible with the residential neighborhood. Once residential development is introduced, specific development standards will apply to non-residential development. If residential uses are not developed in a mixed-use planning area, a list of additional permitted uses and the design standards for non-residential uses apply.

RESIDENTIAL LAND USES PERMITTED BY RIGHT

The multifamily land use should promote a pedestrian environment. A traditional design theme that creates pedestrian-friendly streets, screened parking areas, and public outdoor spaces is encouraged. Warehousing, big box, the uses, and similar non-residential uses are not allowed. Parking areas should be dispersed to promote a pedestrian, neighborhood

COMPARK VILLAGE PD –SIXTH AMENDMENT

character. Building frontages are encouraged to be street oriented to promote an urban environment. The design standards provide criteria for providing the appropriate environment.

The permitted uses for residential only development include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

Residential Land Uses

- dormitories
- duplex (PA 8 Only)
- mixed use residential
- multiple family dwellings
- residential above first floor retail/commercial/office
- multiple family apartments (PA 16 only)
- single family detached (PA 16 only)

Supporting Land Uses

- open space
- playground with play structures
- public plazas, courts and gathering spaces
- recreation center – club house for private use to serve the residential development
- schools- private or public, K-12, colleges or university, and trade with related facilities
- swimming pool
- trails for bikes, pedestrian & equestrian use

COMMERCIAL LAND USES PERMITTED BY RIGHT IN SUPPORT OF RESIDENTIAL

Where commercial development is combined with residential uses, the commercial and residential uses may be located in the same building or on adjacent lots. First-floor retail with upper floor residential or office is permitted and encouraged but not required. Residential uses may be developed on a public or private street with permitted commercial uses on the opposing side of the street provided a pedestrian environment is provided. The intent is to create the opportunity to develop a sustainable, active neighborhood where the commercial uses provide products, services, and employment opportunities to the residential community and the residential uses provide consumers and employees to the commercial uses.

The non-residential land uses permitted to support the residential development include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

Retail, Commercial, and Office

- convenience retail with or without gas pumps
- drug store
- grocery store
- liquor store
- medical and dental office, clinic and related medical facilities

COMPARK VILLAGE PD –SIXTH AMENDMENT

- office/professional, accounting, law, consulting
- office for research and development, experimental and testing
- retail sales less than 40,000 sq. ft. per user including the following:
 - retail sales
 - retail showroom
 - specialty shop

Restaurants Eating Establishments and Entertainment

- bar and lounge
- bowling alley, pool hall
- night club
- quick serve with and without drive thru
- restaurant, full service

Services

- athletic club – private/public
- bank with and without drive thru
- commercial recreation
- day care center, nursery school
- dry cleaners
- library
- personal service shops:
 - beauty parlor, barber shops
- school – private and public, including college and universities with related facilities
- veterinary clinic, animal hospital, no outside kennels

Supporting Land Uses

- congregate care, convalescent home, nursing home and retirement home
- fire station
- recreation facility, indoor/outdoor, public/private - no motorized vehicles or bmx tracks

USES PERMITTED BY SPECIAL REVIEW – WITH RESIDENTIAL USES

Retail sales greater than 40,000 sq. ft. per user

COMMERCIAL LAND USES PERMITTED BY RIGHT WITHOUT RESIDENTIAL USES

The following uses are permitted by right in addition to the non-residential uses listed above when residential uses are NOT developed:

- Retail, Commercial, and Office – (without residential uses)
- equipment rental – less than 30,000 sf.; outdoor storage by special review
- office warehouse or showroom warehouse hardware store/home repairs
- retail sale of any product or commodity including the following:
 - grocery store
 - auto and motor vehicle equipment parts and accessories
 - specialty shop
- retail showroom

COMPARK VILLAGE PD –SIXTH AMENDMENT

- office showroom
- sod and tree farm
- wholesale business/general merchandising

Auto Services, Gas Stations and Car Washes

Auto services, gas stations, and car washes are limited to specific sub-areas in PA 8 as delineated on the Development Plan. Site planning and design are subject to design standards for auto service, gas station, and car wash uses as detailed in this Development Guide.

Permitted auto service, gas station and car wash uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director.

Auto related services -- subject to auto related design standards

- auto and motor vehicle equipment parts, accessory store and tire sales
- auto major repair services and tire sales
- car wash, detailing, coin operated, self-service
- service station with and without gas pumps; convenience store with gas pumps and/or car wash
- gas station, with and without car wash
- service station with and without tire sales and service, with and without gas pumps

USES PERMITTED BY SPECIAL REVIEW – WITHOUT RESIDENTIAL USES

- movie theater
- outdoor storage loading and service areas provided:
 - outdoor storage does not exceed 20% of the total land area of the development parcel
 - major loading, service areas and outdoor storage are screened from collector roads
 - placement of structures along the open space may be used to screen outdoor storage from the adjacent open space and residential planning area

DEVELOPMENT STANDARDS WITH AND WITHOUT RESIDENTIAL USES

Density

Residential uses

- Not to exceed 30 dwelling units per acre on any single lot
- Maximum number of dwelling units in:
 - PA 8 shall not exceed 306 DU
 - PA 16 shall not exceed 300 DU
- Congregate care and assisted living facilities are not included in dwelling unit calculations but shall be included in the gross floor area tabulation

Auto Services, Gas Stations, and Car Washes

- Limited to one approved auto service, gas station, or car wash user per planning area as delineated on the Development Plan.

COMPARK VILLAGE PD –SIXTH AMENDMENT

- Not more than three users from the approved list of auto service, gas station, or car wash users permitted within the limits of the Compark Village PD, Sixth Amendment. (See the Development Plan Land Use Tabulation for details).
- Not more than 5 fueling islands (2 pumping stations per island) per use.
- Not more than one car wash lane as a stand-alone facility or attached to a complementary use.

Building Height

Residential and commercial uses

Maximum building height per planning area:

- PA 8, 13 and 15 – 35 feet, (45 feet permitted by special review)
not including roof-top mechanical equipment
all rooftop equipment shall be screened, solar panels excepted
- PA 16 – 60 feet (90 feet permitted by special review)

Minimum Lot Area

None

Setbacks See Exhibit A – Setback Table for All Planning Areas

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

HIGHWAY COMMERCIAL (HC)

Planning Area 7

INTENT

The Highway Commercial planning area is expected to attract users that will benefit from direct access and visibility from the E-470 / Chambers Road interchange and from dramatic, uninterrupted views of the Front Range. The intent of the Highway Commercial planning area is to promote the combination of retail and commercial uses with an active neighborhood character.

DEVELOPMENT PROGRAM

The development program is to attract uses that are complementary and supportive of the Compark Business Campus, surrounding residential neighborhoods, and the Town of Parker. The goal is to provide destination retail and commercial uses as a recognized landmark along the E-470 corridor. The program promotes a pedestrian environment. The surrounding residential neighborhoods and direct access from E-470 will support the local retail development.

All non-residential structures, regardless of intended use, shall comply with the *Commercial design standards outlined within the Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parke Municipal Code, as amended.

LAND USES PERMITTED BY RIGHT

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

COMMERCIAL LAND USES PERMITTED BY RIGHT

The following uses are permitted by right:

- retail, Commercial, and Office
- equipment rental – less than 30,000 sf.; outdoor storage by special review
- office warehouse or showroom warehouse hardware store/home repairs
- retail sale of any product or commodity including the following:
 - grocery store
 - auto and motor vehicle equipment parts and accessories
 - specialty shop
- retail showroom
- office showroom
- wholesale business/general merchandising

Retail and Commercial Land Uses

- convenience retail without gas pump
- drug store
- hotel, motel, conference center
- liquor store
- office professional, accounting, law, consulting
- retail sale of any product or commodity including the following:
 - auto and motor vehicle equipment parts and accessories
 - grocery store
 - big box retail with screened outdoor display and storage

COMPARK VILLAGE PD –SIXTH AMENDMENT

not including the sale of motorized vehicles that require outdoor on-site storage of motorized vehicles

- retail showroom
- specialty shops

Restaurants including quick serve, and drive thru

- bar and lounge
- bowling alley, pool hall
- fast food with drive thru
- night club
- quick serve with and without drive thru
- restaurant, full service

Services

- athletic club – private/public
- bank with and without drive thru
- day care center, nursery school
- dry cleaners
- funeral home/mortuary
- hospital
- medical/dental office or clinic
- movie theater
- personal service shops
- beauty parlor, barber shops
- school – private and public, including college and universities with related facilities
- veterinary clinic, small animal hospital, no outside kennels or runs
- vineyard in support of local wineries

Supporting Land Uses

- commercial recreation, no outdoor motorized vehicles, no BMX tracks
- community information center
- congregate care, convalescent home, nursing home, assisted living and retirement home
- fire station
- library
- open space
- playground with play structures
- police station
- public plazas, courts and gathering spaces
- recreation facility, indoor/outdoor, public & private; no BMX or motorized vehicles

Auto Services, Gas Stations and Car Washes

Auto services, gas stations, and car washes are limited to a specific sub-area in PA 7 as delineated on the Development Plan. Site planning and design are subject to design standards for auto service, gas station, and car wash uses as detailed in this Development Guide.

Permitted auto service, gas station, and car wash uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director.

COMPARK VILLAGE PD –SIXTH AMENDMENT

Auto related services -- subject to auto related design standards

- auto and motor vehicle equipment parts, accessory store and tire sales
- auto major repair services and tire sales
- car wash, detailing, coin operated, self-service
- service station with and without gas pumps
- convenience store with gas pumps and/or car wash
- gas station, with and without car wash
- service station with and without tire sales and service, with and without gas pumps

DEVELOPMENT STANDARDS

Density

Auto Services, Gas Stations, and Car Washes

- Limited to one approved auto service, gas station, or car wash user per planning area as delineated on the Development Plan
- Not more than three users from the approved list of auto service, gas station, or car wash users permitted within the limits of the Compark Village PD, Sixth Amendment See the Development Plan Land Use Tabulation for details
- Not more than 5 fueling islands (2 pumping stations per island) per use
- Not more than one car wash lane as a stand-alone facility or attached to a complementary use

Building Height

- Retail use
 - All retail, office, and commercial uses 75 feet
 - permitted by special review 90 feet

Minimum Lot Area

None

Setbacks See Exhibit A - Setback Chart for all Planning Areas

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

COMMERCIAL RETAIL (CR)

Planning Areas 3, 9, and 10

INTENT

The Commercial Retail planning areas are expected to attract users and residents that will benefit from direct access and visibility from Chambers Road and Compark Boulevard. The intent of the Commercial Retail planning area is to promote the combination of retail commercial uses that will support an active neighborhood character.

DEVELOPMENT PROGRAM

The development program is to attract uses that are complementary and supportive of the Compark Business Campus, surrounding residential neighborhoods, and the Town of Parker. The goal is to provide retail uses as a recognized landmark within The Compark Business Campus. The program promotes a pedestrian environment. The surrounding residential neighborhoods, commercial development, and direct access from E-470 are intended to support the local retail development.

All non-residential structures, regardless of intended use, shall comply with the *Commercial design standards outlined within the Town of Parker Development Design Standards*, referenced within Section 13.10.200 of the Parker Municipal Code, as amended.

