



5:30 P.M. – New Planning Commission Orientation

PLANNING COMMISSION MEETING

7:00 P.M.

July 12, 2018

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
 - A. **June 28, 2018 Meeting Minutes**
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**

A. PARKER SQUARE - TRACT C1 - Rezone

Applicant:	Gene Gregory and Sons
Location:	Southeast corner of Solar Circle and Sun Way
Department:	Community Development, Ryan McGee
TRAKiT No.:	Z18-015

B. STONEGATE FILING 27, FIRST AMENDMENT, LOT 1A-1 - Use by Special Review

Applicant: Michelle Lamoureux, Pinnacle Consulting, Inc.
Location: North of E470 between Jordan Road and Chambers Road
Department: Community Development, Ryan McGee
TRAKiT No.: Z17-018

C. REATA NORTH FILING 1, TRACTS S and T - WELLHOUSE ACCESS ROAD - Site Plan Amendment

Applicant: Lela Perkins, Black and Vetch for Parker Water and Sanitation District
Location: Generally located northwest of the intersection of Hilltop Road and Canterbury Parkway
Department: Community Development, Carolyn Parkinson
TRAKiT No.: SP18-035

8. **PLANNING COMMISSION ITEMS**

9. **STAFF ITEMS**

10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

June 28, 2018

Chair Gary Poole called the meeting to order at 7:00 p.m.

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster and Duane Hopkins. and Eliana Burke. Alternates Ruth Ann Nelson and Kimberly Rodell were present; Commissioner Eliana Burke and Alternate Erik Frandsen were absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the June 14, 2018 meeting minutes. Commissioner Duane Hopkins seconded; a vote was taken and passed 6:0.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:02 P.M. COTTONWOOD HIGHLANDS

FILING 6 - Minor Development Plat

Applicant: Land Development Consultants
Location: Northeast Corner of Parkerhouse Road and Jordan Road
Planner: Carolyn Parkinson
TRAKiT No.: SUB16-055

Carolyn Parkinson, Planner, presented the staff report for Cottonwood Highlands Filing 6 – Minor Development Plat. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- the building size for the proposed gas/convenience business; the number of gas pumps; *(Staff said the building will be approximately 4,600 square feet; will have eight gas pumps; single-car carwash.)*
- if a traffic study was done, relative to access in/out; *(Staff said a traffic study was done as part of the site plan review; development standards were met.)*

- if the three lots will retain commercial zoning with the minor development plat; *(Staff said the commercial zoning will apply to the three lots.)*
- how the water from the carwash circulates through the site; *(Staff said the water will be directed to the waste-water system; was reviewed as part of the site plan.)*
- if the access off Jordan Road is the same entrance for the existing mini-storage; *(Commissioner John Howe said access to the existing mini-storage is off Cottonwood.)*

APPLICANT PRESENTATION

None

PUBLIC COMMENT OPENED

Ms. Parkinson shared comments regarding water use and prairie dogs with the Planning Commission from:

Kenneth Ramsey
3862 Elm Avenue
Parker, CO 80134

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:12 P.M. COTTONWOOD HIGHLANDS FILING 6 - Minor Development Plat

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this appears to be a clean development that will reduce the shortage of fuel stations in the area; it will be more convenient for the community in that area. He supported recommending approval to Town Council.

Commissioner Duane Hopkins said it is nice to see the E470 area get energized; the planned development fits the historical plans for the area. He supported recommending approval to Town Council.

Commissioner Richard Foerster agreed; he said he liked the parcel replatted into three lots to expedite development.

Commissioner Ruth Ann Nelson said she supported recommending approval to Town Council. She addressed the citizen's comments regarding prairie dog mitigation by stating that the Planning Commission is not a law-making body but deliberates on whether applications meet Municipal Code requirements for development.

Commissioner Kimberly Rodell agreed; this is a good location that will serve the community; she supported recommending approval to Town Council.

Chair Gary Poole agreed; supported recommending approval.

Commissioner John Howe moved the Planning Commission recommend Town Council approve the Cottonwood Highlands Filing 6 – Minor Development Plat. Commissioner Kimberly Rodell seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Rosemary Sietsema, Recording Secretary advised:

- the Planning Commission of the newly appointed Planning Commissioners; orientation scheduled for July 12, prior to the Planning Commission meeting. Attendance is not required but strongly encouraged. (Dinner will not be available; may bring your own.)
- upcoming online packet retrieval through Civic Clerk-Board View. Email will be sent with a link to online training; paper packets will no longer be provided; laptops will be available the night of the Planning Commission meeting; training to be complete by July 26, 2018.

ADJOURNMENT

The meeting was adjourned at 7:17 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 7/12/2018

Town Council Date: 8/6/2018

Hearing Type: Public Hearing
PARKER SQUARE – Tract C1 - Rezone
TRAKiT No.: Z18-015

Location: Southeast corner of Solar Circle and Sun Way

Project Planner: Ryan McGee, AICP, Associate Planner

Applicant: Gene Gregory, Gene Gregory & Sons

Executive Summary: The proposal is to zone .568 acres from C - Commercial to Greater Downtown District Market Center.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Rezone request.”

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council approve the Rezone request, subject to the conditions contained in this staff report.”

“I move that the Planning Commission recommend that Town Council deny the Rezone request as the request does not meet the following approval criteria:”

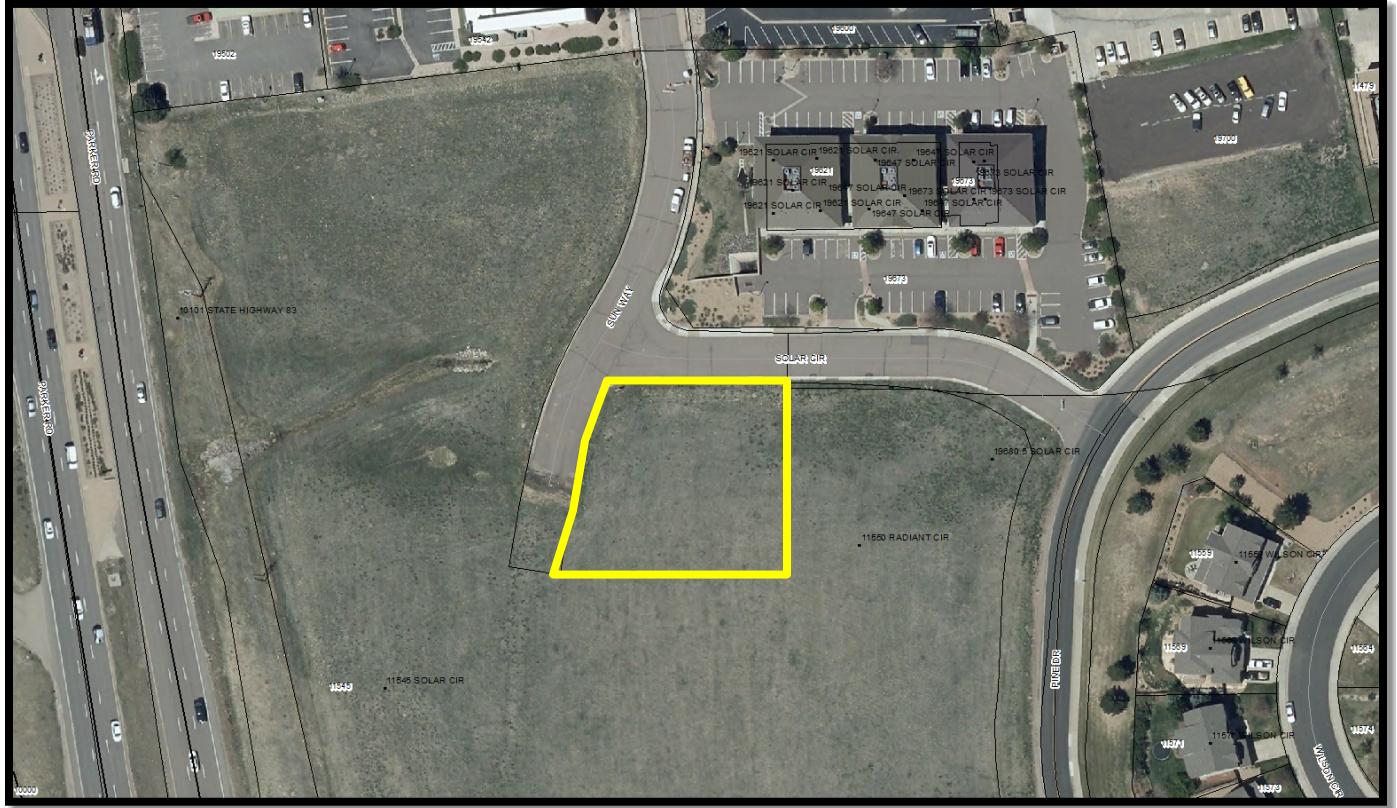
-List criteria not met (either by staff or Planning Commission)

“I move that the Planning Commission vote to continue the Rezone request to a future date.”

I. BACKGROUND/DISCUSSION

The purpose of rezoning Tract C-1 Parker Square from C – Commercial to Greater Downtown District Market Center is to gain relief from the C – Commercial District 40' front setback requirement and to accommodate a future restaurant. The Greater Downtown District Market Center zoning allows setbacks to be determined during the site plan review process. A site plan application for a 4,718 sq. ft. restaurant on Tract C-1 Parker Square has been submitted for review and compliance with the Land Development Ordinance.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
May 5, 1981	Annexed and zoned C – Commercial as part of the Town of Parker’s Original Incorporation
February 19, 2002	Zoned Greater Downtown Overlay zone district
October 21, 2002	Greater Downtown Overlay zone district zoning repealed. Tract C-1 Parker Square reverted back to C – Commercial zoning.

III. CURRENT SITE DATA

Existing Zoning	C - Commercial District		
Overlay District	N/A		
PD & Plan Area	Greater Downtown District Market Center (proposed)		
Master Plan Area	Medium Density Residential		
Site Acreage	.568 acres		
Subdivision	Tract C-1 Parker Square		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	GD - Greater Downtown District	Commercial offices
South	Medium Density Residential	PD - Planned Development	Multi-family residential
East	Medium Density Residential	PD - Planned Development	Multi-family residential
West	Medium Density Residential	PD - Planned Development	Multi-family residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.E Land Use 1.H Jobs and Economic Vitality 1 Jobs and Economic Vitality 2 Jobs and Economic Vitality 2.B Jobs and Economic Vitality 4.A
Staff Analysis	The subject property abuts the Central Commercial District character area of the Master Plan which promotes land uses such as office, retail, restaurant and personal services. The requested Greater Downtown District (GDD) zoning is consistent with the adjacent GDD zoning to the north, and is also consistent with the goals and strategies of the Master Plan -allowing

	additional opportunities for expansion of the Town's economic base. The rezone will create a mix of uses in this area that includes residential, restaurant and office. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.
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V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	3.5 dwelling units per acre.	None	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Residential	Eating and Drinking Establishments, Office, Retail, Services, Recreation and entertainment	☐ Consistent ☐ Inconsistent ☒ No Change
Height/Stories	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Town's Master Plan for the allowed uses. Based on this analysis, staff has determined that the request is consistent with the potential for development as recommended by the Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property is provided access via the existing road network off of Solar Circle and Sun Way. An access, circulation and traffic analysis is being conducted with the site plan review.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezone Requests:

1. A need exists for the proposal.

Applicant's Response

We are currently zoned straight-commercial and wish to be included in the Market Center area of the Greater Downtown District. We are on Solar Circle and have apartments on the West and South side. Although the road to the west that we are proposing to vacate is within the Greater Downtown District. To the North we have

straight-commercial that is in the Greater Downtown District and Market Center. We were missed when the greater downtown zoning was applied.

The current zoning is commercial uses. Our proposed use is a bar restaurant called the Gator Lounge that will serve Cajun food. The Greater Downtown zoning will help us with our building setback to move the building to the North closer to the road and further away from the property to the South and help with parking.

Staff Analysis

A need exists for the rezone of the subject property, for the reasons that it will (1) strengthen the identity of Parker by encouraging a balance of land uses that supports a high quality of life and contributes to the hometown character of our community; (2) provide adequate opportunities for expansion of the Town's economic and tax base; (3) encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhoods.; (4) attract and retain a variety of employment opportunities for Parker residents; and (5) promote a wide spectrum of mixed-uses to include cultural/entertainment, residential, office and retail/services that provide a unique, local flavor and encourage a pedestrian environment.

The rezone is also needed as the C – Commercial 40-foot front-yard setback requirements will unduly constrain the potential for development and quality site design on the property.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

As we are already zoned for commercial use we are wanting to update our zoning to fit the current Master Plan in place. We are proposing a bar restaurant that will be called the Gator Lounge which will have Cajun food, the site is currently zoned commercial and the use is currently approved. The road that we are vacating to the West is already zoned to the Greater Downtown zoning. We need the zoning to be consistent throughout the entire lot. The Greater Downtown zoning will also allow us to accommodate the setbacks that are associated with the Market place within the Greater Downtown zoning and help with the parking requirements, as far as, on-street parking requirements. The restaurant will give the surrounding commercial owners and apartments a restaurant bar within walking distance to their work place and homes.

Staff Analysis

The existing zoning C – Commercial and the Greater Downtown District Market Center zoning allows restaurants as a permitted use by right on this parcel. The rezone will allow for greater flexibility in developing the parcel, and a restaurant at this location will be convenient for nearby residents and office staff.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The Town has updated the zoning to fit the overall Master plan and for some reason this lot was left out as it has a road to the west and North and property to the North that are in the Greater Downtown District. To be consistent we are requesting we are included in the zoned area.

Staff Analysis

There was not an error in the original zoning of this parcel. The property has been contemplated for restaurant uses since Parker was incorporated and zoned C – Commercial in 1981. The rezone will allow for staff discretion in determining site plan setbacks.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

Our use is a currently approved use upon the property zoned commercial. We are trying to bring our lot in conformance with the bordering commercial property's.

Staff Analysis

There have been significant changes to the area to warrant this zone change. The parcel to the adjacent south of Tract C-1 Parker Square is currently being developed for a 255-unit multi-family project. Overall, Parker's population continues to grow and as does the demand for a variety of restaurants.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

Sun Road and Solar Circle are fully-improved roads with access off Parker Road through Parker Square Drive from the west. There is also access to the east through Hilltop Road to Pine Road south. Both have sufficient access points and would not impede traffic.

Staff Analysis

The property will be accessed from existing improved roadways - Sun Way and Solar Circle. The site plan for a 4,718-square foot restaurant is being reviewed for compliance with the Land Development Ordinance's parking, circulation and traffic requirements.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The site has fully-improved roads ,water and sewer in the right-of-way (ROW) and the street. This project already has the services needed to support the new building being proposed.

Staff Analysis

The Town of Parker will not incur costs associated with this rezone or development. The development will occur on private property and will be accessed by existing improved roads.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

As the lot is currently graded and has grass growing, there are no trees and or habitat there. Also, the property has had no other structures that may have contaminated the property in the past.

Staff Analysis

The rezone will have minimal environmental impacts. Staff is reviewing a site plan for a 4,718-square foot restaurant that is required to comply with all Land Development Ordinance and Building Code requirements. Town of Parker Engineering will review the plans for compliance with storm-water quality requirements.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The property needs to be brought up to the new Master Plan and is already zoned commercial. The zoning to the west and north already is in place. The proposed rezone will bring the lot into the Greater Downtown District.

Staff Analysis

As detailed in Section IV of this staff report, the Tract C-1 Parker Square rezone is consistent with the Parker 2035 Master Plan.

Based on this analysis, staff has determined that the request meets this criterion.

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

As this property is already zoned commercial it has been taken into account for the above impacts. The new building will be small 6000-square foot plus or minus in size. There are adequate services available to this proposed project and the impact will be minimal.

Staff Analysis

The subject property will be served by Parker Water and Sanitation District, Xcel, and IREA. There is no school or park requirement associated with the rezoning.

Based on this analysis, staff has determined that the request meets this criterion.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No comment
Fire Life Safety	Approved
Aztec Consultants	No comment
Tri-County Health Department	No comment
Douglas County Assessor	No comment
Economic Development	Approved
Xcel	No comment
IREA	Approved
CenturyLink	No comment
Comcast	No comment
Parker Economic Development	Approved
Parker Comprehensive Development	The Parker 2035 Master Plan depicts this area within the 'Central Commercial' character area which recommends retail, services, offices, lodging, restaurants and entertainment uses. The property is located adjacent to the Greater Downtown District Market Center which allows for uses aligned with the Master Plan recommendation. The proposed rezoning is in compliance with the Master Plan.
Douglas County Planning	No comment
Parker Authority for Reinvestment	PAR is supportive of the change in zoning for this property.
Preston Hills HOA	No comment
Parker Building	Approved
RTD	No comment

IX. CONCLUSION

The applicant is requesting a rezone of Tract C-1 Parker Square from C – Commercial to Greater Downtown District Market Center to gain relief from the C – Commercial District's 40-foot front yard setback requirement and to accommodate a future restaurant. Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends approval of the request and Town Council approves the request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

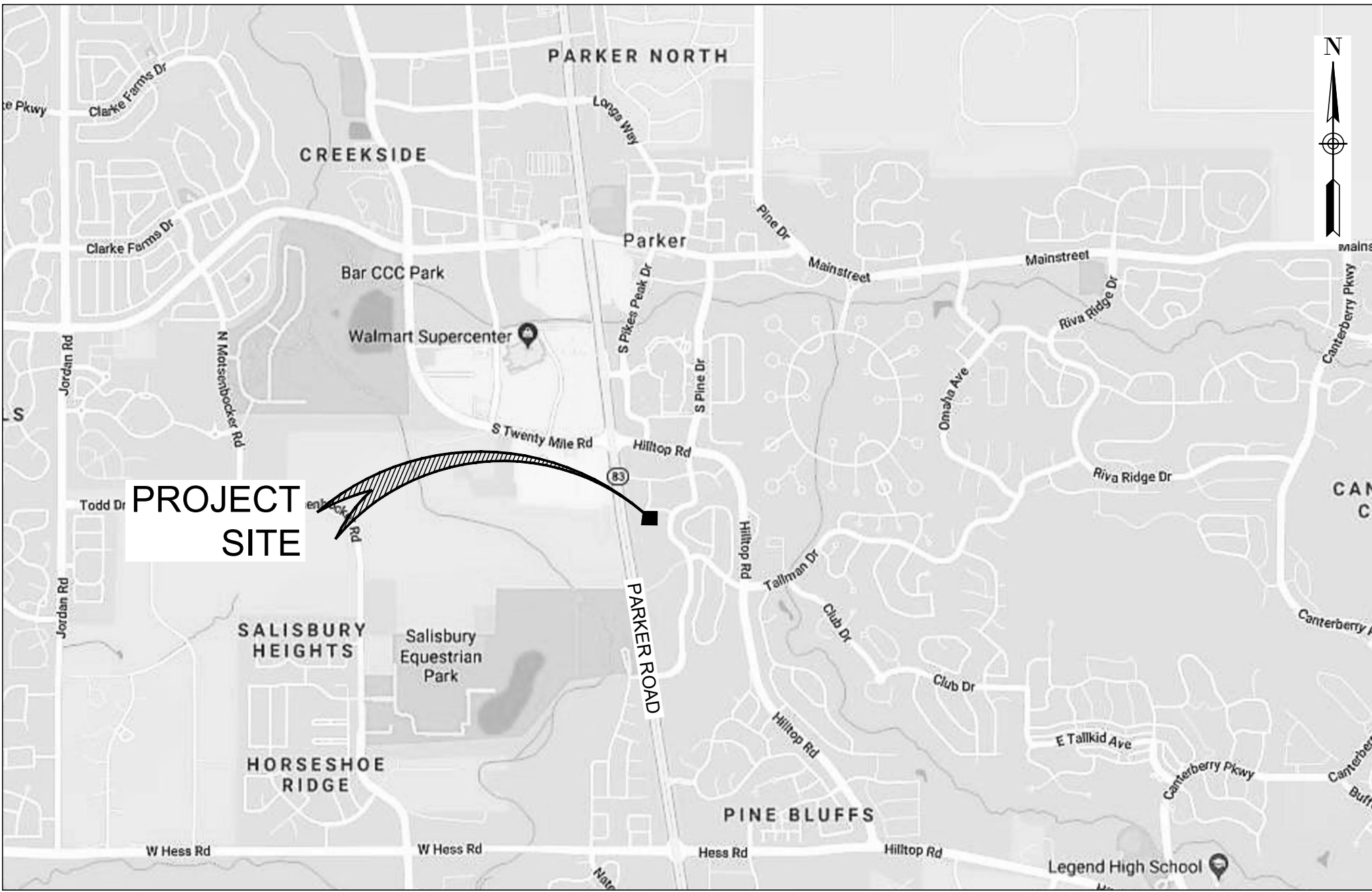
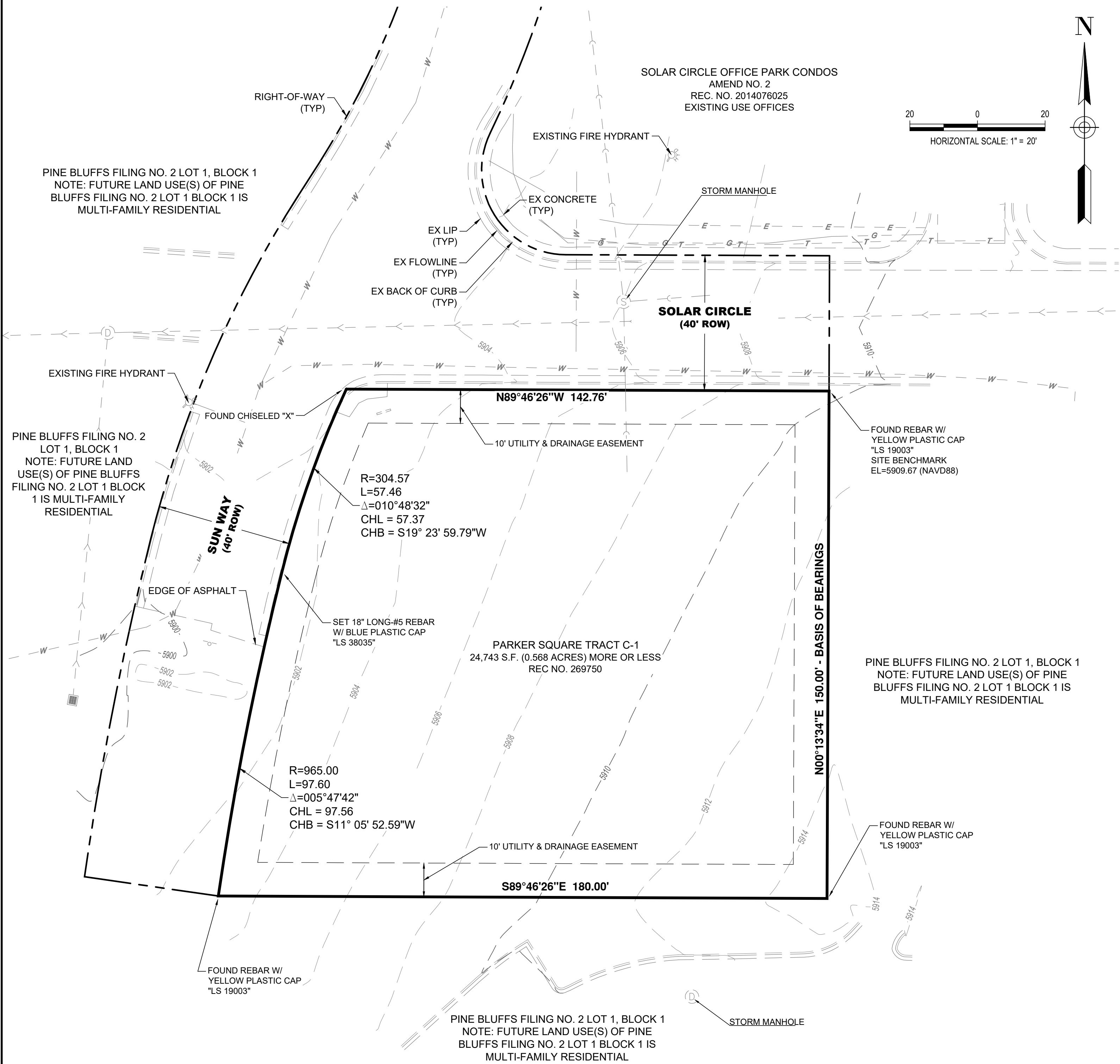
1. Parker Square Tract C-1 Rezoning Map
2. Greater Downtown District Market Center zoning

Report Approved By: Mary Munekata, Acting Planning Manager

Through: Jason Rogers, Deputy Community Development Director

PARKER SQUARE - TRACT C1 REZONING MAP

LOCATED IN THE NE ¼ OF SECTION 27,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 2000'

PLANNING COMMISSION CERTIFICATION

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

COMMUNITY DEVELOPMENT DIRECTOR _____
ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATION

THIS REZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2018, FOR THE PROPERTY DESCRIBED HEREON. THE ZONING INFORMATION AS SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NUMBER _____.

MAYOR: TOWN OF PARKER _____
ATTEST: TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 2018 A.D. AT _____ AM/PM AND WAS RECORDED AT RECEPTION NUMBER _____.

DOUGLAS COUNTY CLERK AND RECORDER _____

ZONING INFORMATION:

AREA = 0.568 ACRES
EXISTING ZONING = COMMERCIAL
PROPOSED ZONING = GREATER DOWNTOWN - MARKET CENTER

SURVEYOR CERTIFICATION:

THIS DOCUMENT IS BASED UPON A SURVEY PREPARED BY
BAILEY PROFESSIONAL SOLUTIONS

ALAN BAILEY, PLS _____ DATE _____

LEGAL:

TRACT C-1, PARKER SQUARE - TRACT C-1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK:

DOUGLAS COUNTY GIS POINT 1.075036,
BEING A 3-1/4" ALUMINUM CAP
EL=5855.42 (NAVD88)

BASIS OF BEARINGS:

BEARINGS FOR THIS SURVEY ARE BASED ON THE EAST LINE OF THE PLAT OF PARKER SQUARE - TRACT C-1, MONUMENTED AT EACH END BY A FOUND REBAR WITH A YELLOW PLASTIC CAP "LS 13009" BEARING N00°13'34"E.

ZONING MAP

SHEET NUMBER:

1 OF 1

TOWN OF PARKER

GREATER DOWNTOWN DISTRICT: STANDARDS AND GUIDELINES FOR DEVELOPMENT WITHIN THE MARKET CENTER

Adopted by Town Council June 7, 2004
Last Modified September 15, 2014

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1.0 GENERAL PROVISIONS

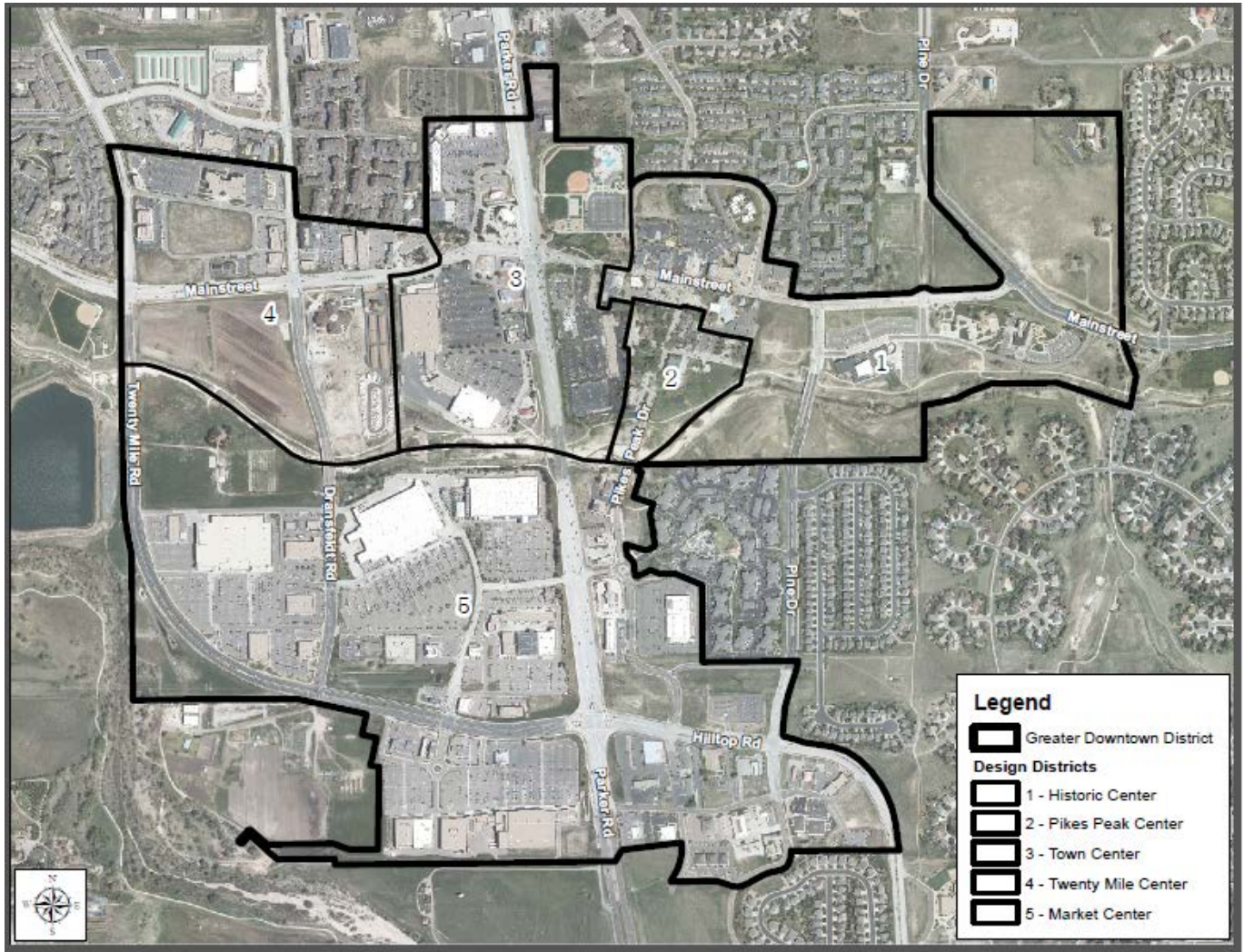
1.1 BACKGROUND

Since the early 1990's the Town of Parker has been engaged in an on-going effort to ensure the economic health of Parker's downtown area. In June of 2001, the Town Council appointed the Downtown Task Force to develop a plan that detailed both short- and long-range improvements to the downtown area and identified ways to implement those improvements. After several public open house sessions, a design charrette and working sessions, the Parker Downtown Strategic Action Plan (the "Plan") was finalized and formally endorsed during public meetings by both the Planning Commission and Town Council in May of 2002. One of the action items identified in the Plan was the development of standards and guidelines for Parker's commercial core otherwise known as the "Greater Downtown". This document is a direct outcome of this effort.

