TOWN OF PARKER COUNCIL AGENDA
January 6, 2025

Notes:
Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers 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 Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Public comment for items that are not on the agenda may be made in person or electronically at http://parkerCO.gov/CouncilPublicComment. For those unable to provide comments in person or electronically through the website, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments submitted electronically through the website that are received by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

Public Viewing Only - YouTube: Town Council meetings may be viewed live on YouTube at www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. TOWN COUNCIL MEETING SCHEDULE

A. 5:00 P.M. – Call to Order Town Council Meeting and Roll Call

B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)

C. Council Updates/Work Session - Immediately following Executive Session, if time allows.

D. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.

2. PUBLIC COMMENTS (No action will be taken on these items.)

Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. CONSENT AGENDA

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. APPROVAL OF MINUTES - December 16, 2024

B. ORDINANCE NO. 9.382 - First Reading
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker, Colorado, and the Stonegate Village Metropolitan District Regarding Median Improvements on Jordan Road Between Stonegate Parkway and Praireland Lane
Department: Engineering and Public Works, Patrick Burke
Second Reading: January 21, 2024

C. LINCOLN AVENUE/JORDAN ROAD WIDENING PROJECT
Department: Engineering and Public Works, Patrick Burke
Second Reading: January 21, 2025

1. ORDINANCE NO. 1.639 - First Reading
A Bill for an Ordinance to Approve the Right-of-Way Purchase and Sale Agreement By and Between FirstBank and the Town of Parker for a Portion of Lot 2D, Stonegate Filing No. 2, 3rd Amendment, for the Lincoln Avenue Widening Project

2. ORDINANCE NO. 1.640 - First Reading
A Bill for an Ordinance to Approve the Public Sidewalk Easement Agreement By and Between the University of Colorado Health and the Town of Parker for a Portion of Lot 2, Stonegate Filing No. 19, for the Lincoln Avenue Widening Project

D. RESOLUTION NO. 25-001
A Resolution to Amend Resolution No. 24-003, Series of 2024, Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law
Department: Town Clerk, Chris Vanderpool

E. RESOLUTION NO. 25-004
A Resolution Accepting the Conveyance of a Drainage Easement from Terra Bluffs Propco, LP, for a Portion of Lot 1, Compark Village Filing No. 7, Amendment No. 3
Department: Engineering and Public Works, Alex Mestdagh

F. CONTRACTS OVER $100,000

1. Dransfeldt Road Redundant Fiber (CIP-015)
Amount: $103,495.69
Contractor: TAK Broadband LLC
Department: Engineering and Public Works, Eli Vidales

2. Parker Road Sidewalk – North Gap (King Soopers to Valley Hi Drive) Preliminary Design
Amount: $143,665
Contractor: Merge Resource Group Ltd.
Department: Engineering and Public Works, Tom Gill

3. *Traffic Signal Radar Detection Systems*
   Amount: *$215,000*
   Contractor: *Summit Traffic Solutions*
   Department: *Engineering and Public Works, Eli Vidales*

4. *Parker Road Sidewalk (CIP23-042) - Pine Drive to Stroh Road - Final Design Contract Modification*
   Amount: *$14,570.50 Addition for Revised Contract Total of $361,996.50*
   Contractor: *Merge Resource Group Ltd.*
   Department: *Engineering and Public Works, Patrick Burke*

5. RESOLUTIONS

A. RESOLUTION NO. 25-002
A Resolution to Appoint Regular Members to the Parker Cultural and Scientific Commission, and to Appoint the Chair
Department: Cultural, Carrie Glassburn

B. RESOLUTION NO. 25-003
A Resolution to Appoint Regular Members, Alternate Members, and to Fill One Vacancy on the Town of Parker Special Licensing Authority, and to Appoint the Chairperson and Vice Chairperson
Department: Town Clerk, Chris Vanderpool

6. ORDINANCES

A. ORDINANCE NO. 9.338.3 – Second Reading
A Bill for an Ordinance Approving the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17C, Project No. 108522) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker
Department: Engineering and Public Works, Michael Grabczyk

B. ADOPTION OF REPLACEMENT ZONING MAP
Department: Community Development, Mary Munekata
Community Development, Stacey Nerger
Community Development, Bryce Matthews

1. ZONING MAP/NEW DISTRICTS

a. ORDINANCE NO. 3.372.1 – Second Reading
A Bill for an Ordinance to Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map

b. **ORDINANCE NO. 3.372.2 - Second Reading**
A Bill for an Ordinance to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO

2. **REPEAL MODIFIED COMMERCIAL**

a. **ORDINANCE NO. 3.56.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.56, Series of 1987, Zoning Real Property Commonly Known as the Woodman Property to Modified Commercial

b. **ORDINANCE NO. 3.57.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.57, Series of 1987, Zoning Real Property Commonly Known as the Kmieciak Property to Modified Commercial

c. **ORDINANCE NO. 3.58.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.58, Series of 1987, Zoning Real Property Commonly Known as the Mahr Property to Modified Commercial

d. **ORDINANCE NO. 3.59.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.59, Series of 1987, Zoning Real Property Commonly Known as the Hickey Property to Modified Commercial

e. **ORDINANCE NO. 3.70.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.70, Series of 1988, Zoning Real Property Commonly Known as the Gregg Property to Modified Commercial

f. **ORDINANCE NO. 3.79.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.79, Series of 1990, Zoning Real Property Commonly Known as the Parker Steak House Property to Modified Commercial

g. **ORDINANCE NO. 3.83.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.83, Series of 1991, Zoning Real Property Commonly Known as the McClintock II Subdivision Property to Modified Commercial

h. **ORDINANCE NO. 3.94.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.94, Series of 1993, Zoning Real Property Commonly Known as the 10702 and 10710 South Parker Road Property to Modified Commercial

i. **ORDINANCE NO. 3.97.3 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.97, Series of 1994, Zoning Real Property Commonly Known as the Maclachlan Property to Modified Commercial

j. **ORDINANCE NO. 3.97.4 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.97.2, Series of 2011, Zoning Real Property Commonly Known as the Maclachlan Property, Which Amended Ordinance No. 3.97, Series of 1994, to Add an Additional use as Modified Commercial

k. **ORDINANCE NO. 3.318.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.318, Series of 2016, Zoning Real Property Commonly Known as the 6429 Alcorn Street Property to Modified Commercial

l. **ORDINANCE NO. 3.319.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.319, Series of 2016, Zoning Real Property Commonly Known as the 11895 S. Alcorn Street and 11897 S. Alcorn Street Property to Modified Commercial

m. **ORDINANCE NO. 3.320.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.320, Series of 2016, Zoning Real Property Commonly Known as the 11905 S. Alcorn Street Property to Modified Commercial

n. **ORDINANCE NO. 3.328.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.328, Series of 2017, Zoning Real Property Commonly Known as the Lot 2, Block 1, Parker Heights Filing No. 1 Property to Modified Commercial

o. **ORDINANCE NO. 3.332.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.332, Series of 2018, Zoning Real Property Commonly Known as the Country Meadows Square Property to Modified Commercial

p. **ORDINANCE NO. 3.335.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.335, Series of 2018, Zoning Real Property Commonly Known as the Commercial Enclave Property Located Adjacent to Parker Road and Pine Lane to Modified Commercial

q. **ORDINANCE NO. 3.337.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.337, Series of 2018, Zoning Real Property Commonly Known as the Parker Pointe Property to Modified Commercial

r. **ORDINANCE NO. 3.339.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.339, Series of 2018, Zoning Real Property Commonly Known as the Norton Property to Modified Commercial

3. REPEAL PLANNED DEVELOPMENT

a. ORDINANCE NO. 3.01.6.1 – Second Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.01.6, Series of 1995, Ordinance No. 3.115, Series of 1997, and Ordinance No. 3.157, Series of 2000, Concerning the Parker Senior Village Planned Development

b. ORDINANCE NO. 3.123.1 – Second Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.123, Series of 1998, Concerning the Urwiller Planned Development

c. ORDINANCE NO. 3.260.1 – Second Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.260, Series of 2008, Concerning the Dolce Vita Planned Development

d. ORDINANCE NO. 3.287.1 – Second Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.287, Series of 2011, Concerning the Progress Lane Area Planned Development

e. ORDINANCE NO. 3.373 – Second Reading
A Bill for an Ordinance to Repeal the Pine Lane Plaza Planned Development Guide and Plan

f. ORDINANCE NO. 3.71.1 – Second Reading
A Bill for an Ordinance to Repeal Ordinance No. 3.71, Series of 1988, Concerning the Hunter's View Planned Development

4. DELETE PORTION OF PLANNED DEVELOPMENT

a. ORDINANCE NO. 3.118.1 – Second Reading
A Bill for an Ordinance to Delete Certain Property From the Planned Development Area Known as the Robinson Ranch Planned Development that was Zoned Pursuant to Ordinance No. 3.118, Series of 1998

b. ORDINANCE NO. 3.126.1 – Second Reading
A Bill for an Ordinance to Delete Certain Property From the Planned Development Area Known as Fairmark Planned Development that was Zoned Pursuant to Ordinance No. 3.126, Series of 1999

c. ORDINANCE NO. 3.04.2 – Second Reading
A Bill for an Ordinance to Delete Certain Property Known as Rowley Downs From the Parker Central Area Planned Development that was Zoned Pursuant to Ordinance No. 3.04, Series of 1982