LAND USES PERMITTED BY RIGHT

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

Retail and Commercial Land Uses

- convenience retail with and without gas pump; (gas pumps in PA 9 & 10 only)
- drug store
- hotel, motel, conference center
- liquor store
- office professional, accounting, law, consulting
- retail sale of any product or commodity including the following:
 - auto and motor vehicle equipment parts and accessories
 - grocery store
 - not including the sale of motorized vehicles that require outdoor on-site storage of motorized vehicles
- retail showroom
- specialty shops

Restaurants including quick serve, and drive thru

- bar and lounge
- bowling alley, pool hall
- fast food with drive thru
- night club
- quick serve with and without drive thru
- restaurant, full service

Services

- athletic club – private/public
- bank with and without drive thru

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- day care center, nursery school
- dry cleaners
- funeral home/mortuary
- hospital
- medical/dental office or clinic
- movie theater
- personal service shops
- beauty parlor, barber shops
- school – private and public, including college and universities with related facilities
- veterinary clinic, small animal hospital, no outside kennels or runs
- vineyard in support of local wineries

Supporting Land Uses

- commercial recreation, no outdoor motorized vehicles, no BMX tracks
- community information center
- congregate care, convalescent home, nursing home, assisted living and retirement home
- library
- open space
- playground with play structures
- public plazas, courts and gathering spaces
- recreation facility, indoor/outdoor, public & private; no BMX or motorized vehicles

Data Center Overlay Use

The Data Center land use is limited to designated areas in the Business Employment and to a limited extent, as set forth in the sentence below, in the Commercial Retail planning areas as delineated as an Overlay on the Development Plan. The Data Center overlay use in the Commercial Retail planning area can only be a permitted use when developed in combination with an adjacent Business Employment Planning Area.

Auto Services, Gas Stations and Car Washes

Auto services, gas stations; and car washes are limited to specific sub-areas in PA 9 and 10 as delineated on the Development Plan. Site planning and design are subject to design standards for auto service, gas station, and car wash uses as detailed in this Development Guide.

Permitted auto service, gas station and car wash uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director.

Auto related services -- subject to auto related design standards

- auto and motor vehicle equipment parts, accessory store and tire sales
- auto major repair services and tire sales
- car wash, detailing, coin operated, self-service
- service station with and without gas pumps
- convenience store with gas pumps and/or car wash
- gas station, with and without car wash
- service station with and without tire sales and service, with and without gas pumps

COMPARK VILLAGE PD –SIXTH AMENDMENT

DEVELOPMENT STANDARDS

Density

Auto Services, Gas Stations, and Car Washes

- Limited to one approved auto service, gas station, or car wash user per planning area as delineated on the Development Plan
- Not more than three users from the approved list of auto service, gas station, or car wash users permitted within the limits of the Compark Village PD, Sixth Amendment. See the Development Plan Land Use Tabulation for details
- Not more than 5 fueling islands (2 pumping stations per island) per user

Building Height

- Retail use
 - all retail, office, and commercial uses 60 feet
 - permitted by special review 75 feet

Minimum Lot Area

None

Setbacks See Exhibit A - Setback Chart for all Planning Areas

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

OPEN SPACE (OS)

INTENT

Open Space Areas are intended to provide buffer areas, passive recreational opportunities, pedestrian corridors, drainage corridors and the conservation and improvement of wildlife habitat. The Happy Canyon Creek Open Space is intended to become an attractive addition to the Compark Village. A regional trail is part of the Happy Canyon Creek Open Space.

INCORPORATION BY REFERENCE

Section 13.04.165, OS – Open Space District, of the Town of Parker Municipal Code, as amended, is hereby incorporated by reference into this development guide.

Underground utilities, waterways, ponds, water quality facilities, detention facilities, wells, and pumping stations are considered land uses permitted by right in accordance with the recorded Compark Business Campus Metropolitan District Property Conservation Easement for the Happy Canyon Creek and Green Acres Tributary Open Space tracts.

PUBLIC FACILITY (PF)

INTENT

Public Facility Areas are intended to provide land dedicated to, purchased or generally acquired by a public or quasi-public entity including but not limited to the Town, Stonegate Metropolitan District, Cottonwood Water and Sanitation District, South Metro Fire Rescue Authority, Douglas County or any additional special district or regional service authority located within the jurisdiction of the Town.

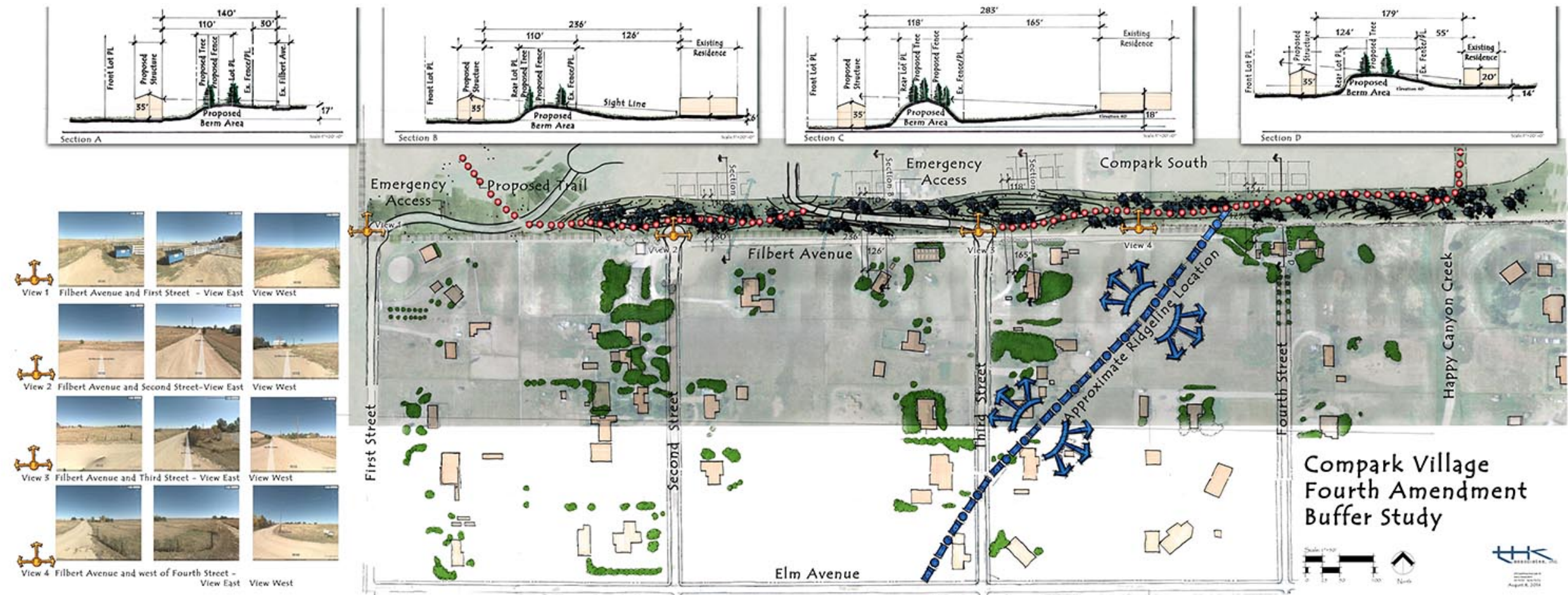
INCORPORATION BY REFERENCE

Section 13.04.160, PF – Public Facilities District, of the Town of Parker Municipal Code, as amended, is hereby incorporated by reference into this development guide.

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

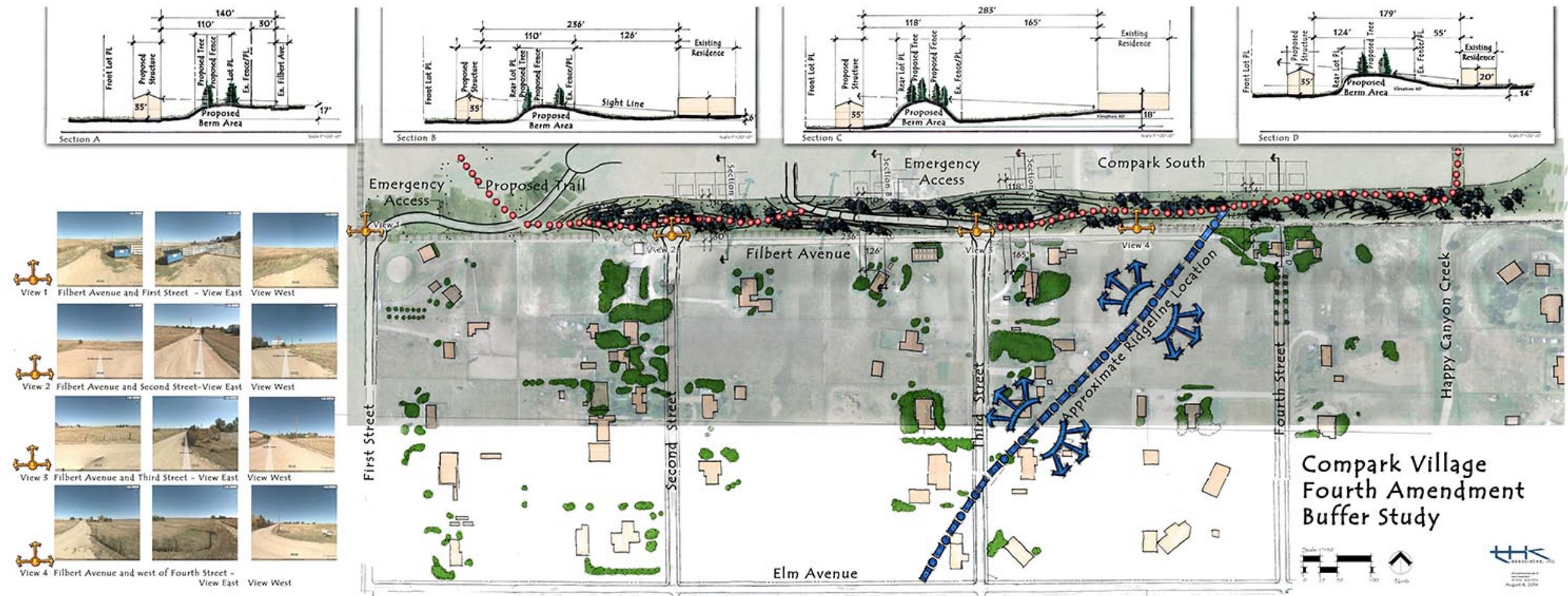
BUFFER STUDY



Plan presented to Grandview Estate Homeowners

The berm may be supplemented with additional fences or landscape items. The berm may be constructed to continue into planning area PA 16, 17 and 18 to develop the necessary height and buffering desired. Berm areas that continue into this planning area may be altered during the platting process to accommodate builder's site requirements. The berm can be cut back to the planning area boundary. Walls, rocks, timbers or other similar materials may be used to retain this berm grade. Improvements and berm alterations shall not be visible from the Grand View Estates residents. The berm, as seen from the Grand View Estates residents shall not be altered from the originally constructed berm.