1.2 GEOGRAPHIC REGIONS

The Greater Downtown Zoning District, as illustrated in Exhibit 1, covers the geographic region of Parker's commercial core. Within the Greater Downtown District, five separate "Design Districts" are established – Historic Center, Pikes Peak Center, Town Center, Twenty Mile Center and Market Center. Although similar characteristics exist across the Districts, each is unique in character, which is reinforced by distinct design requirements.

**EXHIBIT 1
GREATER DOWNTOWN AND DESIGN DISTRICTS**



1.3 APPLICABILITY

Each Design District has its own stand alone document that outlines intent statements, standards and guidelines for development.

This document (the “Guide”) is applicable to all development within the Market Center Design District.

1.4 PURPOSE AND GOALS OF THE GUIDE

The purpose of this Guide is to provide direction that will foster quality development throughout the Market Center as it relates to the Greater Downtown District.

The application of the intent statements, standards and guidelines is intended to achieve the following objectives.

- To establish a practical, interconnected system of streets, parks and walkways that allows easy orientation and convenient access for all modes of transportation.
- To utilize natural open spaces, such as gulches, and developed public spaces, parks and plazas, to organize and coordinate development.
- To accommodate a broad mix of development types that encourages alternative transportation, especially walking and transit use.
- To provide common usable open space that is of mutual benefit to surrounding property owners, businesses and residents.
- To construct the early phases of development in a manner that establishes a pattern and character for the long-term evolution of the Market Center.
- To create a built environment that is in scale and character with pedestrian oriented activities.
- To provide opportunities to increase Parker’s retail competitiveness within its trade area.
- To encourage the long-term sustainability and vitality of Greater Downtown, including the creation of opportunities for new retail development and sales tax generation.
- To ensure that future growth proceeds in a manner consistent with the vision of the community developed through the Downtown Strategic Action Plan process.

1.5 SCOPE AND ORGANIZATION OF THE GUIDE

The Guide is written as Intent Statements, Standards and Guidelines, to be observed as follows.

Intent Statements set forth the goals for development within the Market Center. The Standards and Guidelines provide direction as to how the goals may be achieved.

Standards are objective criteria that provide specific direction based on the related Intent Statement. Standards are used to define issues considered critical to achieving the Intent. Standards use the term “shall” to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- the alternative better achieves the stated Intent;
- the Intent will not be achieved by application of the Standard in this circumstance;
- the effect of other Standards or Guidelines will be improved by not applying this Standard;
or
- unique site factors make the Standard impractical.

Guidelines provide further considerations that promote the goals defined by the Intent Statements. Guidelines use the term “should” or “may” to denote that they are considered pertinent to achieving the stated intent but allow discretion based on site and project conditions. Achieving Guidelines may help in identifying alternative approaches to achieving Standards. Guidelines are strongly considered if there is a request to waive a related Standard.

1.6 DEFINITIONS

Unless otherwise specifically provided, the words and phrases used in this Guide shall be defined by the Town of Parker Land Development Code (the “Code”), Chapter 13.02, as amended. Words, phrases and terms not defined in the Code shall be given usual and customary meanings except where the context clearly indicates a different meaning.

1.7 SITE PLAN STANDARDS AND PROCEDURES

The site plan standards and procedures contained in Chapter 13.06 of the Land Development Code, as amended, shall apply to any project within the Market Center.

1.8 RELATIONSHIP OF THE GUIDE TO OTHER REGULATIONS

The provisions of this Guide shall prevail and govern the development within the Market Center and except where the provisions are silent or do not clearly address a specific subject. In such cases, the provisions of the Code, as amended, shall prevail where applicable. When there are conflicts between this Guide and the Code, the Community Development Director shall resolve the conflict and determine the applicable requirement.

The *Greater Downtown District Circulation Network Visionary Plan*, as endorsed by the Planning Commission on September 25, 2003 and Town Council on October 20, 2003, is intended to be used in conjunction with all the Guides for the Design Districts within the Greater Downtown District. To ensure conformity with the Visionary Plan, elements applicable to the Market Center have been incorporated into this Guide.

1.9 INTERPRETATION

The Community Development Director is responsible for the interpretation and application of the provisions of this Guide and the Land Development Code. Any appeal of the Community Development Director’s interpretation and application of the provisions of this Guide shall be in accordance with the procedures contained in Chapter 13.01.130 of the Land Development Code, as amended.

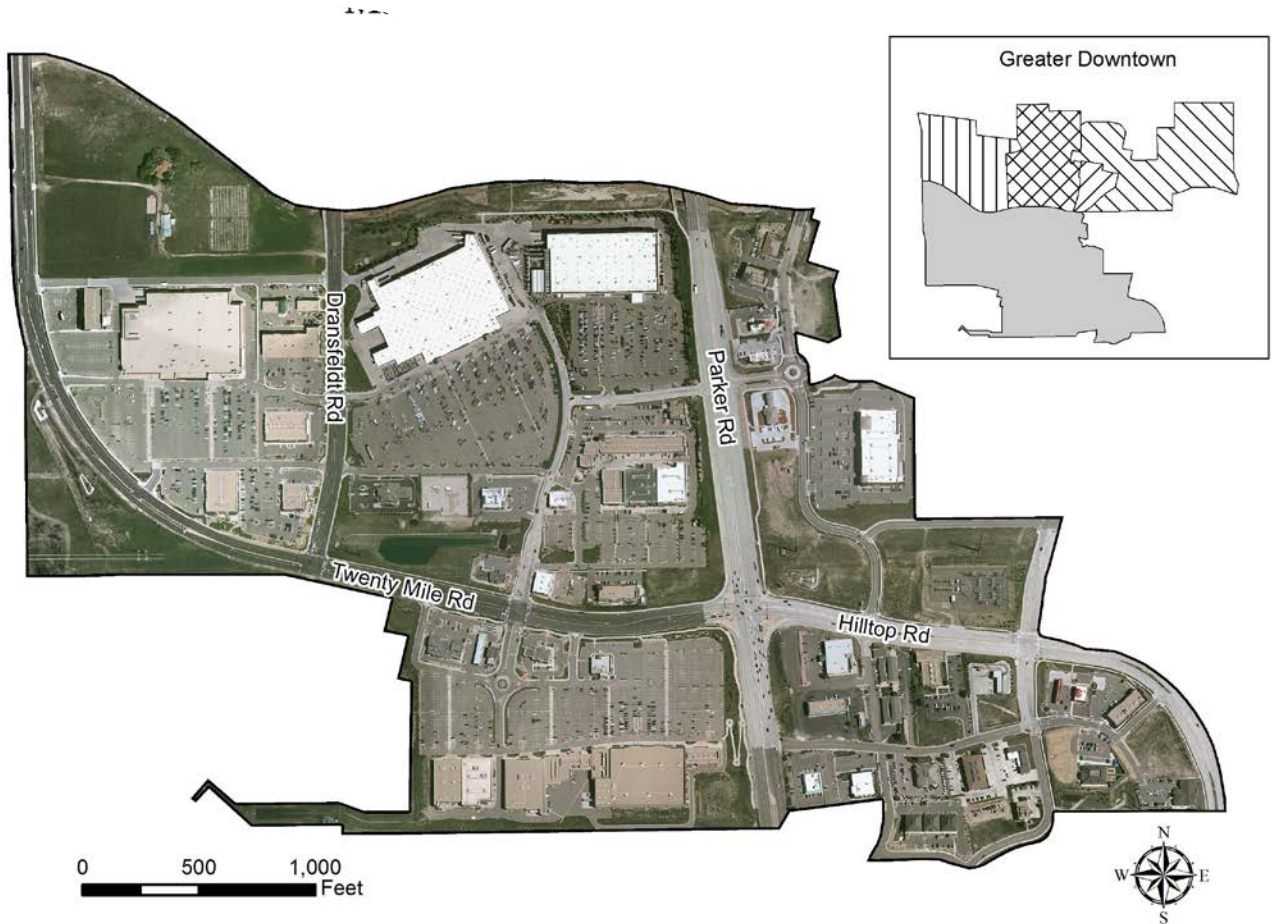
1.10 AMENDMENTS

This Guide is not a static document. As the Town grows and conditions change, updates may be appropriate.

2.0 LOCATION

The boundary of the Market Center Design District is illustrated in Exhibit 2.

EXHIBIT 2 MARKET CENTER DESIGN DISTRICT



3.0 LAND USES

3.1 TABLE OF LAND USES

Land uses are divided into categories – permitted, special review and not permitted. Table 1 specifies those applicable land uses for the Market Center.

3.2 USES PERMITTED BY SPECIAL REVIEW

Activities itemized in Table 1 as “special review” may be permitted upon approval by the Town Council following a public notice and hearing as outlined in the Land Development Code, Chapter 13.04.200, as amended.

3.3 USES NOT ITEMIZED

Uses not itemized in Table 1 or not reasonably similar to listed uses shall not be allowed unless and until the use is interpreted by the Town in compliance with the Land Development Code, Chapter 13.04.220, as amended.

3.4 ACCESSORY USES AND BUILDINGS

Accessory uses or buildings shall be allowed, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.170 as amended, are met.

3.5 HOME OCCUPATIONS

A home occupation shall be allowed as a permitted accessory use, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.180 as amended, are met.

3.6 TEMPORARY STRUCTURES AND USES

Temporary and seasonal uses and structures shall be allowed, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.210 as amended, are met.

TABLE 1
LAND USE MATRIX FOR THE MARKET CENTER

Residential/Accommodations

- Residential dwelling units located above the street-level floor	Permitted*
- Residential dwelling units for owners, caretakers, or employees	Permitted*
- Single-family detached & duplexes	Not Permitted
- Multifamily	Special Review
- Lodging establishments (hotel, motel, inn, or bed and breakfast)	Permitted

General Office, Retail, Services and Sales

- Professional offices	Permitted
- Financial services, such as banks and brokerages	Permitted
- Retail shopping establishments	Permitted
- Commercial services establishments, including printing and publishing	Permitted
- Research and development facilities	Permitted
- Specialty goods and service establishments	Permitted
- Grocery store	Permitted
- Convenience service establishments	Permitted
- Convenience stores with gas pumps	Permitted
- Motor vehicle filling stations, with or without car wash	Permitted
- Mortuaries and/or crematoriums	Special Review
- Greenhouses, plant nurseries (retail)	Permitted
- Greenhouses, plant nurseries (wholesale)	Not Permitted
- Building material sales without outdoor storage	Permitted
- Building material sales with outdoor storage	Special Review
- Personal services, such as salon, beauty shop, spas	Permitted
- Small animal veterinary clinic/hospital, dog training/grooming, kennels or pet day care (indoor)	Special Review
- Small animal veterinary clinic/hospital, dog training/grooming, kennels or pet day care (outdoor)	Not Permitted

Eating and Drinking Establishments

- Restaurant (with indoor and outdoor seating) with or without liquor service	Permitted
- Take out and delivery	Permitted
- Lounge, bar, or microbrewery	Permitted

Institutions

- Educational facilities (private and public)	Special Review
- Day care center, preschool, nursery	Permitted
- Place of worship	Permitted
- Nursing homes, hospitals, minor emergency centers, or extended care facilities	Special Review
- Assisted and independent living centers	Special Review
- Library	Permitted
- Conference center or meeting hall	Permitted

* Residential development of up to ten (10) total units per acre is permitted. Greater densities shall require Special Review.

Motor Vehicle Related Equipment Sales and Service Operations

- Automobile sales (new and used)	Not Permitted
- Automobile and truck services and repair with no outdoor storage of vehicles	Special Review
- Automobile and truck services and repair with outdoor storage of vehicles	Not Permitted
- Tire sales and repair (indoor)	Special Review
- Motorized equipment sales, leasing, rental, services and repairs with no outdoor storage	Special Review
- Motorized equipment sales, leasing, rental, services and repairs with outdoor storage	Not Permitted
- Car wash (automatic or self service)	Special Review
- Light machinery repair with no outdoor storage	Special Review
- Light machinery repair with outdoor storage	Not Permitted
- Light manufacturing or assembly of small equipment, parts, or supplies	Special Review
- Automotive body shop with no outdoor storage	Special Review

Recreation, Amusement and Entertainment

- Indoor recreational activities, such as bowling, skating, arcade	Permitted
- Cultural facility, such as a museum, stage theatre, or amphitheater	Permitted
- Indoor movie theater	Permitted
- Outdoor recreation activities, such as miniature golf, batting cage	Special Review
- Health club (with public or private memberships)	Permitted
- Public park, playgrounds, or open space	Permitted
- Trail and trail head	Permitted

Transportation/Parking Structures/Storage

- Recreational vehicle storage	Not Permitted
- Self-storage units	Not Permitted
- Commercial outdoor storage	Not Permitted
- Parking garages (public and private)	Permitted
- Public transportation facility, such as shuttle service or park and ride	Special Review

Utilities/Alternative Energy

- Treatment plant facility	Not Permitted
- Public utility major facility	Special Review
- Water storage facility	Special Review
- Wind or solar energy facility	Special Review

Drive Through and Outdoor Storage

- Drive thru's	Permitted
- Outdoor storage	Not Permitted

4.0 SITE PLAN

4.1 CHARACTER STATEMENTS

The following general character statements are not intended to mandate specific regulations, but rather to provide an overall vision for the Market Center. The character of the Market Center has two distinct characters that are divided by Parker Road, as summarized below.

4.1.1 Role

- West of Parker Road: Is primarily the location for destination retailers to serve the local community and broader regional market. Primary emphasis will be on site planning and minimizing negative visual impacts from expansive impervious surfaces.
- East of Parker Road: Have many similarities with the Twenty Mile Center and Town Center in that it provides uses including retail, restaurants, personal services, office and mixed-use residential. Uses are mixed both horizontally (in-line) and vertically (above one another). Mixed uses and parking area arranged in ways that encourage walking to destinations, which then enlivens streets and public spaces.

4.1.2 Architectural Character

Architecture is intended to be rich in detail, material, texture, craft and color to create a human scale and interesting buildings and shapes.

- West of Parker Road: Building massing, materials and articulation shall be designed to mitigate the scale of large format buildings and to provide high quality architecture on all sides of each building.
- East of Parker Road: Form and architectural relationships between buildings are intended to be cohesive. For interest and variety, subtle changes and irregularities are encouraged, and occasional strong contrasts between buildings at key locations are desired. In general, however, buildings should relate to one another, and possess an overall consistency. Building frontages should be generally continuous in order to clearly define street and plaza space. Clearly defined spaces help create identifiable places.

4.1.3 Pedestrian and Vehicular Traffic Characteristics

Circulation within the Market Center should conform to the Greater Downtown District Circulation Network Visionary Plan.

To establish a logical and practical system of streets that facilitate simple, direct and fully interconnected access for all modes of transportation in a safe manner.

- East of Parker Road: Streets east of Parker Road should be comfortable for pedestrians, while permitting automobile traffic to flow in a controlled and coordinated manner.

4.1.4 Plazas, Parks and Open Spaces

Integrating visual and physical connections between Sulphur Gulch and adjacent development is important. Development adjacent to the Gulch should address the Gulch, where appropriate, with architectural elements, activated outdoor spaces and pedestrian connections.

- East of Parker Road: Amenities such as plazas, pocket parks and restaurants with outdoor seating are highly desirable and are encouraged.

4.2 SITE COVERAGE

Intent:

- *To provide for a balance between functional needs of the property and the visual needs of the community.*
- *To ensure that site coverage follows an organized, coordinated plan that achieves a successful balance of intensity, activity and identity.*
- *To the extent possible, incorporate all current, proposed and anticipated development, on and off-site.*

Standards:

- There is no specific standard for lot size to building coverage ratio, other than as described below:
 - Residential development of up to ten (10) total units per acre is permitted. Greater densities may be permitted by Special Review.

Guidelines:

(none)

4.3 BUILDING ORIENTATION

Intent:

- *To orient buildings towards pedestrian uses, streets and plazas.*
- *To reinforce the character and quality of streets through the development of buildings that provide orientation toward and access to the street.*
- *To maintain sun and sky exposure to public streets and plazas.*
- *To maintain a balance between pedestrian comfort and auto usability, visibility and accessibility.*

Standards:

- Building orientation along all rights-of-way shall be determined at time of platting and during the site plan review process.
- Buildings shall address prominent street corners with features that activate the street.

Guidelines:

- The majority of the building façades along streets should be oriented parallel to the street on which they front.
- Building frontages and storefronts should create a reasonably continuous building edge along streets.
- View corridors should be maintained from the public right-of-way to the businesses that front onto internal circulation systems.
- Buildings should be sited in such a way as to create active outdoor spaces.
- Buildings and landscape features should be oriented to frame views of special buildings and open spaces.
- Where multiple tenants occupy a building(s), shared entries are encouraged which provide direct access to the street.
- View corridors should be maintained from the public rights-of-way to the businesses that front onto internal circulation systems.

4.4 BUILDING SETBACKS

Intent:

- *To create a rational relationship between buildings and the street or vehicular circulation network.*

Standards:

- Buildings shall address a street or internal access drive to the greatest extent possible.
- The setback from Twenty Mile Road shall be a minimum of twenty (20) feet from the property line.
- The setback from Hilltop Road shall be a minimum of twenty (20) feet from the property line.
- The setback from Dransfeldt Road shall be a minimum of five (5) feet from the property line.
- The setback from Parker Road shall be a minimum of fifty (50) feet from property line.
- The setback along all other public streets, private streets and internal vehicular circulation systems shall be as approved during the site plan review process.
- Setbacks between commercial and residential developments shall be twenty-five (25) feet unless residential is a component of a vertically mixed use structure.
- There is no side or rear setback.

Guidelines:

- Create a building edge along streets and internal vehicular circulation networks.
- Buildings should be sited to create active outdoor spaces.
- Buildings and landscape features should be oriented to frame views of special buildings and open spaces.

4.5 BUILDING HEIGHT

Intent:

- *To reflect the desired character of the Market Center.*
- *Use building height and massing to emphasize important corners and designate points of entry.*
- *To ensure that scale relationships between adjacent and surrounding existing buildings is maintained.*
- *To maintain sun and sky exposure to public streets and plazas.*

Standards:

- Buildings and parking structures may not exceed four (4) stories or sixty (60) feet in height, whichever is more restrictive. Building height shall be measured from the average finished grade to the mid point of a pitched roof or the top of a flat roof (not including parapet).
 - Mechanical equipment and associated screening are excluded from the height requirement.
 - Additional height allowances shall be based on the design, materials and appropriateness of the request in its proposed location.
- Taller buildings adjacent to lower buildings shall establish scale relationships with lower, neighboring buildings through methods such as: compatible horizontal alignment of architectural features and fenestration, and height and form transitions from one building to another.

Guidelines:

- Upper level setbacks are encouraged on the south or east side of the street or public open space in order to provide more sun penetration to the street.

4.6 SITE ACCESS

4.6.1 Vehicular Access and External Circulation

Intent:

- *To balance the needs and viability of the pedestrian as well as the car.*
- *To establish a logical and practical system of streets and vehicular circulation patterns that facilitate simple, direct and fully interconnected access throughout the Design District and that ties into the established pattern of arterial and collector streets.*
- *To complement the function and pattern of arterial and collector streets.*
- *To create a network of streets that makes common destinations visible, and provides the shortest and most direct paths.*
- *To provide convenient, interconnected access to all lots and development parcels that allow dispersion of local traffic without encouraging “cut-through” to non-local destinations.*
- *To coordinate automobile, pedestrian and bicycle movement to equally ensure efficiency and safety for all modes.*
- *To implement the Greater Downtown District Circulation Network Visionary Plan.*
- *To provide for a framework of vehicular circulation routes that ensures a greater level of connectivity between uses in the downtown area.*

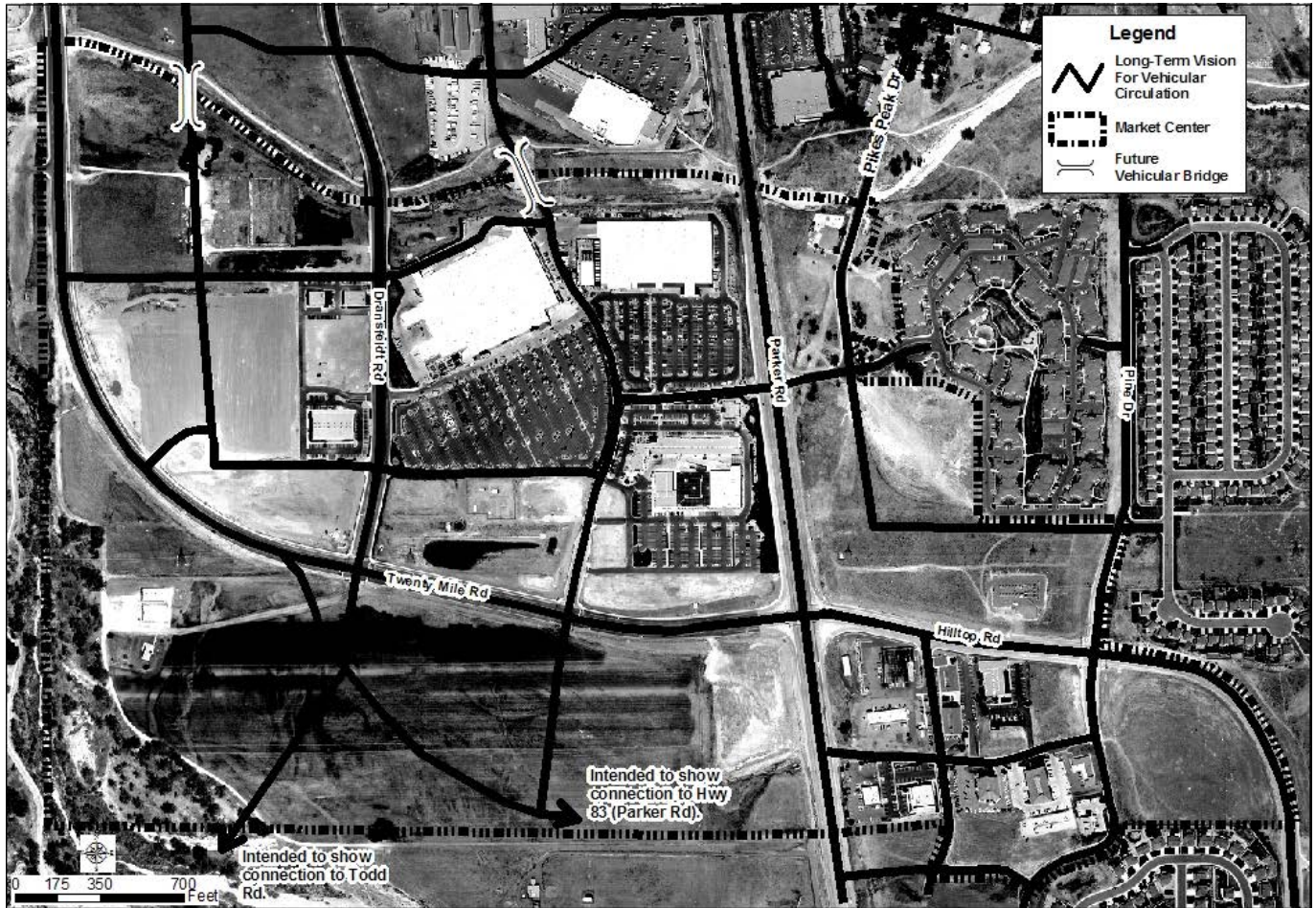
Standards:

- All public streets shall conform to applicable Town adopted street standards.
- Vehicular circulation shall comply with the Town’s endorsed Greater Downtown District Circulation Network Visionary Plan (“Visionary Plan”), as reflected in Exhibit 3.
 - Because the Visionary Plan is conceptual, actual alignments of the circulation network will be determined at the time of platting and during the site plan review process.
 - Because of the Visionary Plan is a long-range vision for the Greater Downtown District, improvements may be phased through time.
- The street pattern shall reflect simple geometry typically found in downtowns.
- Access points to development shall be designed to tie into the established pattern of public streets.
- Vehicular circulation shall establish a logical pattern that facilitates simple, direct and fully interconnected access to public streets.
- Intersections within the Design District shall be designed to facilitate both pedestrian and vehicular movement.

Guidelines:

- The street system should provide multiple and parallel routes.
- Shared vehicle entries between adjacent lots are strongly encouraged.
- To the extent possible, preservation of landmarked and historic buildings should be preserved.

EXHIBIT 3
MARKET CENTER AS IT RELATES TO THE GREATER DOWNTOWN DISTRICT CIRCULATION
NETWORK VISIONARY PLAN



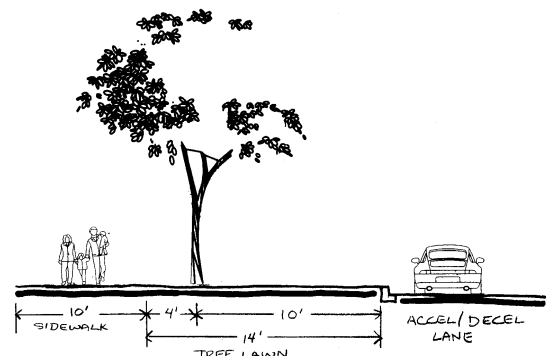
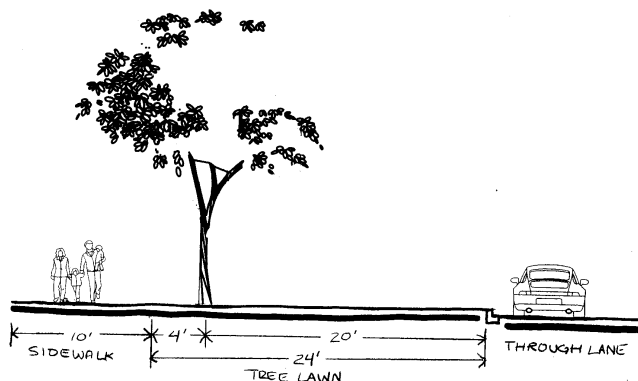
4.6.2 Pedestrian Access and External Circulation

Intent:

- To design a safe, convenient and inter-connected system of pedestrian walks along all streets and through all private development sites and open space areas.
- To minimize conflicts between automobiles, pedestrians and bicyclists.
- To provide pedestrian connections to trails and other circulation networks.
- To provide continuous opportunities for pedestrian movement through the development.
- To enhance pedestrian safety and comfort by providing clearly defined routes from the public sidewalk to primary building entries, trail connections and schools.
- To ensure that walkways are sufficient in size to be inviting and provide a safe and pleasant experience for the pedestrian.
- To provide a quality of paving materials and patterns consistent with the quality of the surrounding architecture and open space.

Standards:

- Pedestrian circulation shall be designed and located to minimize conflict with vehicular movement.
- Pedestrian system continuity shall be provided regardless of the street discontinuity.
- Where possible, the primary pedestrian path system shall coincide with the street system. Diagonal short cuts through parks, plazas, and greens are an exception and encouraged.
- Pedestrian path systems shall connect with existing and planned thoroughfares, public parks and civic facilities, where appropriate.
- Safe pedestrian crossings across arterials and connectors shall be provided where pedestrian movement is anticipated.
- Detached sidewalks and an associated amenity/buffer zone is required on all public streets as follows:
 - Twenty Mile Road and Dransfeldt Road shall provide for a detached sidewalk, clear of obstructions and parallel to the vehicular drive, a minimum of eight (8) feet with a tree lawn a minimum width of eight (8) feet.
 - Consideration will be given for relaxation of this standard when the existing sidewalk does not meet the minimum width requirements as stated above.
 - Parker Road shall provide for detached sidewalks, clear of obstructions and parallel to the vehicular drive, a minimum of ten (10) feet in width.
 - Sidewalks adjacent to through lanes shall provide for a twenty-four (24) foot tree lawn. Trees shall not be planted closer than twenty (20) feet from back of curb and four (4) feet from the sidewalk.
 - Sidewalks adjacent to accel/decel lanes shall provide for a fourteen (14) foot tree lawn. Trees shall not be planted closer than ten (10) feet from back of curb and four (4) feet from the sidewalk.



