



PLANNING COMMISSION MEETING

7:00 PM

October 10, 2024

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

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

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

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

PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 9.12.24**
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARINGS**
 - A. A RESOLUTION TO ADOPT THE TOWN OF PARKER, COLORADO 2024 THREE-MILE AREA PLAN**

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Stefi Szerk

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

September 12, 2024

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

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

Also present and seated were Commissioners Erik Rieger, Jane Lane, Ruth Ann Nelson, Erik Frandsen, Eliana Burke and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Erik Frandsen moved to approve the June 27, 2024, meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – ANTHOLOGY NORTH -

1. Planned Development Amendment No. 6

2. Segment 1B & 1C Preliminary Plan Amendment No. 1

Applicant: John Prestwich, PCS Group
Location: Located at the southeast corner of Hess Road and Chambers Road
Department: Community Development, Stacey Nerger
TRAKiT No.(s): Z23-016 and SUB23-038

APPLICANT AND STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report proposing a Planned Development (PD) and Preliminary Plan Amendment to reallocate approved residential units between Planning Areas within the Anthology North Planned Development. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Anthology North Planned Development 6th Amendment AND approve the Anthology Preliminary Plan Section 1B and 1C Amendment No. 1.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson stated that they are taking housing units away from Planning Area 46 and transferring them to Planning Area 44 which is denser and asked what product is being built in those planning areas; *(staff said single family detached homes are being taken out of Planning Area 44 and a mixture of townhomes, duplexes, and single-family homes are being added into Planning Area 46).*

APPLICANT PRESENTATION

John Prestwich with PCS Group, 200 Kalamath St., Denver, CO, gave the applicant's presentation.

- The applicant provided an overview of the proposed Anthology North PD amendment and preliminary plan including an explanation of Tanterra and Anthology naming, provided team names and players, updates and status since his last presentation and additional project details.

Commissioner discussion with applicant:

- Commissioner Erik Rieger asked if the units that are being moved to Planning Area 44 will be on the western outer edge next to Chambers Rd.; *(applicant said yes).*

PUBLIC COMMENT

Jennifer Wykes, 18118 E. Amilia Dr., Parker, CO asked when building is scheduled to begin in Segment 1C; *(applicant said they are in the preliminary plan stage now, final plans have not been submitted yet, and estimates construction will probably begin in two to three years).*

PUBLIC HEARING CLOSED: 7:13 P.M. – ANTHOLOGY NORTH -

1. Planned Development Amendment No. 6

2. Segment 1B & 1C Preliminary Plan Amendment No. 1

Commissioner discussion:

- Commissioner Nick Metz commented that the proposals seem to be straight forward and that moving some density away from the existing development is a smart move.
- Commissioner Eliana Burke agrees with Commissioner Nick Metz.
- Commissioner Ruth Ann Nelson believes that Planning area 46 near the corner of Chambers Rd. and Stroh Rd. is better suited for higher density and it makes sense to have a smoother transition from one development to the next by increasing the lot size in

Planning Area 44 and it makes sense that these types of adjustments are needed as the development is built out.

- Commissioner Jane Lane said the staff report mentions that this request is just barely over the limit for administrative approval, appreciates that there is a limit to what staff can approve administratively, and like her fellow commissioners, appreciates the transfer of density and is in approval.
- Commissioner Erik Rieger echoed his fellow commissioners' comments and that the transfer of density from one planning area to another makes sense.
- Commissioner Gary Poole agrees with the commissioners' previous comments and appreciates the developer working with the school to come up with an amenable solution for both sides.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Anthology North Planned Development 6th Amendment. Commissioner Erik Frandsen seconded, a vote was taken and passed unanimously.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Anthology Preliminary Plan Section 1B and 1C Amendment No. 1. Commissioner Erik Frandsen seconded, a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:17 P.M. – LOOKING GLASS SEGMENT 2B SKETCH AND PRELIMINARY PLANS

Applicant:	Dream Finders Homes
Location:	Located southwest of the future intersection of Chambers Road and Stroh
Department:	Community Development, Julia Duncan
TRAKiT No.(s):	SUB23-022 and SUB23-023

APPLICANT AND STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a Sketch and Preliminary Plan for 907 single family lots, open space, parks and an elementary school site for Looking Glass Segment 2B. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve Looking Glass Segment 2B Sketch Plan and Preliminary Plan.

Commissioner discussion with staff.
None.

APPLICANT PRESENTATION

Steve Allen with Henry Design Group located at 1501 Wazee St., Denver, CO gave the applicant's presentation.

- The applicant introduced the project's design team and provided an overview of the Looking Glass Segment 2B Sketch and Preliminary Plans

Commissioner discussion with applicant:

- Commissioner Ruth Ann Nelson asked if all 907 units will be single family homes; *(applicant said yes).*
- Commissioner Ruth Ann Nelson asked if the parks will be run by the HOA or given to Parker's Parks and Recreation Department; *(applicant said the two community parks will be dedicated to the Town of Parker and programed by the Parks and Recreation Department and the three neighborhood parks will be HOA owned and maintained).*

PUBLIC COMMENT

Peter Kyte, residing at 7407 Lemon Gulch Way, Castle Rock, CO said he has lived in Douglas County for about 20 years, has always known that this area would be developed and wished the developer had reached out to the property owners west of this development. Mr. Kyte provided several comments and data points expressing his concerns for the proposed development; *(staff responded that the Planned Development (PD) / zoning for this property was approved in 2015, and that this hearing is for the sketch and preliminary plans only for this subdivision of land which is consistent with zoning; Commissioner Gary Poole encouraged Mr. Kyte to reach out to the developer to further discuss his concerns).*

Commissioner discussion with applicant:

- Commissioner Ruth Ann Nelson asked about the relationship of this development to the Reuter Hess Reservoir; *(applicant said the northwest corner of this development is near the Reuter Hess Reservoir, that the development will have an extensive trail system, but a direct connection is not currently planned).*
- Commissioner Eliana Burke asked when they will begin construction; *(applicant said 2027).*

PUBLIC HEARING CLOSED: 7:34 P.M. – LOOKING GLASS SEGMENT 2B SKETCH AND PRELIMINARY PLANS

Commissioner discussion:

- Commissioner Jane Lane addressed the public comments saying she appreciates the concerns of long time Douglas County residents as they relate to the close proximity of this proposed development, that as a Parker Planning Commissioner she is required to follow Parker's rules and requirements, that platting of a particular property doesn't have anything to do with how people walk their dogs, that proposals need to meet certain approval criteria and that if Douglas County residents don't get the results they want they should review the criteria and attend the upcoming Town Council meeting and let them know why this proposal does not meet the approval criteria.
- Commissioner Jane Lane appreciated the many environmental considerations included in the applicant's presentation.
- Commissioner Ruth Ann Nelson said that the developer did a good job laying out and describing the development, liked the parks' designs, was glad that Mr. Kyte attended the meeting and raised concerns because the process of being good neighbors starts by listening to one another, that the public comment and concerns brought up tonight are not part of the proposal being heard tonight, but it is good that the concerns are being discussed now since construction is not scheduled to begin until 2027 so we have time to address the issues raised and she is in support of this proposal.
- Commissioner Eliana Burke said she tentatively agrees with her fellow commissioners since this project is still in the early stages, appreciates that the applicant shared the anticipated start date, that there will be future changes, anticipates that there will be additional comments from the community on this project in the future, agreed with her fellow commissioner that this is where we begin to be better neighbors, is in favor of the proposal and hopes that the developer listens to the what people have to say.
- Commissioner Erik Frandsen said he agrees with his fellow commissions' well stated comments, that he is in support of the proposal and appreciates the amount and density for the parks that are included.
- Commissioner Gary Poole agrees with everything that his fellow commissioners have said, complemented the development team's use of the natural topography and plantings in planning the parks and trails, believes that it will be a beautiful community and is in support of the proposal.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Looking Glass Segment 2B Sketch Plan. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Looking Glass Segment 2B Preliminary Plan. Commissioner Eliana Burke seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Commissioner Erik Frandsen moved to nominate Commissioner Eliana Burke as the Vice Chair. Commissioner Ruth Ann Nelson seconded the motion. A vote was taken and the motion passed unanimously.

Commissioner Ruth Ann Nelson moved to nominate Commissioner Erik Frandsen as acting Vice Chair. Commissioner Eliana Burke seconded the motion. A vote was taken and the motion passed unanimously.

Bryce Matthews reminded the commissioners that at the next meeting there will be a presentation by the State Demographer at 5:30 pm.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Ruth Ann Nelson seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 10/10/2024

Town Council Date: 10/21/2024

Hearing Type: Public Meeting
Adoption of the 2024 Three-Mile Area Plan

Location: Town of Parker – Three-Mile Radius

Project Planner: Stefi Szrek, AICP, Associate Planner

Applicant: Town of Parker

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

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council adopt the 2024 Three-Mile Area Plan.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council deny adoption of the 2024 Three-Mile Area Plan.”

“I move the Planning Commission vote to continue the proposed adoption of the 2024 Three-Mile Area Plan to a future date.”

I. BACKGROUND/DISCUSSION

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

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

Overview of 2024 Three-Mile Area Plan

The Plan was prepared to address the requirements as outlined in the Colorado Revised Statute Section 31-12-105(e)(I), regarding unincorporated lands located within three (3) miles of the Town's current municipal boundaries. The unincorporated land described in the Plan includes properties located in Douglas, Arapahoe and Elbert Counties. The Plan boundary perimeters also encompass incorporated areas located within portions of the City of Lone Tree, City of Centennial, Town of Foxfield, City of Aurora, Town of Castle Rock and the City of Castle Pines. Unincorporated lands within the three-mile boundary total approximately 49,174 acres or 76.93 square miles.

What the Plan does:

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

What the Plan does not do:

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

The 2024 Plan is condensed since the *Parker 2035 Master Plan* establishes a Planning Area Boundary and addresses many of the requirements of the Statute. The Plan framework has eight (8) chapters:

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

These chapters refer to those plans, policies, maps and other documents adopted by the jurisdictions that are located within the Three-Mile Plan area. The 2024 Three-Mile Area Plan has only minor updates to the maps and lists of existing plans, to reflect changes that have occurred since the adoption of the 2023 Three-Mile Area Plan.

Plan Changes from 2023

- Updated the total unincorporated lands within the three-mile boundary from approximately
 - 49,336 acres (77.08 square miles) in 2022;
 - to 49,291 acres (77.01 square miles) in 2023;
 - **to 49,174.60 acres (76.93 square miles) in 2024.**

Map Changes from 2023

- **Map 1 Three-Mile Area:** one annexation was completed within the Town's three-mile area and the Town's Planning Area:
 - Pope Property Annexation of 38.602 acres
- **Map 2 Transportation Facilities:**
 - Bayou Gulch Road Connection completed
 - Belford Avenue completed
 - Construction on Dransfeldt began
 - Construction on Chambers Road began
- **Map 3 Significant Waterways:** No changes from 2023 to 2024.
- **Map 4 Significant Parks:** No changes from 2023 to 2024.
- **Map 5 Water, Sanitation and Servicing** No changes from 2023 to 2024.
- **Map 6 County Zoning:** Three rezonings were completed:
 - Douglas County rezonings from Agriculture (A-1) to Planned Development (PD)

II. PRIOR ACTIONS

Date	Action
10-17-2022	Town Council Adopted the 2022 Three-Mile Area Plan
11-06-2023	Town Council Adopted the 2023 Three-Mile Area Plan

III. CONCLUSION

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

IV. RECOMMENDATION

Staff recommends the Planning Commission recommend the Town Council to adopt the 2024 Three-Mile Area Plan.