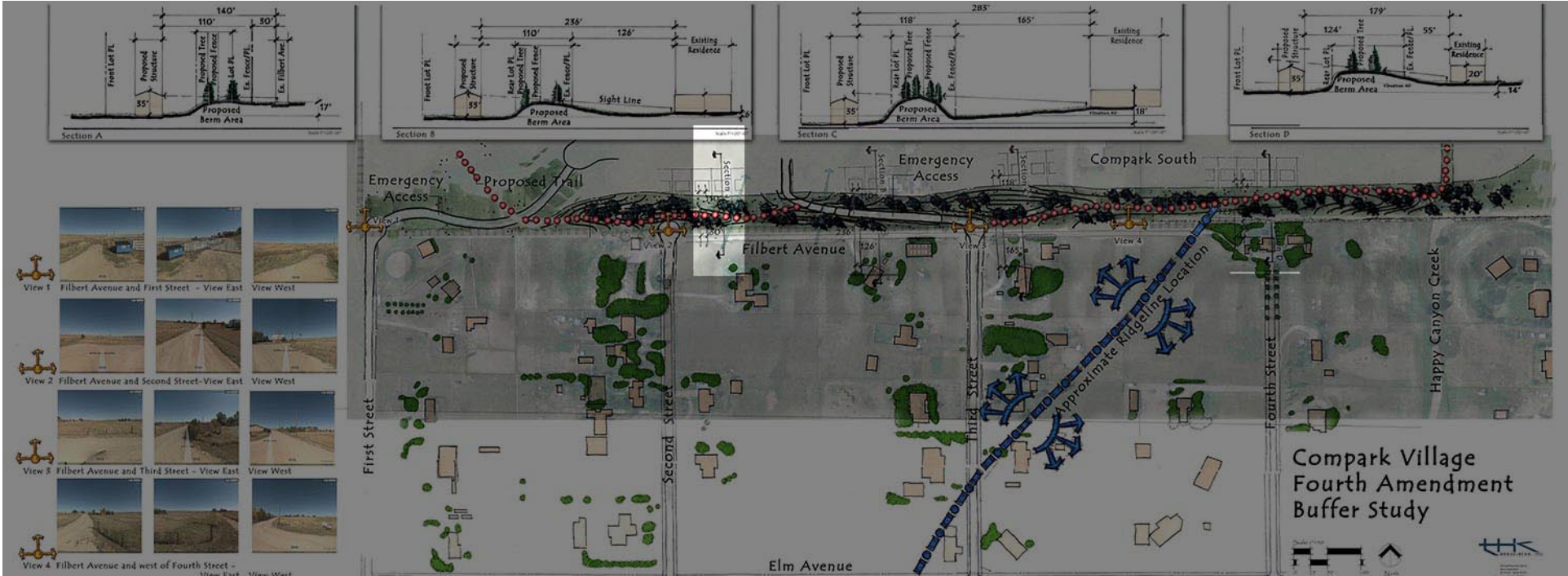
COMPARK VILLAGE PD –SIXTH AMENDMENT



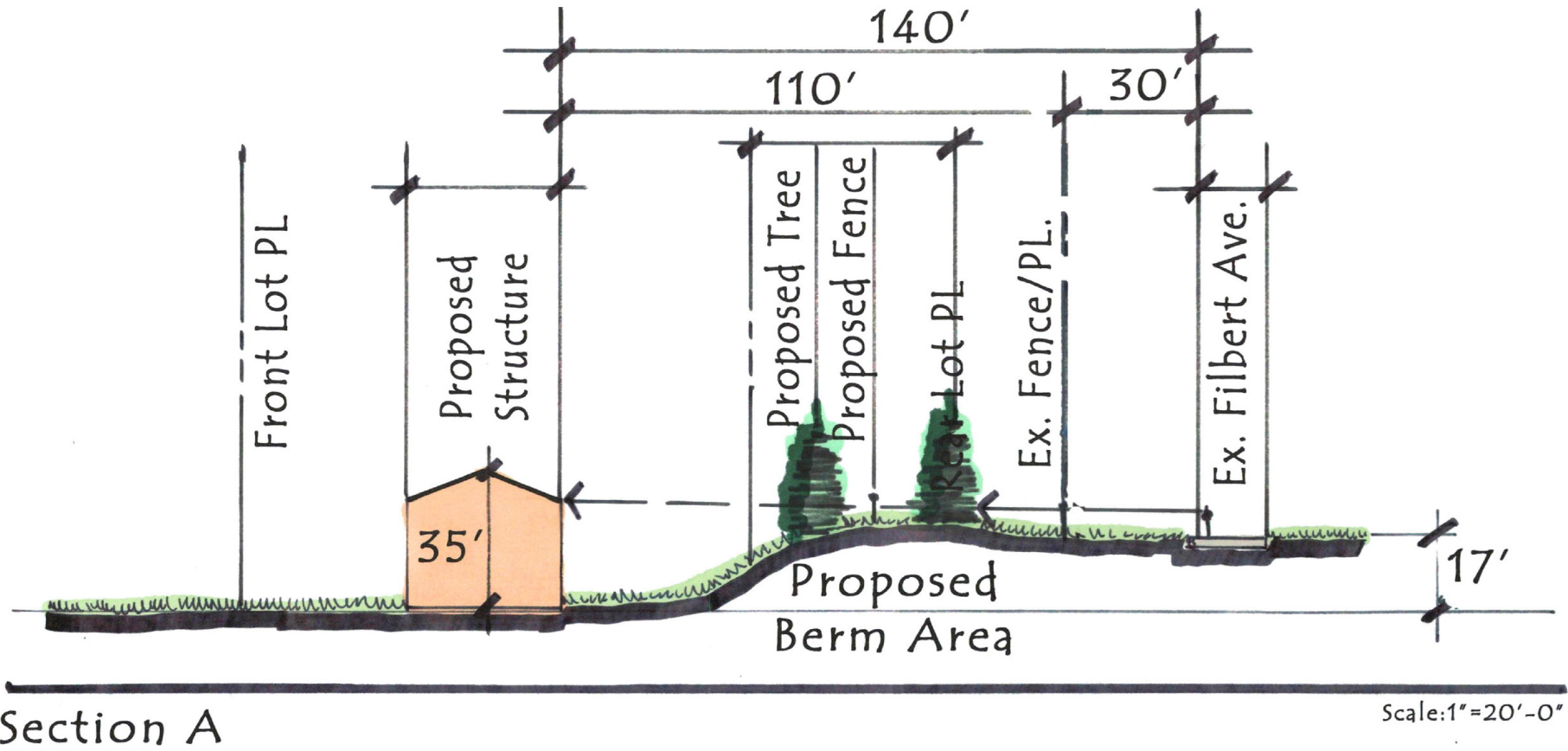
Enlargement Plan depicting Berm Buffer, buffer distances and section locations

Sections have been constructed for the berm/buffer area. Section A reflects the proposed berm/buffer just to the east of Second Street. Section B depicts the berm/buffer area between Second and Third Streets. Section C is just east of Third Street and Section D is at Fourth Street.

COMPARK VILLAGE PD –SIXTH AMENDMENT

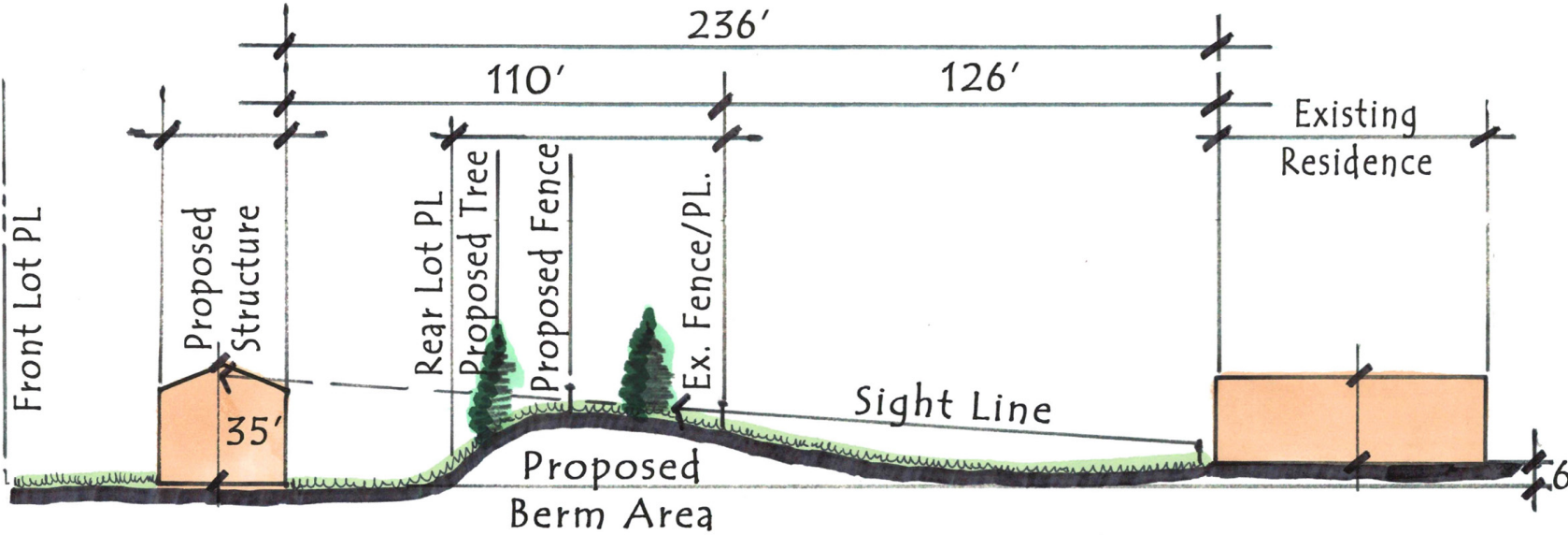
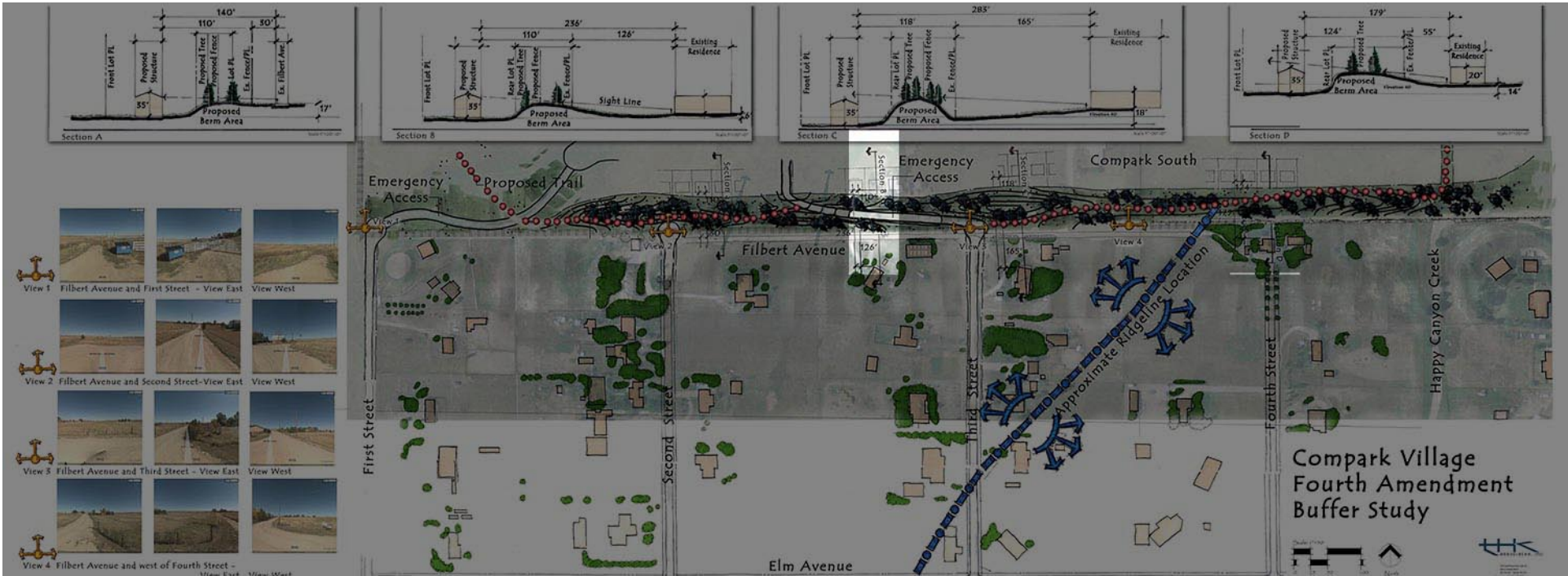


Section A Plan Location



Section A is the most westerly section that reflects the anticipated grades and berm/buffer improvements. The section depicts a 17' ± grade change from Filbert Avenue to the proposed development. The berm is approximately 3' – 5' ± tall in this area. Additional trees are added to help screen most of the views toward the new development.