- For other public streets, the width of the amenity and sidewalks shall be determined during site plan approval.
- For private streets and internal vehicular circulation systems, the width of the amenity and sidewalk shall be as approved during the site plan review process.
- All sidewalks shall align block to block and connect with those on adjacent properties.
- For commercial and mixed-use buildings not adjacent to sidewalks, walkways, a minimum width of eight (8) feet, shall be provided along the full length of a building along any façade featuring a customer entrance. Wider walkways may be required along the primary entrance.
- Pedestrian paths through parking lots shall be distinguishable from the driving aisles and other paved surfaces by differentiation in materials, texture and/or color.
- Walkways to parking are required within a development to provide a safe and pleasant experience for the pedestrian, where appropriate.
- Any development located adjacent to parks, public spaces, public facilities, or transit stops shall make sufficient pedestrian connections to ensure the coherent movement of pedestrians, bikes and cars between the development and the public amenity.
- Building entrances shall be connected to parking, pedestrian sidewalks, roads and other building entrances by a sidewalk, where appropriate.

Guidelines:

- When pedestrian amenities such as plazas and seating areas are incorporated along the walkway, the width of the sidewalk should accommodate such additional uses.

4.6.3 Bicycle Access and External Circulation

Intent:

- *To provide a safe, direct and attractive system of interconnected bikeways and bike routes throughout the area.*
- *To accommodate bicycle access by directly or indirectly providing defined routes to bicycle parking facilities.*
- *To minimize conflicts between automobiles, pedestrians and bicyclists.*

Standards:

- Bicycle access shall be provided for through the site planning process.

Guidelines:

- Bicycle circulation should connect and align with pre-existing and planned off-site bicycle routes.
- Crossings at intervening streets should be located where safe means for crossing can be provided.

4.6.4 Access to Public Transit

Intent:

- *To encourage public transit use.*
- *To reduce auto trips within the Market Center and surrounding Design Districts.*
- *To integrate land use planning with transportation planning.*
- *To allow for frequent, safe and convenient transit nodes within the Design District.*

Standards:

- Standards for transit stops shall be established in cooperation with RTD.
- The pedestrian and bicycle system must provide clear, comfortable, and direct access to existing transit (bus) stops and future transit stops.
- Transit stop locations shall provide shelter for pedestrians, convenient passenger loading zones and bicycle storage.

- Streets shall be designed to facilitate safe pedestrian crossings to transit stops.

Guidelines:

(none)

4.7 INTERNAL PEDESTRIAN ACCESS AND CIRCULATION

Intent:

- *To provide pedestrian circulation continuity within the development and to adjoining properties and circulation networks with minimum conflict with vehicular movement.*
- *To provide walkways that are sufficient in size to be inviting and provide a safe and pleasant experience for the pedestrian.*

Standards:

- Adequate and sufficient pedestrian circulation shall be provided, where appropriate, to ensure connectivity within the development and to the adjoining properties and circulation network with minimum conflict with vehicular movement.
- Walkways within a site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration.
- Walkways shall provide for a minimum of a five (5) foot clear walking zone.
- Pedestrian crossings shall be distinguished from driving surfaces through the use of durable surface materials such as pavers or stamped, color asphalt to enhance pedestrian safety as well as the attractiveness of the walkways.
- Signs, signals, lighting, median refuge areas, landscaping and/or other means of traffic calming devices shall also be incorporated at pedestrian crossings, as necessary to promote safety.
- Pedestrian amenities, such as furnishings, lighting and/or landscaping are required to create a safe and pleasant experience for the pedestrian.
- Walkways and sidewalks shall be properly maintained and free from obstructions, impediments and hazards.

Guidelines:

(none)

4.8 FUNCTIONING OF PLAZAS AND POCKET PARKS FOR DEVELOPMENT EAST OF PARKER ROAD ONLY

Intent:

- *To create a stronger sense of community through more intensified use of open spaces.*
- *To encourage walking, bicycling and other recreational activities through the creation of public, outdoor spaces in the form of plazas, squares and pocket parks.*
- *To create public spaces that serves the community as alternative pedestrian circulation and pedestrian friendly destinations.*
- *To create livable and enjoyable public spaces.*

Standards:

- Any public park or plaza shall have at least twenty-five (25) percent of the park or plaza's perimeter abutting a street and/or public pedestrian trail/path.
- All public spaces accessible by the general public shall be open a minimum of twelve (12) hours per day.
- Public parks and plazas shall be appropriate to their setting, location and use.

- Park and plaza landscaping shall provide adequate shade for comfortable mid-day summer use and sunny areas for winter use.
- All public and private space not used for recreation shall be attractively landscaped with plant material and hard surfaces that complement the architectural materials used on adjacent structures.

Guidelines:

- Public parks and plazas should be designed for functional active and/or passive uses.

4.9 RELATIONSHIP TO SULPHUR GULCH

Intent:

- *To provide adequate access for pedestrians and bicyclists to the Sulphur Gulch trail system.*
- *To integrate visual and physical connections from adjacent development to Sulphur Gulch.*
- *To promote development to address the gulch with active outdoor spaces.*
- *To protect significant natural features and resources in order to minimize the impacts of development on the environment.*
- *To provide visual relief by maintaining natural features.*

Standards:

- All development shall demonstrate that sufficient pedestrian access is provided to the Sulphur Gulch trail or shall develop a hard-surface path, a minimum of eight (8) feet wide, to connect the development with the existing path. This pedestrian path shall meet ADA guidelines as well as any adopted standards imposed by the Town.
- All parking lots visible from Sulphur Gulch shall be sufficiently screened as viewed from the gulch.
- Site improvements shall minimize cut and fill in order to preserve the general character of the existing terrain.

Guidelines:

- Development adjacent to Sulphur Gulch is strongly encouraged to address the gulch with architectural elements and activated outdoor spaces.
- Building groupings should provide openings or pocket parks to allow pedestrian paths to pass between buildings to allow better access from Sulphur Gulch to destinations within the Design District.

5.0 ARCHITECTURAL DESIGN

5.1 BUILDING CHARACTER

Intent:

- *To create a visually comfortable and familiar environment.*
- *To create buildings that provide human scale, interest and variation. Considerations of human scale include a balanced relationship between the built environment at the street level (buildings, streets, sidewalks) and the pedestrian.*
- *To promote architectural creativity.*
- *To incorporate art and/or ornamentation into the building exterior expression.*
- *To create visually pleasing, human scale environments that reinforce the identity of uses.*

Standards:

- No uniform architectural character shall appear to dominate an entire street or block.
- An overall sense of continuity shall be created in this District through massing, roof types and materials.
- Building materials shall convey durability and permanence and should be suited to Parker's climate.

Guidelines:

(none)

5.2 BUILDING FORM AND MASSING

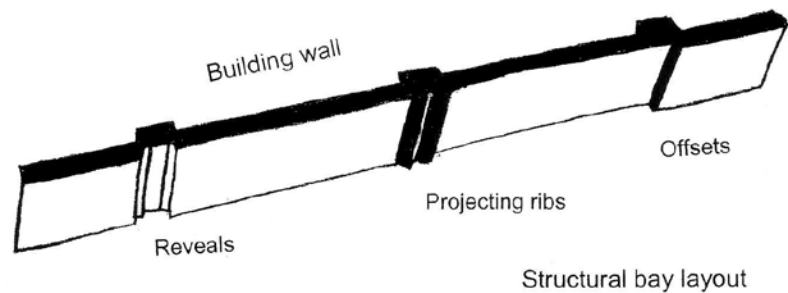
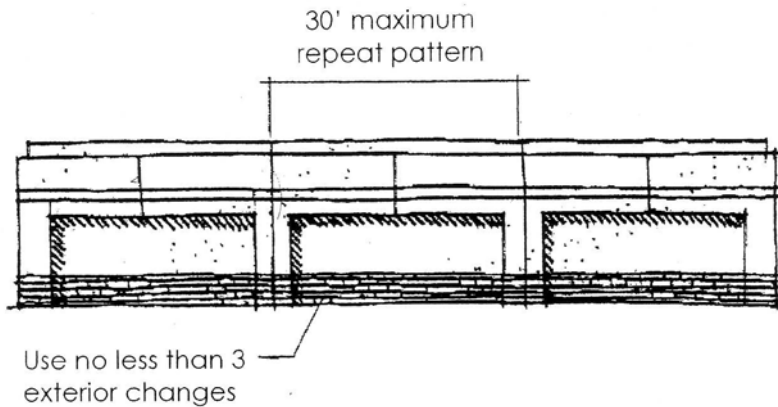
Intent:

- *To minimize a single, large, dominant building mass.*
- *To avoid large areas of undifferentiated or blank walls.*
- *To create visual interest through the interplay of light and shadow.*
- *To promote articulation in building form to create visual interest.*
- *To create buildings that provide human scale, interest and variation in their overall form.*
- *To emphasize important components of a building, such as an entry, or a special internal space.*
- *To emphasize prominent street corners.*
- *To encourage quality renovations and commercial conversions.*
- *To encourage sun and sky exposure to public streets, plazas and open space.*

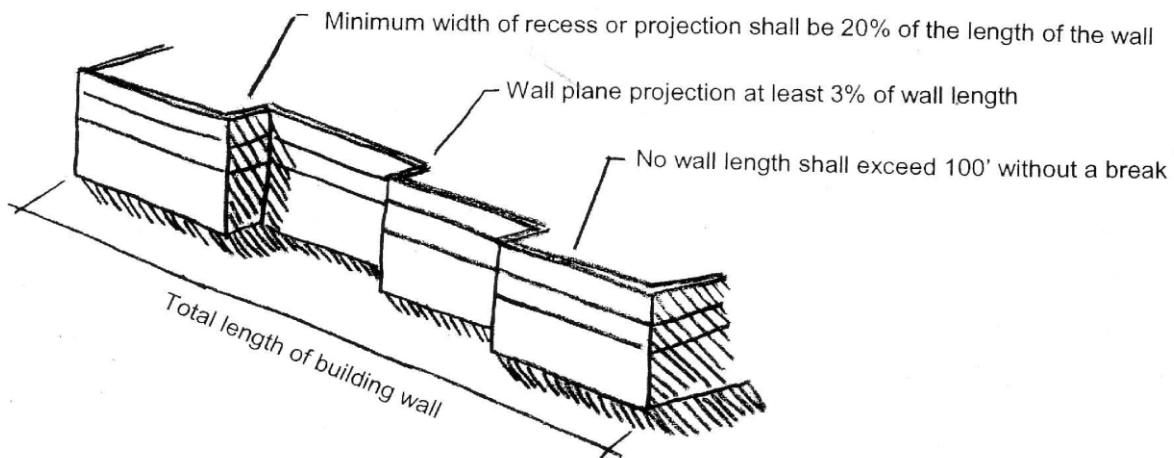
Standards:

- Buildings shall be designed as complete, integrated works of architecture. All sides of every building shall be designed as complementary and integrated into one design. One-sided architecture which creates a strong contrast in form, material, detail or quality between building sides is prohibited.
- When a rear or side wall faces an alley or service court, is unseen from a street or open space, or is screened from view by other means, the wall may be composed of a more utilitarian level of quality upon special review approval. However, in such cases, additional articulation, material quality or detail to maintain an integrated, quality appearance from all view points may be required.

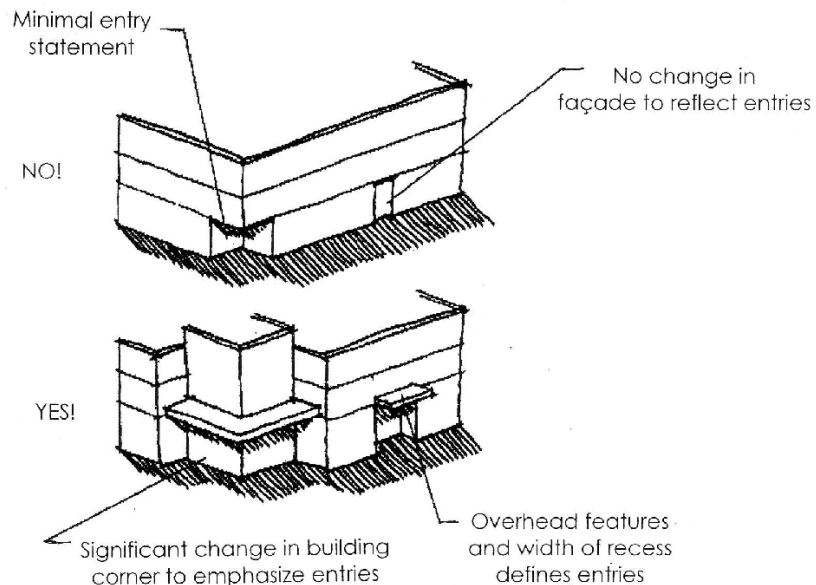
- **Exterior Surface Changes:** All building walls shall have a repeating pattern that includes no less than three of the following. Additionally, at least one of these elements shall repeat horizontally at an interval of not more than thirty (30) feet.
 - Color change
 - Texture change
 - Material module change
 - Expression of an architectural or structural bay through a change in plane no less than twelve (12) inches in width; such as an offset, reveal, or projecting rib.



- **Exterior Structural Changes:** In addition to exterior surface change, buildings greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the wall and extending at least twenty (20) percent of the length of the wall. No uninterrupted length of any wall shall exceed 100 horizontal feet.



- A breakup of building mass is required at all significant entryways and walls that front pedestrian activities to mark entryways and to provide a human scale.



- Building forms, facades and colors shall not be designed or lighted in a manner that the building itself becomes visible as a sign, graphic device, or eye-catcher.
- The following standards shall also apply to all buildings greater than two (2) stories:
 - The composition of the building shall present a clear base, middle and top or a clearly defined alternative building composition.
 - The building mass shall break down and be clearly articulated to differentiate the first floor portion of the building from the remaining mass.
 - Horizontal rhythms, such as openings and articulations shall logically align between levels.
 - Taller buildings adjacent to lower buildings shall establish scale relationships with lower, neighboring buildings through methods such as: compatible horizontal alignment of architectural features and fenestration, and height and form transitions from one building to another.
 - To the extent reasonably feasible, single, large, dominant building mass shall be avoided in development projects involving changes to the mass of existing buildings.

Guidelines:

- Incompatible architectural style changes of alternating, connected storefronts are discouraged.

5.3 ROOF FORM

Intent:

- *To use roof forms that contribute to the overall image of high quality and permanence as well as create visual interest.*
- *To maintain the integrity of architecturally designed buildings.*
- *To create interesting and varied skylines.*
- *To use roof forms for commercial development that do not look like those normally associated with residential architecture.*
- *To reduce the visual clutter of rooftop equipment as seen from the street.*

Standards:

- All rooftop building systems shall be incorporated into the building form in a manner integral to the building architecture in terms of form and material.
- All roof mounted mechanical, electrical and telecommunications systems shall be screened from view of surrounding streets and structures and conceived, organized, designed and/or located as part of the architectural expression.
- Building design shall create varied roof parapet and cornice lines in order to create interesting skylines.
- Buildings shall have distinctive roof profiles and complementary colors and provide a variation in roof lines and forms between developments.
- Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, articulation of cornice lines, decorative scuppers or other features.
- Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.

Guidelines:

- Roof forms should relate to the context in which they are viewed in terms of height, proportion, form and materials.

5.4 CONSTRUCTION MATERIALS**Intent:**

- *To use materials that create a contemporary character while maintaining compatibility with the context of surrounding architecture.*
- *To establish consistently high levels of material detail, durability and quality consistent with the urban character of streets and open space.*
- *To utilize materials of a quality, durability and scale appropriate to pedestrian activity and contact.*
- *To encourage the use of environmentally benign materials within buildings.*
- *To encourage the use of new, quality materials while still retaining the overall architectural character.*

Standards:**5.4.1 Exterior Walls for Development West of Parker Road**

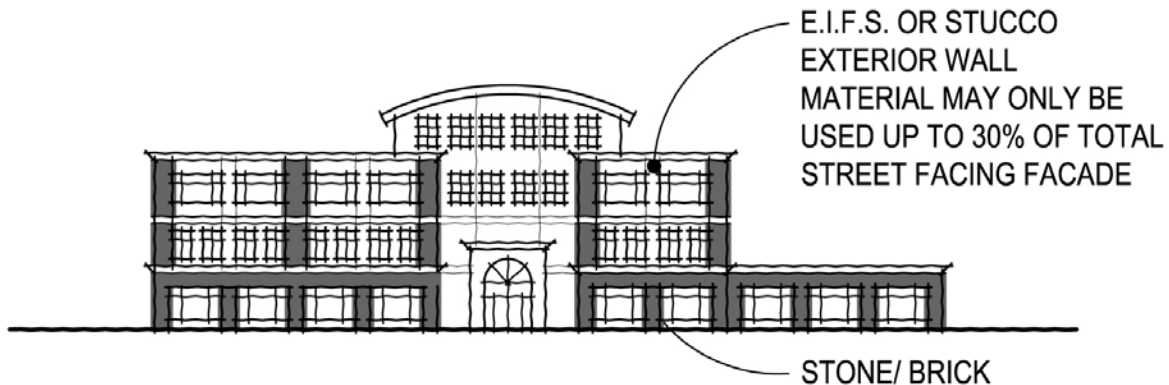
- Predominant exterior building materials shall be high quality, durable material such as, but not limited to: brick; sandstone or other native stone; integrally colored, textured, or concrete masonry units; pre-finished metal panel systems; high quality pre-cast concrete systems; and Exterior Insulated Finish Systems (EIFS).
- Exterior building materials shall not include the following: wood shakes, rough sawn or board-and-batten wood, wood lap siding, corrugated metal siding, or single or double tee concrete systems.
 - Other materials may be allowed through special review.
- All sides of the building shall include materials consistent with those on the front.
- Applicants are required to submit a sample material board.

5.4.2 Exterior Walls for Development East of Parker Road

- The first floor exterior wall surfaces shall incorporate a majority of storefront (e.g., display windows) and/or masonry materials, such as stone, cast stone, brick, special surface concrete masonry (split face, burnished, etc.).
- Stucco and EIFS may be used as an exterior wall surface visible from the street when: excluding window, door openings and/or architectural trim, stucco and EIFS does not comprise more than thirty

(30) percent of any street-facing façade; and when details consistent with architectural scaling elements are incorporated.

- When used on upper floors, stucco systems and EIFS shall be combined with street-level materials such as brick, stone, or pre-cast concrete to provide an integrated material vocabulary.



- Panelized masonry systems may be used as an exterior wall surface visible from the street when placement of panel joints are carefully incorporated into the building design to minimize their appearance.
- All building materials shall be selected with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through such qualities as scale, color and texture.
- Treated, colored metal materials are allowed as secondary building materials, as architectural accents.
- Exterior building materials shall not include the following: wood shakes, rough sawn or board-and-batten wood, wood lap siding, painted concrete block, corrugated metal siding, or single or double tee concrete systems.
 - Smooth-faced concrete block, tilt-up concrete panels, or other materials may be allowed through special review.
- All sides of the building shall include materials consistent with those on the front.
- Highly reflective materials are prohibited.
- Applicants are required to submit a sample material board.

5.4.3 Windows

- To encourage window shopping, glass with minimal coating or tints shall be used for all first floor retail glazing.
- Glass with low coefficients of reflectivity shall be used in all other locations.
- In no case, shall highly reflective, mirror glass be used.

5.4.4 Roof Materials

- Visible roof surfaces shall be of durable materials such as clay or concrete tile, metal, copper, slate, or other pre-finished architectural metals.
- Asphalt and wood shingles are not permitted.

5.4.5 Colors

- Exterior colors shall be aesthetically pleasing and compatible with colors of nearby structures.
- Color schemes shall tie building elements together and shall be used to enhance the architectural form of the building.

- Color choices for all buildings shall be made from those allowed within the range delineated according to the Munsell color notion system from the Munsell Book of Color on display in the Community Development Department. Colors not in compliance with the following chroma requirements can only be approved by Special Review.
 - Body color is limited to a maximum chroma of 4. Trim color is limited to a maximum chroma of 6. Accent color is limited to a maximum chroma of 8. (If yellow or red is used, body color is limited to a maximum chroma of 8, trim color is limited to a maximum chroma of 8 and accent color is limited to a maximum chroma of 10).
- Intense, bright, black, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure.
- All exterior elements of a building that are metal, such as roof vents, flues, flashing, etc., shall be a flat finish or one that is compatible with the building color and not be left nor allowed to become bare metal. Exceptions to this standard may occur, such as for copper roofs, etc., which do not require coating.
- All building and visible roof colors shall be presented during the site plan phase of the planning submittal. Samples shall be affixed to a board and labeled according to use and location on the proposed building.
- Applicants are required to submit a color pallet board.

Guidelines:

(none)

5.5 ARCHITECTURAL ELEMENTS AND ARTICULATION

Intent:

- *To create an image of high quality development through the encouragement of a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials and colors.*
- *Facades shall be integrated and articulated to reduce the massive scale and the uniform, impersonal appearances of large commercial buildings and provide visual interest that will be consistent with the community's identity, character and scale.*
- *To use architectural details to enhance the human scale of buildings at the street level.*
- *To convey a character compatible with the context of surrounding architecture.*

Standards:

5.5.1 Doors and Entrances

- Buildings shall have clearly defined, public accessible entrances that feature no less than three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, outdoor patios, display windows, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- Service entrances shall meet the above standard or blend into the façade of the building.

5.5.2 Windows

- Display windows shall be separated by architectural detailing that reflects the building structure and helps to break up large expanses of glass.

5.5.3 Awnings

- Awnings and canopies shall be compatible with building architecture in terms of materials, details, massing, form and color.
- The awning shall be proportional to the storefront and not obscure architectural and ornamental detailing.
- Awnings are encouraged to be a solid color and to be made of canvas, metal, or similar non-reflective material. Awnings may be fixed or operable.
- Plastic and back-lit awnings are prohibited.
- Awnings on buildings that project into the public right-of-way must be approved by the Director of Public Works.
- Detail of proposed awnings shall be submitted with the building elevations.

5.5.4 Ornamental Detailing

- Include architectural detailing such as parapets, cornices, window arches, brackets, and railings and similar details appropriate to the style of the building.
- Buildings higher than one story shall have architectural delineation between the first and second floors.

5.6 PARKING STRUCTURES

Intent:

- *To minimize the visual impact of parking structures on the pedestrian experience, and the street environment.*
- *To design the garage facades so that they are compatible in character and quality with adjoining buildings.*
- *To create visually interesting facades when they are visible from public rights-of-way, internal vehicle access networks, and public parks, plazas and open spaces.*
- *To avoid large areas of undifferentiated or blank facades.*
- *To provide human scale and detail along pedestrian ways, sidewalks, public streets and internal vehicle access networks.*

Standards:

- Entrances shall be clearly identified and easily accessible.
- Parking garages shall have all pedestrian entrances directly from a sidewalk.
- Facades shall fully conceal the impact of parked cars and light sources from the exterior view for the full height of the structure.
- Openings shall be vertically and horizontally aligned.
- Each parking structure façade oriented to the street, internal vehicular access network, or public space shall incorporate the standards as outlined in Sections 6.2, 6.3, 6.4 and 6.5 herein.
- Landscaping around parking structures shall be used to enhance the appearance of the ground floor.
- Parking structures shall screen all head-in parking with a continuous wall no less than forty-two (42) inches high in front of the vehicles. The wall shall be constructed of materials that are equal to or equivalent in quality to the facades of the ~~garage~~ **surrounding** buildings.

Guidelines:

- Whenever possible, “active” development buildings should wrap around the parking garage.
- Sloping ramps should not be visible as part of the street façade of any parking structure.

6.0 SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS, AND SERVICE AREAS

Intent:

- *To screen and effectively mitigate negative visual and acoustic impacts of mechanical equipment, dumpsters and service areas.*

Standards:

- Screening walls, coverings, and/or fences shall use architectural elements, materials, colors, and designs that conform to or complement the predominant materials, colors, and elements of the building or landscaping to which it is accessory.
- All mechanical equipment visible from public areas and associated screening shall be integrated with the color and architectural design of the subject building.
 - Allowances may be granted for topographical constraints by special review.
- The use of synthetic stucco, metal, EIFS or wood panels for screening is not permitted unless it can be demonstrated that these materials are detailed with sufficient care and quality to provide a high quality, long term appearance.
- Visible roof-mounted mechanical equipment shall be screened equal to or greater in height than the equipment and an integral part of the building's architectural design.
- All roof-mounted equipment shall be painted flat, dark colors.
- Screen walls shall be of a quality that is equivalent in visual appearance to the building materials.
- Wall-mounted mechanical equipment shall be designed and colored to blend with the color and architectural design of the subject building.
- Wall-mounted mechanical equipment that protrudes more than six (6) inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture in materials and quality, where appropriate.
- All ground level mechanical equipment, service areas, storage areas and loading docks shall be screened from public view using opaque fencing or a combination of fencing and plant material. Treated wood, masonry partitions, screens, or evergreen hedges shall be used. Screen walls or fences shall conceal mechanical/electrical equipment from pedestrians and public rights-of-way.
- Screening of service areas shall ensure that rear entrances and parking areas are safe, attractive and clean.
- Dumpsters and garbage storage areas shall be screened from view from public rights-of-way, all residential properties and from primary entries of adjoining non-residential properties.
- Dumpsters and garbage storage areas shall be screened on all sides by a wall sufficient in height to visually conceal the enclosure. A gate shall be permitted for access to the enclosure.
- Dumpster enclosures shall be consistent with the architecture of the primary structure.
- The enclosure shall be maintained in good working order and shall remain closed except when trash pick-ups occur.
 - Applicants shall be responsible for coordinating with a solid waste disposal provider on matters relating to interior dimensions, locations and access.
 - All enclosures shall be located a minimum of fifty (50) feet from non-compatible uses.
- The use of solar panels for energy conversion are permitted so long as they are effectively screened from view.

Guidelines:

- If the screening walls for ground mounted mechanical building equipment exceed four (4) feet in height the equipment location should be relocated to a less visible location on site. Screening will still be required.

7.0 LIGHTING, FENCES AND SITE FURNISHINGS

7.1 LIGHTING

Intent:

- *To create a well balanced, integrated lighting plan that enhances vehicular and pedestrian visibility while minimizing lighting glare and contrast.*
- *To provide a safe and secure environment for pedestrians and vehicular traffic.*
- *To minimize the amount of light pollution and light trespass.*

Standards:

- Lighting shall be in compliance with the Town's Land Development Code.

Guidelines:

(none)

7.2 FENCES AND WALLS

Intent:

- *To provide for the coordination of design and location of walls and fences to maximize the positive interrelationship of buildings, public streets and open space.*
- *To screen or buffer service areas, refuse containers and utility fixtures from views from streets, open space and adjacent properties.*
- *To provide security from private and common space not open to the general public.*
- *To avoid the predominance of long, unarticulated street facing walls or fences and prevent "fence canyons".*

Standards:

- Fences and walls shall use architectural elements, materials, colors and designs that conform to or complement the predominant materials, colors and elements of the building or landscaping to which it is accessory.
- Gates are to be of materials, design, and color compatible with their associated walls or fences.
- Retaining walls shall be cast in place concrete or integrally colored keyed block.
- Retaining wall systems shall be consistent on adjoining parcels.
- Fences and walls shall be designed to provide for visual interest, variation in projections/recessions and shall be reviewed on a case by case basis.
- Landscape timbers and railroad tie walls are not permitted.
- Typical vertical board or palisade fences are not allowed if viewable from the street.
- Barbed wire, concertina wire and razor wire style security barriers are not allowed.
 - Chainlink fencing materials may be permitted by special review in limited conditions and when they are not viewable from the street.

Guidelines:

(none)

7.3 SITE FURNISHINGS

Intent:

- *To provide seating in private or open spaces accessible to the public.*
- *To provide trash receptacles at areas where pedestrian activity is expected.*
- *To provide consistency and durability in the design of site elements such as railings, bollards, tree grates, benches and trash receptacles.*

- *To ensure high quality design.*
- *To maintain a clean, safe environment.*

Standards:

- Seating shall be durable, comfortable, attractive, and easy to maintain.
- Street furniture, including trash receptacles, shall relate in appearance, design and color.
- Trash receptacles shall have restricted, covered tops and sealed bottoms.
- Site furnishings and trash receptacles shall be dark in color and have a design that is in character with the intended qualities of the Design District.
- Trash receptacles shall be emptied on a regular basis to prevent overfilling.

Guidelines:

- Trash receptacles should be conveniently located near benches, and other activity nodes, but not placed directly adjacent to benches.



Planning Commission Staff Report

Planning Commission Date: 7/12/2018

Town Council Date: 8/6/2018

Hearing Type: Public Hearing
STONEGATE FILING 27, Amendment No. 1, Lot 1A-1
– Use by Special Review
TRAKiT No.: Z17-018

Location: North of E470 between Jordan Road and Chambers Road

Project Planner: Ryan McGee, AICP, Associate Planner

Applicant: Michelle Lamoureux, Pinnacle Consulting

Executive Summary: The applicant, Pinnacle Consulting proposes a Use by Special Review request to allow a freestanding wireless communication facility (WCF) and allow it to exceed the 35-foot maximum building height permitted in the Modified Light Industrial zone district.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Use by Special Review requests to allow a freestanding wireless communication facility and allow it to exceed the 35-foot maximum structure height permitted in the Modified Light Industrial zone district subject to the four (4) conditions contained in staff’s report.”