V. ATTACHMENTS

1. 2024 Three-Mile Area Plan with maps including changes

Report Approved By: Bryce Matthews, Assistant Director - Planning

Three-Mile Area Plan for the Town of Parker

2024 Update



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Map 3 – Significant Waterways	
Map 4 – Significant Parks	
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Map 6 – County Zoning	

I. Introduction

Purpose

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

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

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

Methodology

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

2024 Three-Mile Area Plan Town of Parker, Colorado

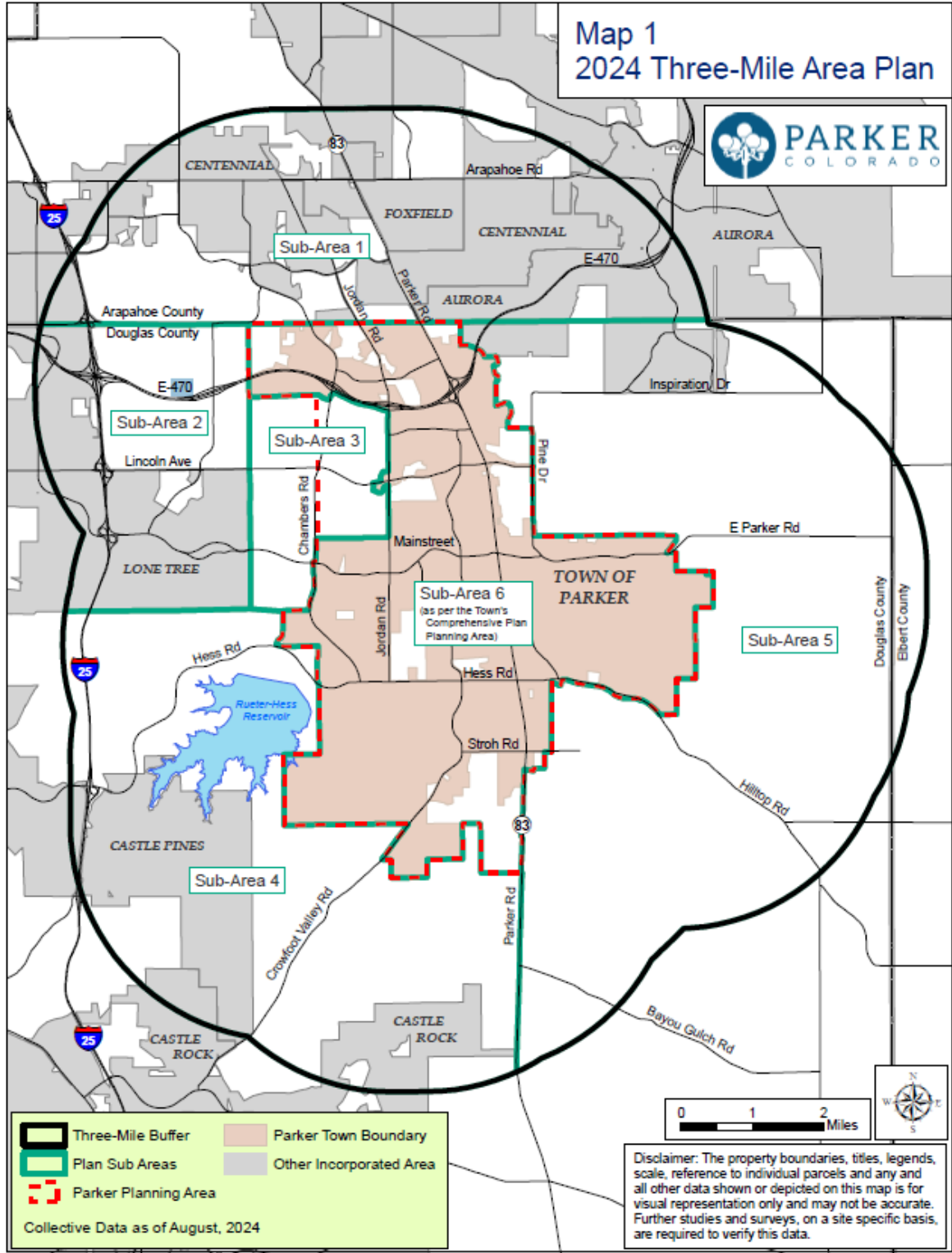


Figure 1 – Town of Parker Three-Mile Boundary – based on the Town’s Municipal Boundary

II. Overview of Sub-Areas

The land described in this Three-Mile Area Plan includes properties located in Douglas, Arapahoe, and Elbert Counties. The Three-Mile Area Plan boundary perimeters also encompass the municipal boundaries of the City of Lone Tree, City of Centennial, Town of Foxfield, City of Aurora, Town of Castle Rock, and the City of Castle Pines. The general character of land ranges from rolling hills, high plains grasslands, bluffs, forest, as well as highly developed urban areas. In 2024, unincorporated lands within the three-mile boundary total approximately 49,291 acres or 77.01 square miles (see Table 1).

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

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

Relevant Plans, Policies and Other Documents

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

III. Transportation

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

Streets, Bridges and Parkways

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

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

Transit Services and Terminals for Public Transportation

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

Airport/Aviation Fields

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

Other Public Ways

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

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

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

Waterways

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

Waterfronts

All waterfronts associated with waterways within the Plan area.

Playgrounds, Squares and Parks

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

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

Open Space

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

V. Utilities and Related Items

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

Public Utilities*

- Attached map *Map 5: Water and Sanitation Districts, Three-Mile Area Plan*
- Cottonwood Water and Sanitation District Plan
- Parker Water and Sanitation District 2020 Water and Wastewater Master Plan Stonegate Village Metro District Master Plan
- The Town of Parker does not provide any terminals for water, light, sanitation, transportation nor power

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

V. Proposed Land Uses

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

Land Uses defined within the Planning Area

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Douglas County Comprehensive Plan
- Attached map *Map 6: County Zoning, Three-Mile Area Plan*

Land Use defined outside the Planning Area

- Douglas County Comprehensive Plan
- Arapahoe County Comprehensive Plan
- Elbert County Comprehensive Plan
- Attached map *Map 6: County Zoning, Three-Mile Area Plan*

VI. Enclaves Located within Parker

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

List of Enclaves

Canyon Rim Circle & Chambers Road

Zoned: Planned Development

Land Use: Canyon Creek Condos Residential (NE Corner)

Jordan Road & Acer Drive

Zoned: Planned Development (Cottonwood 11 Amendment 1)

Land Use: Single Family Residential

Jordon Road & Apache Plume Drive

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

Land Use: Single Family Residential (East)

Jordon Road & Cottonwood Drive

Zoned: Planned Development (Cottonwood Mixed Commercial Industrial 1)

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

Parker Road South of Lincoln Avenue

Zoned: Commercial (Parker Professional Park)

Land Use: Commercial (West side of Parker Road south of Lincoln)

Newlin Gulch Blvd & E. Meadow Vista Circle

Zoned: Agricultural One

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

Mainstreet & Newlin Gulch Blvd (North)

Zoned: Agricultural One

Land Use: Church Property (NW Corner)

Hess Road, Jordan Road, Todd Drive & Motsenbocker Road

Zoned: Agricultural One, Rural Residential and Light Industrial

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

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

Zoned: Agricultural One

Land Use: Landscaping Company

Motsenbocker Road & King Court

Zoned: Rural Residential

Land Use: Large Lot Residential (East)

Hess Road & Pine Bluffs Way (on Cockriel Drive)

Zoned: Agricultural One

Land Use: Cockriel Boarding Stables (South)

Crowfoot Valley Road (East side)

Zoned: Agricultural One

Land Use: Large Lot Residential

VII. Map Exhibits

Map 1 – 2024 Three-Mile Area Plan

Map 2 – 2024 Transportation Facilities

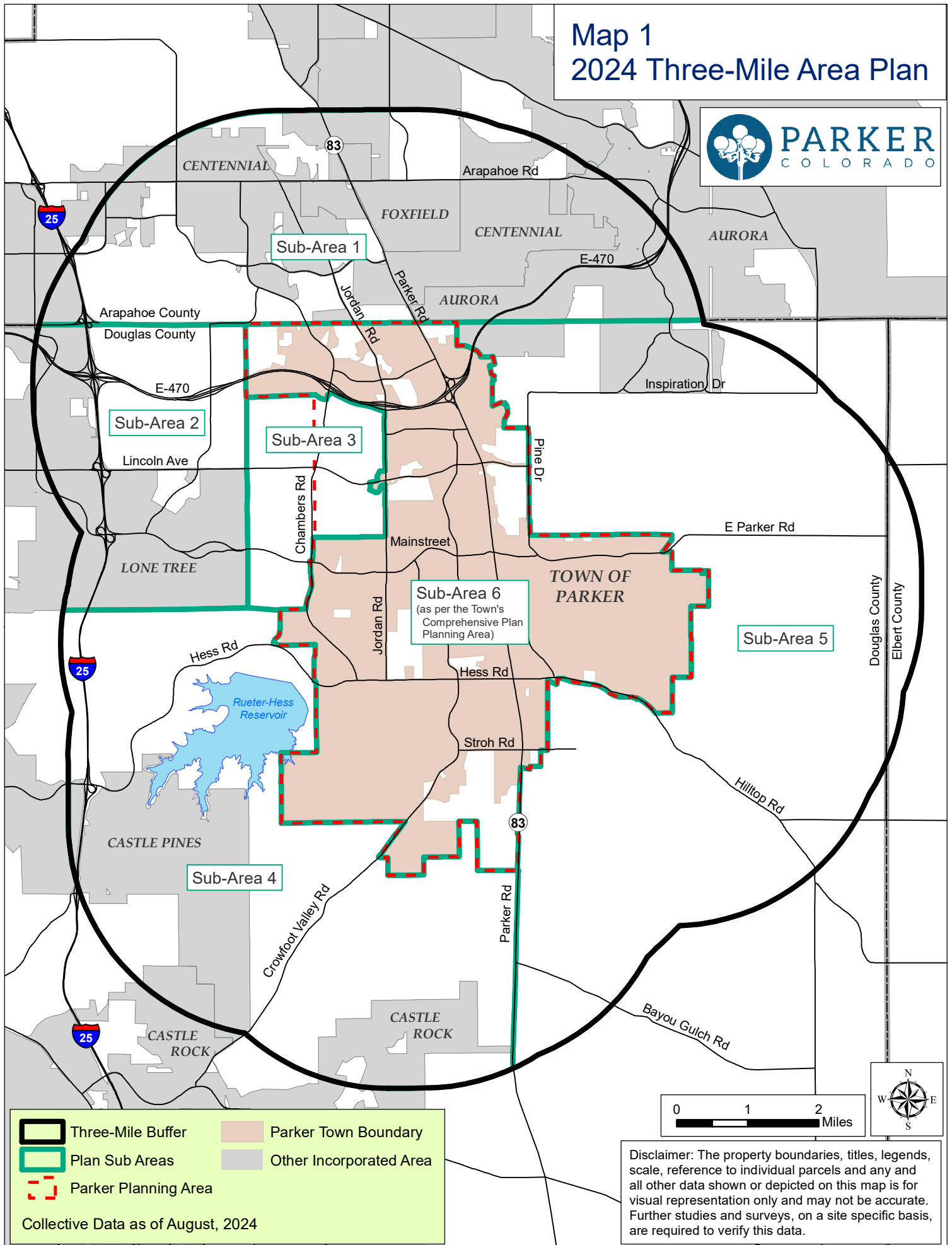
Map 3 – 2024 Significant Waterways

Map 4 – 2024 Significant Parks

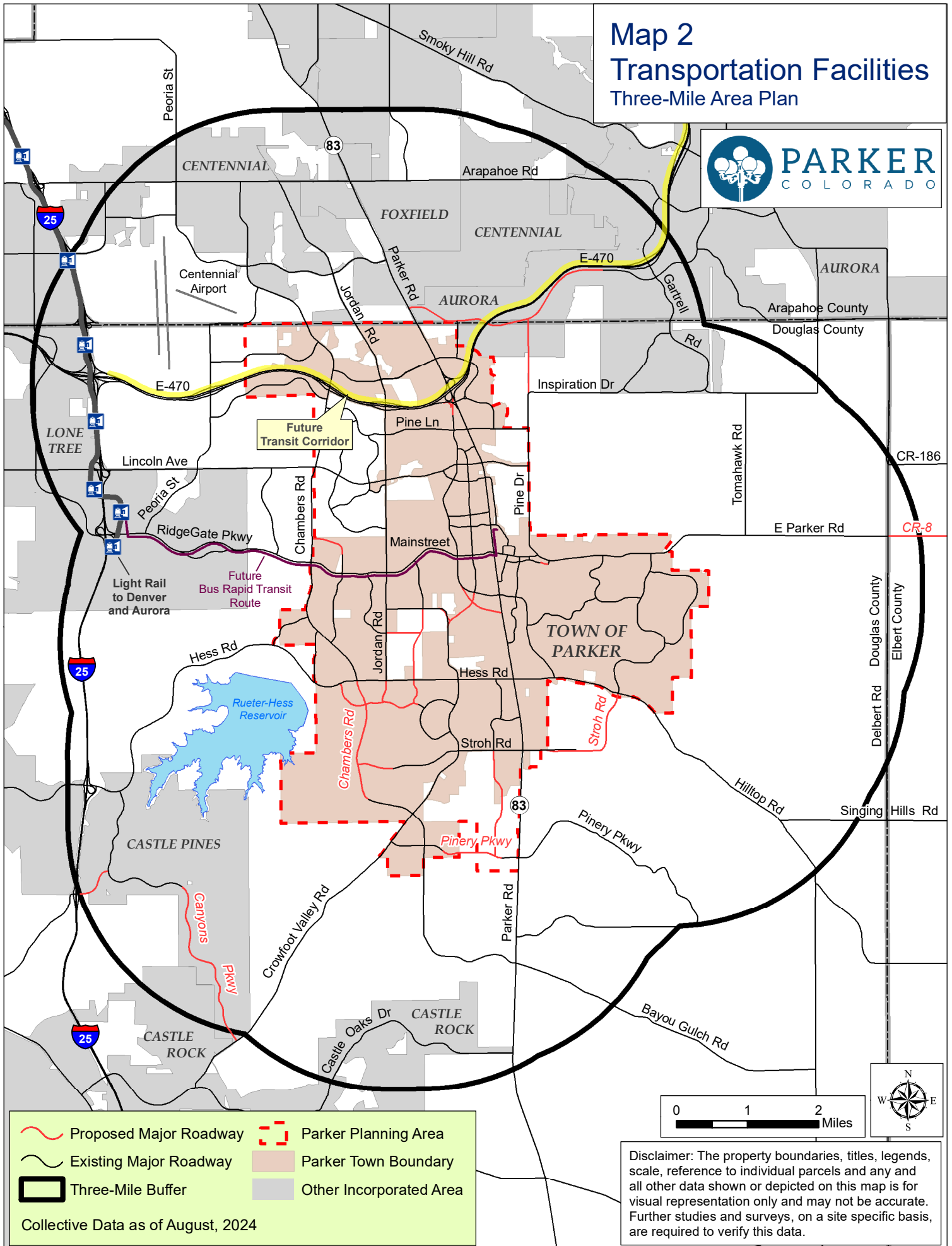
Map 5 – 2024 Water and Sanitation Districts