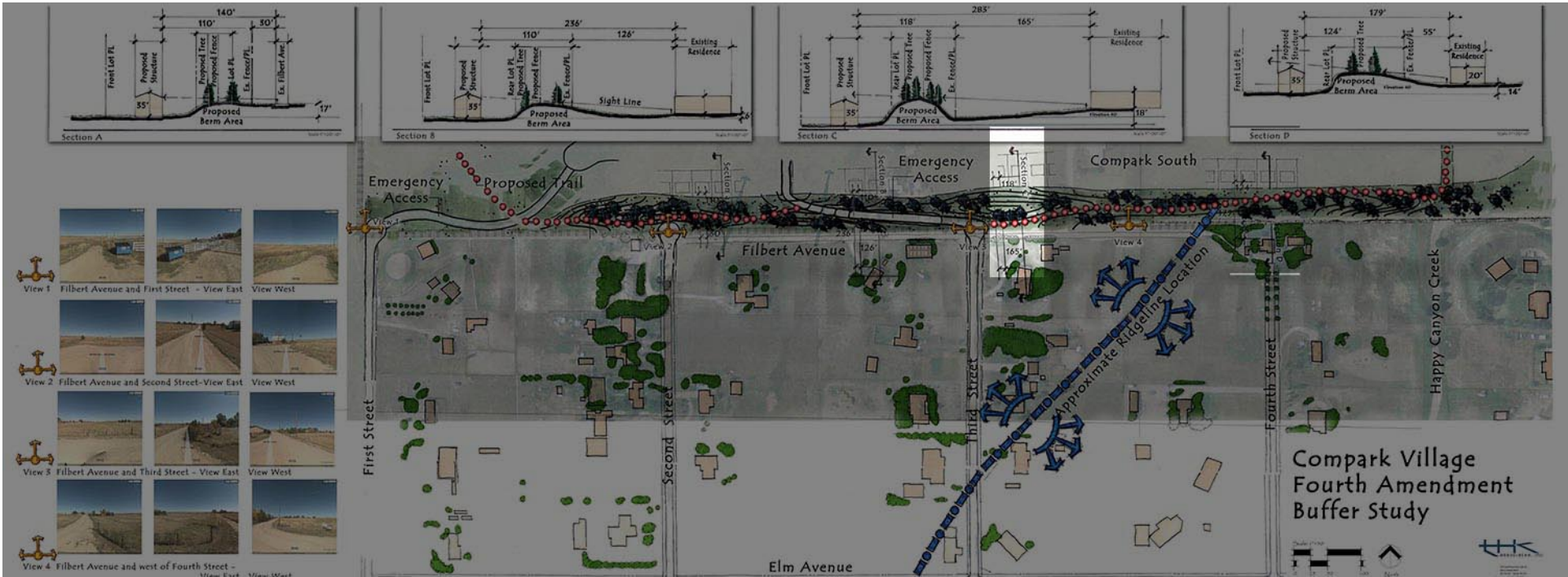
COMPARK VILLAGE PD –SIXTH AMENDMENT



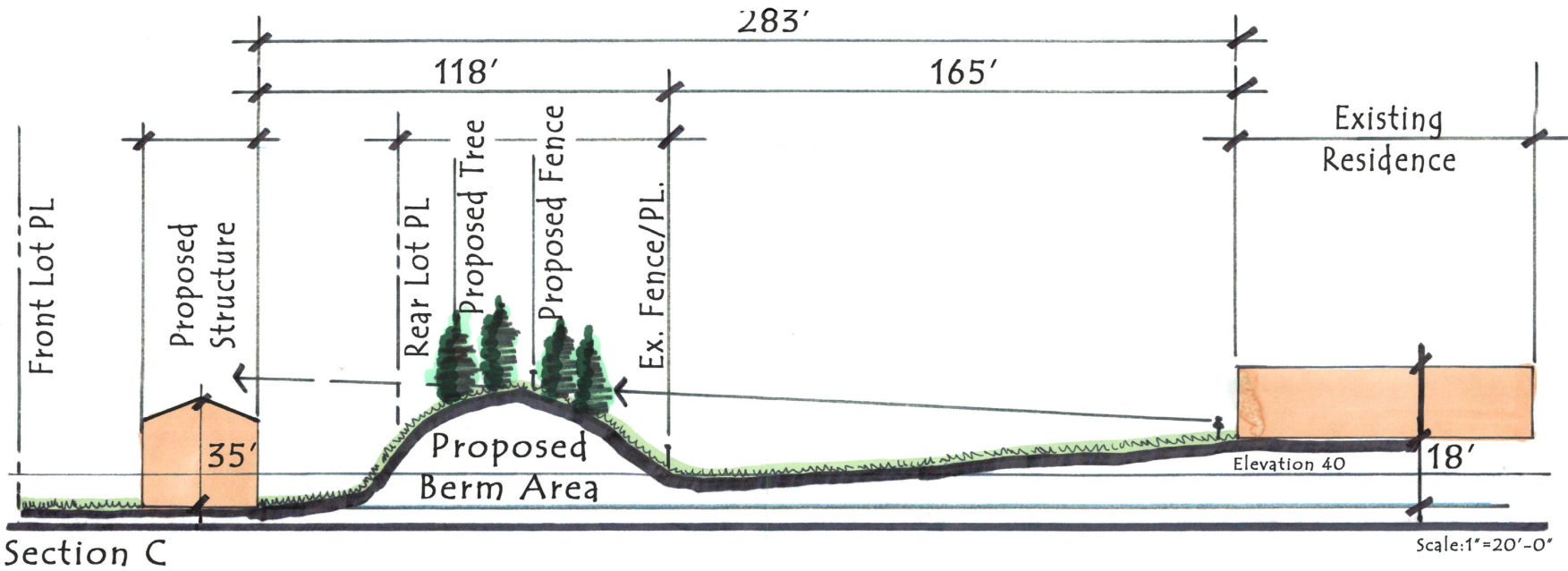
Section B

Section B is taken further east from Section A and represents the anticipated berm/buffer area between the existing residents and proposed development. The existing residence is separated from this development by an anticipated distance of 236' ±. A 6' - 7' ± berm helps to provide additional separation. Trees and shrubs will also help to screen views.

COMPARK VILLAGE PD –SIXTH AMENDMENT

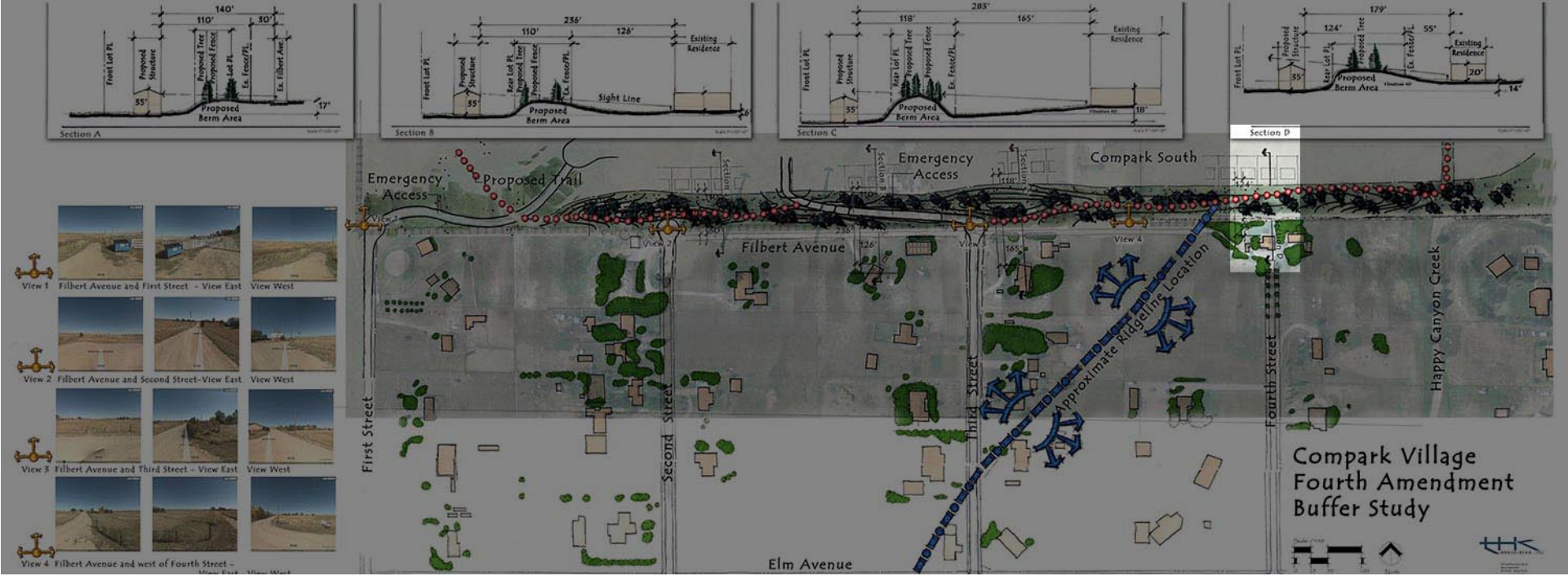


Section C Plan Location

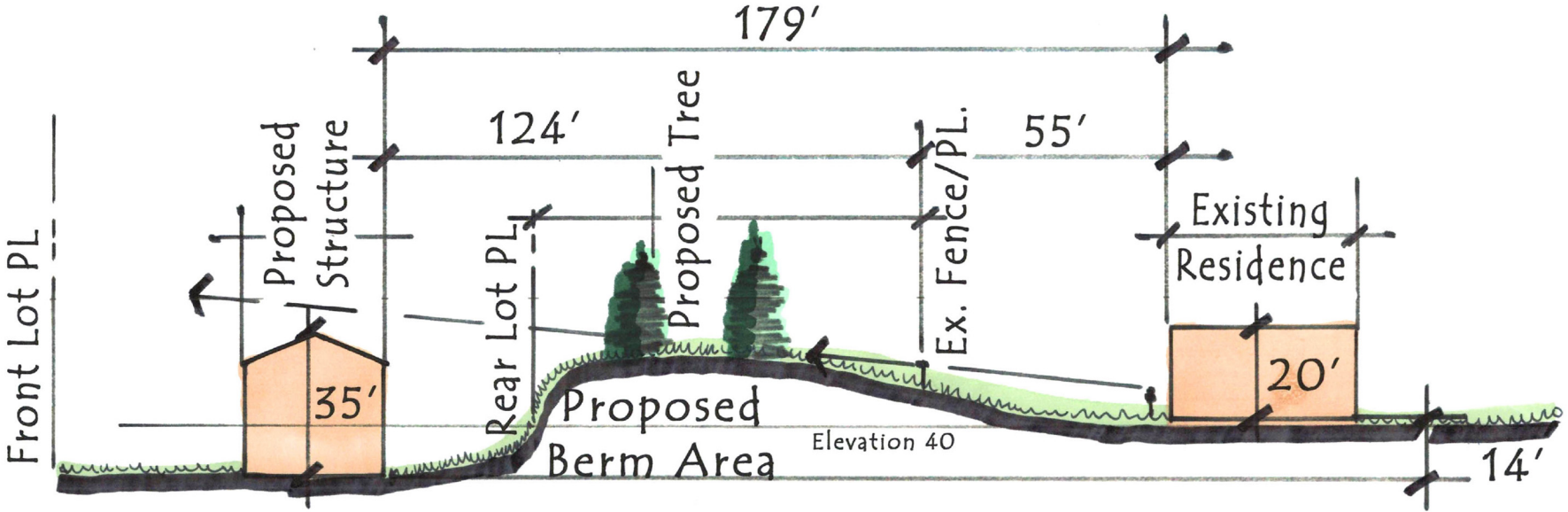


Section C is a section representing the anticipated berm/buffer area just east of Third Street. It represents the area between the existing residence and the proposed development. The horizontal separation between these structures is 283' ± and there is an 18' ± grade difference between them. The berm height is 10' ± and extends east and west of this location.