1. This Use by Special Review is subject to annual review by the Planning Department or as often as the Town Council deems appropriate to ensure compliance with the nine (9) Use by Special Review criteria and all of the stated conditions of approval.
2. If construction of the wireless communication facility is not commenced within 180 days of issuance of the use by special review approval, the approval shall expire.
3. In the event there is a change in either the owner or operator of a use by special review WCF facility, new use by special review approval shall not be necessary. The new owner or operator shall: notify the Town of the change within 15 days after the date the change becomes effective; register such change with the Planning Department by providing the name and business address of the new owner or operator; verify in writing that the new

owner or operator has fully reviewed the terms of the Use by Special Review approval and is familiar with its terms; post a new letter of credit, if applicable; and pay to the Town an inspection fee, as established by resolution. Upon receipt of notification of a change in ownership, the Town may inspect the property to make certain that the new owner or operator is complying with all of the terms and conditions of the use by special review approval.

4. That the applicant coordinates with Centennial Airport to determine if a Federal Aviation Administration Form (FAA) Form 7460-1 is necessary for the proposed facility and/or for the construction of the facility.

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Use by Special Review request to a freestanding wireless communication facility and allow it to exceed the 35-foot maximum structure height permitted in the Modified Light Industrial zone district, subject to the following conditions:"

"I move the Planning Commission recommend Town Council deny the Use by Special Review request a freestanding wireless communication facility and allow it to exceed the 35-foot maximum structure height permitted in the Modified Light Industrial zone district as the request does not meet the following approval criteria:"

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

"I move the Planning Commission vote to continue the Use by Special Review request to allow a freestanding wireless communication facility and allow it to exceed the 35-foot maximum structure height permitted in the Modified Light Industrial zone district to a future date."

I. BACKGROUND/DISCUSSION

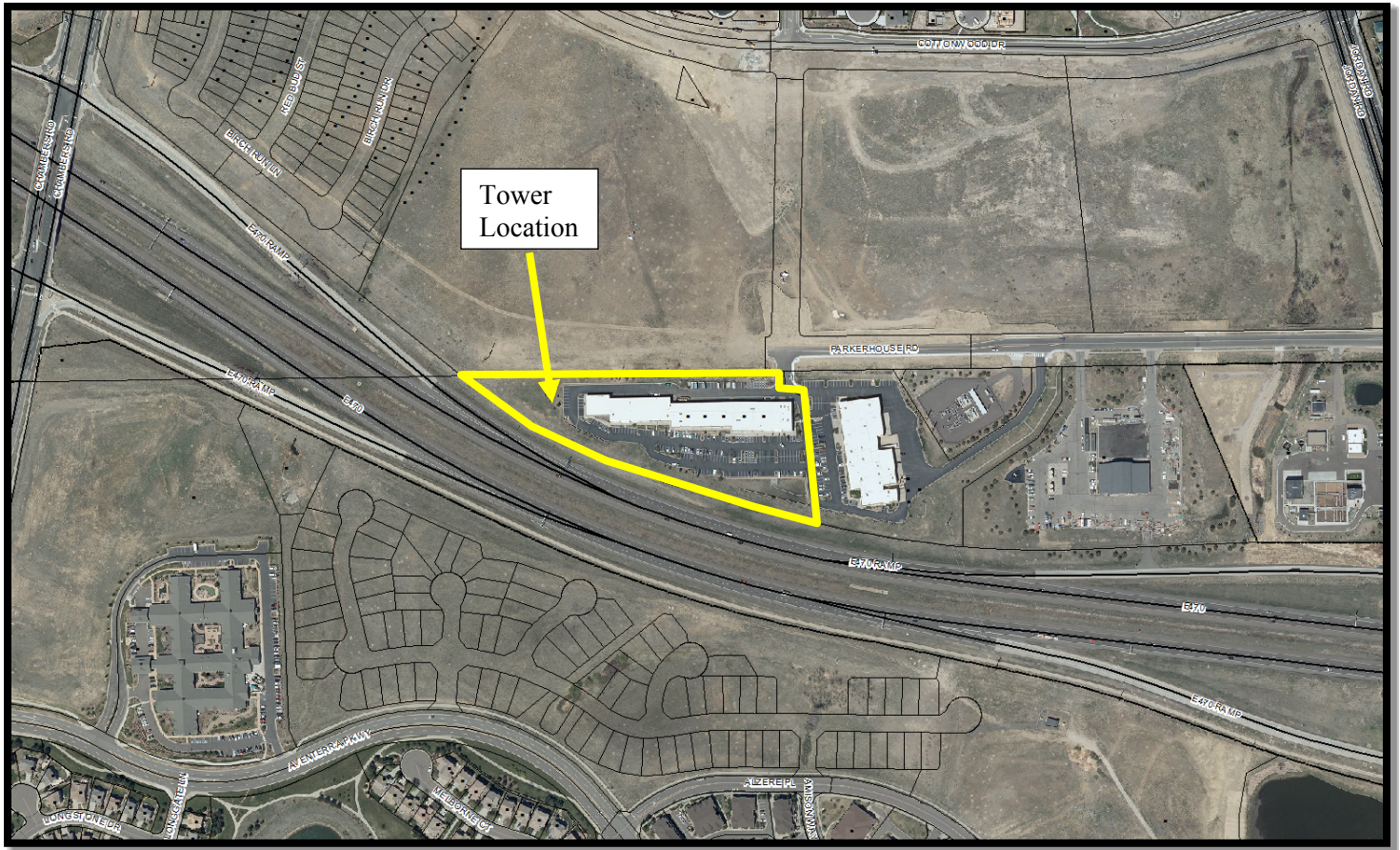
The applicant is seeking Use by Special Review approval to construct a freestanding wireless communication facility to the immediate west of the building and parking lot on the subject property. The freestanding wireless communication facility consists of a 60'-4" monopole with a 10' x 10' walled structure at its base. The walled structure will be eight feet in height and will conceal equipment associated with the wireless facility. The materials and colors of the walled facility will match the existing adjacent trash enclosure and building and will be surrounded on three sides by existing and new trees and shrubs. All of the antennas on the monopole will be located within an earth toned concealment shroud and/or canister so that no antennas or any other protrusions will be visible on the monopole.



The Town of Parker Land Development Ordinance (LDO) requires that all freestanding wireless communication facilities that are not located in public right-of-way, be subject to Use by Special Review. Furthermore, the LDO requires that freestanding wireless communication facilities not exceed the maximum structure height limit in the underlying zone district unless a Use by Special Review approval specifically allows the facility to exceed that height. The maximum structure height permitted in the Modified Light Industrial Zone District is 35 feet and the proposed monopole is 60' – 4".

Therefore, this Use by Special Review is required to allow the facility to be constructed and for the requested structure to exceed the maximum height limit allowed by the zone district.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
October 5, 2015	Annexed into the Town of Parker and Zoned Modified LI – Light Industrial District.
February 7, 2016	The Community Development Department administratively approved a site plan for the construction of an extension of Parkerhouse Road providing an additional access to the site.
June 14, 2018	Planning Commission recommends that the Town Council approve a proposal to rezone from Modified Light Industrial to the Corporate Park at Stonegate Planned Development.

III. CURRENT SITE DATA

Existing Zoning	Modified Light Industrial
Overlay District	N/A
PD & Plan Area	N/A
Master Plan Area	Mixed Use
Site Acreage	6.251 acres
Subdivision	Stonegate Filing 27, First Amendment

Existing Use		Light Industrial	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mixed Use	PD - Planned Development	Cottonwood Highlands, Undeveloped Mixed Use
South	Mixed Use - Residential Emphasis	Douglas County Zoning	E-470 and Undeveloped
East	Mixed Use	PD - Planned Development	E-470 Maintenance Facility and IREA Substation
West	Mixed Use	PD - Planned Development	Cottonwood Highlands, Undeveloped Mixed Use

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mixed Use ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>E-470 Mixed Use:</u> Residents should be able to walk and bike to services through a mix of land uses, public amenities and a multimodal transportation system. Appropriate land uses include; multi-family, senior housing, assisted-living facilities, office, retail and restaurants. No one land use will dominate the development pattern. Residential at less than 10 dwelling units per acre is not appropriate in this area unless transitioning to adjacent residential development.
Consistent Goals/Strategies	<u>Public Services and Facilities 1</u>
Inconsistent Goals/Strategies	None
Staff Analysis	The purpose of this facility is to keep pace with current demand and the anticipated future needs of the development that is anticipated by the Town Master Plan in this area. The monopole and facility design minimizes the visual and aesthetic impact through its sleek design and the incorporation of a screen walls and landscaping.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (UBSR)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	North – 60’-4” South – 60’-4” East – 60’-4” West – 60’-4”	North – 86’-2” South – 105’-9” East – 572’-3” West – 178’-5”	☒ Consistent ☐ Inconsistent ☐ N/A

Density	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	35 ft.	60'-4" – Height increase can be approved with Use by Special Review, which is included within the request.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	6.251 acres	6.251 acres	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	The trees and shrubs proposed adjacent to the base of the freestanding wireless facility will screen the base of the facility as required by the LDO.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Miscellaneous	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	After performing a review of the requests being made by the applicant, staff has determined that the proposed freestanding wireless communication facility and the additional height of the structure meet the Town of Parker Land Development Ordinance as detailed above.		

VI. DESIGN REVIEW

The EIFS coating proposed on the base of the freestanding wireless facility matches the earth tone materials and colors of the existing building. The landscape plan depicts existing and new trees and shrubs to screen the facility from view and blend in with the surrounding environment. The equipment associated with the freestanding wireless communication facility will be contained and secured within the base of the facility.

The applicant has stated that the 60-foot-four-inch height of the monopole is needed to provide enhanced communication service and to effectively distribute signal over existing buildings and topography. The monopole will be earth tone in color and complements the colors of existing structures in the vicinity of the monopole. The tower utilizes a concealment canister with minimal antenna standoff therefore reducing the visual impact of the monopole.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property is provided access via the existing road network off of Parkerhouse Road. The facility is proposed to the immediate adjacent west of the existing parking lot on the subject property and will not impede vehicular or pedestrian traffic on the site.

VIII. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant's Response

The proposed facility will be screened by a concealment shroud with no exposed conduit or antennas, and will be painted to mask appearance. CMU wall will be styled EIFS to match existing trash enclosure to the south. Existing shrubbery to be relocated on property and will conceal proposed CMU wall. Pole shroud and canister color will match existing adjacent building accent colors; Sherwin Williams 2817 Rookwood Amber, Sherwin Williams 6129 Restrained Gold, Sherwin Williams 7559 Décor White, or comparable earth-tone paints.

Staff Analysis

The base of the freestanding wireless communication facility consists of the same EIFS material and earth tone colors of the adjacent building. The earth tone colored monopole is the same color as existing utility poles within the surrounding area and complements the earth tones of the nearby building. These facilities support the surrounding development and are critical in today's world of mobile devices. The addition of trees and shrubs around the base of the facility also achieves harmony and compatibility with the character of the surrounding area.

The 60' 4" height of the pole will be in harmony and compatible with the surrounding area as there are utility poles of similar (and greater) height 1,000 feet east of this monopole at an IREA substation. The monopole needs to be 60' 4" in height to meet Sprint's cellular coverage and service goals. The monopole's height will be compatible as the pole itself is of slim and stealth design with no antennas or other facilities protruding perpendicular off of the pole.

Based on this analysis, staff has determined that this request will be in harmony and compatible with the character of the surrounding area and meets the criterion.

2. Will be consistent with the Town Master Plan.

Applicant's Response

The proposed facility is concurrent with the Town's Master Plan in a way that will enhance economic vitality, community safety, and efforts to innovate with collaborative governance. Proposed facility will enhance communication via Sprint wireless serviced in adjacent neighborhoods, commercial space, and along E470 Freeway, as well as enhance communications to any emergency service that utilize Sprint wireless services

to ensure a safe community. Enhanced service will increase area connectivity, facilitate community services utilizing Sprint, as well as increase appeal of neighboring communities, as wireless service is increasingly becoming a criterion for future home-buyers. This proposed facility design is the most effective way to meet Sprint RF objectives, while minimizing aesthetic and environmental impacts. Proposed design height will effectively distribute RF signal over existing buildings and topography, ensuring high quality service while protecting built and natural environments. Existing shrubbery to be relocated on property adjacent to proposed ground compound, to ensure compound screening and protection of environmental elements.

Staff Analysis

As detailed in Section IV of this staff report the purpose of the freestanding wireless communication facility is to support the development anticipated by the Town Master Plan and to keep pace with the current demand of communication technology in Parker. The impact of the facility aesthetically will be minimal as the facility will match the nearby building's earth tone colors and EIFS materials.

The monopole needs to be 60' 4" in height to meet Sprint's cellular coverage and service goals and to keep pace with Parker's demand for quality communication technology and service.

Based on this analysis, staff has determined that this request is consistent with the Town Master Plan and meets the criterion.

3. Will not result in an over-intensive use of land.

Applicant's Response

The facility will have a lease area of just 100- square feet and will not severely impact the quantity or quality of the land, nor will the facility reduce the amount of available parking.

Staff Analysis

The base of the freestanding commercial wireless facility is 10 feet by 10 feet and will not produce significant noise, light, odor, vibrations, or fumes. The facility will not result in a loss of parking spaces or a drive aisle(s) as the facility is proposed on the edge of the existing parking lot in an undeveloped area of the parcel.

The monopole will be located within the 10 feet by ten feet base facility. Therefore, the 60' 4" height of the monopole will not result in an over intensive use of the land.

Based on this analysis, staff has determined that this request will not result in an over intense use of the land and meets the criterion.

4. Will not have a material adverse effect on community capital improvement programs.

Applicant's Response

The proposed facility is to enhance cellular signal and data traffic of the surrounding area and the growing community.

Staff Analysis

The proposed freestanding wireless communication facility is located on private property and will not impact capital improvement programs.

The height of this facility will not have a negative impact on the Town's capital improvement programs.

Based on this analysis, staff has determined that this request meets the criterion.

5. Will not require a level of community facilities and services greater than that which is available.

Applicant's Response

The facility will not require any additional community infrastructure, nor effect existing infrastructure.

The height of the monopole will not require any community facilities or services from the Town of Parker. The facility will be maintained by a Sprint Technician every 30 – 60 days.

Staff Analysis

The proposed freestanding wireless communication facility is located on private property and will not require additional community facilities or infrastructure.

The monopole height will not require any Town Facilities or services greater than that which is available. The facility will be maintained by a Sprint Technician every 30 – 60 days.

Based on this analysis, staff has determined that this request meets the criterion.

6. Will not result in undue traffic congestion or traffic hazards.

Applicant's Response

The proposed facility will not affect the existing traffic pattern nor parking requirements. Parking will be utilized by a Sprint technician every 30 to 60 days for approximately an hour, and will not have any negative impacts on available parking nor add any congestion to traffic through the corridor.

Staff Analysis

The proposed freestanding wireless communication facility will not generate undue traffic congestion or hazards. A technician will visit the facility every 30 to 60 days for approximately one hour and will utilize one of the existing parking spaces on site.

The height of the facility will not cause traffic congestion nor will it cause any vehicular or air traffic hazards. The Federal Aviation Administration is not requiring the

monopole to be lighted and as a condition of approval the applicant will be required to work with Centennial Airport to determine if a Federal Aviation Administration Form (FAA) Form 7460-1 is necessary for the proposed facility.

Based on this analysis, staff has determined that this request meets the criterion.

7. Will not cause significant air, water, or noise pollution.

Applicant's Response

The facility should have few, if any impacts, beyond providing service to the existing Sprint customers. The facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare.

Staff Analysis

The proposed freestanding wireless communication facility will not cause any significant air, water or noise pollution.

The height of the monopole will not cause significant air, water, or noise pollution.

Based on this analysis, staff has determined that this request meets the criterion.

8. Will be adequately landscaped, buffered and screened.

Applicant's Response

The proposed facility will be incorporated into the existing landscaping and will utilize the existing trees. Existing shrubbery to be relocated adjacent to proposed CMU compound wall to ensure environmental protection and help to screen new wall. New 12' Ponderosa Pine to be planted adjacent to new wall to, along with existing pines-screen new compound wall. Proposed facility design meets all Town of Parker 1:1 setback requirements per Town of Parker Code section 13.12.030.b.3, ensuring ample buffer zone from parcel lines. A landscape plan will also be submitted for a more detailed evaluation.

Staff Analysis

Existing and proposed trees and shrubs around the base of the proposed freestanding wireless communication facility will adequately buffer and screen the facility as required by the LDO. The eight-foot-high walls around the base of the facility will adequately screen the equipment associated with the facility from public view. The base facility will consist of colors and materials that match the existing building and trash enclosure.

The slim design of the pole and the fact that the pole will not have objects protruding from it will minimize the visual impact of the height of the pole. The earth-tone color of the pole blend in with the surrounding landscape and will also minimize its visual impact.

Based on this analysis, staff has determined that this request meets the criterion.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant's Response

This facility will have no detrimental impact on the welfare of present or future inhabitants of the Town of Parker. It will not emit any gas, noise, odor, or pollution. The facility will abide by all federal regulations and operate within RF frequencies determined to be safe by the FCC. Per FCC regulation, major carriers such as Sprint are confined to predetermined frequencies to that they are allowed to propagate for cellular service use. This process is in place to mitigate signal redundancies and interference between carriers, as well as protect consumers and the environment. This facility will utilize Sprint's 800 MHZ, 1.9GHZ, and 2.5 GHz frequency bands. These frequencies are predetermined to be within safe limits for extended human exposure and Sprint is authorized to broadcast at will for the purpose of cellular coverage.

The facility will be structurally sound and will be ran through regular maintenance every 30 to 60 days. This facility will consist of an eight-foot CMU block wall with six-foot locking swing gate. Electronic components will be housed in a state-approved outdoor rated locking equipment cabinet inside of CMU block wall. Proposed facility design will match surrounding development, wall height will screen electronics and cabinets, and proposed landscape design will screen new wall with new and existing foliage, all mitigating visual impacts.

Staff Analysis

The proposed freestanding wireless communication facility will be required to meet all building codes and will be maintained by a technician every 30 to 60 days. The facility's equipment will be contained within the base of the facility which consists of a 10-foot by 10-foot compound with eight-foot-high walls and a locked six-foot-high gate. The facility will be required to meet all State and Federal regulatory requirements including operating within safe frequency limits determined by Federal Communication Commission. Furthermore, the installation of the equipment will help increase the health, safety and welfare of the residents and businesses in Parker by increasing the reliability for cellular service in the case of emergency.

The height of the monopole will not have a negative impact on the health safety or welfare of present or future inhabitant of Parker as the facility will be required to be constructed and operated in conformance with federal law.

Based on this analysis, staff has determined that this request meets the criterion.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
South Metro Fire & Rescue Authority	No comment

Town of Parker Fire Life Safety	Approved
Parker Water and Sanitation District	Please contact PWSD for utility locates
Cherry Creek Basin Water Quality Authority	No comment
Comcast	No comment
Xcel	No comment
IREA	Approved
CenturyLink	No comment
Douglas County Planning and Engineering	No comment
Tri-County Health Department (TCHD)	No comment
Town of Parker Economic Development	No comment
C-DOT	No comment
Town of Parker Comprehensive Planning	No comment
Douglas County School District	No comment
Lincoln Park Metro District	No comment
Urban Drainage and Flood Control	No comment
Centennial Airport	Objects on site must comply with State and Federal regulatory requirements including, but not limited to, filing FAA Form 7460-1 and notifying Centennial Airport prior to erecting cranes that could be used during construction.

X. CONCLUSION

After performing a detailed review of both requests and taking into account the referral agency comments, staff has determined that the proposed freestanding wireless communication facility and the request for the increased height meet the nine Use by Special Review criteria.

XI. RECOMMENDED CONDITIONS

1. This Use by Special Review is subject to annual review by the Planning Department or as often as the Town Council deems appropriate to ensure compliance with the nine (9) Use by Special Review criteria and all of the stated conditions of approval.
2. If construction of the wireless communication facility is not commenced within one hundred eighty days (180) days of issuance of the use by special review approval, the approval shall expire.
3. In the event there is a change in either the owner or operator of a use by special review WCF facility, new use by special review approval shall not be necessary. The new owner or operator shall: notify the Town of the change within fifteen (15) days after the date the change becomes effective; register such change with the Planning Department by providing the name and business address of the new owner or operator; verify in writing that the new owner or operator has fully reviewed the terms of the use by special review approval and is familiar with its terms; post a new letter of credit, if applicable; and pay to the Town an inspection fee, as established by resolution. Upon receipt of notification of a change in ownership, the Town may inspect the property to make certain that the new owner or operator is complying with all of the terms and conditions of the use by special review approval.
4. That the applicant coordinates with Centennial Airport to determine if a Federal Aviation Administration Form (FAA) Form 7460-1 is necessary for the proposed facility and/or for the construction of this facility.

XII. ATTACHMENTS

1. Applicant's Project Narrative
2. Site Development Plan

Report Approved By: Mary Munekata, Acting Planning Manager

Through: Jason Rogers, Deputy Community Development Director

DN80XC563

Planning and Development

Town of Parker

RE: Zoning Approval
New Wireless Communications Tower for Sprint
Location: 15690 PARKERHOUSE RD
PARKER, COLORADO 80134
APN 2233-081-04-005
Zoned: 2135 - Commercial

The attached application is submitted:

--BY--

Pinnacle Consulting Inc.
Attn: Michelle Lamoureux
1426 North Marvin Street #101
Gilbert, AZ 85233
Office: 480-664-9588

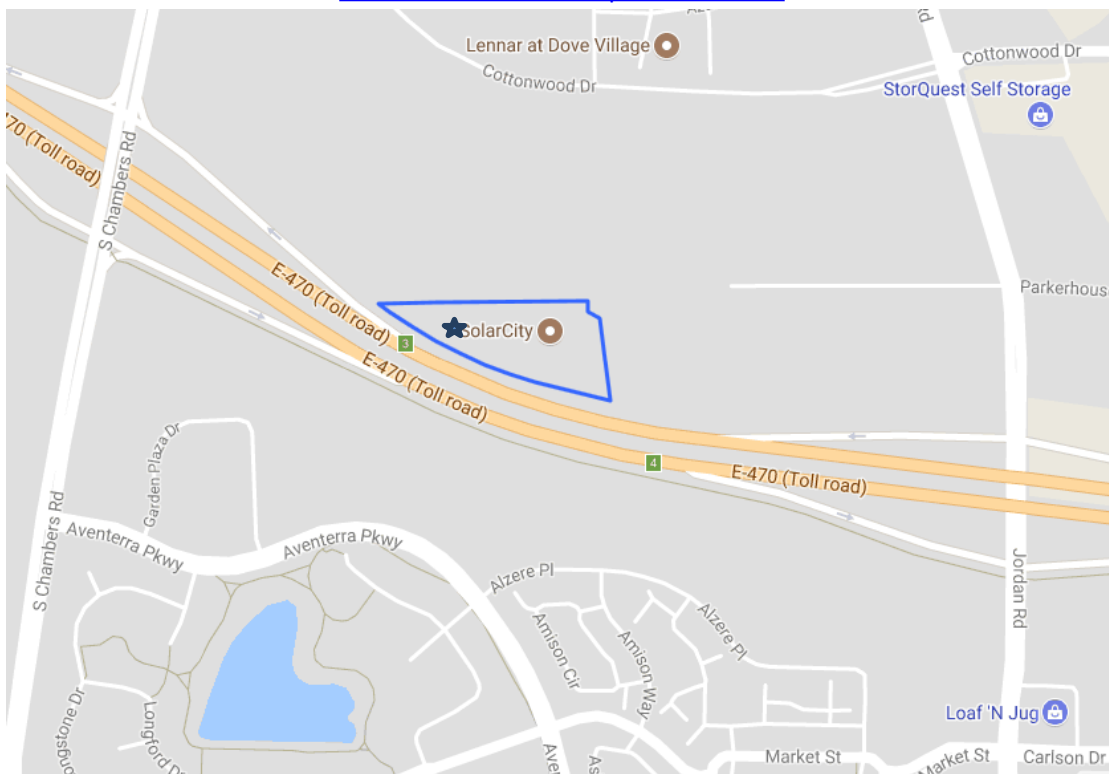
--FOR--

Sprint
333 INVERNESS DRIVE SOUTH,
ENGLEWOOD, CO 80112
Office: (720) 420-6915

Questions related to this application should be directed to:

Michelle Lamoureux at (480) 664 9588 x 230

Michelle.Lamoureux@pinnacleco.net



SUMMARY

Sprint proposes to install a NEW 60'-4" Monopole and related ground compound at:

15690 PARKERHOUSE RD

PARKER, CO 80134

APN: 2233-081-04-005, Account # R0478091

Sprint Wireless Communications Facility Name:

DN80XC563

Introduction

Please accept this narrative and attachments as information for the application for the necessary Use Permit as required by Town of Parker. The applicant desires appropriate permitting and entitlement to pursue construction permitting and development of a new Sprint Wireless Facility. Furthermore, the applicant has identified this area for system improvements and now seeks to submit a zoning application to secure land use approval from the jurisdiction.

Facility Description

Sprint proposes a new 60'-4" monopole with a 10' x 10' CMU walled compound containing related underground conduit and pole-mounted equipment cabinet. Panel antennas shall be located on the monopole at a centerline elevation of 55'-5". Panel antennas will be stealthed in a concealment canister. Tower equipment shall be housed in a state approved prefabricated equipment cabinet located on the new monopole in the compound area. Lease space, access and utility easements are specifically described in the survey sheet A-3.1 of the enclosed site plans. All cabling and conduit necessary for the monopole shall be routed in a 5' utility easement (underground) to the pole structure.

The facility will meet the Town of Parker setback requirements of 1 foot setback per 1 foot in tower height per Town of Parker Code section 13.12.030.b.3, with a setback from the West property line of 175'-9", 79'-10" to the north, 565'-11" east, and 103'-1" to the south. Setbacks calculated to the CMU wall of the new facility compound. The new tower will utilize existing vegetation and existing office structure to minimize visual impact. Where required and appropriate, vegetation affected by the new facility will be relocated on the property.

The design of this tower utilizes a concealment canister with minimal antenna stand-off and RRUs located inside of a concealment shroud. Because of these features, although colocation will **not** be feasible, visual impact is drastically reduced due to a smaller antenna feature atop the pole and significantly less visible equipment than monopoles of a standard design.

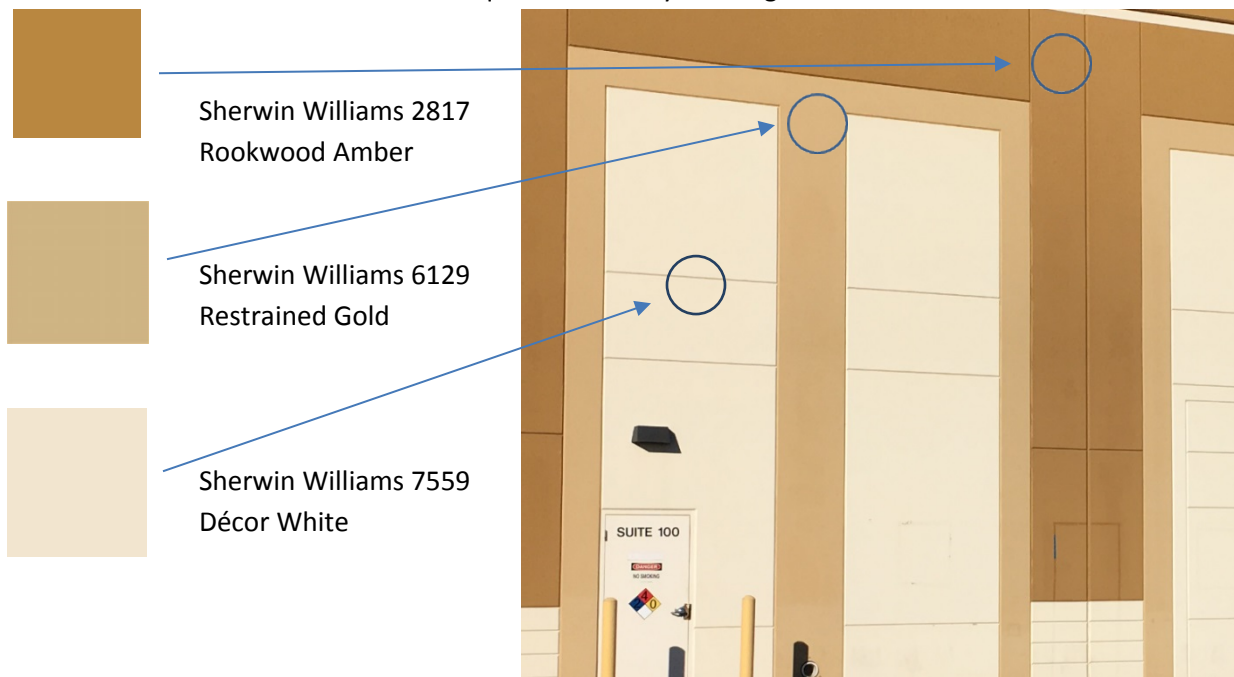
This facility will not utilize a microwave for backhaul communication. This facility is not required by the FAA to have an identification light.