Map 6 – 2024 County Zoning

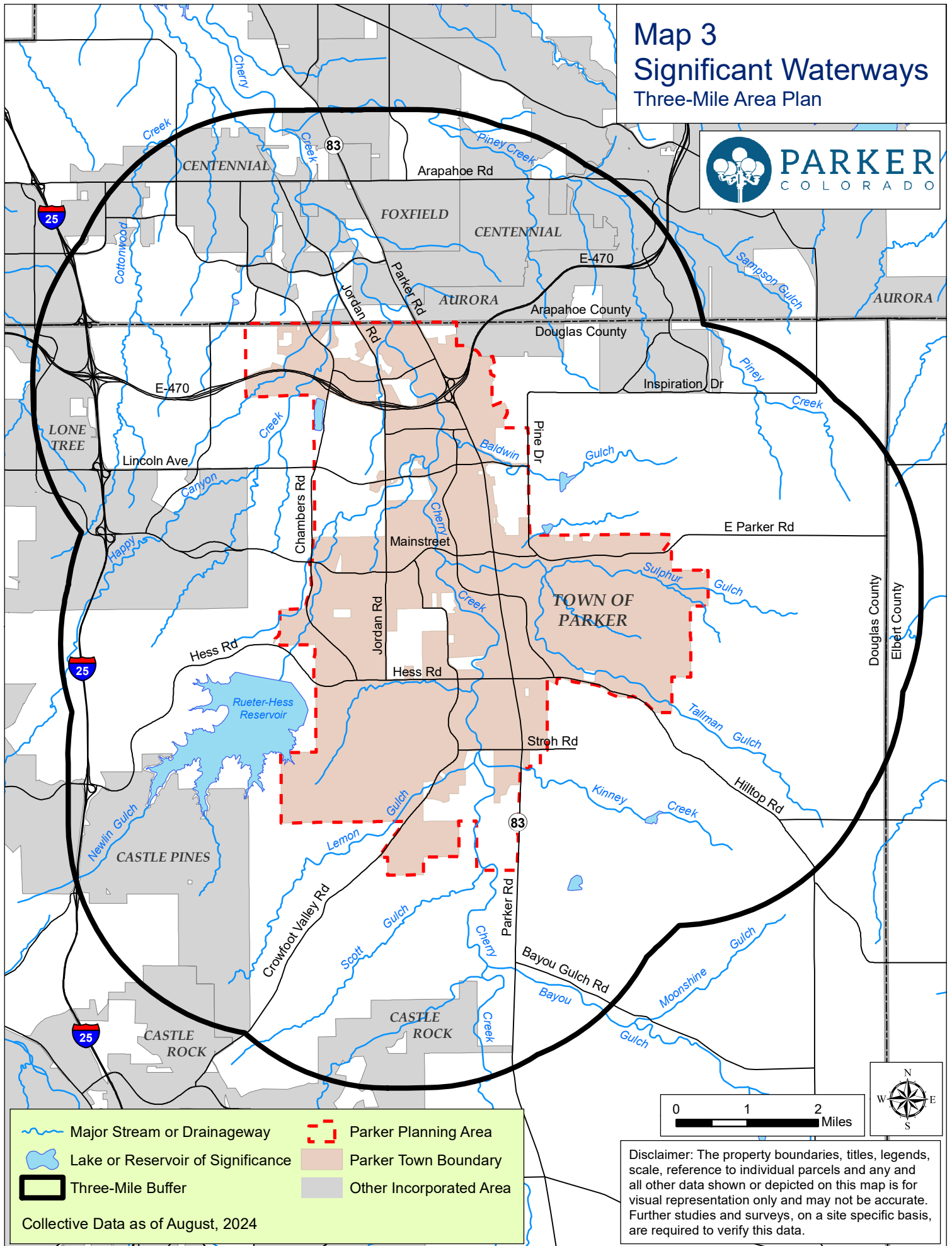
Map 1 2024 Three-Mile Area Plan



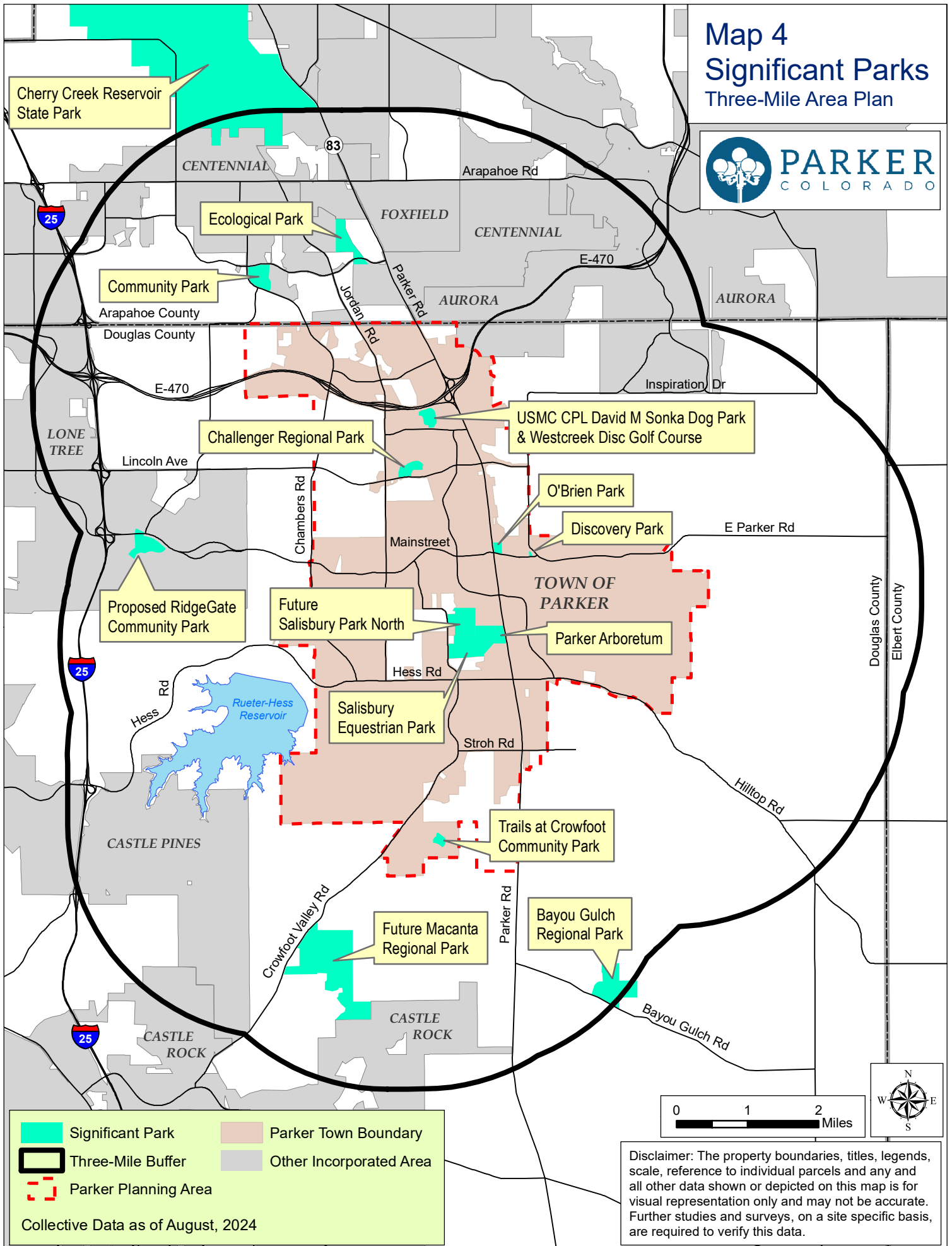
Map 2 Transportation Facilities Three-Mile Area Plan



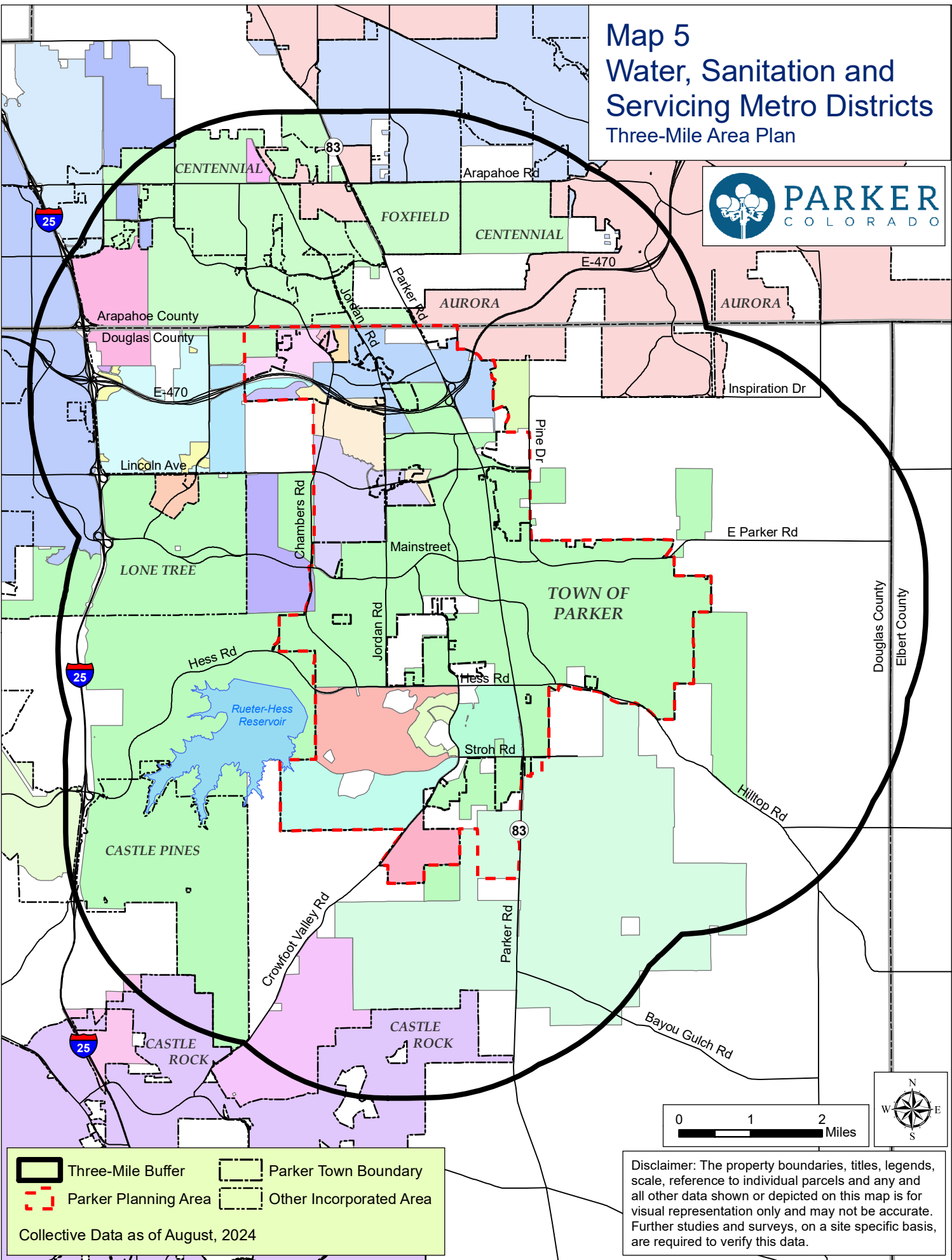
Map 3 Significant Waterways Three-Mile Area Plan