COMPARK VILLAGE PD –SIXTH AMENDMENT



Section D Plan Location



Section D

Scale:1"=20'-0"

Section D is the most easterly section of the anticipated berm area. It represents the condition at Fourth Street between the existing residence and the proposed development. The distance between the existing residence and the proposed development is 179'±. A 10' ± berm is anticipated with trees and shrubs. The grade difference envisioned between the existing residence and the proposed development is 14'±. The anticipated berm extends east and west of the existing residence along the entire property line associated with this residence.

COMPARK VILLAGE PD –SIXTH AMENDMENT

FLEX OFFICE

DEVELOPMENT STANDARDS

INTENT

The intent is to provide the opportunity for Flex Office in the Compark Business Campus that will offer diversified economic development and new employment opportunities in the Town of Parker while maintaining the Town's high quality, pedestrian oriented community.

These standards and guidelines provide criteria and guidance for the successful design, development, and operations of land uses that serve a market for attractive office with flexible space requirements and the opportunity for truck loading and service. A successful Flex Office project in the Compark Business Campus provides a public image that is complementary to its surrounding Compark Business Campus with the opportunity for loading and services that are screened from prominent view.

LAND USE

Flex Office land use is limited to designated areas in the Business Commercial planning areas as delineated on the Development Plan. The list of allowable uses is defined in the Business Commercial section of this Development Guide for Compark Village PD.

DEVELOPMENT STANDARDS

The development standards are based on the Industrial Standards that are part of *Town of Parker Development Design Standards*. Standards that are not addressed below shall follow the Town's Industrial Standards.

Goals and Objectives

The primary goals for these standards are:

- To promote diversified economic development offered with high quality Flex Office and Research & Development users
- To help assure the development presents an attractive image from adjacent roadways
- To provide site development that creates a pleasant working environment
- Encourage the use of high-quality finishes, materials, and detailing appropriate to the Flex Office market in the Town of Parker

Site Design Standards – See *Town of Parker Development Design Standards*

Screening

Intent: Screening shall effectively mitigate negative visual and acoustic impacts of Flex Office uses and shall be integrated into each project's overall site design.

- All rooftop mechanical equipment shall be screened from prominent view measured from 5' above finished grade at the property line or 5' above a public sidewalk adjacent to the property line. Paint all rooftop equipment the same, neutral color. Locate equipment on the roof so the parapet wall will provide adequate screening.

COMPARK VILLAGE PD –SIXTH AMENDMENT

The top of the parapet shall not extend above the allowable maximum height of the building. If additional screening is required, a free-standing screen wall, of a material and color matching the building may be used for screening. Screens shall be at least as high as the equipment they conceal and be set back from the edge of the building façade equal to or greater than the height of the screen wall.

Architectural Standards

Mass and Scale

Intent: Building mass, form, proportion, and height shall be designed to provide visual interest that will support and complement an office park setting. Buildings shall maintain a scale appropriate to surrounding developments.

- Buildings shall be broken down to a human scale with prominently marked public entries.
- Long, uninterrupted facades are not allowed. Changes in planes are required to create shadow lines for interest and accent. The use of architectural projections and recesses help create an attractive architectural module and a pedestrian scale.

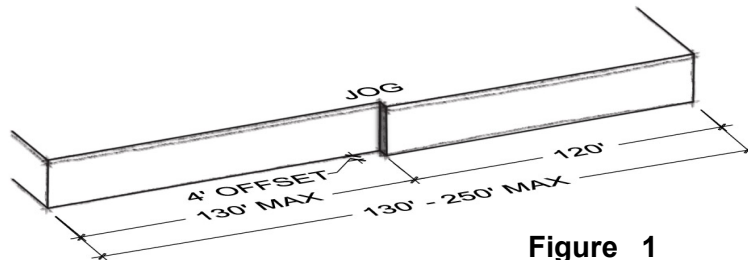


Figure 1

-
- An uninterrupted length of a façade shall not exceed 130 horizontal feet.

COMPARK VILLAGE PD –SIXTH AMENDMENT

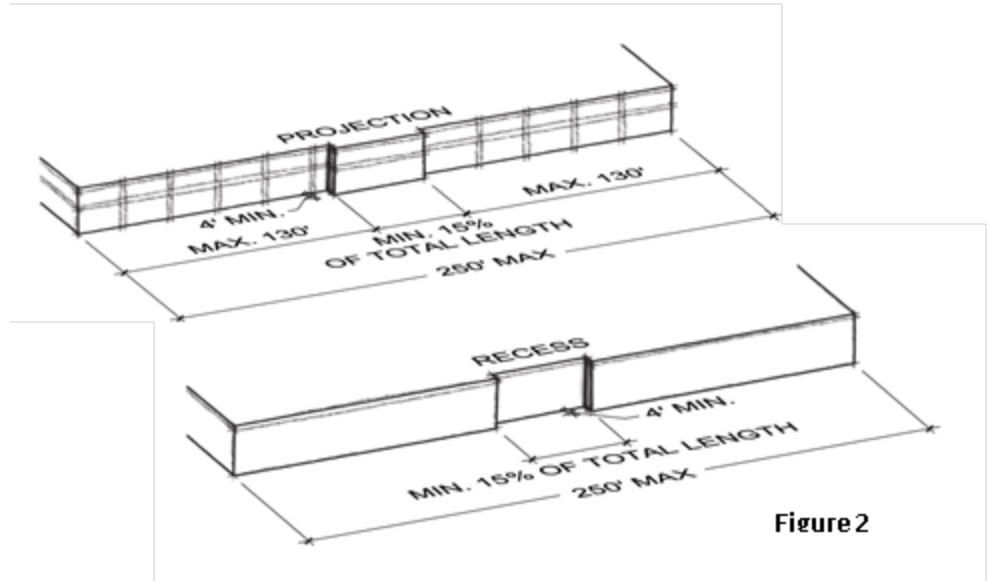


Figure 2

- Building facades between 130 and 250 horizontal feet shall have at least one wall plane jog (figure 1) projection recess a depth of at least 4 feet and extend at least 15% of the total length of the façade. (see figure 2)
- The combined length of multiple recesses or projections can be used to meet the minimum requirements. (see figure 3)
- Building facades between 250 and 380 horizontal feet shall have wall plane projections or recesses a depth of at least 8 feet and extend at least 15% of the total length of the façade. (see figure 4)

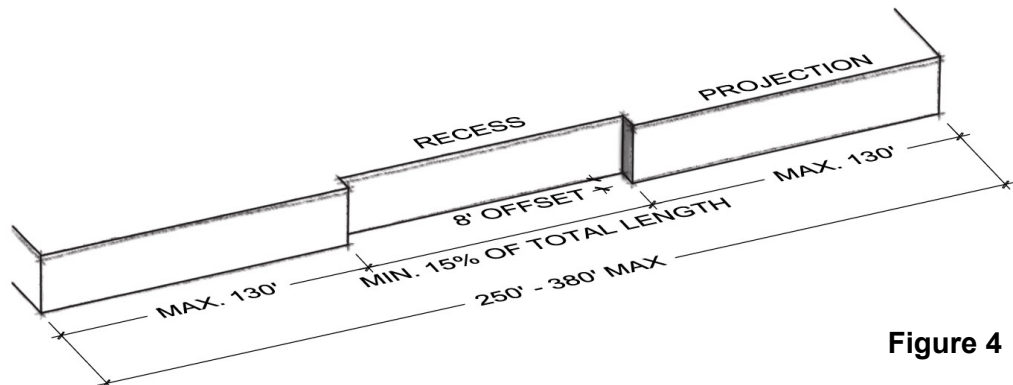
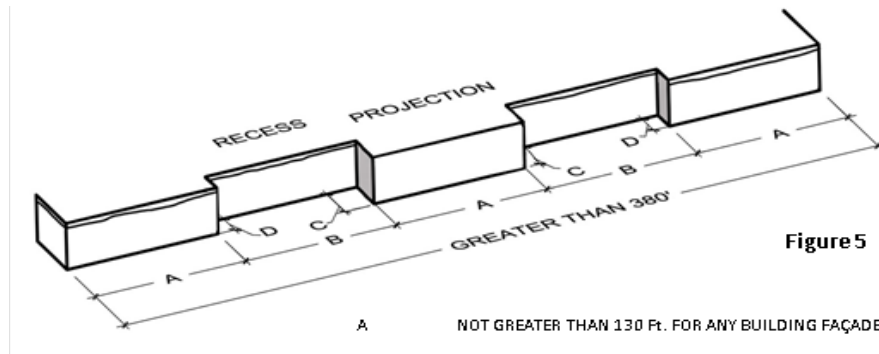


Figure 4

- Buildings greater than 380 horizontal feet shall provide a minimum of at least two projections or recesses. An uninterrupted length of a façade shall not exceed 130 horizontal feet. (see figure 5)
- A recess and/or projection shall be a depth of at least 3% of the entire length of the building and calculated as shown on figure 4. Entry canopies, awnings, trellis work, and other architectural relief may be used as part of a projection and recess if the shadow lines, interest, and accent are created to add interest to the building.

COMPARK VILLAGE PD –SIXTH AMENDMENT



- Figure 5**
- A NOT GREATER THAN 130 Ft. FOR ANY BUILDING FAÇADE
- B NOT GREATER THAN 130 Ft. FOR ANY BUILDING FAÇADE
- C or D OFFSET TO CREATE A RECESS OR PROJECTIONS SHALL NOT BE LESS THAN 4'-6"
- C plus D EQUALS THE DEPTH OF THE REQUIRED RECESS/PROJECTION AS NOTED ABOVE

Architectural Elements and Articulation

Intent: Create an image of high-quality development. Provide a design rhythm with the repetition of patterns, details, and colors that are consistent with the length and height of the building. Use architectural elements and details that avoid featureless walls. Articulate front facades to provide interest, an inviting pedestrian scale and visual interest that are complementary to the surrounding area.

- Building height shall be limited to the following. Screening of rooftop equipment is not included:
 - a maximum of 25 feet to the top of any parapet.
 - buildings with 2 story mezzanine construction are limited to a maximum 28 feet to the top of the parapet.
- Use the arrangement, proportion, and design of windows and doors as transparent or semi-transparent design elements to help create the design character and rhythm of the building.
- Each building shall have clearly defined, highly visible public entrances that are either recessed into the façade or project away from the façade, not less than 8 feet, and include at least two of the following design elements:
 - canopies or porticos,
 - overhangs,
 - raised corniced parapets over the door,
 - peaked or rounded roof forms,
 - arches, or
 - other unique architectural details.

COMPARK VILLAGE PD –SIXTH AMENDMENT



- **Building offsets**
- **Awnings or Canopy for accent and pedestrian interest**
- **Roofline variation**
- **Cornice detailing**
- **Primary Materials and detailing**
- **Glass detailing – windows and doors**
- **Color accent**

ENTRY DETAILING

- Buildings shall be designed with consistent materials and details on all sides.
- On facades within the Primary View Shed, use at least 2 complementary materials and 2 colors, excluding windows and doors, to add visual interest and architectural character. A change in material may be accepted as a color change. High quality fabrication and detailing of textures, architectural patterns, and finishes combined with a color change shall qualify as an acceptable material and color change.
- Use architectural detailing for accent, interest, and enhanced quality. Detailing may include the following:
 - raised, articulated parapets,
 - glass recessed within the panel depth for shadows and accent,
 - mitered corners,
 - recessed panels,
 - chamfers, or
 - rustication.