Other Sites Explored

When Identifying potential candidates for a new site, rooftop colocations are generally the first option pursued for a new facility. In this situation, a suitable rooftop that met the criteria of Sprint's RF goals did not exist in the area. The surrounding area is comprised of 1-3 story buildings, the adjacent building being Assessor-verified 24' tall. These buildings did not meet the centerline required for Sprint's RF objectives. The Crossing at Stonegate Church rooftop, SE of this site was proposed as a candidate but after further review, did not meet RF objectives.

Relationship to Surrounding Properties

Enhancing the surrounding area with a new wireless communications facility will provide consistent coverage, a smaller imprint on the environment and better communication for patrons in the area and along the E470. The facility should have few, if any impacts, beyond providing service to the existing Sprint customers. There should be no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare. This facility and CMU block wall will be styled to match adjacent building and structures using; Sherwin Williams 2817 Rookwood Amber, Sherwin Williams 6129 Restrained Gold, Sherwin Williams 7559 Décor White, or comparable earth-tone paints. Existing plants will be relocated adjacent to screen new CMU compound wall. Colocation opportunities are not feasible for this facility because of the slim-stealth design; minimization of the overall facility size does not allow space for additional carrier equipment. All Town of Parker applicable landscape regulations shall be observed. All antennas on this facility will be screened to reduce visual impact, as well as prevent any harm to any persons or wildlife. This facility **will not** utilize a microwave dish. The FAA **does not** require this facility to be lighted.



Exterior Wall of Existing Building

Traffic + Parking

The proposed site's ground space will not affect existing parking requirements. The facility proposed will not generate significant trips once construction is complete, as tech maintenance will only occur about once a month to the site, usually during normal business hours. One Wireless Communication Facility parking space accounted for on site. No additional parking spaces will be required.

Health and Safety

Per FCC and FAA guidelines, the facility will be constructed and operated within conformance to federal codes.

Public Utilities and Services

Power and telco access are the only utilities required by the facility.

Closing Statement

This application as proposed meets all Town of Parker Zoning Ordinance guidelines and requirements.

In evaluating local service, Sprint has determined that the location and the height of the proposed monopole is critical to meet Sprint's network evolution and design.



PROJECT:MACRO MONOPOLE

SCOPE:NEW SITE BUILD

SITE NAME:CORPORATE PARK @STONEGATE

SITE NUMBER:DN80XC563

SITE ADDRESS:15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134

SITE TYPE:NEW 60'-4" MONOPOLE

COUNTY/MARKET:DOUGLAS COUNTY /COLORADO

LATITUDE:39.551130

LONGITUDE:-104.8026778



CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

SITE NUMBER:	DN80XC563
DRAWN BY:	PSW
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	8-4-17	FOR ZONING REVIEW	PSW
B	8-9-17	90% ZONING	PSW
0	8-16-17	100% ZONING	PSW
1	3-22-18	PLANNING COMMENTS	PSW
2	5-30-18	EASEMENT REVISIONS	JMC

ZONING
DRAWINGS

CORPORATE PARK @
STONEGATE

15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER

T-1

CODE	
JURISDICTION:	TOWN OF PARKER
GOVERNING CODES:	2015 IBC, 2015 IFC, 2015 IMC, 2015 IECC, 2017 NEC
PARCEL NUMBER:	R0478091
ZONING:	PD - PLANNED DEVELOPMENT
USE:	U - UNMANNED TELECOMMUNICATIONS
ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION	

SITE DIRECTIONS

DEPART SPRINT OFFICE LOCATED AT 333 INVERNESS DRIVE SOUTH,
HEAD SOUTH TOWARD INVERNESS LANE S. TURN LEFT ONTO
INVERNESS LN S. TURN RIGHT ONTO LIBERTY BLVD. TURN LEFT ON
TO S. JAMAICA ST. TURN LEFT ONTO E-480 N. FOLLOW E-470 N TO
JORDAN RD EXIT 4. GET ON E-470S IN COTTONWOOD. MERGE ONTO
E-470S. SITE WILL BE ON THE RIGHT.

- PROJECT DESCRIPTION
- SCOPE OF WORK :
- INSTALL (3) NEW PANEL ANTENNAS
 - INSTALL (12) NEW RRU'S
 - INSTALL NEW 60'-4" TALL DO MONOPOLE
 - INSTALL NEW RAN CABINET ON NEW CONCRETE PAD
 - INSTALL NEW PPC CABINET ON NEW MONOPOLE
 - INSTALL NEW FIBER BOX, METER & DISCONNECT ON NEW CMU WALL
 - INSTALL NEW UNDERGROUND CONDUIT FOR NEW POWER
 - INSTALL NEW UNDERGROUND CONDUIT FOR NEW FIBER
 - INSTALL NEW 10'x10'x8' HIGH CMU WALL W/EIFS TO MATCH ADJACENT TRASH ENCLOSURE
 - REMOVE AND REPLACE EXISTING 16' TREE
 - PLANT (3) NEW 12' PINE TREES AND (6) NEW BUSHES AROUND PERIMETER OF COMPOUND

- SHEET INDEX
- | | |
|-------|-------------------------------|
| T-1 | PROJECT INFORMATION |
| LS-1 | BOUNDARY DETAIL |
| LS-2 | SURVEY DETAIL |
| L-1 | LANDSCAPE PLAN |
| A-1 | EXHIBIT PHOTOS |
| Z-1 | SITE PLAN |
| Z-2 | ENLARGED SITE PLANS |
| Z-3.0 | ELEVATIONS |
| Z-3.1 | ELEVATIONS |
| Z-3.2 | ELEVATIONS |
| Z-4 | MONOPOLE AND MOUNTING DETAILS |

CLIENT

SPRINT
333 INVERNESS DRIVE SOUTH,
ENGLEWOOD, CO 80112
PROJ. MGR: DANIELE HUXTABLE
PHONE: (720) 420-6915
CONST. MGR: TIM LEUCH
PHONE: (305) 505-9415

PROPERTY/TOWER OWNER

ROCKY MTN CONFERENCE OF
SEVENTH DAY ADVENTIST
CONTACT: BRITTANY BARTTER
EMAIL: brittanyb@rmcdsa.org
PHONE: (303) 282-3646

RF ENGINEER

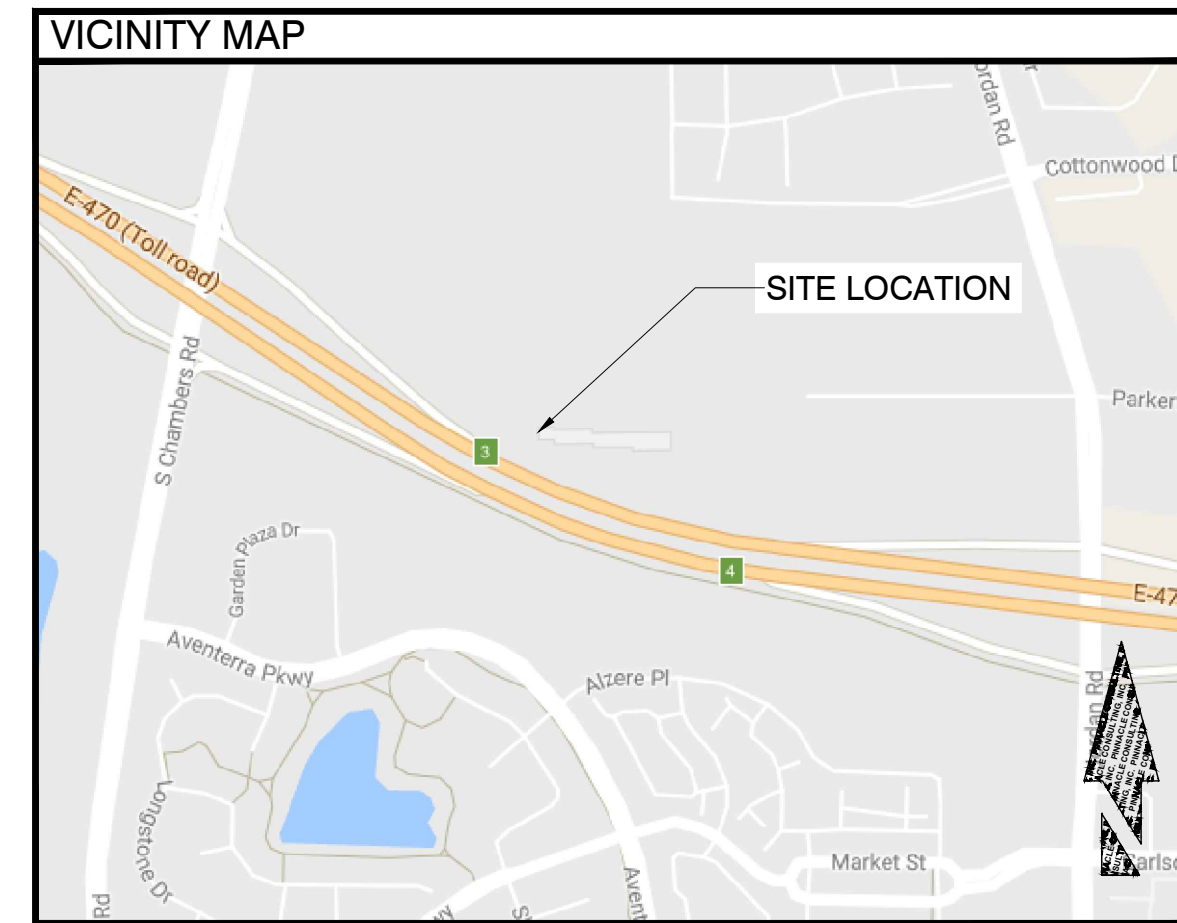
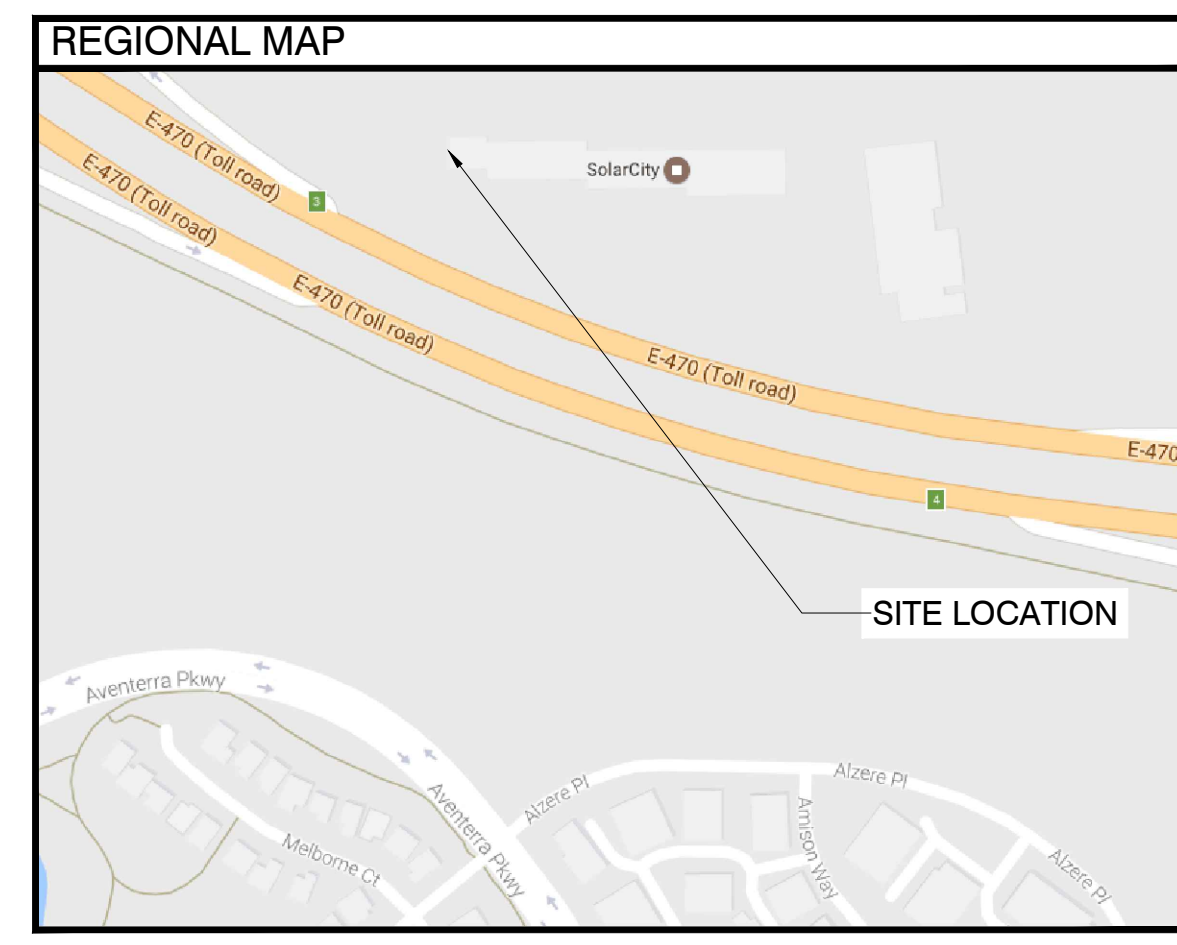
NEERAJ BERI
NEERAJ.BERI@SPRINT.COM

SITE ACQUISITION

PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
PHONE: (480) 664-9588 ext. 230

A&E CONSULTANT

PINNACLE CONSULTING, INC.
3 INVERNESS DRIVE EAST #200
ENGLEWOOD, CO 80112
CONTACT: KEVIN MILLER
PHONE: (720) 296-6180



- GENERAL NOTES
1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

SIGNATURE BLOCK		
APPROVAL	SIGNATURE	DATE
SITE ACQ. MGR.		
CONSTRUCTION MGR.		
A&E MGR.		
PLANNING CONS.		
RF MGR.		
RF ENGINEER		
PROPERTY OWNER		

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY UNIFIED TITLE COMPANY OF NORTHERN COLORADO, ORDER NO.: 13316UTG EFFECTIVE DATE: 04/18/17.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

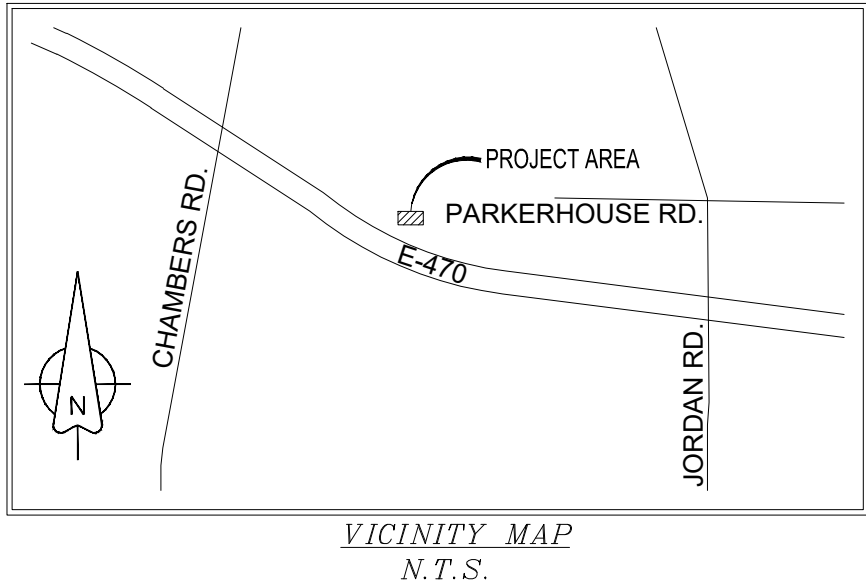
SCHEDULE B EXCEPTIONS

- RIGHT(S) OF WAY, INCLUDING ITS TERMS, CONDITIONS AND RIGHTS WHETHER IN FEE OR EASEMENT ONLY, AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY HARV-GEORGE CORP., BY INSTRUMENT RECORDED OCTOBER 31, 1966 IN BOOK 173 AT PAGE 134. (REFERENCED)
- EASEMENT AGREEMENT RECORDED DECEMBER 20, 1999 IN BOOK 1790 AT PAGE 1450. (REFERENCED)
- RIGHT OF WAY GRANTED TO INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION AS EVIDENCED IN INSTRUMENT RECORDED SEPTEMBER 9, 2002 AT RECEPTION NO. 2002091531. (REFERENCED)
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN LOT LINE ADJUSTMENT APPROVAL CERTIFICATE, RECORDED MAY 23, 2008 AT RECEPTION NO. 2008036779. RATIFICATION AND CORRECTION OF THE LOT LINE ADJUSTMENT APPROVAL CERTIFICATE RECORDED AUGUST 20, 2008 AT RECEPTION NO. 2008058567. (REFERENCED)

ITEMS 1 THRU 9, 11 THRU 21, 23 THRU 25, 27 THRU 36, AND 38 THRU 44 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 06/10/17.



LINE TABLE		
LINE	LENGTH	BEARING
L1	71.36	S0° 52' 01"E
L2	290.10	N89° 58' 59"W
L3	56.32	N75° 35' 38"W
L4	286.62	N90° 00' 00"W
L5	38.76	S0° 00' 00"E
L6	23.11	N90° 00' 00"W
L7	10.00	S0° 00' 00"E
L8	10.00	N90° 00' 00"W
L9	10.00	N90° 00' 00"W
L10	20.00	N0° 00' 00"E
L11	10.00	N90° 00' 00"E
L12	10.00	N90° 00' 00"E
L15	52.22	N0° 00' 00"E
L16	352.74	N90° 00' 00"E
L17	10.00	S0° 00' 00"E
L20	272.57	N89° 58' 59"W
L21	29.30	S0° 00' 16"E
L22	5.00	N90° 00' 00"W
L23	75.75	N0° 00' 00"E
L24	658.07	N89° 07' 59"E
L25	17.50	N0° 00' 00"E

LEGEND

- ALUMINUM CAP FLUSH (ACFL)
- ASSESSORS PARCEL NUMBER
- BUILDING
- DRIVEWAY
- NATURAL GRADE
- ASPHALT
- UTILITY EASEMENT
- CORNER
- CONIFEROUS TREE
- DECIDUOUS TREE
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- OVERHEAD ELECTRIC LINE
- U/G ELECTRIC LINE
- WATER LINE
- EASEMENT LINE (UTILITY)
- EASEMENT LINE (MISC.)
- BARBED WIRE FENCE
- SANITARY SEWER LINE
- STORM SEWER LINE

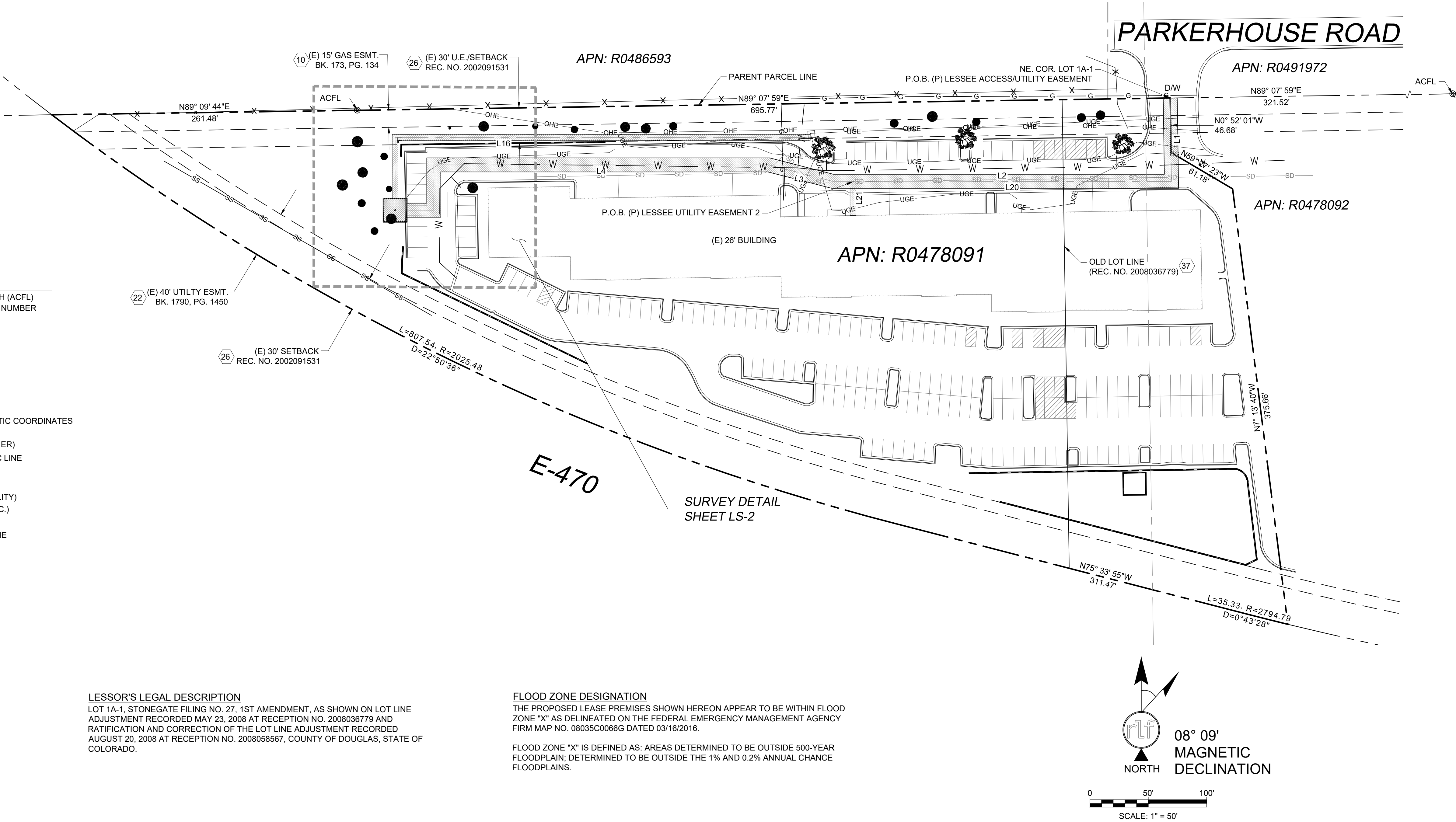
LESSOR'S LEGAL DESCRIPTION

LOT 1A-1, STONEGATE FILING NO. 27, 1ST AMENDMENT, AS SHOWN ON LOT LINE ADJUSTMENT RECORDED MAY 23, 2008 AT RECEPTION NO. 2008036779 AND RATIFICATION AND CORRECTION OF THE LOT LINE ADJUSTMENT RECORDED AUGUST 20, 2008 AT RECEPTION NO. 2008058567, COUNTY OF DOUGLAS, STATE OF COLORADO.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08035C0066G DATED 03/16/2016.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

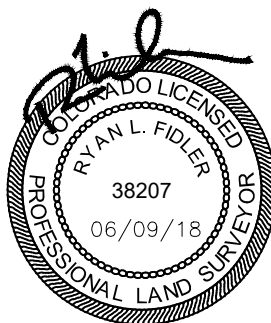


3 INVERNESS DRIVE EAST, STE. 200
ENGLEWOOD, CO. 80112

FIELD BY:	JWS
DRAWN BY:	JTJ
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
7	06/09/18	REVISION
6	05/25/18	REVISION
5	05/05/18	REVISION
4	03/16/18	REVISION
3	08/02/17	REVISION
2	06/30/17	FINAL
1	06/27/17	PRELIMINARY



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008402
SITE NAME:
DN80XC563

SITE ADDRESS:
15688-1/2 PARKERHOUSE RD.
PARKER CO, 80134

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1
REVISION:
3

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOTS 1A-1 AND 1B-1, STONEGATE FILING NO. 27, 1ST AMENDMENT, AS SHOWN ON LOT LINE ADJUSTMENT RECORDED MAY 23, 2008 AT RECEPTION NO. 2008036779 AND RATIFICATION AND CORRECTION OF THE LOT LINE ADJUSTMENT RECORDED AUGUST 20, 2008 AT RECEPTION NO. 2008058567, COUNTY OF DOUGLAS, STATE OF COLORADO, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1A-A; THENCE SOUTH 00°52'01" EAST ALONG THE EAST LINE OF SAID LOT, 71.36 FEET; THENCE NORTH 89°58'59" WEST, 290.10 FEET; THENCE NORTH 75°35'38" WEST, 56.32 FEET; THENCE NORTH 90°00'00" WEST, 286.62 FEET; THENCE SOUTH 00°00'00" EAST, 38.76 FEET; THENCE NORTH 90°00'00" WEST, 23.11 FEET TO THE POINT OF TERMINUS.

LESSEE UTILITY EASEMENT 2 LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1A-1, STONEGATE FILING NO. 27, 1ST AMENDMENT, AS SHOWN ON LOT LINE ADJUSTMENT RECORDED MAY 23, 2008 AT RECEPTION NO. 2008036779 AND RATIFICATION AND CORRECTION OF THE LOT LINE ADJUSTMENT RECORDED AUGUST 20, 2008 AT RECEPTION NO. 2008058567, COUNTY OF DOUGLAS, STATE OF COLORADO, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1A-A; THENCE SOUTH 00°52'01" EAST ALONG THE EAST LINE OF SAID LOT, 71.36 FEET; THENCE NORTH 89°58'59" WEST, 272.57 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'16" EAST, 29.30 FEET TO THE POINT OF TERMINUS.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 1A-1, STONEGATE FILING NO. 27, 1ST AMENDMENT, AS SHOWN ON LOT LINE ADJUSTMENT RECORDED MAY 23, 2008 AT RECEPTION NO. 2008036779 AND RATIFICATION AND CORRECTION OF THE LOT LINE ADJUSTMENT RECORDED AUGUST 20, 2008 AT RECEPTION NO. 2008058567, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1A-A; THENCE SOUTH 00°52'01" EAST ALONG THE EAST LINE OF SAID LOT, 71.36 FEET; THENCE NORTH 89°58'59" WEST, 290.10 FEET; THENCE NORTH 75°35'38" WEST, 56.32 FEET; THENCE NORTH 90°00'00" WEST, 286.62 FEET; THENCE SOUTH 00°00'00" EAST, 38.76 FEET; THENCE NORTH 90°00'00" WEST, 23.11 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 10.00 FEET; THENCE NORTH 90°00'00" WEST, 10.00 FEET; THENCE NORTH 90°00'00" WEST, 10.00 FEET; THENCE NORTH 00°00'00" EAST, 20.00 FEET; THENCE NORTH 90°00'00" EAST, 10.00 FEET; THENCE SOUTH 90°00'00" EAST, 10.00 FEET; THENCE SOUTH 00°00'00" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

LESSEE UTILITY EASEMENT 1 LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1A-1, STONEGATE FILING NO. 27, 1ST AMENDMENT, AS SHOWN ON LOT LINE ADJUSTMENT RECORDED MAY 23, 2008 AT RECEPTION NO. 2008036779 AND RATIFICATION AND CORRECTION OF THE LOT LINE ADJUSTMENT RECORDED AUGUST 20, 2008 AT RECEPTION NO. 2008058567, COUNTY OF DOUGLAS, STATE OF COLORADO, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