Map 4 Significant Parks Three-Mile Area Plan



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

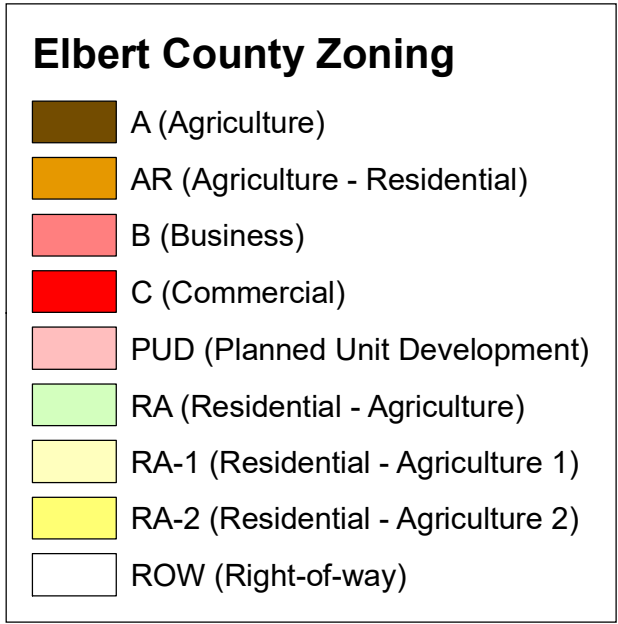
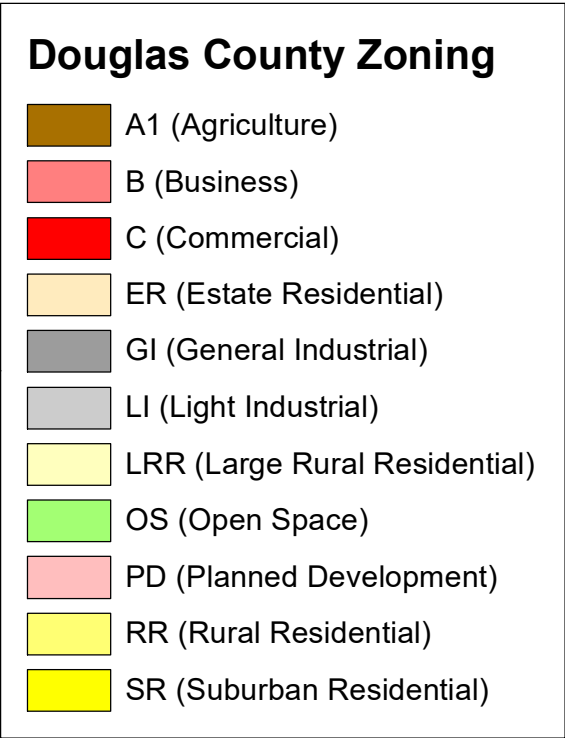
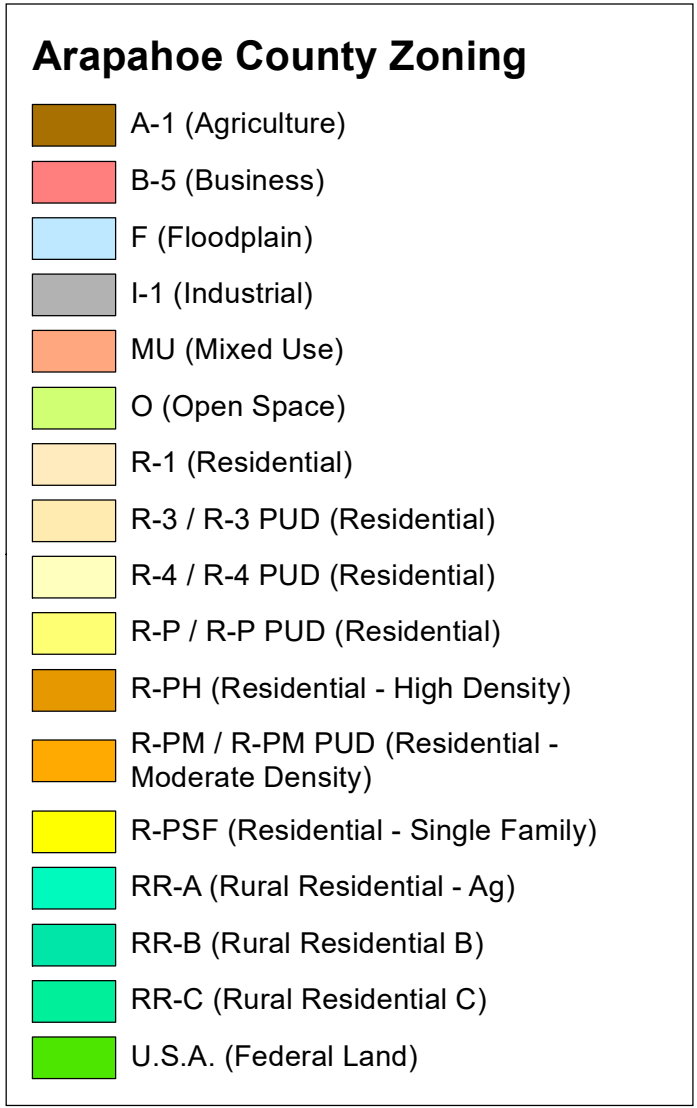
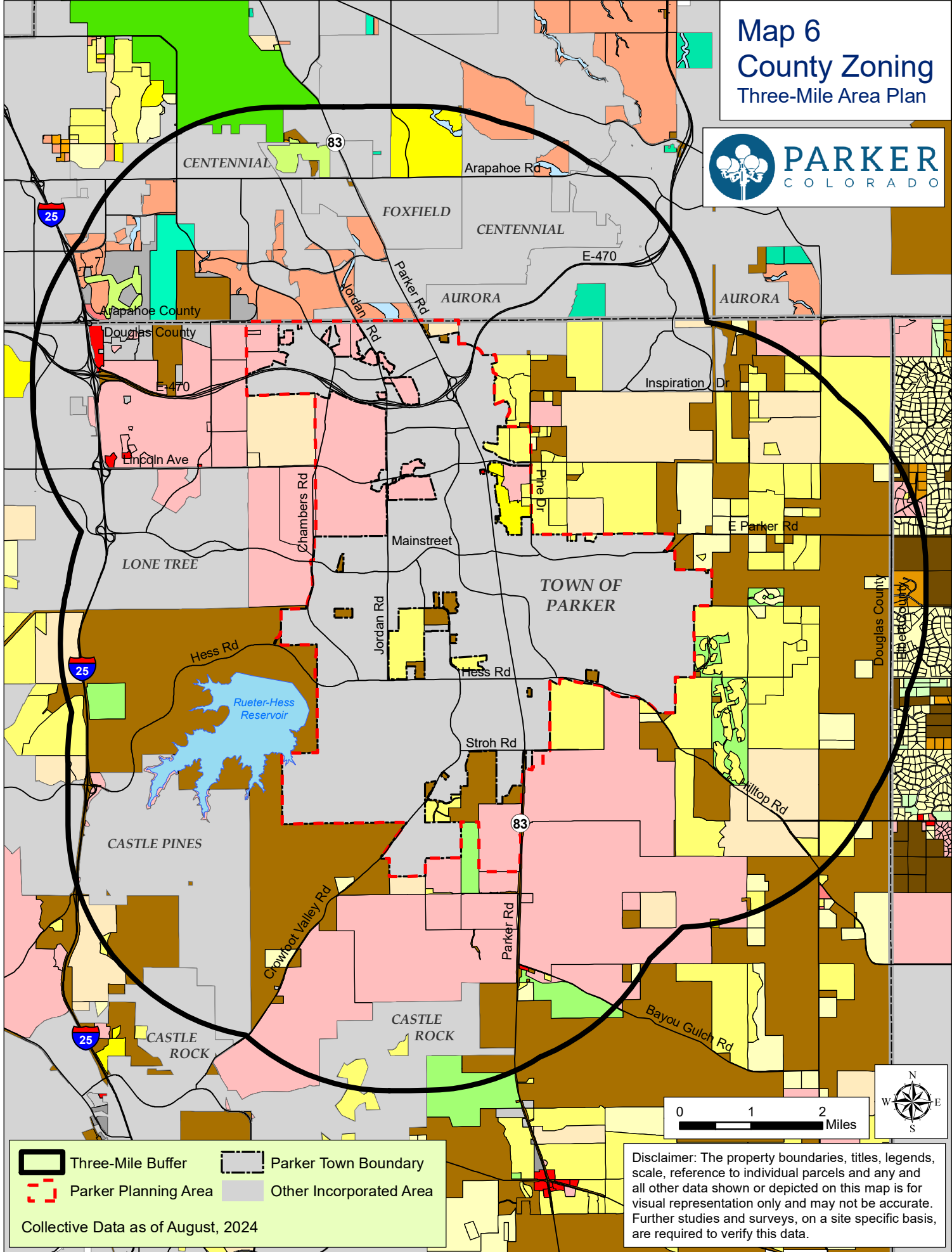


Water, Sanitation and Servicing Metro Districts

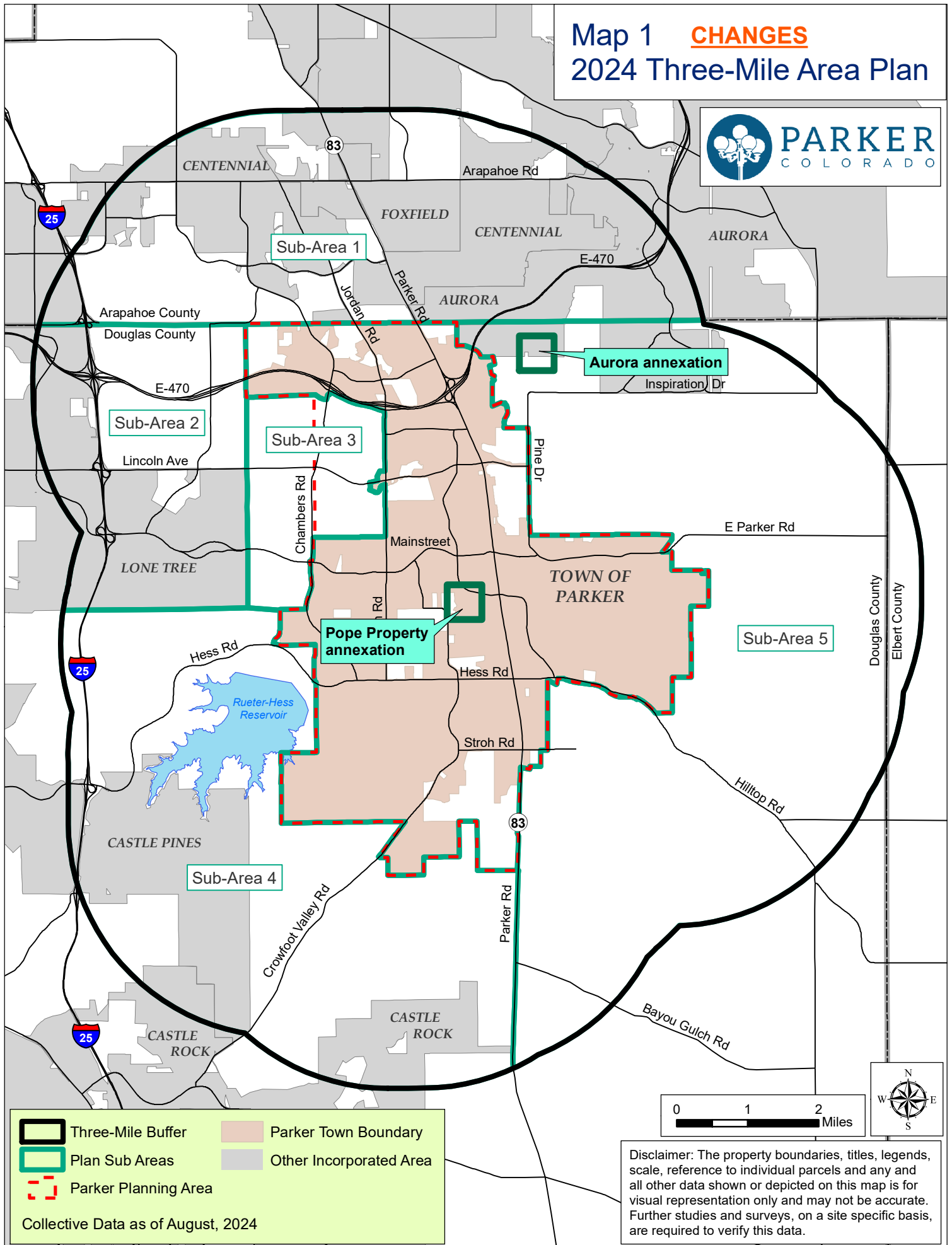
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| Airport Vista Metro District 2 | East Valley Metro Water & Sanitation District |
| Anthology West Metro District 2-6 | Havana Water & Sanitation District |
| Arapahoe County Water & Wastewater Authority | Hess Ranch Metro District 4-8 |
| Aurora Water | Inverness Water & Sanitation District and Debt Svc |
| Belford North Metro District | Meridian Metro District |
| Belford South Metro District | Meridian Metro District Debt Service 1 & 2 |
| Castle Pines North Metro District | Meridian Village Metro District 1 & 2 |
| Castlewood Water & Sanitation District A, B & D | North Meridian Metro District |
| Chambers Highpoint Metro District 1 & 2 | Parker Water & Sanitation District |
| Cherry Creek South Metro District 1 | Sierra Vista Douglas Mutual Water Co |
| Cherry Creek South Metro District 4-11 | Silver Heights Water & Sanitation District |
| Compark Business Campus Metro | South Meridian Metro District |
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Three-Mile Buffer
 Parker Planning Area
 Parker Town Boundary
 Other Incorporated Area
Collective Data as of August, 2024