COMPARK VILLAGE PD –SIXTH AMENDMENT



ARCHITECTURAL DETAILING – CONSIDERATIONS

- Textured Primary Materials at grade
- Planter Boxes
- Awnings for accent and scale
- Glass to or near to grade
- Secondary Materials for the upper facade
- Reveals, texture changes and color changes
- Rustication

Visibility and View Sheds

Intent: Visibility is categorized in 3 view sheds to help define the prominent facades where higher quality architectural materials and detailing will have the greatest impact and where more economical materials and detailing would be acceptable. See figures 6 and 7 below.

- Primary View Shed – Architectural elevations and site improvements that are visible from adjacent public streets and adjoining properties, unless the adjoining property is a continuation of the same development.
- These areas should receive the highest level of design, detailing, and materials as defined in these standards.

COMPARK VILLAGE PD –SIXTH AMENDMENT

- The primary view shed should consider phased development and the impacts that future buildings may have on the visibility of initial development.
- Secondary View Shed – Architectural elevations and site improvements that are internal to the site and visible to the users and adjacent developments.
- While a consistent use of building materials, details and colors are required on all sides of the building, architectural and site design in the secondary view shed may be modified to reflect the diminished public visibility.
- Loading and Service Areas – These areas shall be oriented to limit visibility and screened from prominent view from public streets.
- Visibility and screening of loading and service areas should consider phased development and the impacts that future buildings may have on the visibility of initial development.

Building Materials

Intent: Quality and durable building materials shall be used to help assure long term development integrity. Façade materials are outlined in the following three categories in support of the three view sheds as outlined above:

- Primary Materials and Finishes – Shall comprise 35% to 45% of the façade in the primary view shed.
- The primary materials and finishes are to be used in the primary view shed areas. They shall have a finished character and detailing that will provide visual interest to pedestrians. Primary materials are intended to be on the ground plane but may extend to the upper levels of the façade for accent a design composition.
- Primary Materials and Finishes may include detailed patterns and reveals is the finished surfaces, form liners to create interesting textures and patterns, texture coat paints to accent the textured material and to create a contrast between patterns, and architectural detailing. Primary materials may also include but are not limited to:
 - Brick, stone, synthetic stone, wood, and integrally colored, textured, or glazed concrete masonry units.
- Glass – Windows, doors, and accent features – Shall comprise 15% to 30% of the façade in the primary view shed.
- The windows, doors, and glass accents shall be used as a primary material to help create an attractive design theme in the primary view shed.
- Secondary and Supporting Materials: – A maximum of approximately 35% of the façade in the Primary view shed
- The secondary and supporting materials are intended to be viewed from a greater distance as part of the upper portions of the building.
- Secondary materials and finishes may include stucco finishes, textures, painted, finished with larger scaled details appropriate for viewing from greater distances; not the pedestrian viewpoint. Secondary materials may also include, but are not limited to: pre-finished metal panel systems; high-quality text-coat painted pre-stressed concrete systems; and high-quality text-coat painted tilt-up, site cast concrete.
- Building materials that require substantial maintenance, or those of low durability, shall not be permitted; this includes split shakes, rough sawn or board and batten wood, and

COMPARK VILLAGE PD –SIXTH AMENDMENT

- field painted standard corrugated metal siding.
- Smooth-faced gray concrete block, plain gray tilt-up concrete, pre-engineered metal buildings, and standard single or double tee concrete systems shall be limited to loading dock and service areas that are not visible from public rights-of-way, open space, or residential areas.
- These standard guidelines can be waived if the design demonstrates the application of materials which satisfies the intent statements listed.
- Building materials and details used on the primary view shed facade may be transitioned to a lesser degree of detail on the secondary view shed and loading/service sides of the building. A transition of material and color shall be incorporated into the architectural design rhythm and pattern. A change in material shall not occur abruptly at the corner but shall wrap the corner and change at an architectural feature or detail. The transition of materials shall be directed by the visibility from public streets and adjacent public uses such as trails and parks.
- To the extent possible, interior day-lighting in the form of skylights or other architectural features shall be used to minimize energy use.
- Applicants are required to submit a sample material board.

Roofing

Intent: Roof forms shall contribute to the overall image of high quality and permanence, and shall be used to screen rooftop equipment where possible.

- Visible roof surfaces shall be made of durable materials such as concrete tile, metal, other pre-finished architectural metals or architectural grade asphalt shingles. Membrane systems are prohibited on any visible portion of the roof.
- Building with flat roofs shall be designed to create visual interest by using variation in parapet height, articulation of cornice lines, decorative scuppers or other features.
- Roof forms may be used to accent entries or other architectural design elements.

END OF SECTION

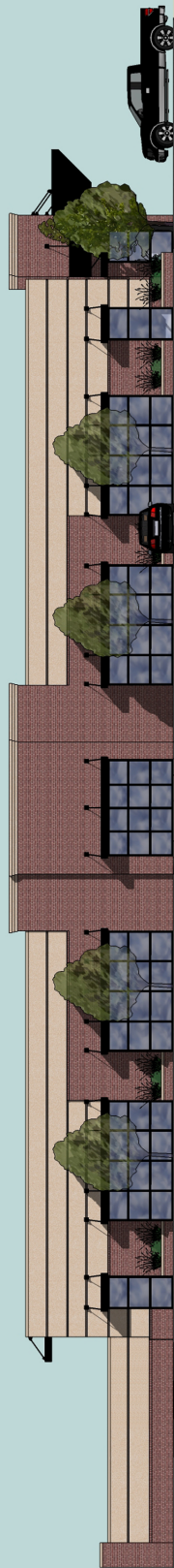


OVERALL -- CONCEPTUAL ARCHITECTURAL CHARACTER
SINGLE STORY FLEX OFFICE



CONCEPTUAL FRONT ELEVATION -- PRIMARY VIEW SHED

Primary Material	1,400 sf (43%) shown	-- +/- 35% to 45% Required
Glass	840 sf (26%) shown	-- +/- 15% to 30% Required
Secondary Material	1,000 sf (31%) shown	-- +/- Maximum 35% Allowed



CONCEPTUAL SIDE ELEVATION -- PRIMARY VIEW SHED

Primary Material	1,035 sf (42%) shown	-- +/- 35% to 45% Required
Glass	620 sf (25%) shown	-- +/- 15% to 30% Required
Secondary Material	820 sf (31%) shown	-- +/- Maximum 35% Allowed

**CONCEPTUAL ARCHITECTURAL CHARACTER
SINGLE STORY FLEX OFFICE CHARACTER**

COMPARK BUSINESS CAMPUS

July 15, 2010

COMPARK VILLAGE PD –SIXTH AMENDMENT

AUTO SERVICES, GAS STATIONS AND CAR WASHES

DEVELOPMENT STANDARDS

INTENT

The Town of Parker has long had a goal to maintain their small town character while providing needed services to their residents and visitors. The purpose of the auto services, gas stations, and car washes development standards is to provide the community with automobile related services within an aesthetically pleasing and pedestrian friendly Town of Parker. These standards and guidelines are to provide criteria and guidance for the successful design, development, and operations of land uses that serve automobiles or that require auto drive through, drive up and other significant automobile circulation needs.

LAND USE

Limited to designated areas as delineated on the Development Plan

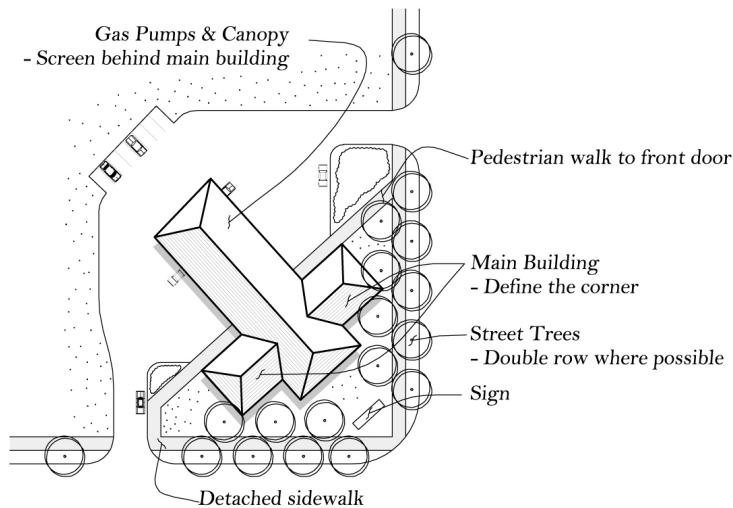
- auto services, for major and or minor repairs
- car wash, detailing, automatic and coin operated
- convenience store with gas pumps and/or car wash
- gas station, with and without car wash
- service station with and without tire sales and service, with and without gas pumps.

DEVELOPMENT STANDARDS

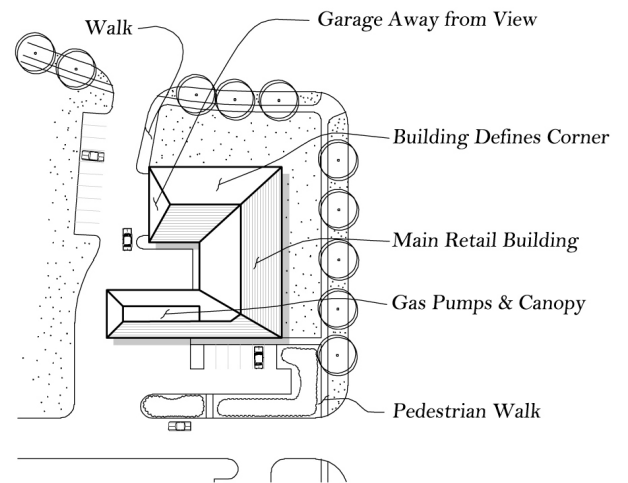
Site Planning

- Site design shall create a strong built edge to the adjacent street or drive lane. This can be accomplished by locating buildings at the setback line or with a structural element, such as a fence, wall, or dense planting, at or near the property line.
- Street corners shall provide structural or strong design elements to anchor the corner. This can be accomplished using a built element or with strong landscape features.
- Service and car wash bays should not face public streets or residential uses without adequate screening or architectural detailing.
- Gas Pump Canopies shall be a secondary visual element. Retail, commercial, and office buildings should create the primary image and streetscape located along the public street;
- Building orientation shall screen the view of the interior service and car wash bays from public rights-of-way or residential uses to the maximum extent possible.
- Car wash as an accessory use shall be incorporated into the overall design of the primary structure and site design.
- Outdoor storage of vehicles shall be integrated into the overall site design as a parking lot. Vehicular storage shall be screened from direct public view with landscaping, fences, walls or other approved methods. The outdoor storage of vehicles shall be noted on the approved site plan.
- Drive-through lanes for car wash, queuing shall be located away from public rights-of-way to the maximum extent possible. All access drives and queuing shall be compatible with pedestrian circulation.