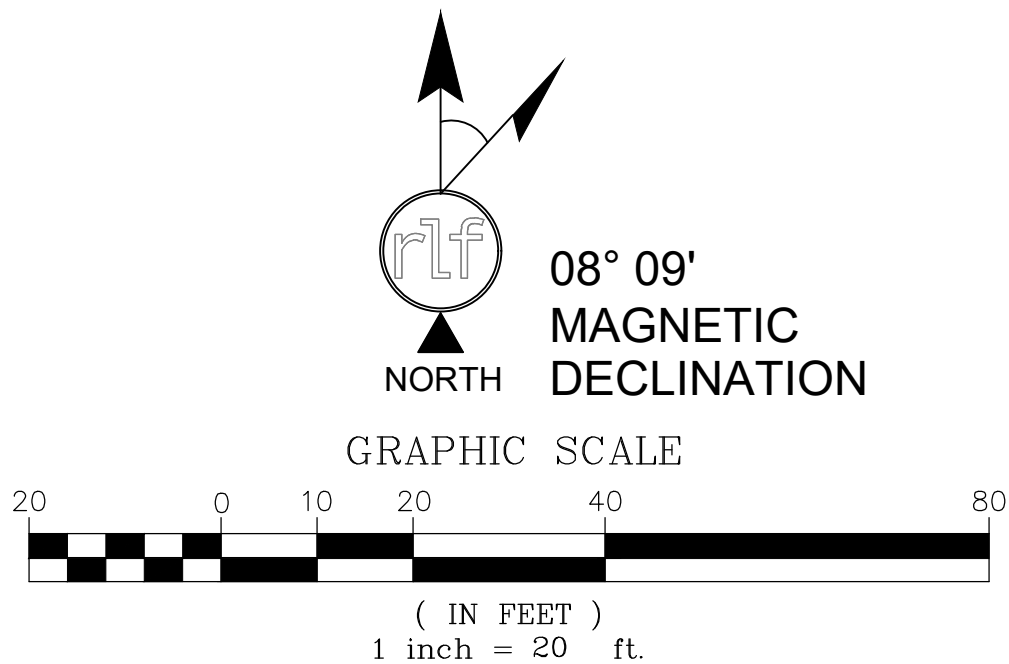
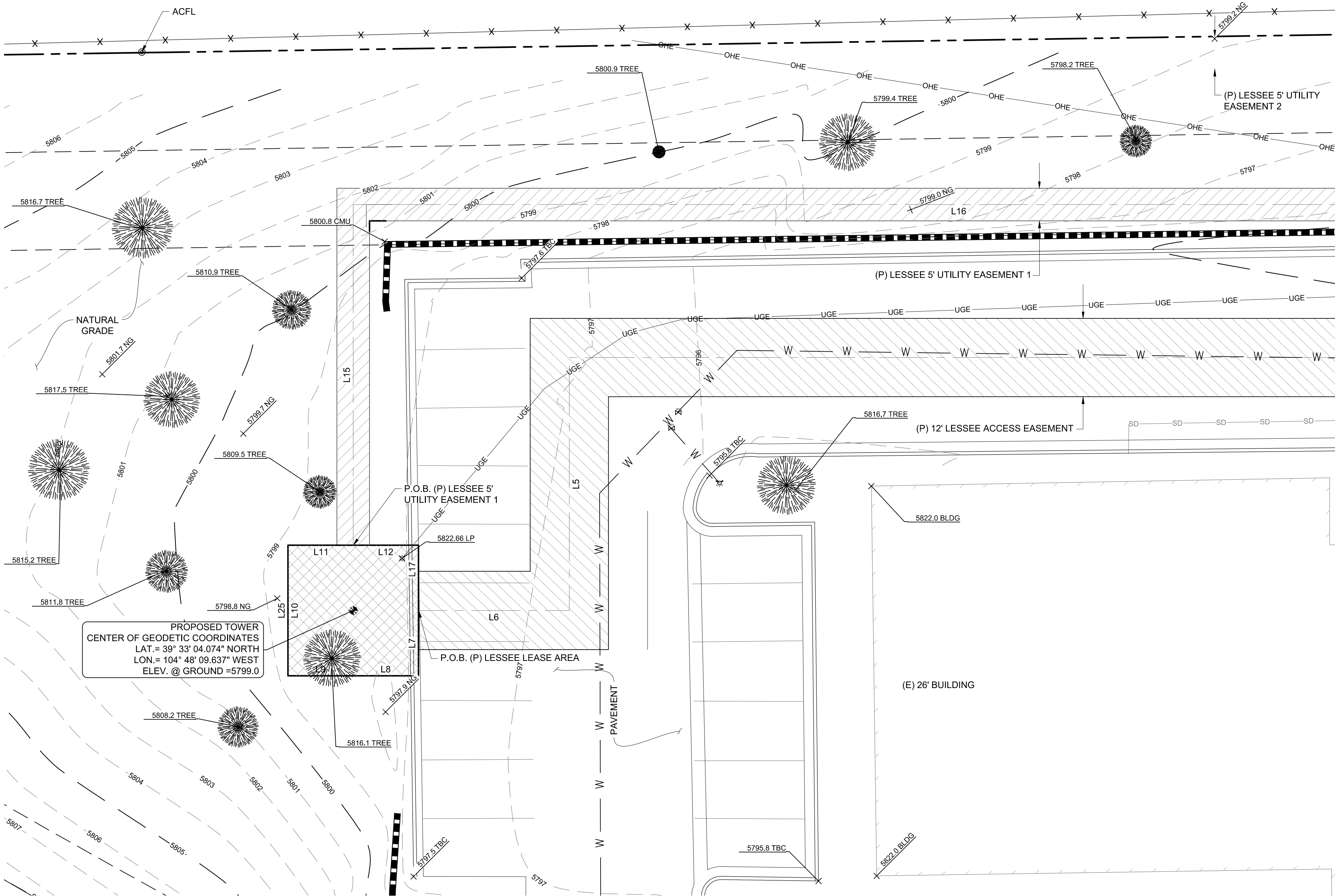
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1A-A; THENCE SOUTH 00°52'01" EAST ALONG THE EAST LINE OF SAID LOT, 71.36 FEET; THENCE NORTH 89°58'59" WEST, 290.10 FEET; THENCE NORTH 75°35'38" WEST, 56.32 FEET; THENCE NORTH 90°00'00" WEST, 286.62 FEET; THENCE SOUTH 00°00'00" EAST, 38.76 FEET; THENCE NORTH 90°00'00" WEST, 23.11 FEET; THENCE SOUTH 00°00'00" EAST, 10.00 FEET; THENCE NORTH 90°00'00" WEST, 10.00 FEET; THENCE NORTH 90°00'00" WEST, 10.00 FEET; THENCE NORTH 00°00'00" EAST, 20.00 FEET; THENCE NORTH 90°00'00" EAST, 10.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, 52.22 FEET; THENCE SOUTH 90°00'00" EAST, 352.74 FEET TO THE POINT OF TERMINUS.

LEGEND

- ALUMINUM CAP FLUSH (ACFL)
- BUILDING
- CONCRETE MASONRY UNIT
- NATURAL GRADE
- ASPHALT
- UTILITY EASEMENT
- TOP OF CURB
- POINT OF BEGINNING
- LIGHT POST
- FIRE HYDRANT
- WATER VALVE
- CONIFEROUS TREE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- EASEMENT LINE (UTILITY)
- OVERHEAD ELECTRIC LINE
- U/G ELECTRIC LINE
- WATER LINE
- STORM SEWER LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.36	S0° 52' 01"E
L2	290.10	N89° 58' 59"W
L3	56.32	N75° 35' 38"W
L4	286.62	N90° 00' 00"W
L5	38.76	S0° 00' 00"E
L6	23.11	N90° 00' 00"W
L7	10.00	S0° 00' 00"E
L8	10.00	N90° 00' 00"W
L9	10.00	N90° 00' 00"W
L10	20.00	N0° 00' 00"E
L11	10.00	N90° 00' 00"E
L12	10.00	N90° 00' 00"E
L15	52.22	N0° 00' 00"E
L16	352.74	N90° 00' 00"E
L17	10.00	S0° 00' 00"E
L20	272.57	N89° 58' 59"W
L21	29.30	S0° 00' 16"E
L22	5.00	N90° 00' 00"W
L23	75.75	N0° 00' 00"E
L24	658.07	N89° 07' 59"E
L25	17.50	N0° 00' 00"E



3 INVERNESS DRIVE EAST, STE. 200
ENGLEWOOD, CO. 80112

FIELD BY:	JWS
DRAWN BY:	JTJ
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
7	06/09/18	REVISION
6	05/25/18	REVISION
5	05/05/18	REVISION
4	03/16/18	REVISION
3	08/02/17	REVISION
2	06/30/17	FINAL
1	06/27/17	PRELIMINARY



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008402

SITE NAME:
DN80XC563

SITE ADDRESS:
**15688-1/2 PARKERHOUSE RD.
PARKER CO, 80134**

SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2

REVISION:
3

GENERAL LANDSCAPE NOTES:

CONSTRUCTION NOTES:

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. THOUGH THE LANDSCAPE CONTRACTOR MAY NOTIFY THE OWNER'S REPRESENTATIVE IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, FINAL CLARIFICATION SHALL BE BY THE CITY. THE APPROVED SITE DEVELOPMENT PLAN IS THE CONTROLLING DOCUMENT.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. ALL EXISTING PLANT MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
6. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE CITY. SUBSTITUTIONS ARE NOT PERMITTED UNLESS AUTHORIZED. THE APPROVED SITE DEVELOPMENT PLAN IS THE CONTROLLING DOCUMENT.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
8. ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL MULCH (TO MATCH EXISTING) OVER DE WITH PRO-5 WEED CONTROL FABRIC, UNLESS NOTED OTHERWISE.

EXISTING
PARKING LOT
LIGHT POLE TO
REMAIN

NEW 12' PINON
PINE TREE (TYP. OF
3)

(N) RED FOUNTAIN
GRASS SHRUB IN 2'
LANDSCAPE BED
AROUND PERIMETER
OF NEW WALL (TYP.
OF 6)

NEW SPRINT 10'0"x10'0"
LEASE AREA
WITH NEW 60'-4"
MONOPOLE INSIDE NEW
SPRINT 8' TALL CMU WALL
(NOTE: WALL TO MATCH
EXISTING ADJACENT TRASH
ENCLOSURE WITH EIFS
COATING

EXISTING 7' TALL TREE

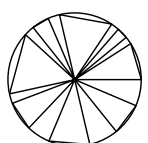
NEW 5'-0" ACCESS
EASEMENT SURROUNDING
NEW LEASE AREA

RELOCATED 16' TALL TREE

LANDSCAPE LEGEND:

QTY.

3



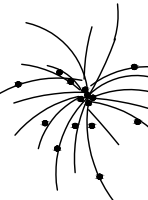
FAMILY NAME: PINUS EDULIS
FOLIAGE: GREEN NEEDLES
MATURE HEIGHT: 20 - 30 FEET
MATURE SPREAD: 20 - 25 FEET
SOIL: WIDELY ADAPTABLE
ZONES: 5
MATURE FORM: PYRAMIDIAL
GROWTH RATE: SLOW
SUN EXPOSURE: FULL SUN
FALL COLOR: STOUT GREEN
NEEDLES WITH PINE CONES



PINON PINE

QTY.

6

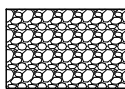


FAMILY NAME: PENNISETUM RUBRUM
FOLIAGE: GREEN SWORD SHAPED LEAVES
THAT TURN RED DURING SUMMER
MATURE HEIGHT: 2 - 3 FEET
MATURE SPREAD: 1.5 - 2 FEET
SOIL: WIDELY ADAPTABLE
ZONES: 5 - 9
MATURE FORM: GRASS CLUMPS
SUN EXPOSURE: FULL SUN
FALL COLOR: PALE RED

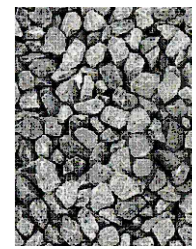


RED FOUNTAIN GRASS

COMMON NAME: RED FOUNTAIN GRASS

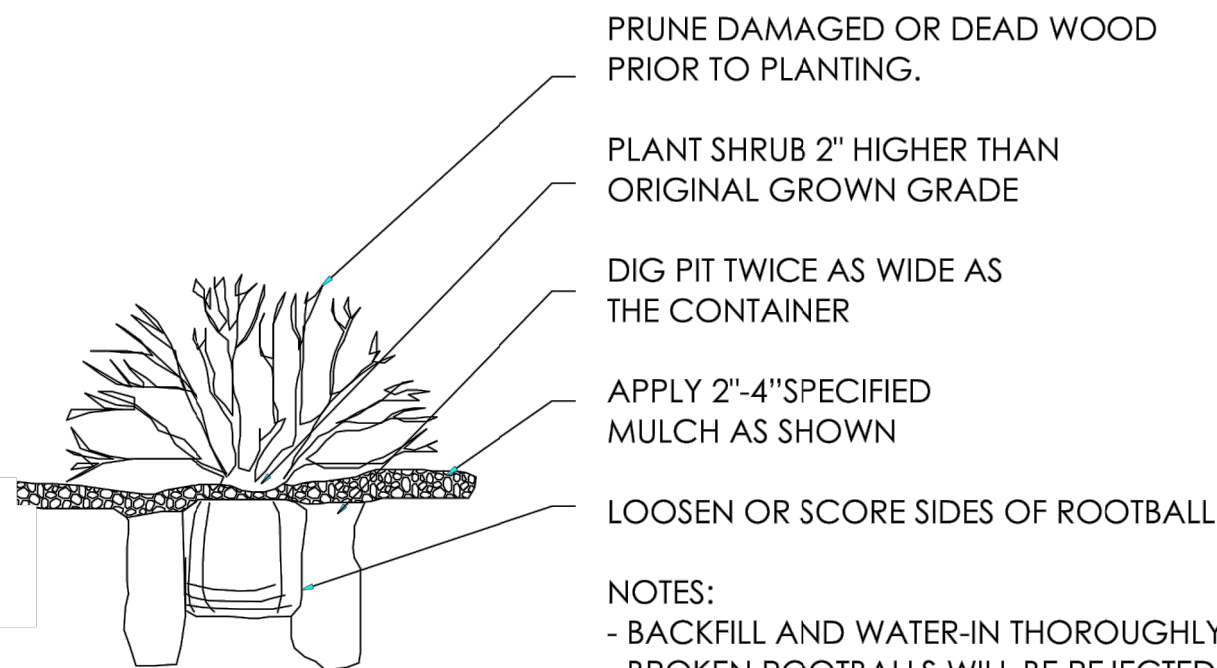


GROUND COVERS
CRUSHED ROCK
(3-INCH DEPTH OVER DE WITT PRO-5
WEED CONTROL FABRIC) OR EQUAL

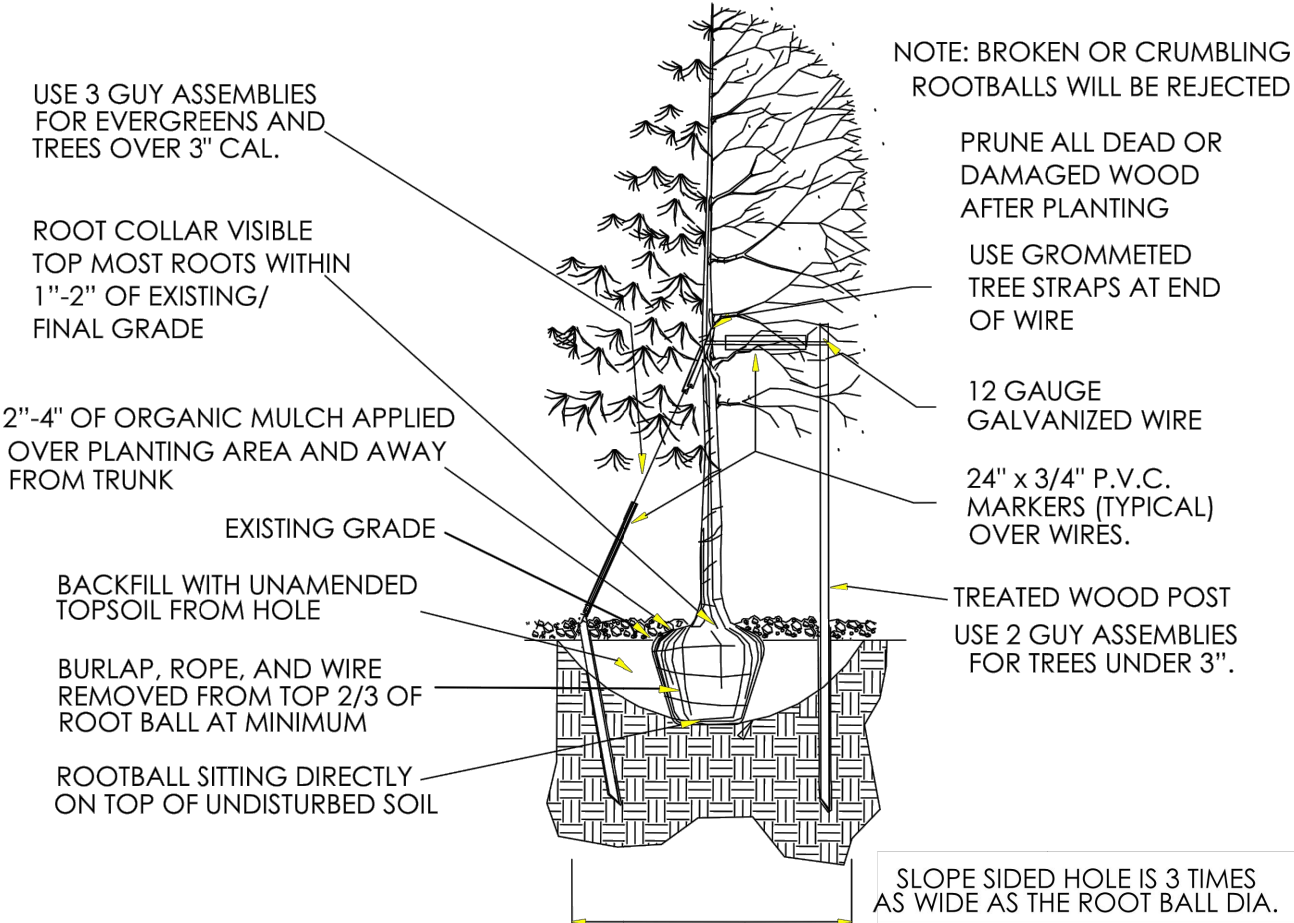


CRUSHED ROCK BASE

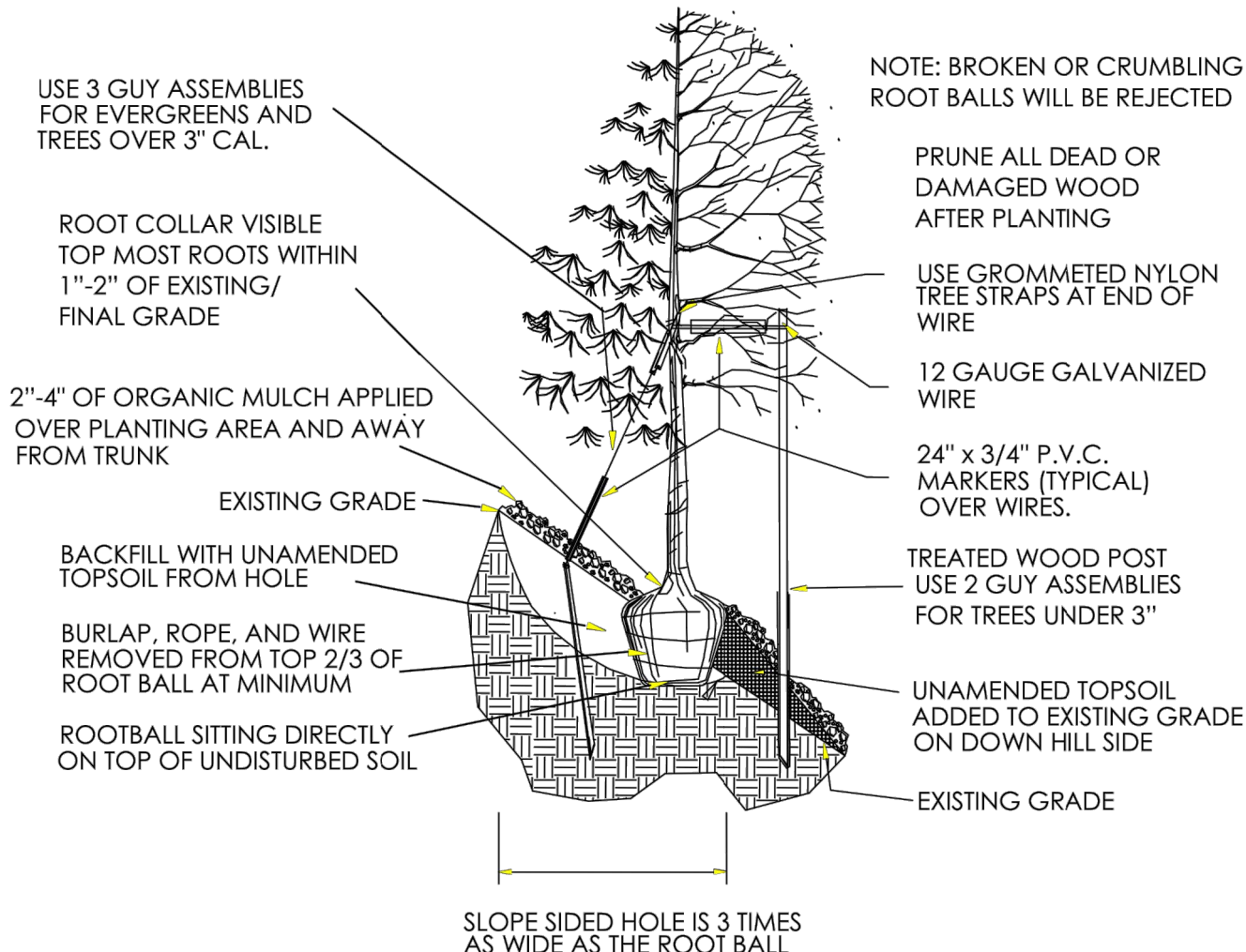
TOWN OF PARKER
SHRUB PLANTING DETAIL



TOWN OF PARKER
TREE PLANTING DETAIL



TOWN OF PARKER
TREE PLANTING DETAIL - SLOPES



- 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 LOOSENEED 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 (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, 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.
- RESETTING 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.

PREPARED FOR:

Sprint

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

SITE NUMBER: DN80XC563

DRAWN BY: PSW

CHECKED BY: KPF

REV	DATE	DESCRIPTION	BY
A	8-4-17	FOR ZONING REVIEW	PSW
B	8-9-17	90% ZONING	PSW
0	8-16-17	100% ZONING	PSW
1	3-22-18	PLANNING COMMENTS	PSW
2	5-30-18	EASEMENT REVISIONS	JMC

**ZONING
DRAWINGS**

**CORPORATE PARK @
STONEGATE**

15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L-1



AERIAL SITE PHOTO

1



ENLARGED SITE PHOTO



EXHIBIT PHOTO

3

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CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

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ENGLEWOOD, CO 80112

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ZONING DRAWINGS

**CORPORATE PARK @
STONEGATE**

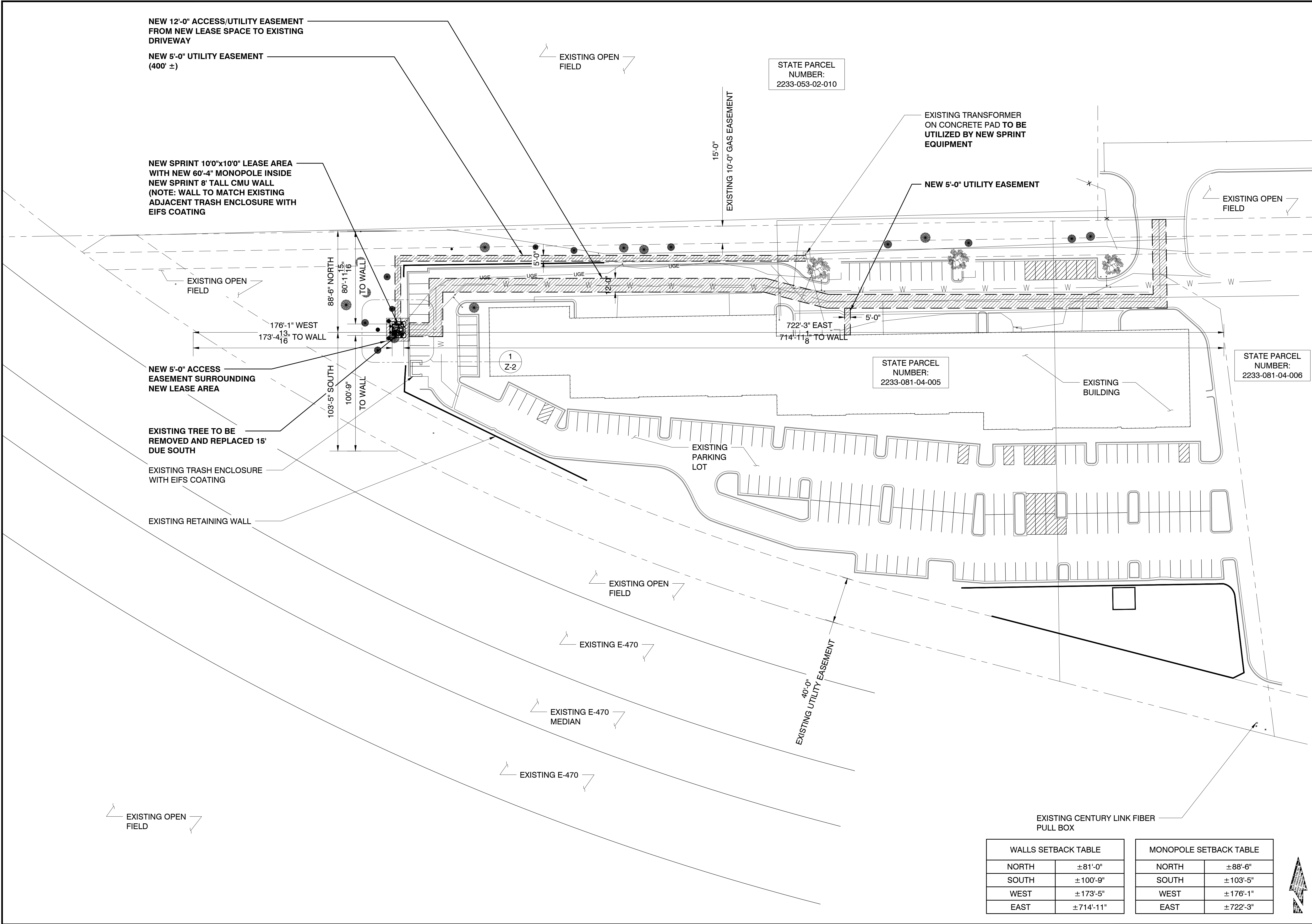
15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE

EXHIBIT PHOTOS

SHEET NUMBER

A-1



SITE PLAN

WALLS SETBACK TABLE	
NORTH	±81'-0"
SOUTH	±100'-9"
WEST	±173'-5"
EAST	±714'-11"

MONOPOLE SETBACK TABLE	
NORTH	±88'-6"
SOUTH	±103'-5"
WEST	±176'-1"
EAST	±722'-3"

24"x36" SCALE: 1" = 40'
11"x17" SCALE: 1" = 80'

PREPARED FOR:

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CONSULTING FIRM

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CONSULTING, INC.
Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200
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**ZONING
DRAWINGS**

**CORPORATE PARK @
STONEGATE**

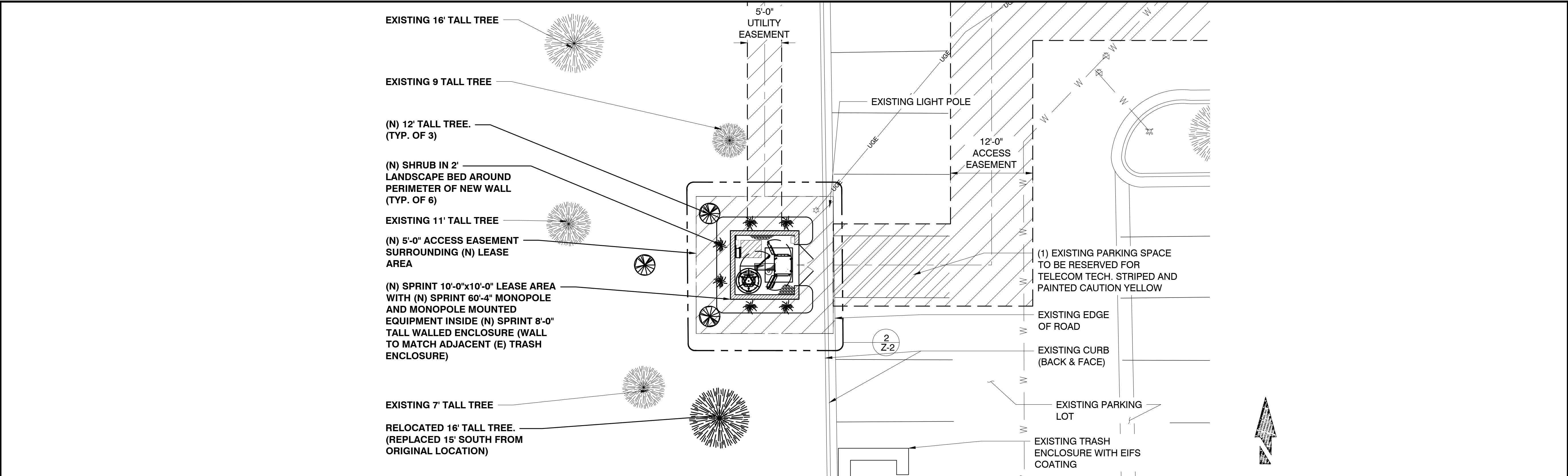
15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