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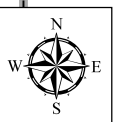


Map 1 **CHANGES** 2024 Three-Mile Area Plan



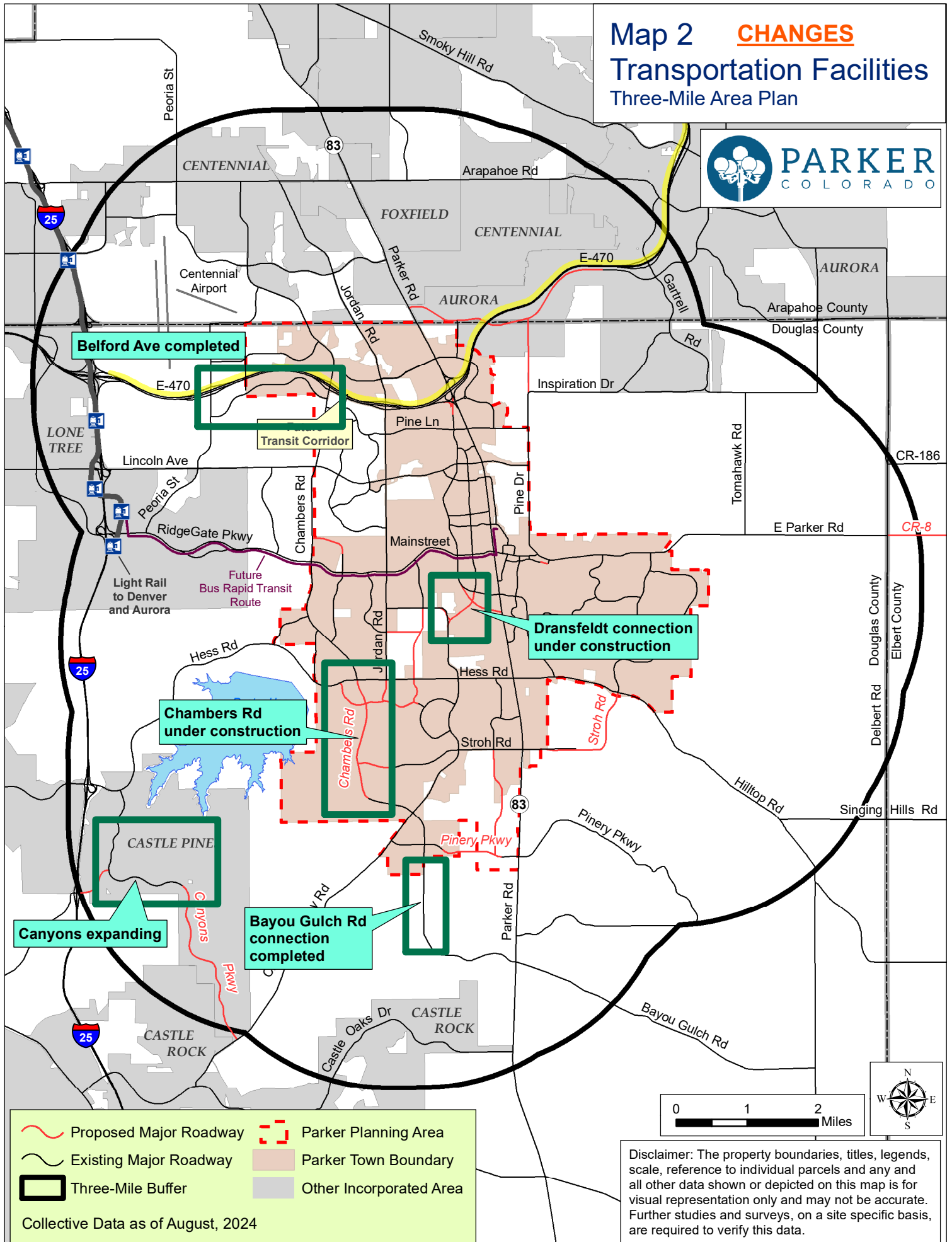
- Three-Mile Buffer
 - Plan Sub Areas
 - Parker Planning Area
 - Parker Town Boundary
 - Other Incorporated Area
- Collective Data as of August, 2024

0 1 2 Miles

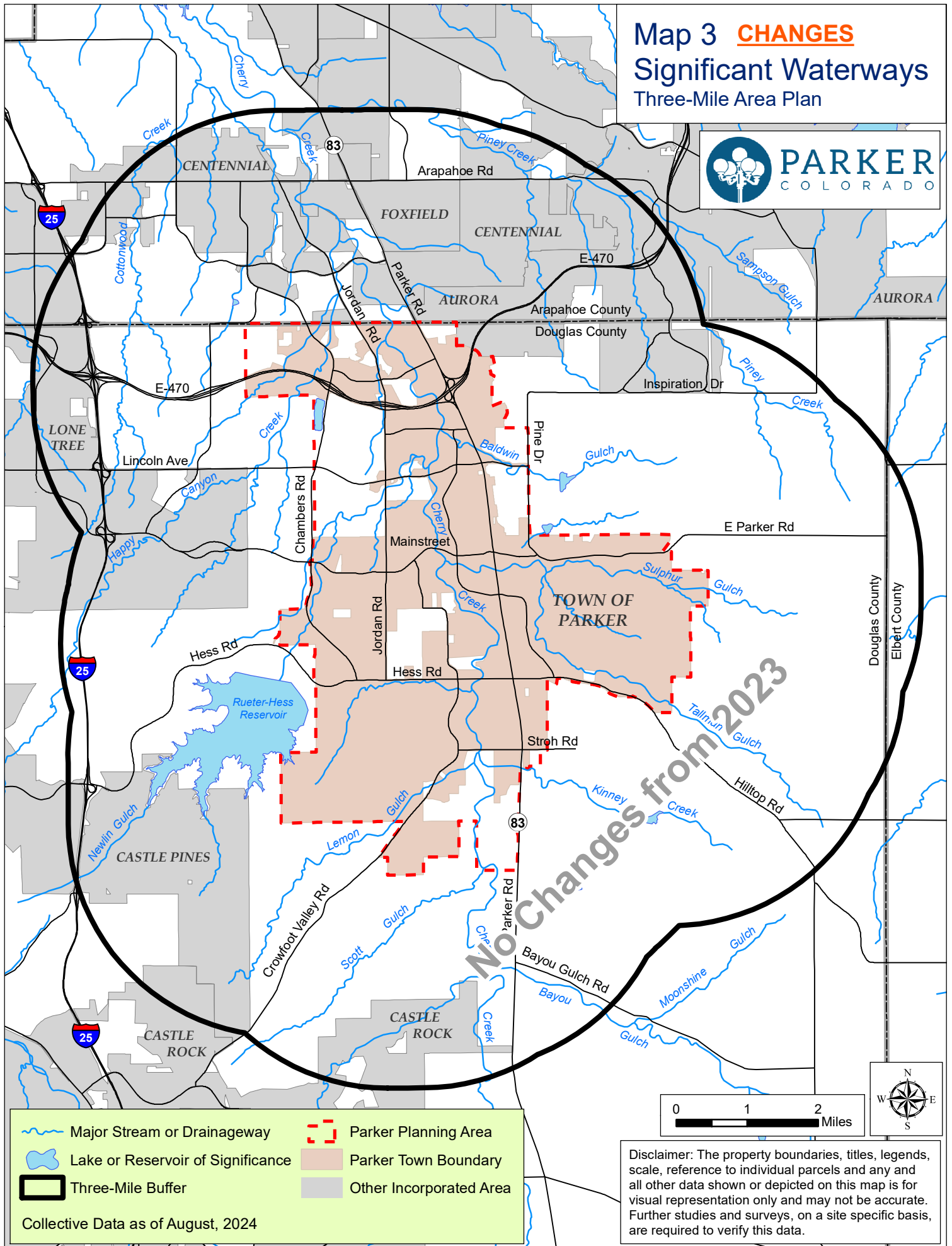


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Map 2 **CHANGES** Transportation Facilities Three-Mile Area Plan

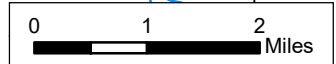


Map 3 **CHANGES** Significant Waterways Three-Mile Area Plan



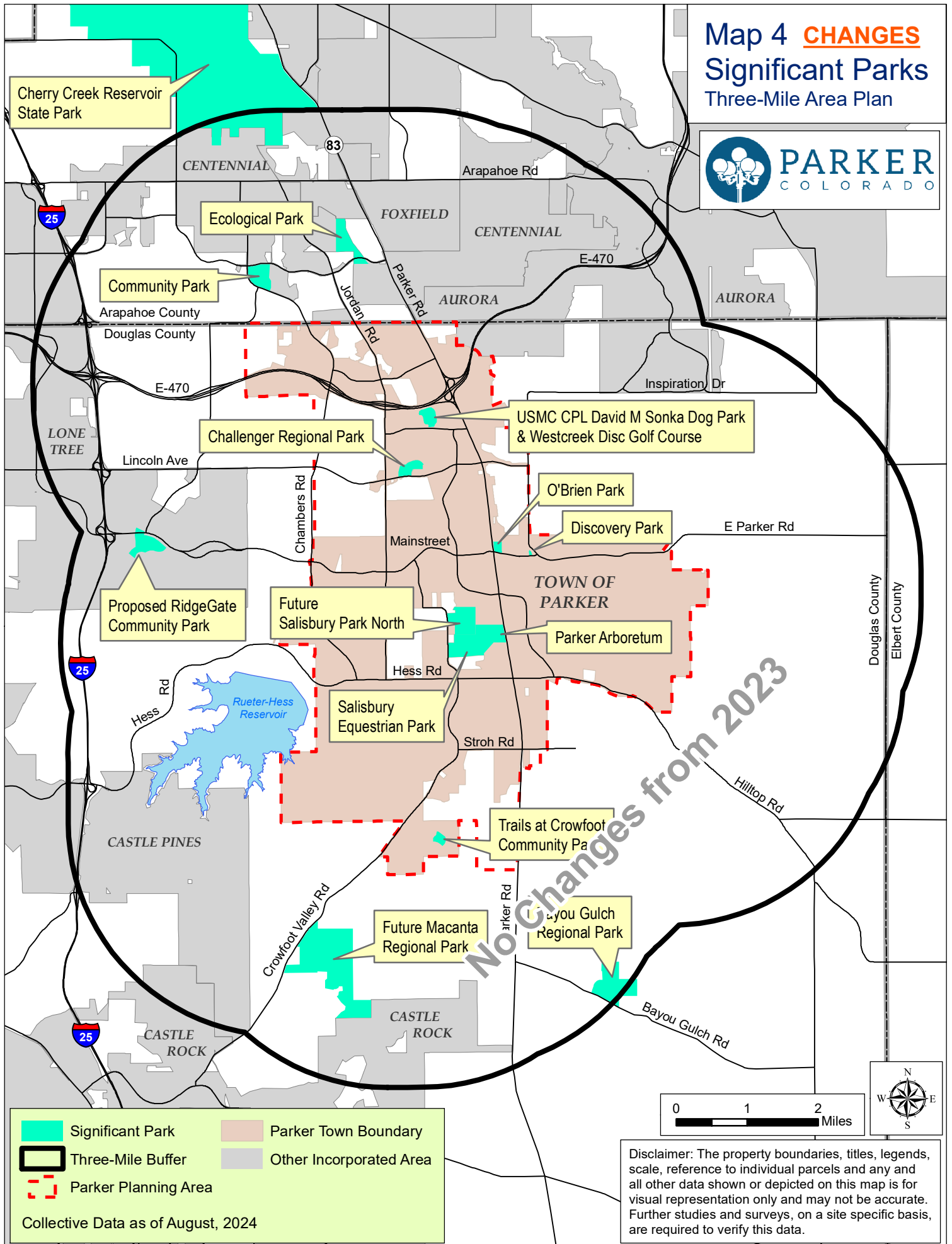
- Major Stream or Drainageway
- Lake or Reservoir of Significance
- Three-Mile Buffer
- Parker Planning Area
- Parker Town Boundary
- Other Incorporated Area