COMPARK VILLAGE PD –SIXTH AMENDMENT



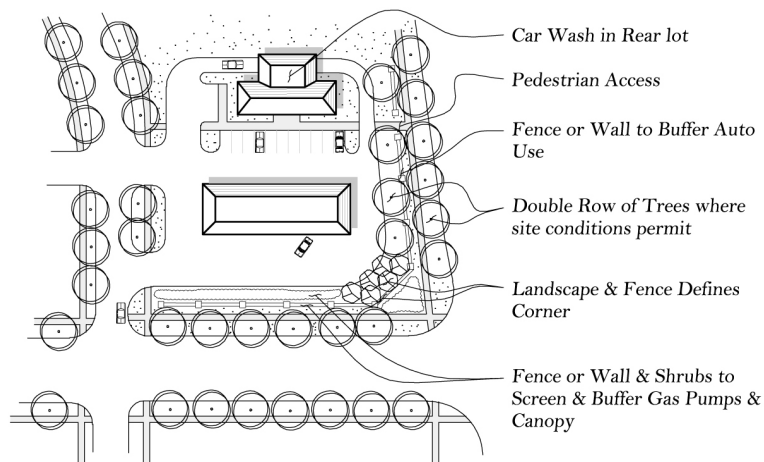
Corner Gas and Convenience Alt 1



Corner Gas and Convenience Alt 2

Vehicular Access/Circulation

- The number, location, and size of curb cuts shall be kept to minimum. Curb cuts. Access will be in accordance with the Town of Parker Roadway Design and Construction Criteria manual and a traffic impact analysis.
- To the greatest extent possible, access points and driveways must be planned and shared between adjacent properties. Access easements must be shown on all Site Plans;
 - Compact vehicle dimensions for access or parking are not allowed;
 - Vehicular circulation and queuing shall not utilize any portion of a pedestrian walk or public right-of-way.



Gas and Convenience Alt 3

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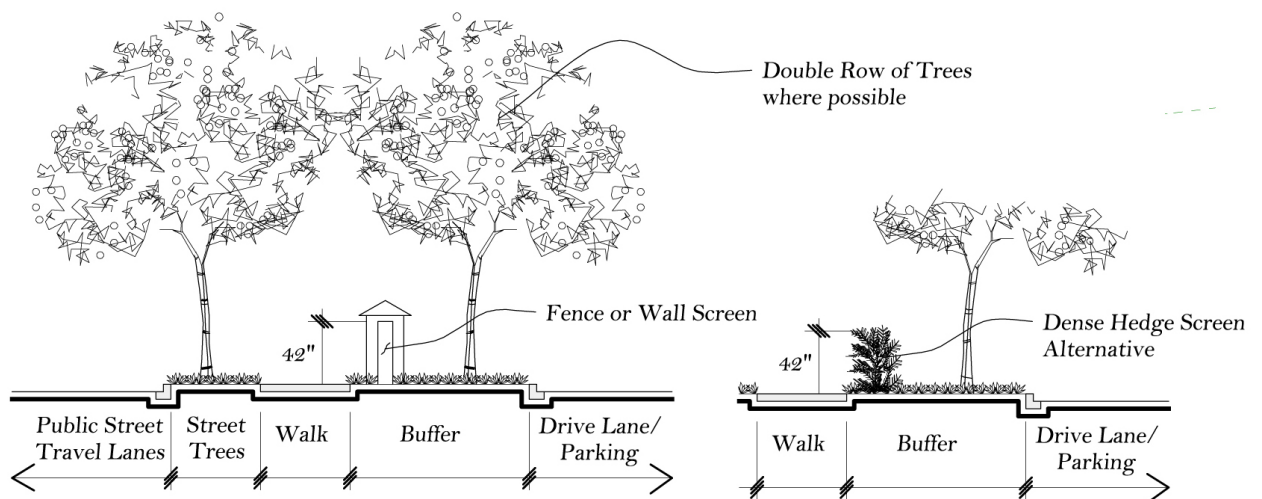
Pedestrian Access and Compatibility

It is recognized auto related uses such as gas stations, service stations, and convenience stores require substantial area of pavement. It is also recognized that many services provided by these uses are used by pedestrians. Safe and clear pedestrian access from public sidewalks and adjacent commercial uses is required for all site plans for auto related uses.

- Sidewalks should provide strong connections between commercial or residential uses, right-of-way access and the front door or major pedestrian entry point of the main facility.
- Sidewalks in front of or directly adjacent to a major pedestrian entry point shall be no less than 8 (eight) feet wide.

Visual Impact and Visibility

- Service entries and garage doors should be screened from adjacent rights-of-way, residential uses, Green Acres Tributary, and Happy Canyon Creek Open Space with low walls, fences, and vegetation. Berms may be used with landscaping if an opaque screen is provided.
- Trash and storage areas shall be screened from view in accordance to the Town of Parker Land Development Code. Walls and fence materials shall complement exterior building materials.
- Drive thru, auto service stations, and auto related uses along dedicated rights-of-way shall have a continuous screen along the right-of-way. The screen shall consist of a low fence, wall, or berm with planting. A combination of walls, berms, and planting is acceptable if complementary to the architectural character of the building and site design. The screen shall be a minimum of 42 inches high to screen the bumper and lights of most automobiles.



Street Edge and Buffer Screen

Architectural Design

COMPARK VILLAGE PD –SIXTH AMENDMENT

- 360 degree architectural treatment is required. Building design should be compatible in scale and mass with the dominant existing or planned character of the surrounding neighborhood.
- Building materials, colors, forms, roof style detailing, window treatment, and doors should work together to express a harmonious design. All structures including but not limited to kiosks, car wash buildings, and gas pump columns should be architecturally consistent and related to an overall architectural theme or style;
- Building designs that are solely from applied treatments of a corporate identity are strongly discouraged;
- Building materials should have the appearance of permanency. Lightweight metal or temporary appearing structures are not permitted.
- Canopy design should include detailing that will reduce the perceived height and mass.
- Glossy, highly reflective materials are discouraged.
- Car wash should be architecturally integrated into the design of the overall facility.
- Lighted bands, tubes or applied bands of corporate color are not allowed.

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

DATA CENTER OVERLAY

In addition to the Town of Parker Development Design Standards, the following standards shall apply.

PURPOSE

The purpose of the Data Center Overlay is to provide diversified economic development and new employment opportunities in the Town of Parker.

These standards and guidelines are intended to provide standards and guidelines for the successful design, development, and operations of the Data Center land use. Data Centers within the Compark Village Planned Development shall be designed to be compatible with the surrounding area.

LAND USE

The Data Center land use is limited to designated areas in the Business Employment and to a limited extent, as set forth in the sentence below, in the Commercial Retail planning areas as delineated as an Overlay on the Development Plan. The Data Center overlay use in the Commercial Retail planning area can only be a permitted use when developed in combination with an adjacent Business Employment planning area.

DEVELOPMENT STANDARDS

These standards are in addition to the Town of Parker Development Design Standards.

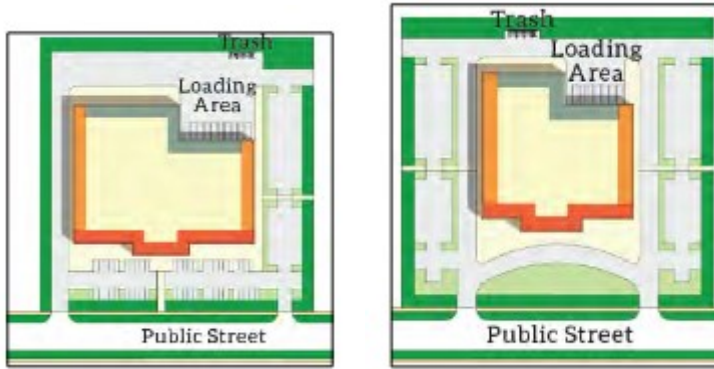
BUILDING ORIENTATION

- The building shall be oriented to a public roadway.
- The office, showroom or other publicly accessible portions of the building shall be located or oriented in the building so as to be highly visible from a public roadway or the public realm.
- A building located on a corner site shall be oriented to address both street frontages and shall have enhanced landscaping and architectural design features such as street-facing windows and doors.
- Buildings shall be oriented so that service functions are hidden from public view and are well-screened by landscaping or a screening wall.

SITE LAYOUT

- The office portion of the building shall be located at the front of the building facing the public roadway. The building can be set back to create a courtyard or publicly accessible space in front of the building (see images for building placement below).
- A maximum of one (1) bay of parking shall be permitted in front of the industrial building for visitor or employee parking, between the building and the public roadway. The remainder of the parking shall be located on the side or rear of the building, with adequate screening from a public roadway, open space, parks, and view of the public realm.
- All service and loading functions shall be located in the side or rear of the building and screened from view of the public realm.

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ARCHITECTURAL ELEMENTS AND ARTICULATION

Building design shall be compatible with the architectural context of the surrounding area. Buildings shall utilize pedestrian scaled architectural detailing.

1. General Standards for all Data Centers

- Buildings shall be broken down to a human scale with prominently marked public entries.
- Long, uninterrupted facades are not allowed. Blank, windowless walls are not permitted. Changes in planes are required to create shadow lines for interest and accent. Provide architectural projections and recesses to achieve variations in wall planes.

2. Standards for Data Centers along Compark Boulevard

- All buildings shall have a minimum setback of 50-feet from Compark Boulevard. No building or portion of the building shall be constructed within this required setback.
- The 50-foot setback area along Compark Blvd. may include the following:
 - Limited to a maximum of one (1) bay of parking;
 - Drive lanes/access;
 - Landscaping;
 - No fencing shall be placed closer than 20 feet of Compark Boulevard.
- On facades with Primary View Shed of Compark Boulevard a minimum of 2 complementary materials and 2 colors, excluding windows and doors, to add visual interest and architectural character shall be provided. A change in material may be accepted as a color change. High quality fabrication and detailing of textures, architectural patterns, and finishes combined with a color change shall qualify as an acceptable material and color change.
- On facades with Primary View Shed of Compark Boulevard a minimum of 20% of the façade shall consist of transparency.

3. Standards for Data Centers along Chambers Road

- All buildings shall have a minimum setback of 100-feet from Chambers Road. No building or portion of the building shall be constructed within this required setback.
- The 100-foot setback area along Chambers Road may include the following:
 - Limited to a maximum of one (1) bay of parking;
 - Drive lanes/access;
 - Landscaping;
- No fencing shall be placed closer than 50 feet of Chambers Road. All facades visible from Chambers Road shall be designed to look like and meet the commercial design standards.

COMPARK VILLAGE PD –SIXTH AMENDMENT

- All facades visible from Chambers Road shall include a minimum of 40% transparency. Alternative façade articulation may be considered during the review of the Site Plan in lieu of transparency, but in no case shall be less than 25%.
- Use architectural detailing for accent, interest, and enhanced quality. Detailing may include the following:
 - raised, articulated parapets,
 - glass recessed within the panel depth for shadows and accent,
 - mitered corners,
 - recessed panels,
 - chamfers,
 - rustication.
- Enhanced landscaping located at the corner and along Chambers Road. Enhanced landscaping shall include:
 - 1 tree and 5 shrubs per 25 linear feet of frontage; the trees may be clustered to achieve the required amount of landscaping
 - 50% of the required trees shall be evergreen
 - Shrub beds should be located on the back side of the sidewalk to enhance the pedestrian experience
 - Xeric landscaping elements



EXAMPLE OF DATA CENER ARCHITECTURAL QUALITY

TRAIL AMENITY

- If a Data Center is proposed within the CR Planning Area (PA-10) a trail amenity shall be constructed for public use at or near the access point to the Happy Canyon Regional Trail along Chambers Road.
- The proposed trail amenity shall include the following:
 - A shade shelter that accommodates seating for eight (8)
 - A bike repair station
 - A bench and trash receptacle

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- A dog waste station
- Landscaping, including trees and shrubs
- A directional sign indicating access to the trail
- The trail amenity shall be owned and maintained by the property owner or metropolitan district

SCREENING

Screening shall effectively mitigate negative visual and acoustic impacts of the Data Center and shall be integrated into each project's overall site design.