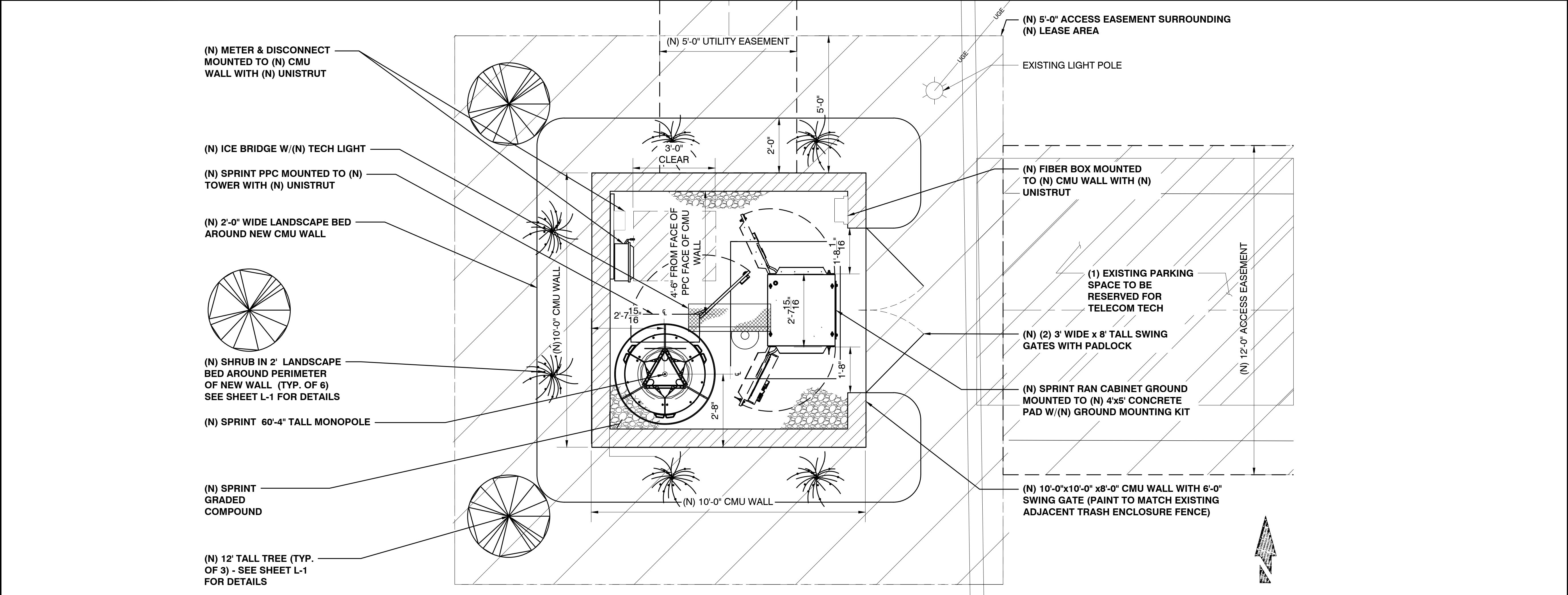
Z-1



ENLARGED SITE PLAN

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1



ENLARGED LEASE AREA

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

2

PREPARED FOR:

Sprint

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

SITE NUMBER:	DN80XC563
DRAWN BY:	PSW
CHECKED BY:	KF

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**ZONING
DRAWINGS**

**CORPORATE PARK @
STONEGATE**

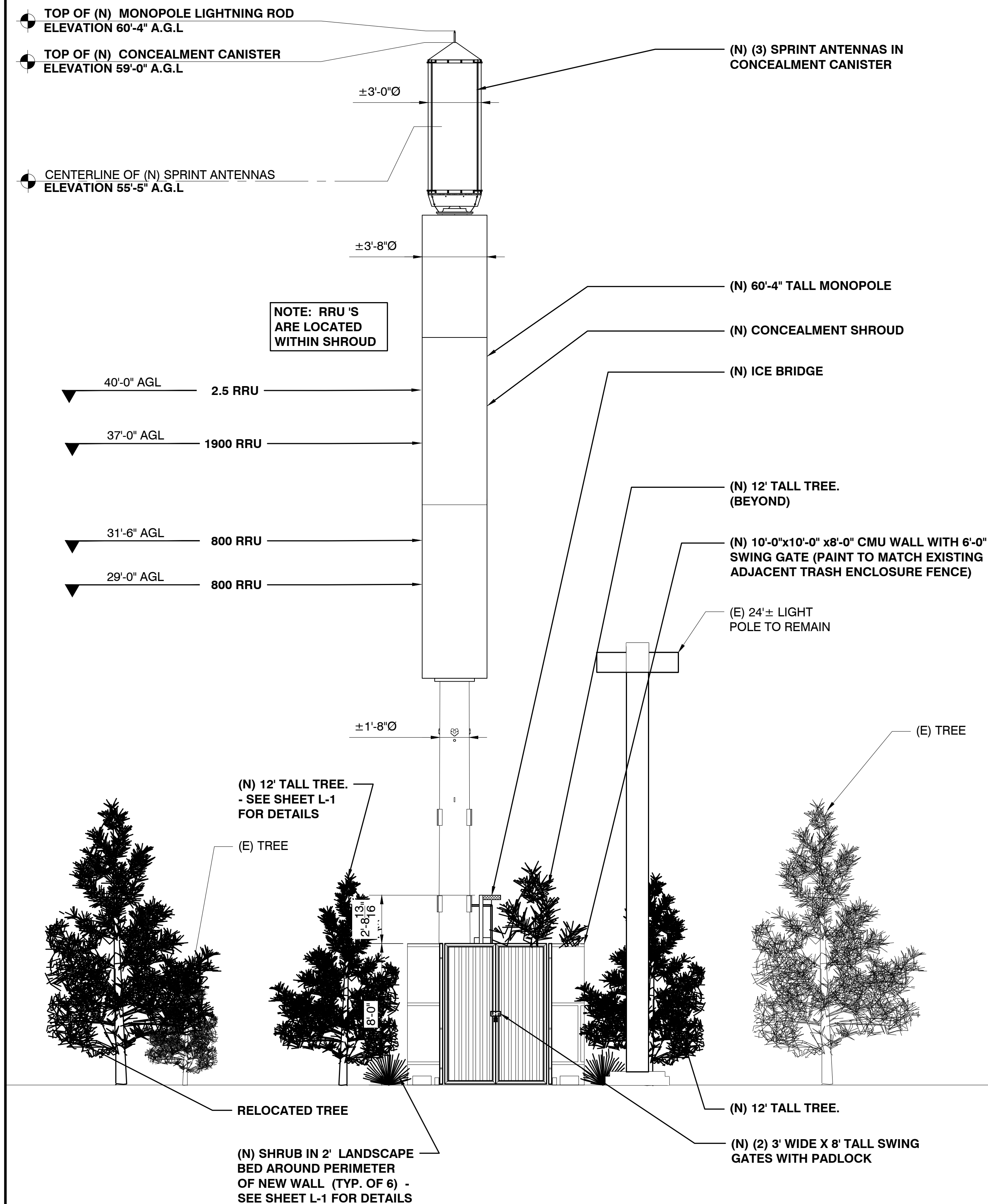
15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE

ENLARGED SITE PLANS

SHEET NUMBER

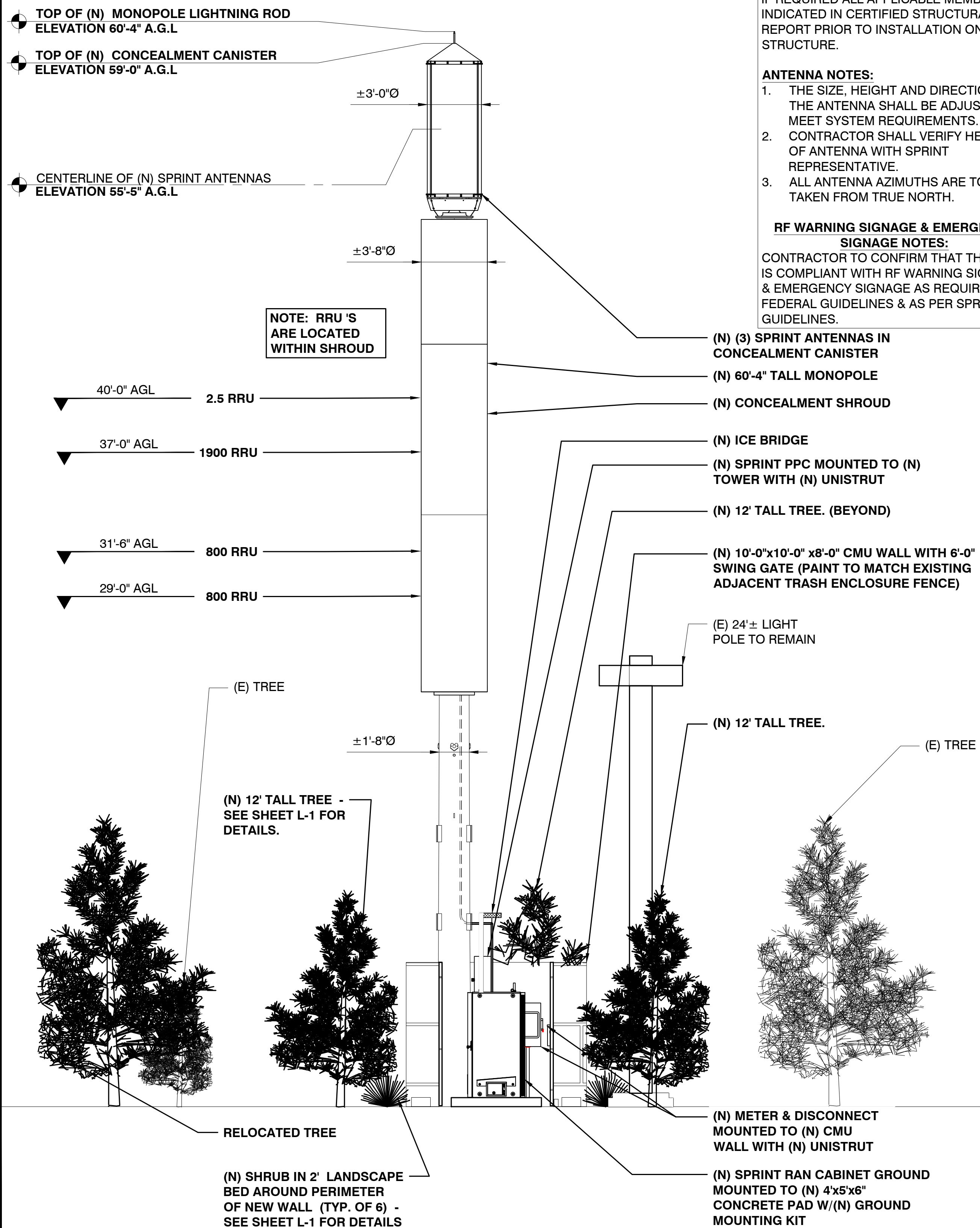
Z-2



NEW EAST ELEVATION (GATE CLOSED)

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

1



NEW EAST ELEVATION (GATE OPEN)

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

2

STRUCTURAL NOTES/SPRINT
STRUCTURAL SERVICES COMPLIANCE
NOTE:

NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL TOWER/ANTENNA/MOUNT ANALYSIS REPORT (SIGNED AND SEALED) TO BE PROVIDED UNDER SEPARATE COVER. CONTRACTOR PRIOR TO CONSTRUCTION SHALL REVIEW THE APPROVED TOWER/ANTENNA/MOUNT ANALYSIS REPORT SUPPLIED BY SPRINT AND MODIFY IF REQUIRED ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT PRIOR TO INSTALLATION ON STRUCTURE.

ANTENNA NOTES:

1. THE SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY HEIGHT OF ANTENNA WITH SPRINT REPRESENTATIVE.
3. ALL ANTENNA AZIMUTHS ARE TO BE TAKEN FROM TRUE NORTH.

RF WARNING SIGNAGE & EMERGENCY
SIGNAGE NOTES:

CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY FEDERAL GUIDELINES & AS PER SPRINT GUIDELINES.

PREPARED FOR:



CONSULTING FIRM



3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

SITE NUMBER: DN80XC563

DRAWN BY: PSW

CHECKED BY: KF

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ZONING
DRAWINGS

CORPORATE PARK @
STONEGATE

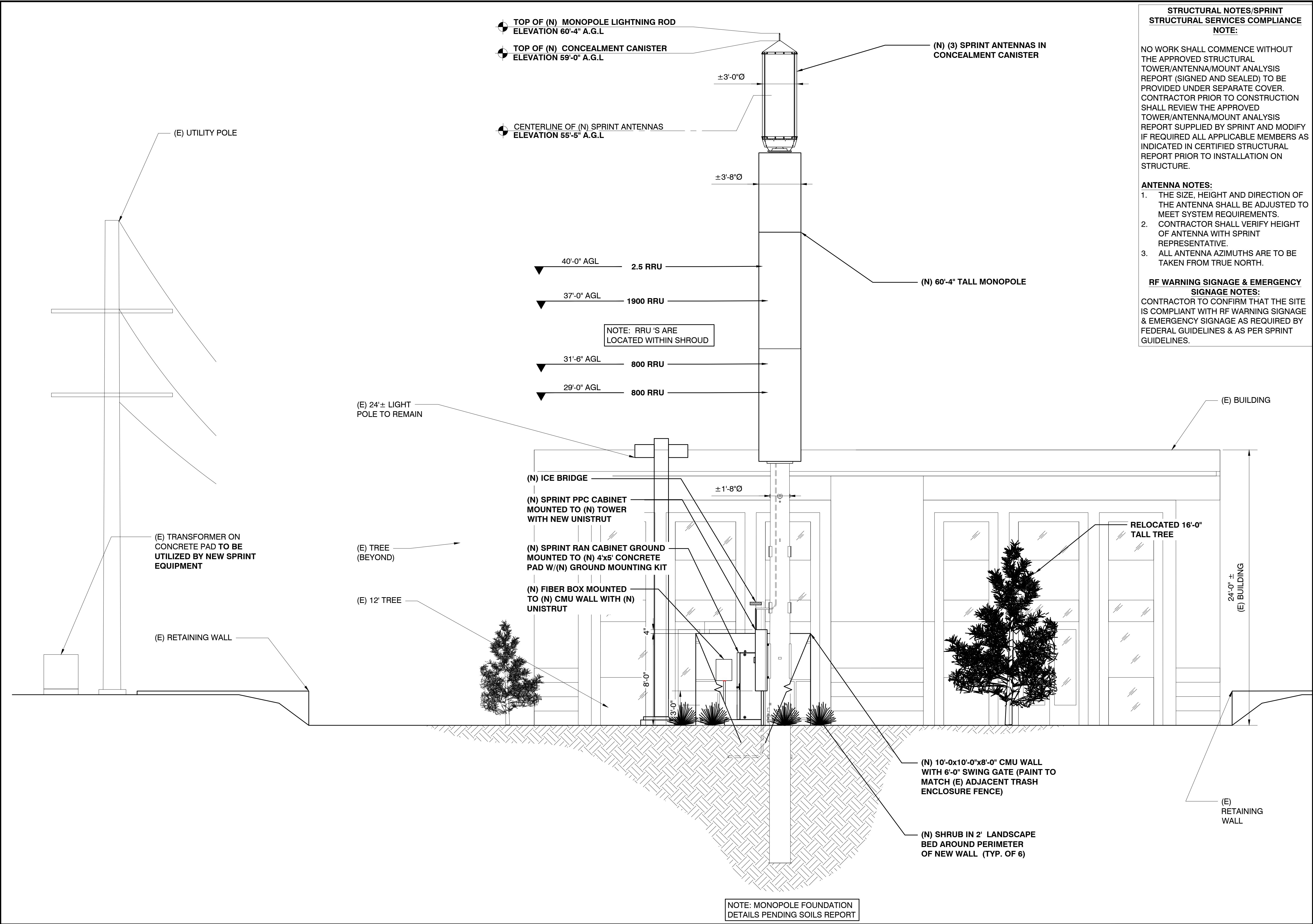
15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-3.0



**STRUCTURAL NOTES/SPRINT
STRUCTURAL SERVICES COMPLIANCE
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ANTENNA NOTES:

1. THE SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY HEIGHT OF ANTENNA WITH SPRINT REPRESENTATIVE.
3. ALL ANTENNA AZIMUTHS ARE TO BE TAKEN FROM TRUE NORTH.

**RF WARNING SIGNAGE & EMERGENCY
SIGNAGE NOTES:**

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PREPARED FOR:

CONSULTING FIRM

Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

SITE NUMBER: DN80XC563

DRAWN BY: PSW

CHECKED BY: KF

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ZONING
DRAWINGS

CORPORATE PARK @
STONEGATE

15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-3.1

(N) (3) SPRINT ANTENNAS IN CONCEALMENT CANISTER

±3'-0"Ø

TOP OF (N) MONOPOLE LIGHTNING ROD
ELEVATION 60'-4" A.G.L.

TOP OF (N) CONCEALMENT CANISTER
ELEVATION 59'-0" A.G.L.

CENTERLINE OF (N) SPRINT ANTENNAS
ELEVATION 55'-5" A.G.L.

(N) 60'-4" TALL MONOPOLE

2.5 RRU 40'-0" AGL

1900 RRU 37'-0" AGL

800 RRU 31'-6" AGL

800 RRU 29'-0" AGL

(N) 12' TALL TREE.
(TYP. OF 3) (SEE
SHEET L-1
LANDSCAPING
PLAN FOR
LOCATIONS)

(E) 24'± LIGHT POLE BEYOND TO REMAIN

(N) ICE BRIDGE

(N) TECH LIGHT MOUNTED TO POLE
OF (N) ICE BRIDGE

(N) SPRINT RAN CABINET GROUND
MOUNTED TO (N) 4x5' CONCRETE
PAD W/(N) GROUND MOUNTING KIT

(N) 10'-0"x10'-0" x8'-0" CMU WALL WITH 6'-0"
SWING GATE (PAINT TO MATCH EXISTING
ADJACENT TRASH ENCLOSURE FENCE)

(E) TREE
(BEYOND)

(E) RETAINING
WALL (BEYOND)

(N) SHRUB IN 2' LANDSCAPE
BED AROUND PERIMETER
OF NEW WALL (TYP. OF 6) -
SEE SHEET L-1 FOR DETAILS

NOTE: MONOPOLE FOUNDATION
DETAILS PENDING SOILS REPORT

STRUCTURAL NOTES/SPRINT STRUCTURAL SERVICES COMPLIANCE NOTE:

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PREPARED FOR:



CONSULTING FIRM



3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

SITE NUMBER: DN80XC563

DRAWN BY: PSW

CHECKED BY: KF

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ZONING DRAWINGS

CORPORATE PARK @ STONEGATE

15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE

ELEVATIONS

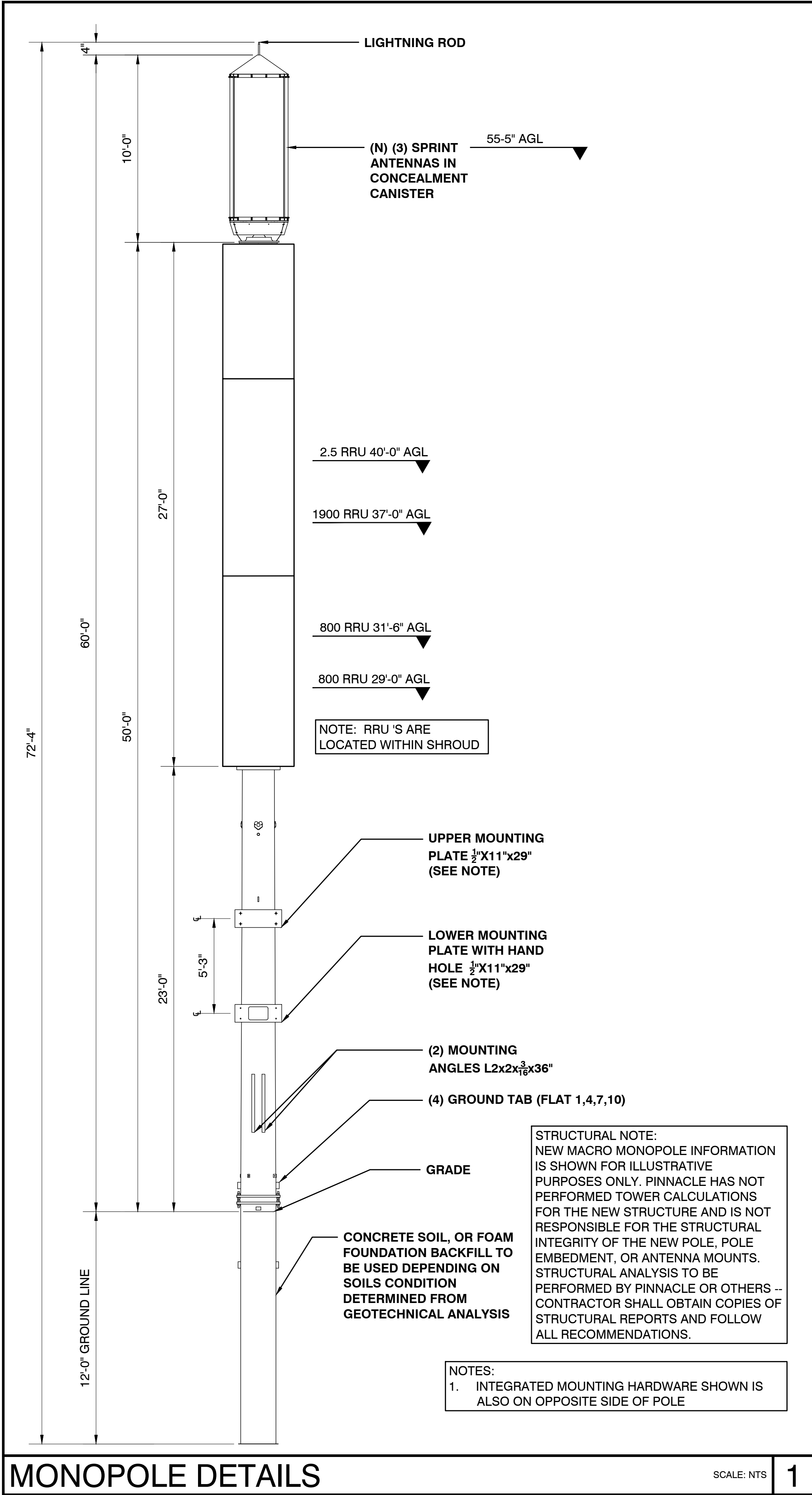
SHEET NUMBER

Z-3.2

NEW SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

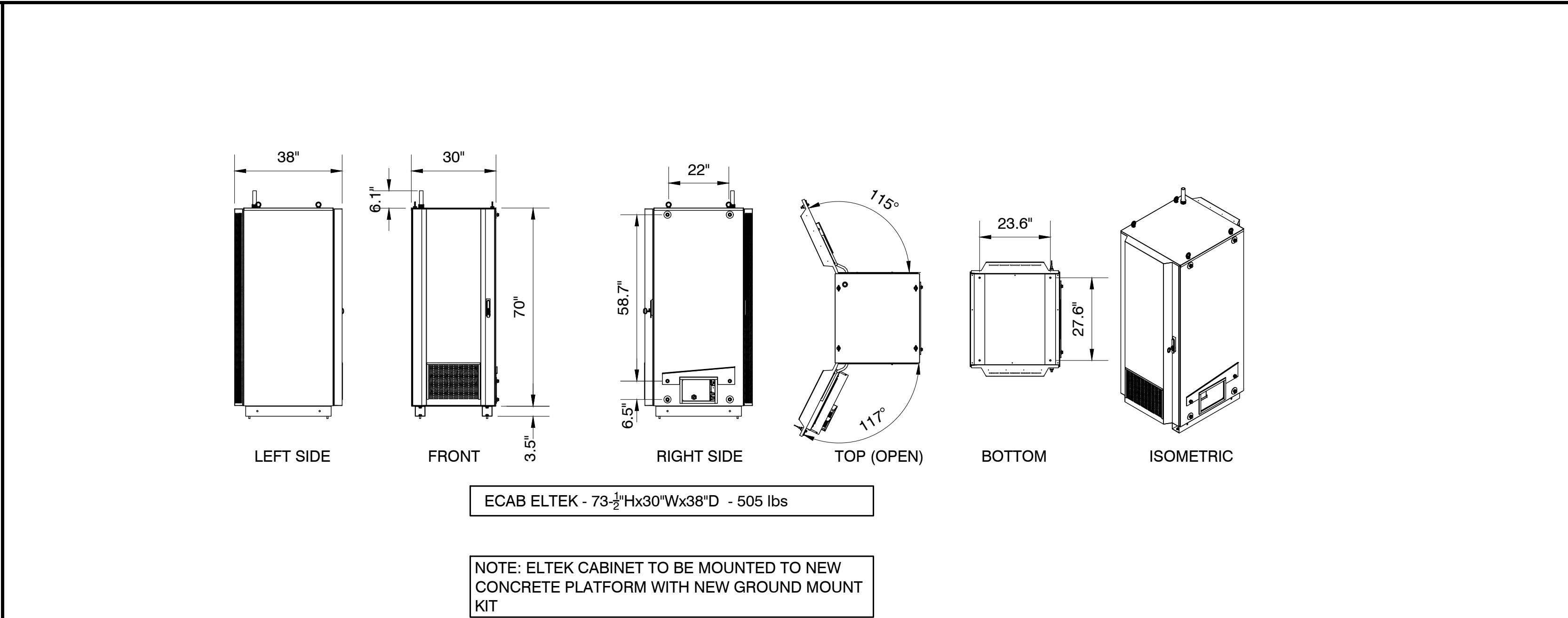
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MONOPOLE DETAILS

SCALE: NTS

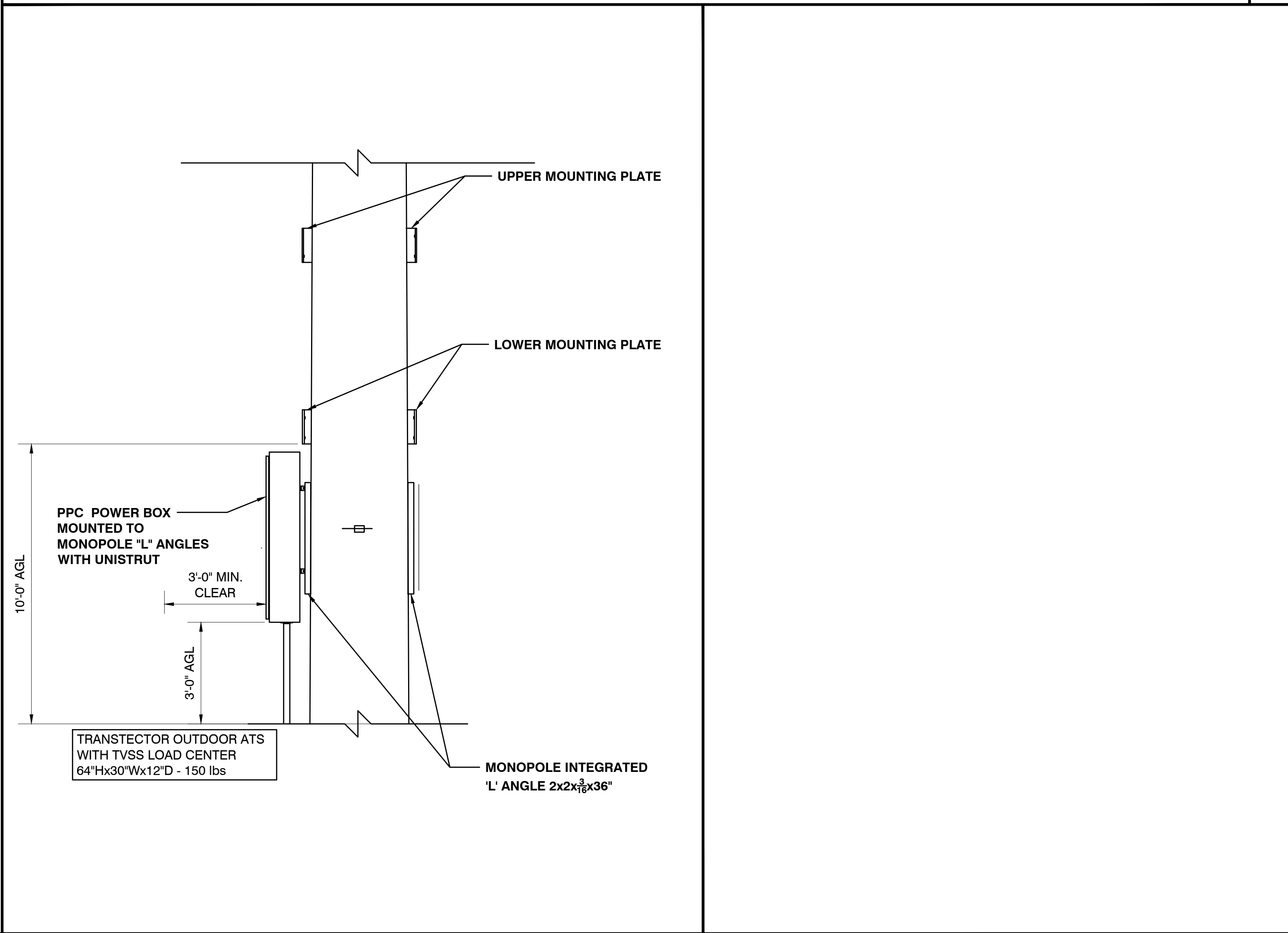
1



RAN CABINET DETAILS

SCALE: NTS

2



CABINET ATTACHMENT DETAILS

SCALE: NTS

3

NOT USED

SCALE: NTS

4

PREPARED FOR:

Sprint

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

SITE NUMBER:	DN80XC563
DRAWN BY:	PSW
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**ZONING
DRAWINGS**

**CORPORATE PARK @
STONEGATE**

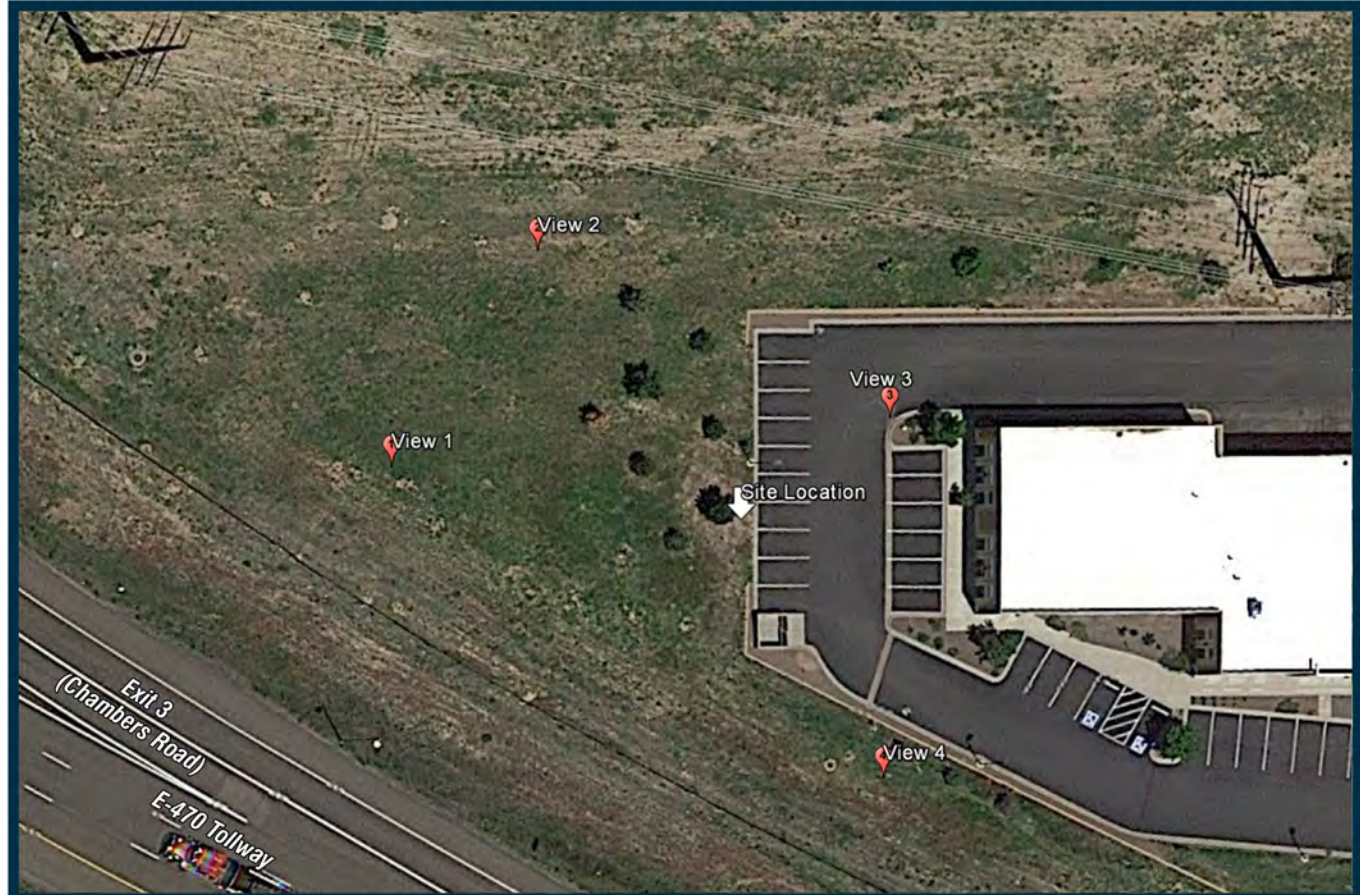
15688-1/2 PARKERHOUSE RD
PARKER, COLORADO 80134
DOUGLAS COUNTY

SHEET TITLE
**MONOPOLE AND
MOUNTING DETAILS**

SHEET NUMBER
Z-4

Site: DN80XC563

Address: 15690 Parkerhouse Road; Parker, CO 80134



Location Map



Proposed

Notes: 150' from proposed site, looking East.