Collective Data as of August, 2024



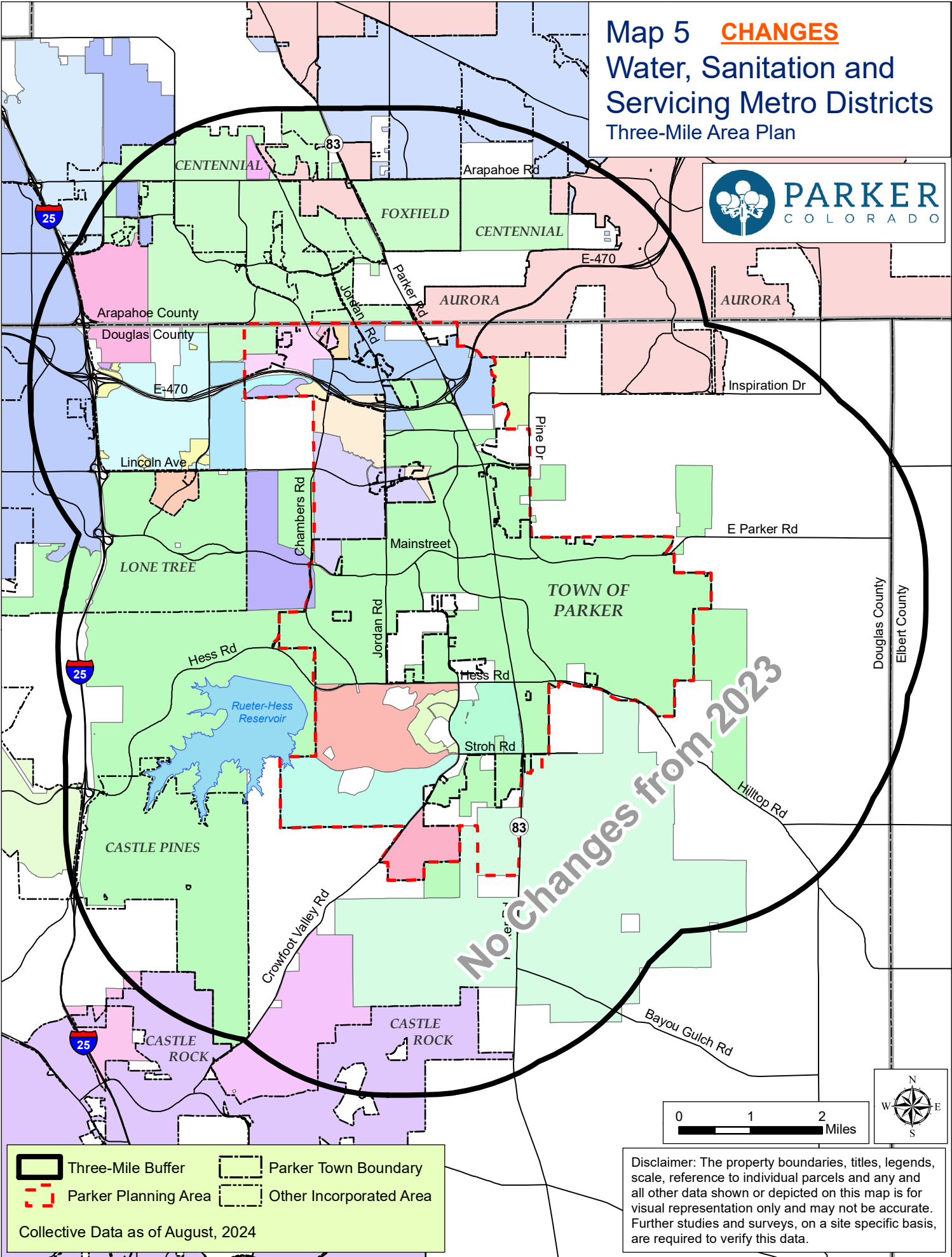
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Map 4 **CHANGES** Significant Parks Three-Mile Area Plan



Collective Data as of August, 2024

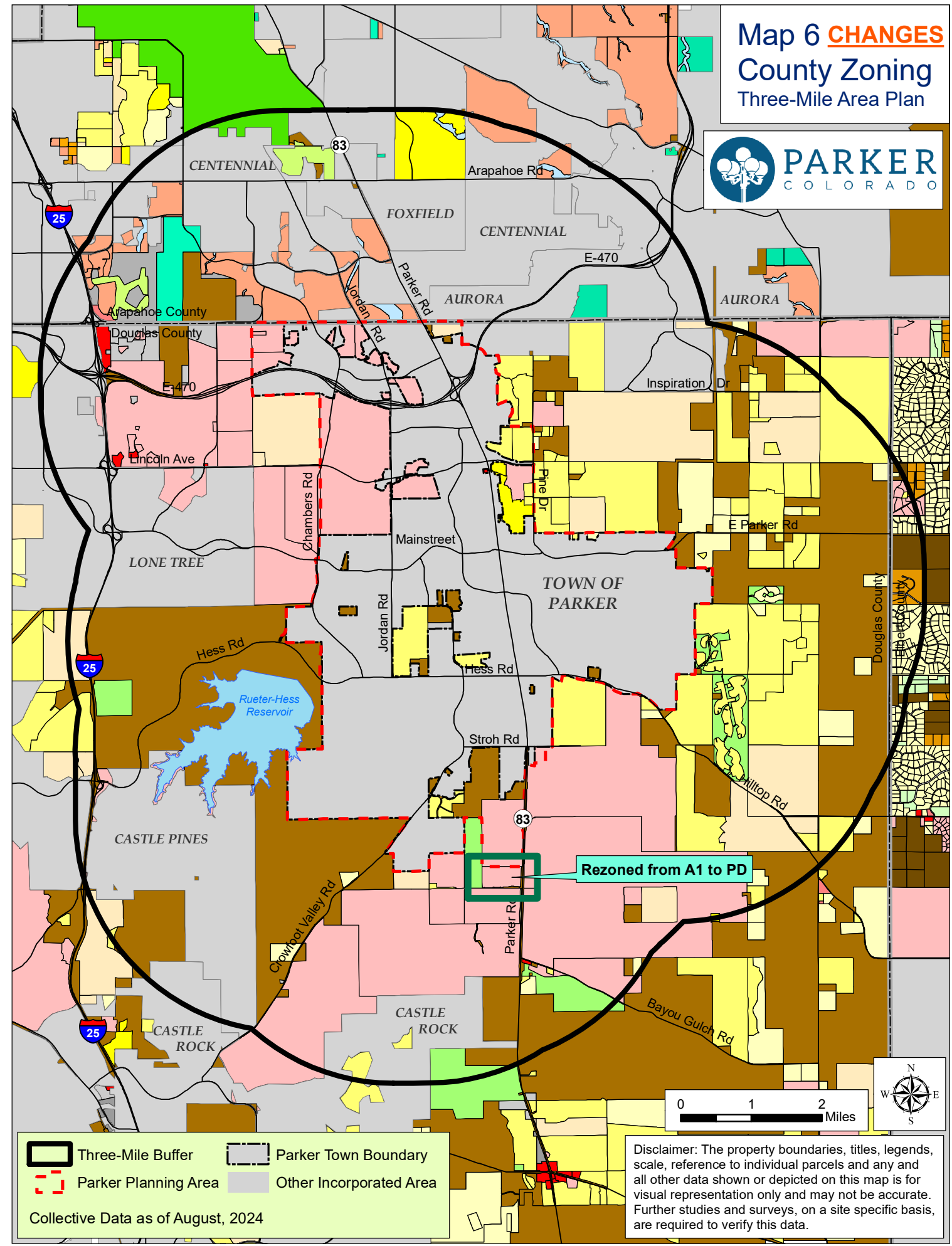
Map 5 **CHANGES**
Water, Sanitation and
Servicing Metro Districts
Three-Mile Area Plan



Water, Sanitation and Servicing Metro Districts

- | | |
|---|--|
| Airport Vista Metro District 2 | East Valley Metro Water & Sanitation District |
| Anthology West Metro District 2-6 | Havana Water & Sanitation District |
| Arapahoe County Water & Wastewater Authority | Hess Ranch Metro District 4-8 |
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| East Cherry Creek Valley Water & Sanitation Dist | Trails at Crowfoot Metro District 1-3 |

Map 6 **CHANGES**
County Zoning
Three-Mile Area Plan



Three-Mile Buffer Parker Town Boundary
 Parker Planning Area Other Incorporated Area
Collective Data as of August, 2024

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Arapahoe County Zoning

- A-1 (Agriculture)
- B-5 (Business)
- F (Floodplain)
- I-1 (Industrial)
- MU (Mixed Use)
- O (Open Space)
- R-1 (Residential)
- R-3 / R-3 PUD (Residential)
- R-4 / R-4 PUD (Residential)
- R-P / R-P PUD (Residential)
- R-PH (Residential - High Density)
- R-PM / R-PM PUD (Residential - Moderate Density)
- R-PSF (Residential - Single Family)
- RR-A (Rural Residential - Ag)
- RR-B (Rural Residential B)
- RR-C (Rural Residential C)
- U.S.A. (Federal Land)

Douglas County Zoning

- A1 (Agriculture)
- B (Business)
- C (Commercial)
- ER (Estate Residential)
- GI (General Industrial)
- LI (Light Industrial)
- LRR (Large Rural Residential)
- OS (Open Space)
- PD (Planned Development)
- RR (Rural Residential)
- SR (Suburban Residential)

Elbert County Zoning

- A (Agriculture)
- AR (Agriculture - Residential)
- B (Business)
- C (Commercial)
- PUD (Planned Unit Development)
- RA (Residential - Agriculture)
- RA-1 (Residential - Agriculture 1)
- RA-2 (Residential - Agriculture 2)
- ROW (Right-of-way)