- All rooftop mechanical equipment shall be screened from view measured from 5' above finished grade at the property line or 5' above a public sidewalk adjacent to the property line.
- Paint wall mounted equipment the same color as the building and locate equipment on the building to minimize visibility.
- Any loading areas, outdoor equipment areas, or other back of house areas shall include a free-standing screen wall, of a material and color matching the building. Screens shall be at least as high as the equipment they conceal and be set back from the edge of the building façade equal to or greater than the height of the screen wall.
- Utilities shall be placed in accordance with the Town of Parker Utilities Code.

BUILDING MATERIALS

Quality and durable building materials shall be used to help assure long-term development integrity. Façade materials are outlined in the following three categories in support of the three view sheds as outlined above:

- **Primary materials and finishes** are intended to be on the first story wall plane but may extend to the upper levels of the façade to accent a design composition. Primary materials and finishes shall:
 - Include finished character and detailing that will provide visual interest to pedestrians.
 - Include detailed patterns and reveals in the finished surfaces, form liners to create interesting textures and patterns, and architectural detailing.
 - Include brick, stone, synthetic stone, wood, and integrally colored, textured, or glazed concrete masonry units.
- **Secondary and Supporting Materials** are intended to be part of the upper portions of the building. Secondary materials shall:
 - Include Pre-finished metal panel systems, High-quality text-coat painted pre-stressed concrete systems; and high-quality text-coat, Painted (texture) tilt-up, site cast concrete.
- Smooth-faced gray concrete block, plain gray tilt-up concrete, pre-engineered metal buildings, and standard single or double tee concrete systems shall not be permitted.
- A change in material shall not occur abruptly at the corner but shall wrap the corner and change at an architectural feature or detail. The transition of materials shall be directed by the visibility from public streets and adjacent public uses such as trails and parks.

ROOFING

Roof forms shall contribute to the overall image of high quality and permanence, and shall be used to screen rooftop equipment where possible.

- Visible roof surfaces shall be made of durable materials such as concrete tile, metal,

COMPARK VILLAGE PD –SIXTH AMENDMENT

other pre-finished architectural metals or architectural grade asphalt shingles. Membrane systems are prohibited on any visible portion of the roof.

- Building with flat roofs shall be designed to create visual interest by using variation in parapet height, articulation of cornice lines, decorative scuppers or other features.
- Roof forms shall be used to accent entries or other architectural design elements.
- The building roof(s) shall incorporate a cool roof design with white membrane. The use of rooftop solar panels for sustainability is encouraged.

FENCING

- Any proposed fencing on site shall not exceed 8 feet in height.
- Fencing shall consist of quality materials and be architectural compatible with the development. Chainlink fences shall not be permitted.

END OF SECTION

COMPARK VILLAGE PD –SIXTH AMENDMENT

EXHIBIT A

	E470	CHAMBERS RD.	COLLECTOR - COTTONWOOD DR.	LOCAL STREETS	HAPPY CANYON CREEK	GREEN ACRES TRIBUTARY	SIDE LOT LINES	REAR LOT LINES	ARAPAHOE COUNTY LINE
PLANNING AREA									
Business Commercial - See Development Guide for more information									
Structure Setbacks		30'	20'	10'/5' (2)	40'/20'/(1)	20'	0' (5)	0' (5)	40'
Parking Setbacks		20'	20'	20'/10' (2)	10'	10'	0'/5' (4)	0'/5' (5)	10'
Neighborhood Commercial - See Development Guide for more information									
Structure Setbacks		30'	20'	10'/5' (2)	40'/20'/(1)	20'	0' (5)	0' (5)	
Parking Setbacks		20'	20'	20'/10' (2)	10'	10'	0'/5' (4)	0'/5' (5)	
Highway Commercial - See Development Guide for more information									
Structural Setbacks									
Commercial	30'	25'		10'/0' (2)	20'		5'/0' (5) (6)	0'	
Commercial and Residential	30'	25'		10'/0' (2)	20'		5'/0' (5) (6)	5'/0' (5) (6)	
Parking Setbacks	20'	20'		10'	20'		0'/5' (4)	0'/5' (4)	
Mixed Use - See Development Guide for more information									
Structural Setbacks									
Commercial	30'	30'	20'	20'/5' (2)			5'/0' (5) (6)	0' (5)	
Residential Multifamily	40'	30'	20'	20'/5' (2) (6)			5'/0' (3) (5) (6)	5'/0' (3) (5) (6)	
Commercial and Residential	30'	30'	20'	20'/5' (2) (6)			5'/0' (5) (6)	5'	
Parking Setbacks	20'	20'	20'	10'/6' (2)			0'/5' (4)	0'/5' (4)	
Single Family - See Development Guide for more information									
	30'	30'	20'	20'/5' (2) (6)			5'/0' (4)	0'/5' (4)	
Mixed Residential - See Development Guide for more information									
Structural Setbacks									
Residential Multifamily	40'	30'	20'	15'			7 1/2	15'	
Single Family and Residential	30'	30'	20'	15'			7 1/2	15'	
Parking Setbacks	20'	20'	20'	10'/6' (2)			0'/5' (4)	0'/5' (4)	



January 9, 2024

Stacey Nerger, Senior Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Re: Compark Village Rezoning Application - Z21-028

Ms. Nerger and Staff,

The Parker Chamber's Government Affairs Committee (GAC) recently issued its 2024 "pillars" outlining its priorities for the local business community. One of those is promotion of the economic vitality of the Town – specifically to support infrastructure that attracts more job-creating primary employers.

With this in mind, the Chamber and its GAC are writing in support of the rezoning of Compark Village that will allow the development of Westside Investment Partners' proposed data center. The jobs and the potential tax/fee revenue – projected to be twice that of a Costco – provide significant short-term justifications. However, the long-term impact of drawing high tech investment within our borders is the real prize. This \$400MM capital investment could provide an anchor for additional high tech investment and development.

This is a slam-dunk in terms of economic development. As skilled jobs and higher-salaried workers increase in the Compark area, there will be additional use opportunities like the light industrial, retail, and commercial that the Town envisions in its Master Plan. If we are serious about expanding Parker's primary employer base beyond the retail and healthcare sectors, then we need to take action to encourage the development of tech sector uses.

CORE has assured us that the data and power infrastructure exists in close proximity to support this proposed use, and the placement of this business could attract more high-tech enterprises reliant on similar infrastructure. CORE says that costs for services and traffic mitigation would be minimal. We trust you to best evaluate the veracity of these claims, but even if the impact exceeds CORE's estimates, investments in these areas would pay dividends for generations to come.

We are aware that the approval of this project would significantly benefit CORE, representing as much as 20% of the cooperative's total service. In addition to the economic development incentives for approval of this project, a stronger utility is good for Parker's businesses and residents.

This project is representative of the economic future of South Metro Denver. For Parker to be competitive with its neighbors, we must demonstrate a serious commitment to attracting the jobs, capacities, and uses that will dominate the next generation of industry. The E470 corridor is the essential artery for high-tech development between Denver International Airport and I-25, and this project represents one critical opportunity to leverage its potential.

Sincerely,

Jon Rowlett, Chair, Government Affairs Committee
T.J. Sullivan, President & CEO

January 18, 2024

**Town of Parker
Ms. Stacey Nerger, Senior Planner
20120 E. Mainstreet Parker, CO 80138-7335**

Re: Compark Village Rezoning Application - Z21-028

Ms. Nerger,

I am writing to offer support for the proposed rezoning of Compark Village as proposed in its application.

I am Jonathan Rowlett a resident and Financial Advisor with Edward Jones with an office in the Town of Parker. I have already co-written a letter of support for this project as a representative of the Parker Chamber of Commerce as I serve on the board and Chair the Chamber's Government Affairs Committee. I am writing this letter as a resident as well as having a business in the town. I have a strong belief in community involvement and serving the best interest of my clients and our community. At Edward Jones, our purpose is to partner for a positive impact, improve the lives of our clients and colleagues, and together better our communities and societies. I believe the proposed rezoning and development of a data center in the Town of Parker will bring a significant benefit to the town and opportunities to Parker's citizens.

The proposed rezoning to allow for the development of a data center at Compark will provide significant financial benefits to the Town of Parker, in excess of \$2.9 M annually and should bring more than 200 highly skilled and paid employees to the town. These employees may choose to live in Parker but will undoubtedly benefit the economic vibrancy in our community and some will become active and impactful members. The opportunity to expand Parker's primary employment has exponential positive benefits to the Town.

The Town's articulated Master Plan Visioning and Guiding Principles assert support for the long-term economic well-being of the Town, encouraging a variety of employment opportunities, and promoting unique, local businesses. The proposed rezoning and subsequent data center project supports the Master Plan's goal to "Ensure adequate opportunities for future expansion of the Town's economic base in appropriate locations in the community." As a business leader in Parker, I feel that the diversity of a new business type such as a data center in the community, brings financial benefits and maintains the character of the community within the Town's Master Plan goals.

Data centers are an essential element to most industries and especially the financial services industry. The reliance on data center services is ever growing, and more industries will rely on data centers as technology advances. This project increases Parker and Colorado's ability to compete and support growth of many industries.

I fully support the proposed rezoning request. I urge the Parker Planning Commission and Town Council to approve the proposed rezoning for data center uses, as it will bring significant benefits to the Town and its citizens.

Sincerely,
Jonathan Rowlett
11966 Singing Winds St.
Parker, CO 80138



Justin Rayburn

Principal

E: JRayburn@FountainheadCommercial.com

M: (303) 249.3730

January 17, 2024

Town of Parker
Ms. Stacey Nerger, Senior Planner
20120 E. Mainstreet Parker, CO 80138-7335

Re: Compark Village Rezoning Application - Z21-028

Dear Ms. Nerger,

My name is Justin Rayburn and I'm writing in support of the proposed rezoning of Compark Village as proposed in the reference above.

I'm a Principal at Fountain Commercial Real Estate, and I'm a resident in the Town of Parker. Over the past 20 years I've been involved in over 400 commercial real estate transactions in the metro area, totaling over 2.5 million square feet of office and industrial space. My professional focus is on the prosperity of my clients and the communities in which they do business. In my professional opinion, I believe this rezoning will create a significant benefit for the Town of Parker, bringing in revenues and providing new employment and other opportunities to residents of the Parker area.

The proposed rezoning does not exclude other previously approved uses on this site but expands the allowance for a data center. The proposed rezoning to allow a data center development at Compark could provide more than \$2.9M of annual revenue to the Town of Parker. The proposed rezoning and data center development will also bring more than 200 highly skilled and paid employees to the Town of Parker. I believe the opportunity to expand Parker's primary employment has exponential positive benefits to the Town. The proposed rezoning is consistent with the current development in and around the Compark micro market and outside the Town of Parker's borders.

The proposed rezoning and subsequent data center project also supports the Town's Master Plan goal to "Ensure adequate opportunities for future expansion of the Town's economic base in appropriate locations in the community." As a business leader in Parker, I feel the diversity of a new business type such as a data center in the community, brings financial benefits and maintains the character of the community within the Town's Master Plan goals.

Data centers represent the future of the technology industry. The requirement to store and efficiently access data is essential to all businesses in today's age. The reliance on data center services is ever growing, and more industries will rely on data centers as technology advances. This project increases Parker and Colorado's ability to compete and support growth of many industries. The site is perfectly situated to serve a data center, as there is an existing electrical substation that can serve this large electric user and there is a substantial fiber network along the E-470 corridor. The proximity of power and fiber make the data center use of this site the highest and best use for development.

I fully support the proposed rezoning request. I urge the Parker Planning Commission and Town of Parker Council to approve the proposed rezoning for data center uses, as it will bring significant benefits to the Town and its citizens.

Sincerely,

Justin Rayburn