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Sprint
333 Inverness Drive South
Englewood, CO 80112

Contact

PINNACLE
CONSULTING, INC
3 Inverness Dr. East Ste 200
Englewood, CO 80112

Site: DN80XC563

Address: 15690 Parkerhouse Road; Parker, CO 80134



Existing

Contact

PINNACLE
CONSULTING, INC
3 Inverness Dr. East Ste 200
Englewood, CO 80112



Location Map

Applicant

Sprint
333 Inverness Drive South
Englewood, CO 80112



Proposed 115' from proposed site, looking Southeast.

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site

Site: DN80XC563

Address: 15690 Parkerhouse Road; Parker, CO 80134



Existing

Contact

PINNACLE
CONSULTING, INC
3 Inverness Dr. East Ste 200
Englewood, CO 80112



Location Map

Applicant

Sprint
333 Inverness Drive South
Englewood, CO 80112



Proposed Sprint 60' tall monopole

Proposed

60' from proposed site, looking Southwest.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site

Site: DN80XC563

Address: 15690 Parkerhouse Road; Parker, CO 80134



Existing

Contact

PINNACLE
CONSULTING, INC
3 Inverness Dr. East Ste 200
Englewood, CO 80112



Location Map

Applicant

Sprint
333 Inverness Drive South
Englewood, CO 80112



Proposed Sprint 60' tall monopole

Proposed

95' from proposed site, looking Northwest.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site



Planning Commission Staff Report

Planning Commission Date: 7/12/2018

Town Council Date: 8/6/2018

Hearing Type: Public Hearing
REATA NORTH FILING 1, TRACTS S AND T -
WELLHOUSE ACCESS ROAD - Site Plan
Amendment
TRAKiT No.: SP18-035

Location: Generally located northwest of the intersection of
Hilltop Road and Canterbury Parkway

Project Planner: Carolyn Parkinson, Planner

Applicant: Lela Perkins, Black and Veatch for Parker Water and
Sanitation District

Executive Summary: Parker Water and Sanitation District is proposing a site
plan amendment to make improvements to the access
road for the Reata North Well House. The access road is
located on Tracts S and T of Reata North Filing 1.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move that the Planning Commission recommend that Town Council approve the Reata North Filing 1, Tracts S and T – Well House Access Road - Site Plan Amendments, subject to the conditions contained in staff's report."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Reata North Filing 1, Tracts S and T – Well House Access Road - Site Plan Amendment."

"I move that the Planning Commission recommend that Town Council deny the Reata North Filing 1, Tracts S and T – Well House Access Road - Site Plan Amendment, as the request does not meet the following approval criteria:"

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

"I move that the Planning Commission vote to continue the Reata North Filing 1, Tracts S and T – Well House Access Road - Site Plan Amendment to a future date."

I. BACKGROUND/DISCUSSION

This proposal is located on Town owned property northwest of the intersection of Hilltop Road and Canterbury Parkway. A land use proposal located on Town owned property requires a public hearing before the Planning Commission and Town Council per Land Development Ordinance 13.06.040.

This site plan amendment application is related to the Water Resource Centralization Project (WRCP) currently underway by Parker Water and Sanitation District (PWSD). Groundwater from several wells that currently supply water directly into the District's distribution system will be diverted to three centralized disinfection facilities including the Reata North Well House. As a result, chemical deliveries and maintenance requirements at the facility are estimated by the applicant to increase by approximately 15 percent.

The purpose of this request is to address operational and emergency response access to the existing Well House due to the increased activity. The Water District prefers to provide permanent access to the well house via an existing two-track road to avoid potential delivery conflicts and interactions with pedestrians and cyclists along the existing concrete path.

The currently approved access is a concrete walking trail through Tallman Park on Tract S which then crosses into Tract T as an asphalt driveway to the Well House site. This access easement was granted by separate document between the Town and PWSD in June of 2005. A dirt, two track road located on Tracts S and T has been used for access to the well house since construction was completed in 2008. This access was intended for temporary construction access and was not approved for permanent use. As a part of this proposal, PWSD is requesting approval of an amendment to that easement that will establish the two track road on tracts S and T as the permanent access for the well house and remove the current access through Tallman Park.

The two-track road will require improvements that include widening the roadway, a new all-weather gravel surface and upsizing an existing culvert to accommodate required emergency vehicular access.

In the event this request is not approved, an alternate resolution has been administratively approved that will require improvements to the existing concrete path as required for emergency response access. Improvements include widening the existing 10-foot path with an additional six feet of engineered shoulder (Gravel) as well as resolving any associated issues, such as irrigation relocation and tree mitigation. All related costs will be the responsibility of the Water District.



II. PRIOR ACTIONS

Date	Action
June 9, 2006	Access easement through Tallman Park recorded

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Reata North 2 nd Amendment		
Master Plan Area	Low Density Residential		
Site Acreage	Approximately 43.1 acres		
Subdivision	Reata North		
Existing Use	Open Space		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Low Density Residential	PD - Planned Development	Reata North F1 Open Space
South	Douglas County	Douglas County Zoning	Undeveloped and Large Acreage Residential
East	Low Density Residential	PD - Planned Development	Neighborhood Park
West	Douglas County	Douglas County Zoning	Large acreage Residential

IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Setbacks are not applicable per the Planned Development Guide.	No structures are a part of this submittal	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Building height is not applicable per the Planned Development Guide.	No structures are a part of this submittal	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	Lot Coverage is not applicable per the Planned Development Guide.		☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	This proposal is located on Open Space and a Neighborhood Park. Landscaping is not applicable to this submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	This proposal is located on Open Space and a Neighborhood Park. Off-street Parking is not applicable to this submittal.	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	This proposal is for an improved access road to be located on open space and a neighborhood park. No structure, landscaping or parking are a part of this application. This property is located in Planning Area 10 of the Reata North PD Guide. Requirements for setbacks, height, lot coverage, landscaping and parking are described within the PD Guide as “not applicable”. The proposal is consistent with the Reata North 2 nd Amendment PD Guide and the Town of Parker Land Development Ordinance.		

V. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Century Link	Approved
Comcast	No Comment
Fire, Life, Safety	Advisory comments regarding road design
Parker Engineering	No objections
Forestry and Open Space	No Comment

Public Service Company of Colorado	No Conflict
IREA	Approved
Idyllwilde Master HOA	No Comment
Parker, Water and Sanitation	Approved
Town of Parker Parks Department	Approved
Town of Parker Recreation	No Comment
Building Department	No comment

VI. CONCLUSION

This application is part of a large scale water quality project that will benefit the current and future residents of Parker. Approval of this proposal and the associated easement will provide separate and improved emergency response access to the Reata North Well House and allow safer vehicular access for day-to-day maintenance activities. The application is compliant with the 2035 Master Plan and the Reata North 2nd Amendment PD Guide.

Town Council will consider a request for approval of the associated access easement on August 6, 2018.

VII. RECOMMENDED CONDITIONS

1. The site plan amendment exhibit dated November 17, 2017 and submitted to the Community Development Department (via Trakit) on April 6, 2018, shall be the approved plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, OR PLACEMENT SHALL BE AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, WHO RESERVES THE RIGHT TO REQUIRE SAID PROPOSED CHANGES TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.**
2. This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan amendment approval and **SHALL REMAIN IN EFFECT FOR TWELVE (12) MONTHS FROM THE DATE OF TOWN COUNCIL APPROVAL.** If a Grading Permit or Building Permit is not issued within the twelve months, this approval becomes null and void. The Community Development Director, upon written request, may grant a ninety (90) day extension.
3. A Grading Permit is required prior to the start of any work on site.
4. All conditions of the original Site Plan approval shall remain in effect.
5. All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.

VIII. ATTACHMENTS

1. Referral Agency Comments
2. Site Plan Exhibit
3. Application narrative

Report Approved By: Mary Munekata, Acting Planning Manager

Through: Jason Rogers, Deputy Community Development Director

REVIEWS

Dustin Pulciani	CenturyLink Communications 20
Centurylink has no reservations or comments regarding this plat review. If you have any concerns in the future regarding this project, please reach out to our Field Engineer, William Benson at 1-720-578-5142. Don Twiggs, ROW, Centurylink. 4/24/2018 2:24:59 PM	
Randy Capra	FIRE LIFE SAFETY 20
I have provided/attached a copy of SMFRA design guidelines with regard to access roads; ensure that the access road meets all requirements noted in these guidelines. Note - The applicant shall ensure that fire apparatus is able to negotiate the junction at the north end of the site where the road makes a 90 degree turn towards the well house. 5/1/2018 2:19:55 PM	
Donna George	Public Service Company of Colorado 20
no conflict 5/3/2018 11:48:52 AM	
Alex Mestdagh	SITE PLAN - CIVIL
Engineering staff recommends that an access easement covering this alignment accompany this Site Plan amendment request. Please submit a legal description of the easement. 5/14/2018 3:00:20 PM	



Black & Veatch Corporation
Denver, Colorado



PARKER WATER AND SANITATION DISTRICT

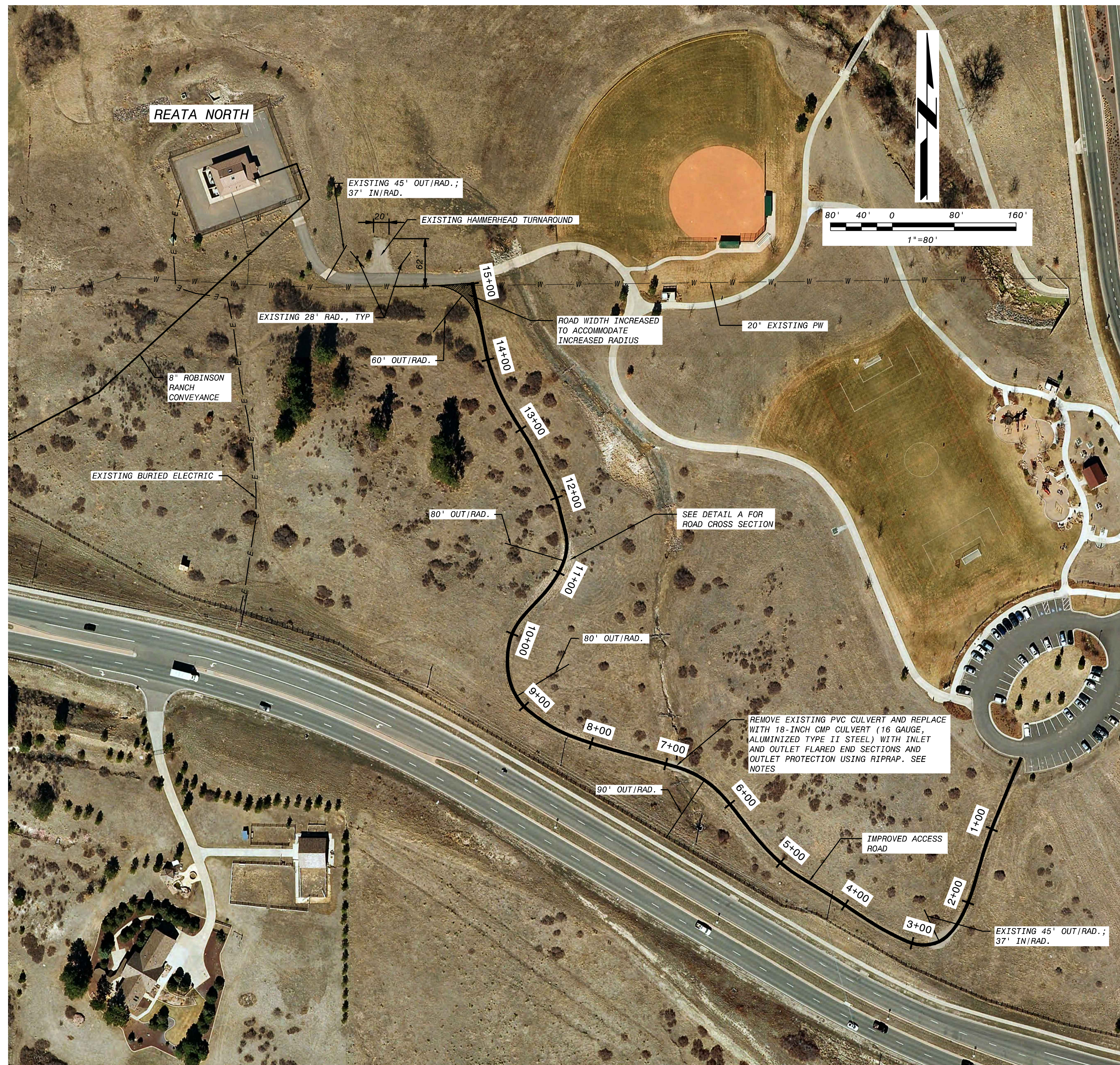
WATER RESOURCE CENTRALIZATION PROJECT

REATA NORTH ACCESS ROAD: SITE PLAN AMENDMENT

*WELL HOUSE ADDRESS:
12305 CANTERBERRY PARKWAY
PARKER, CO 80138*

*TOWN OF PARKER SITE PLAN
AMENDMENT APPLICATION*

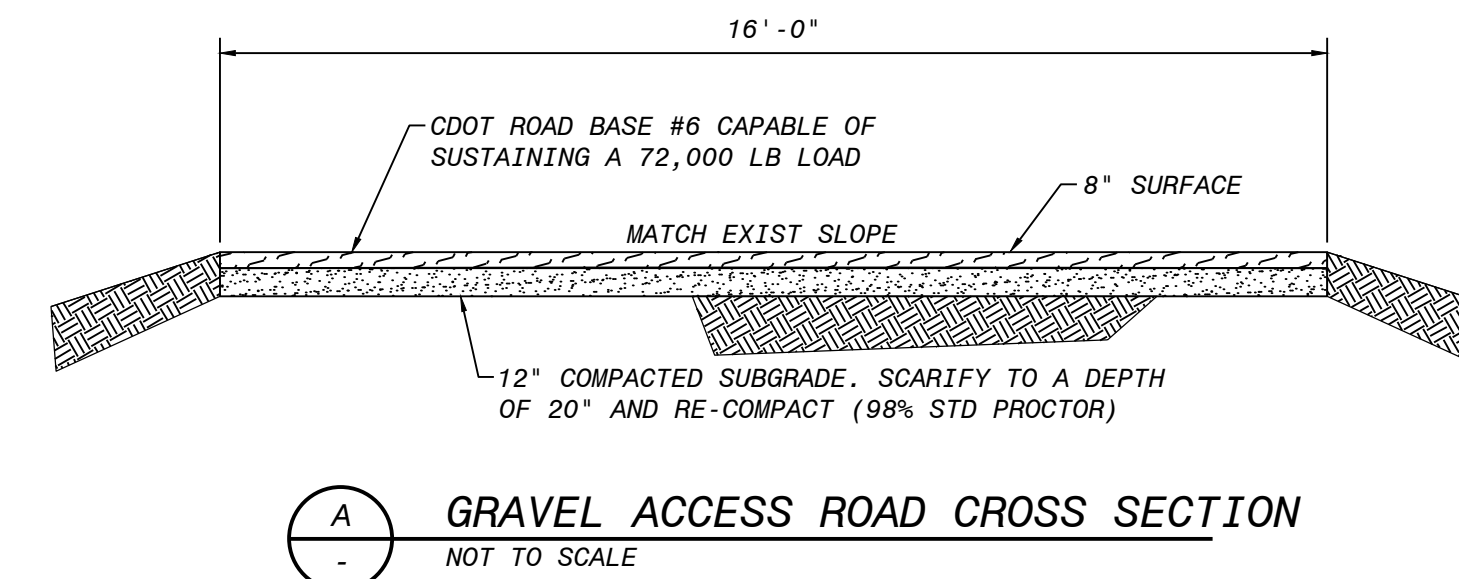
APRIL 2018



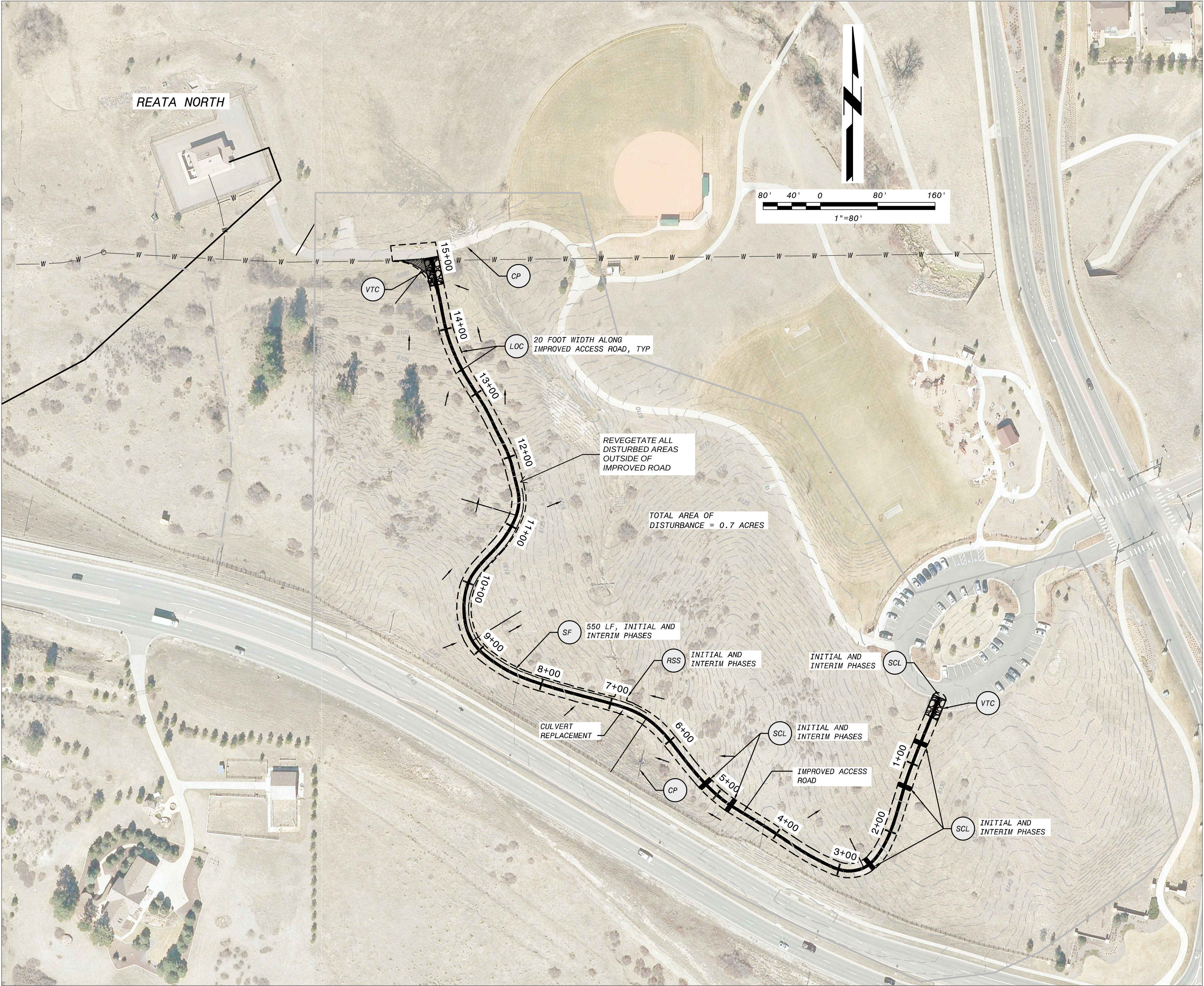
SITE PLAN FOR SITE PLAN AMENDMENT
SCALE: 1"=80'

NOTES:

1. NO GRADE OR CROSS-SLOPE IMPROVEMENTS OR CHANGES ARE BEING MADE TO ACCESS ROAD.
2. MINIMUM OUTSIDE RADIUS OF EACH TURN TO BE 45 FEET.
3. CMP CULVERT METAL PIPE, INSTALLATION, COVER AND BEDDING PER CDOT STANDARD PLAN NO. M-603-1. MINIMUM REQUIRED COVER FOR AXLE LOAD OF 72 KIPS.
4. CMP CULVERT INLET AND OUTLET FLARED END SECTIONS PER CDOT STANDARD PLAN NO. M-603.10.
5. CMP CULVERT PIPE OUTLET PAVING (USING RIPRAP) PER CDOT STANDARD PLAN NO. M-601-12.



				PARKER WATER AND SANITATION DISTRICT WATER RESOURCES CONSOLIDATION PROJECT PHASE 1B REATA NORTH WELL FACILITY CIVIL SITE PLAN		DESIGNED: BJM, LMJ, VRO DETAILED: AQR CHECKED: TWE APPROVED: DRK DATE: NOV. 17, 2017		01/21 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE. PROJECT NO. 195183		RN-C-102																																																																																																																	
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CBMP PLAN FOR SITE PLAN AMENDMENT
SCALE: 1"=80'

PARKER WATER AND SANITATION DISTRICT WATER RESOURCES CONSOLIDATION PROJECT PHASE 1B		REATA NORTH ACCESS CBMP CIVIL SITE PLAN		DESIGNED: DATE: APRIL 2018	
ParkerWater & SANITATION DISTRICT Sustaining Life for Our Community		BLACK & VEATCH Building a world of difference Black & Veatch Corporation Centennial, Colorado		CHECKED: APPROVED:	
COLADO LICENSED PROFESSIONAL ENGINEER 0002380 04/02/2018				DATE: APRIL 2018	
				0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	
				PROJECT NO. 195183	
				RNA-CM-101	
DATE		REVISIONS AND RECORD OF ISSUE		NO. BY CK APP	
PW: 50.3070 - Site Civil Drawings					
PW FILE: RNA-CM-101.dwg				XREF1: BORDER 1B.dwg	
SAVED: ROS31473, 4/12/2018 3:34:16 PM				XREF2: S2E263.jpg	
PLOTTED: ROS31473, 3/28/2018 1:39:				XREF3: S2E264.jpg	
USER: ROS31473				XREF4: S2E273.jpg	
				DWS VER: 1002	

Project Narrative

Parker Water and Sanitation District (District) is responsible for supplying potable water and sanitation services to approximately 50,000 residents in the Town of Parker, Colorado (Town), and the surrounding area. The District's water supplies consist of the Rueter-Hess Reservoir (RHR), with surface water treatment provided at the Rueter-Hess Water Purification Facility (RHWPF), and 35 deep groundwater wells (up to 2,000 feet) that supply water to 16 well houses.

The District's Water Resource Centralization Project (WRCP) is a key water resource project for the community of Parker. This project will allow the District to accept and convey treated drinking water from the Water Infrastructure Supply Efficiency (WISE) project. Currently, the District uses free chlorine as its residual disinfectant, whereas water from the WISE project is chloraminated. Through the WRCP, groundwater from several wells that currently supply water directly into the District's distribution system will be conveyed to centralized disinfection facilities at the existing Rueter-Hess Well House, the existing Regional Well House, and the existing Reata North Well House. Additionally, the construction of a new pipeline and associated booster pump station will allow the District to convey WISE water to other water providers (i.e., Town of Castle Rock, Dominion Water and Sanitation District, and the Pinery Water and Wastewater District), the Canyons development, and Zone 3 of the District's distribution system. The WRCP will allow the District to add treatment for iron and manganese at the centralized locations in the future.

The first phase (Phase 1a) of this project included the following previously approved components:

- Construction of the Regional West Conveyance System to convey groundwater from the existing Regency, Bradbury Ranch, and Neu Towne (also referred to as Olde Town) wells to the Regional Well House for centralization.
- Construction of the Hess Conveyance System to convey groundwater from the existing Hess 1 and Hess 2 wells to the Rueter-Hess Well House.
- Construction of the Bradbury Raw Water Reservoir, which will be connected to the Regional West Conveyance system, to function as a hydraulic buffer and control.
- Modifications to existing well houses (Regional, Parker North, Parker Ridge and Rueter-Hess) to allow for centralization of treatment now and in the future.
- Construction of the Canyons potable water pipeline.
- Construction of a bulk potable water fill station.

Phase 1b of the WRCP includes the following components:

- Construction of the Robinson Ranch Conveyance System to convey groundwater from the existing Robinson Ranch well to the Reata North Well House.
- Modification to the existing Reata North Well House to allow for centralization of treatment now and in the future.

The purpose of this Site Plan Amendment is to address operational and emergency response access to the existing Reata North well house, which was originally constructed in 2008. Since that time until

present, the District has accessed the well house for operational and maintenance purposes using either the existing bike path or the existing unimproved two-track road that was initially approved as a temporary construction access for the construction of the well site. When the District applied for a building permit for modifications at the Reata North well house, emergency response access to the site was identified through the Town's submittal review process as an issue.

It is the preference of the District and the Town to provide access to the existing Reata North well house via the existing two-track road to avoid using the existing bike path for operational and maintenance purposes including chemical deliveries, as well as for emergency access. This alleviates potential conflicts and interactions with pedestrians and cyclists along the bike path, as well as minimizes potential impacts resulting from a chemical spill during delivery.

Improvements to the road are required to allow access by emergency response vehicles. The work itself will involve compacting the soil base, laying down 8-inches of road base (16 feet wide), and upsizing the existing 8-inch polyvinyl chloride (PVC) culvert with an 18-inch corrugated metal pipe culvert. The area of disturbance is less than an acre (24,000 square feet for the road itself/39,000 square feet for the road with a 10-foot extension to the limits of construction).

In the event that the Town does not approve the improvements to the existing maintenance road, the District will improve the existing bike path to allow access to the well house for maintenance and chemical deliveries as well as emergency response access. These improvements have been approved by the Town through the Site Plan Adjustment process and include widening the existing bike path with an engineered shoulder. The District will work with the Town to address issues such as irrigation, tree mitigation, etc. that have been identified by the Town, and will be responsible for costs incurred for these improvements. However, this option is not preferred by the District or the Town for the safety reasons stated previously.