Three-Mile Area Plan for the Town of Parker

2024 Update



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I. Introduction

Purpose

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

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

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

Methodology

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

2024 Three-Mile Area Plan Town of Parker, Colorado

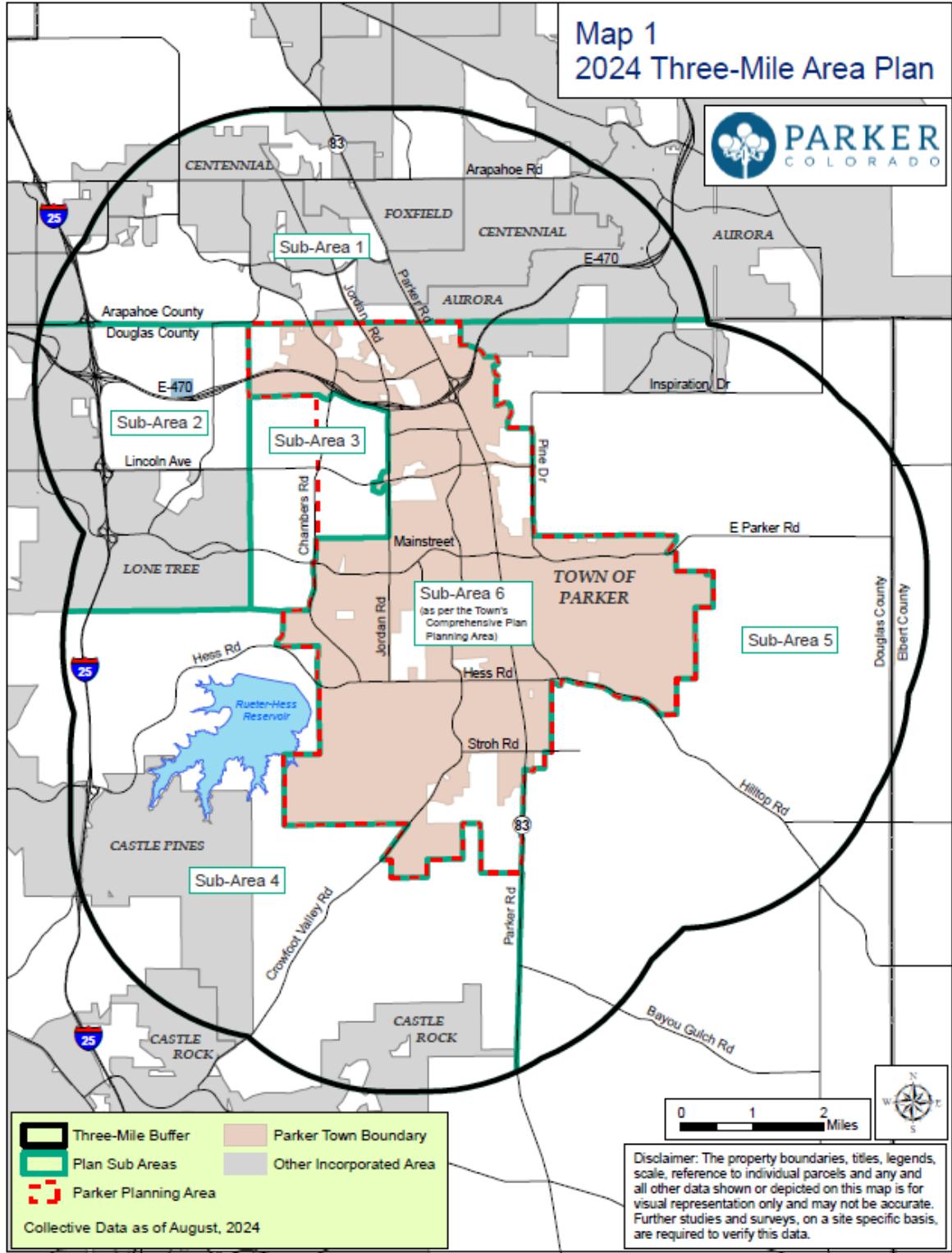


Figure 1 – Town of Parker Three-Mile Boundary – based on the Town’s Municipal Boundary

II. Overview of Sub-Areas

The land described in this Three-Mile Area Plan includes properties located in Douglas, Arapahoe, and Elbert Counties. The Three-Mile Area Plan boundary perimeters also encompass the municipal boundaries of the City of Lone Tree, City of Centennial, Town of Foxfield, City of Aurora, Town of Castle Rock, and the City of Castle Pines. The general character of land ranges from rolling hills, high plains grasslands, bluffs, forest, as well as highly developed urban areas. In 2024, unincorporated lands within the three-mile boundary total approximately 49,291 acres or 77.01 square miles (see Table 1).

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

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

Relevant Plans, Policies and Other Documents

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

III. Transportation

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

Streets, Bridges and Parkways

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

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

Transit Services and Terminals for Public Transportation

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

Airport/Aviation Fields

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

Other Public Ways

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

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

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

Waterways

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

Waterfronts

All waterfronts associated with waterways within the Plan area.

Playgrounds, Squares and Parks

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

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

Open Space

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

V. Utilities and Related Items

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

Public Utilities*

- Attached map *Map 5: Water and Sanitation Districts, Three-Mile Area Plan*
- Cottonwood Water and Sanitation District Plan
- Parker Water and Sanitation District 2020 Water and Wastewater Master Plan Stonegate Village Metro District Master Plan
- The Town of Parker does not provide any terminals for water, light, sanitation, transportation nor power

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

V. Proposed Land Uses

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

Land Uses defined within the Planning Area

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Douglas County Comprehensive Plan
- Attached map *Map 6: County Zoning, Three-Mile Area Plan*

Land Use defined outside the Planning Area

- Douglas County Comprehensive Plan
- Arapahoe County Comprehensive Plan
- Elbert County Comprehensive Plan
- Attached map *Map 6: County Zoning, Three-Mile Area Plan*

VI. Enclaves Located within Parker

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

List of Enclaves

Canyon Rim Circle & Chambers Road

Zoned: Planned Development

Land Use: Canyon Creek Condos Residential (NE Corner)

Jordan Road & Acer Drive

Zoned: Planned Development (Cottonwood 11 Amendment 1)

Land Use: Single Family Residential

Jordon Road & Apache Plume Drive

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

Land Use: Single Family Residential (East)

Jordon Road & Cottonwood Drive

Zoned: Planned Development (Cottonwood Mixed Commercial Industrial 1)

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

Parker Road South of Lincoln Avenue

Zoned: Commercial (Parker Professional Park)

Land Use: Commercial (West side of Parker Road south of Lincoln)

Newlin Gulch Blvd & E. Meadow Vista Circle

Zoned: Agricultural One

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

Mainstreet & Newlin Gulch Blvd (North)

Zoned: Agricultural One

Land Use: Church Property (NW Corner)

Hess Road, Jordan Road, Todd Drive & Motsenbocker Road

Zoned: Agricultural One, Rural Residential and Light Industrial

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

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

Zoned: Agricultural One

Land Use: Landscaping Company

Motsenbocker Road & King Court

Zoned: Rural Residential

Land Use: Large Lot Residential (East)

Hess Road & Pine Bluffs Way (on Cockriel Drive)

Zoned: Agricultural One

Land Use: Cockriel Boarding Stables (South)

Crowfoot Valley Road (East side)

Zoned: Agricultural One

Land Use: Large Lot Residential

VII. Map Exhibits

Map 1 – 2024 Three-Mile Area Plan

Map 2 – 2024 Transportation Facilities

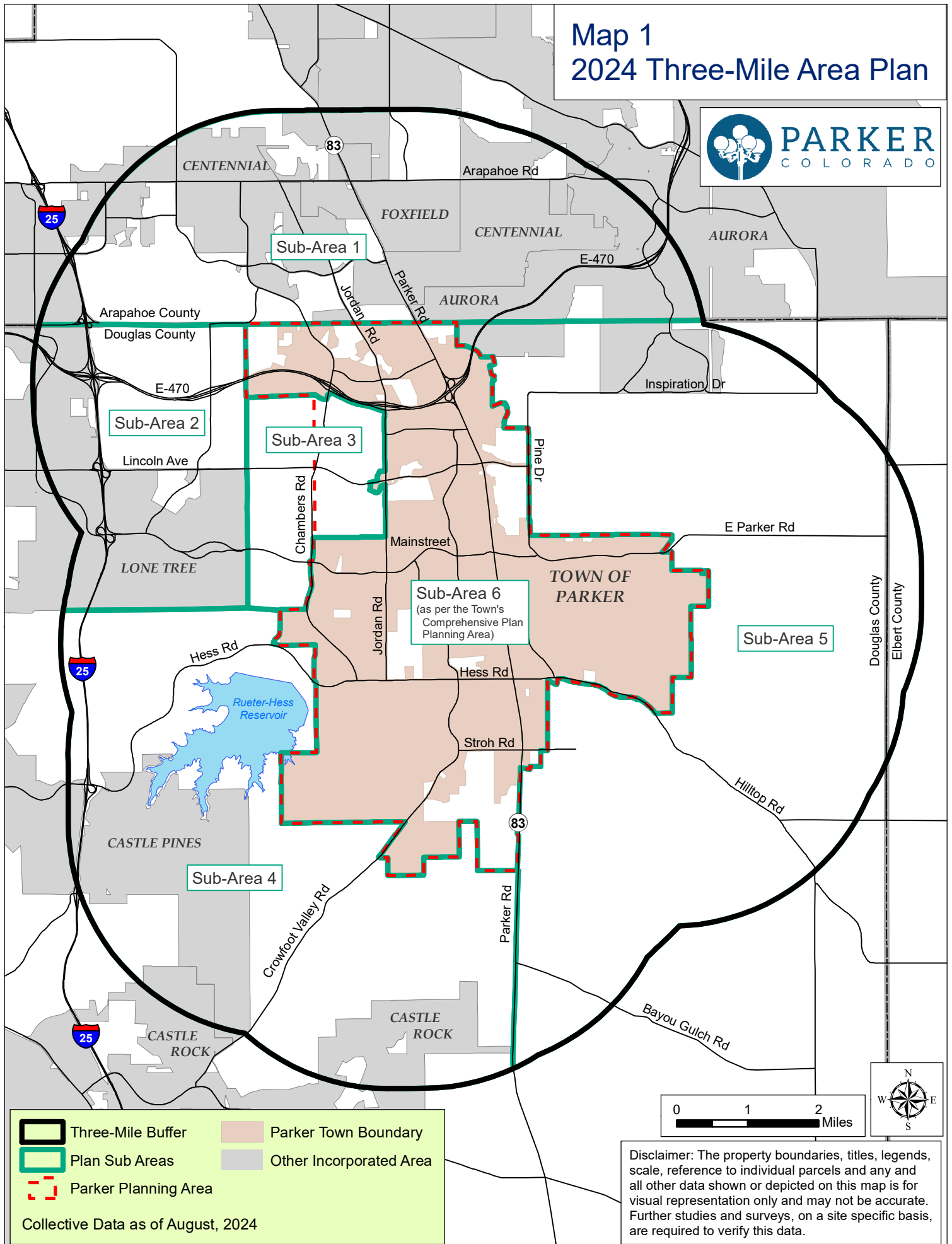
Map 3 – 2024 Significant Waterways

Map 4 – 2024 Significant Parks

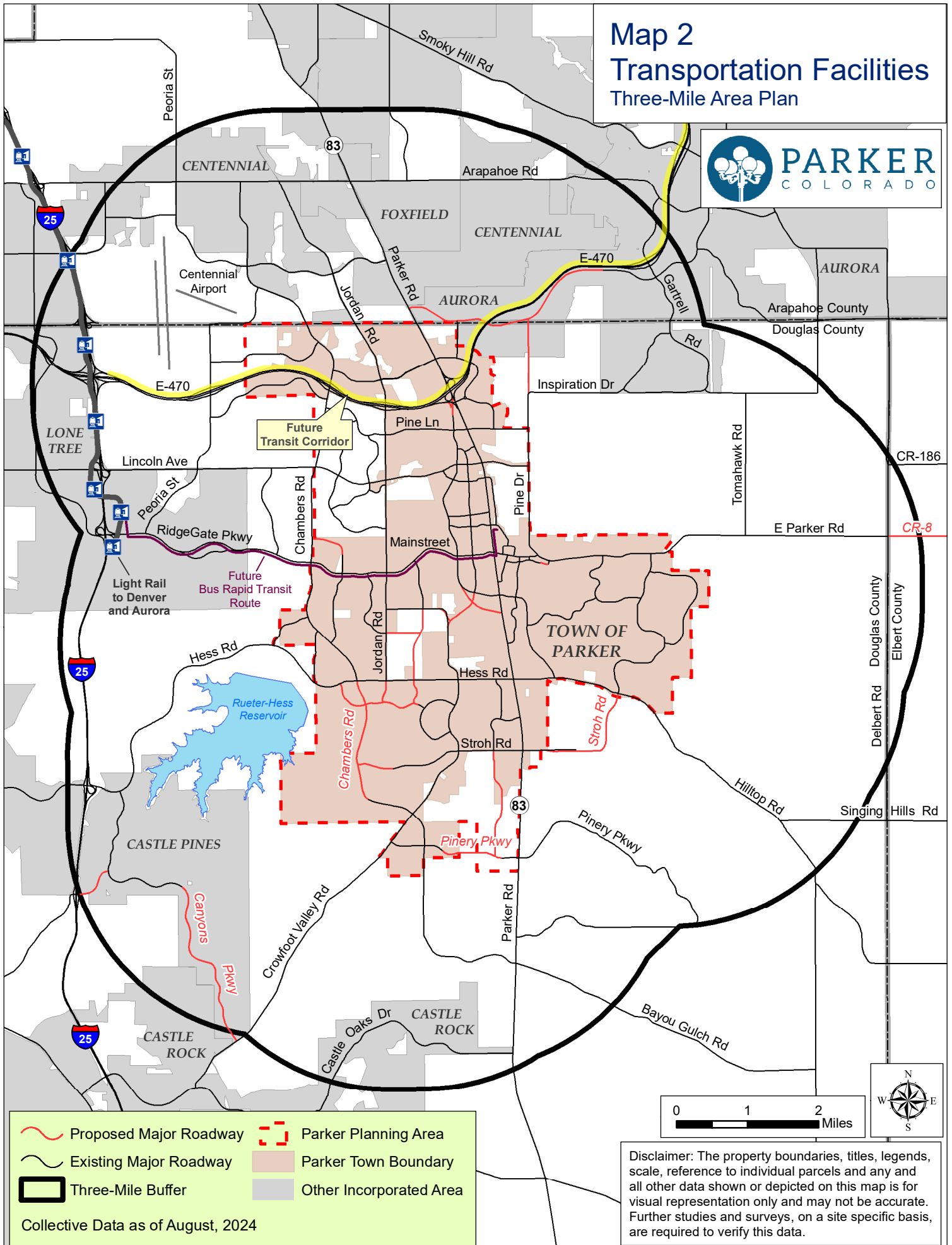
Map 5 – 2024 Water and Sanitation Districts

Map 6 – 2024 County Zoning

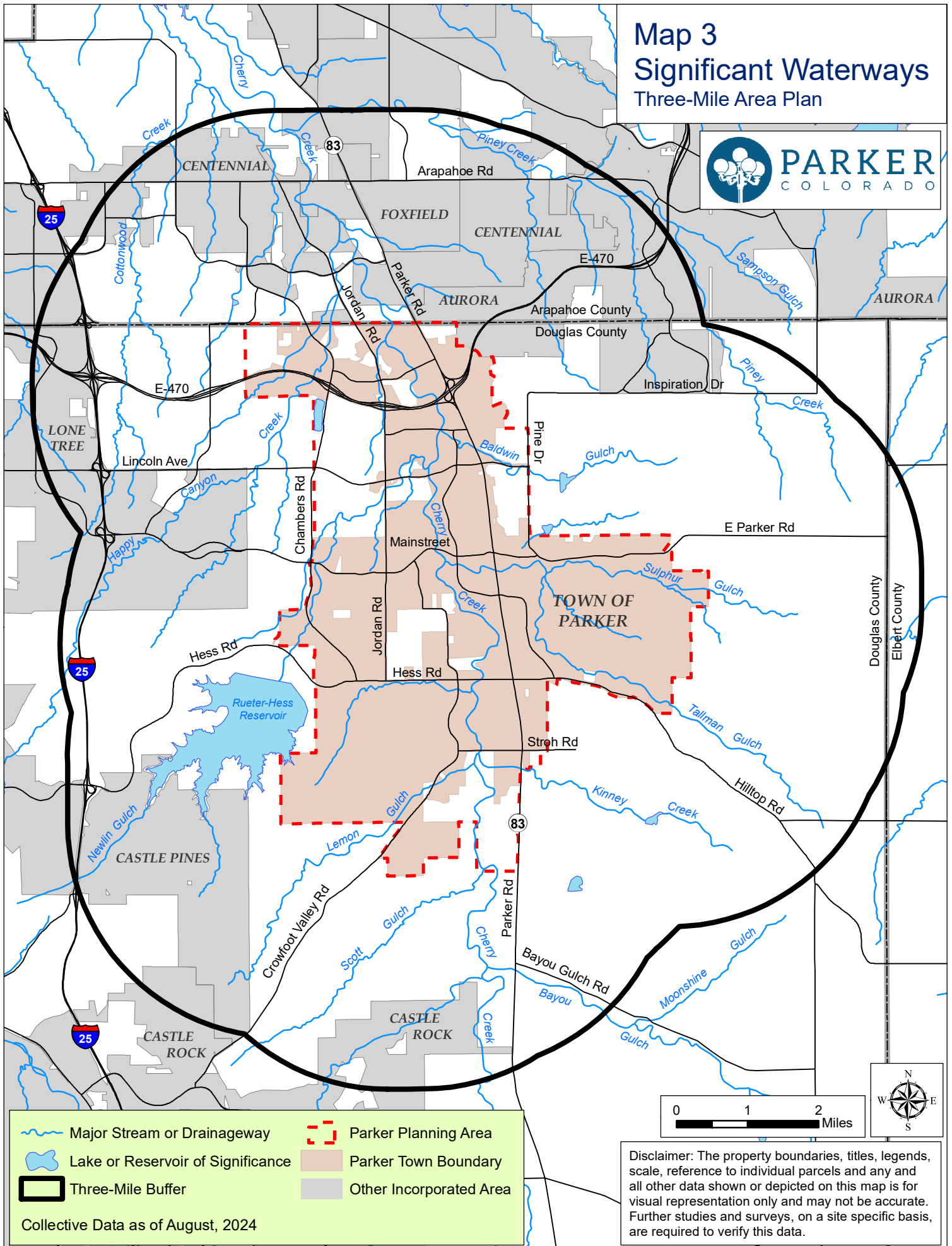
Map 1 2024 Three-Mile Area Plan



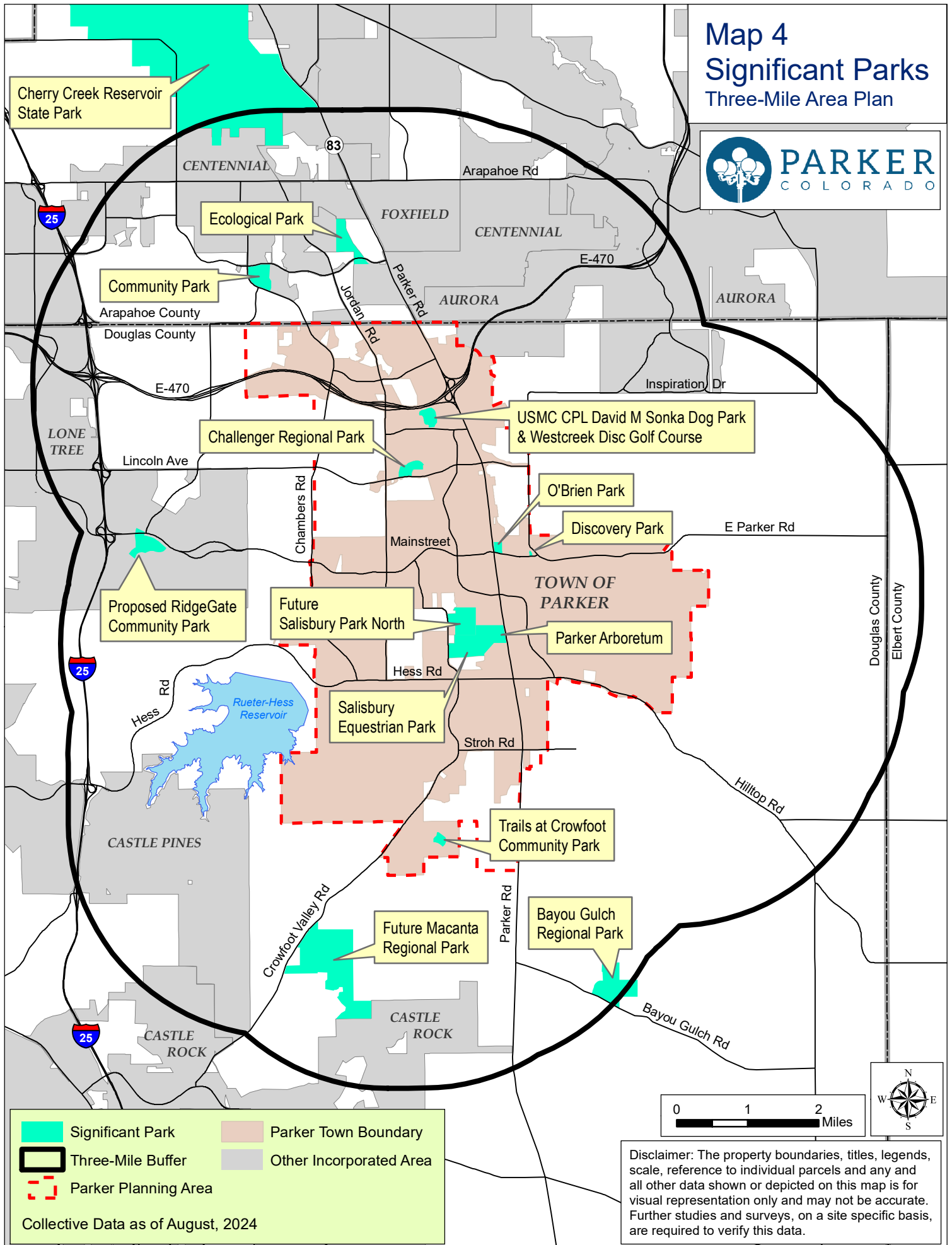
Map 2 Transportation Facilities Three-Mile Area Plan



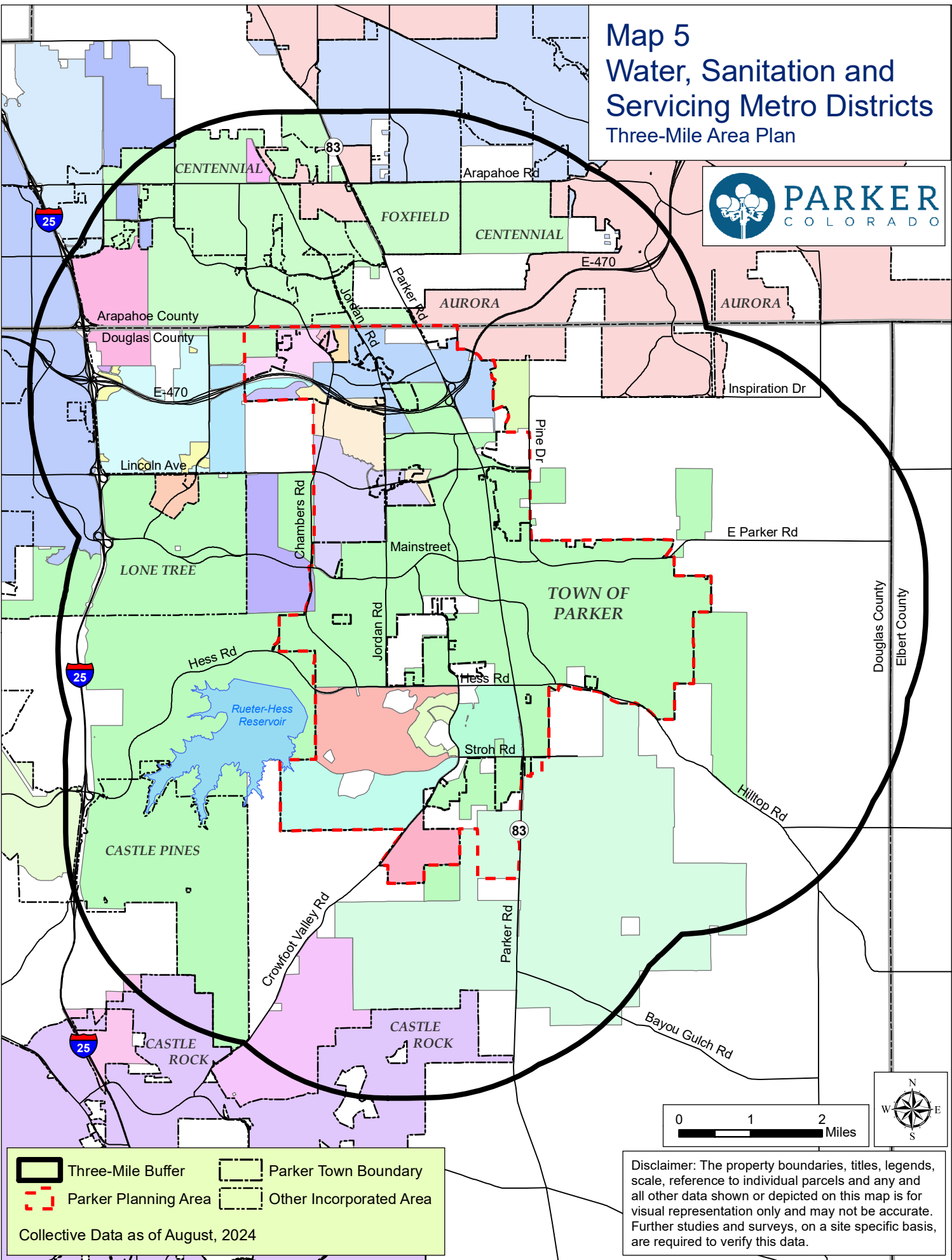
Map 3 Significant Waterways Three-Mile Area Plan



Map 4 Significant Parks Three-Mile Area Plan



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



Water, Sanitation and Servicing Metro Districts

- | | |
|---|--|
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