5. **REPEAL MODIFIED LIGHT INDUSTRIAL**

a. **ORDINANCE NO. 3.314.1 – Second Reading**
A Bill for an Ordinance to Repeal Ordinance No. 3.314, Series of 2015, Zoning Real Property Commonly Known as the Parkglenn West Subdivision Property to Modified Light Industrial

7. **PUBLIC COMMENTS CONTINUED IF NECESSARY**

8. **ADJOURNMENT**

Parker Town Council

Executive Session Agenda

January 6, 2025

"To hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b)."

1. *Wade v. Palmer et al.* - follow up regarding settlement demand discussion

2. C.R.S. § 13-12-104 – eligibility for annexation, C.R.S. § 31-12-105 limitations, and C.R.S. § 31-12-106 concerning the commercial real property commonly known as Pinery West

"To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e)."

3. Contract negotiations between the Town and the Estate of Richard C. Williamson, Jr., concerning the Rampart Station Development Agreement dated August 15, 1983

TOWN OF PARKER COUNCIL
MINUTES
DECEMBER 16, 2024

Mayor Jeff Toborg called the meeting to order at 5:00 p.m. All Councilmembers were present.

Town Attorney Jamie Wynn announced that there were three topics for discussion in the Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b). The first topic was regarding Charter Section 2.9 regarding the Town Council vacancy appointment process. The second topic was concerning various communications from a citizen, related to pending pro se litigation against the Town and staff. The final topic was an update regarding contact with the Parker Police Department for Councilmembers, spouses, and their immediate family.

EXECUTIVE SESSION

Brandi Wilks moved and Todd Hendreks seconded to enter into Executive Session at 5:01 p.m. to hold a conference with the Town's Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Brandi Wilks moved and Anne Barrington seconded to come out of Executive Session at 5:48 p.m.

The motion was approved unanimously.

Joshua Rivero moved and Todd Hendreks seconded to recess the regular meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR SESSION

Mayor Toborg reconvened the meeting at 7:00 p.m.

Mayor Toborg led the Council and audience in the Pledge of Allegiance.

APPROVAL OF MINUTES - December 2, 2024

Joshua Rivero moved and Todd Hendreks seconded to approve the minutes of December 2, 2024.

A roll call vote was taken:
Joshua Rivero - yes
Anne Barrington - yes
Todd Hendreks - yes
John Diak - yes
Brandi Wilks - yes
Laura Hefta - yes

The motion was approved unanimously.

SWEARING-IN OF COUNCILMEMBERS

Judge Vincent White swore in John Diak, Laura Hefta, and Todd Hendreks as Councilmembers. Each Councilmember made comments following their oath of office.

RESIGNATION OF COUNCILMEMBER JOSHUA RIVERO

Councilmember Joshua Rivero stated, "I, Joshua Rivero, hereby resign as Councilmember for the Town of Parker Town Council effective immediately".

ACCEPTANCE OF RESIGNATION EFFECTIVE IMMEDIATELY

Anne Barrington moved and Brandi Wilks seconded to accept the resignation of Joshua Rivero from the office of Town Council effective immediately and to declare that a vacancy exists on the Town Council.

A roll call vote was taken:
Anne Barrington - yes
Todd Hendreks - yes
John Diak - yes
Brandi Wilks - yes
Laura Hefta - yes

The motion was approved unanimously.

SWEARING-IN OF MAYOR

Judge Vincent White swore in Joshua Rivero as Mayor of the Town of Parker. Mayor Rivero made comments following his oath of office.

Town Attorney Jamie Wynn requested direction from Town Council regarding the vacancy on Town Council. Unanimous consensus of Council was to proceed with posting of the vacancy and the appointment process. A special election, which would cost approximately $75,000-$100,000, would only be necessary if Town Council fails to agree on a party to appoint.

ACKNOWLEDGEMENT OF SERVICE OF MAYOR JEFF TOBORG

Mayor Joshua Rivero recognized outgoing Mayor Jeff Toborg for his service to the Town and presented him with a "*Mayor Toborg Way*" street sign and his gavel in a display box. Outgoing Mayor Toborg made comments regarding his time in office and expressed appreciation for being allowed to serve as Parker's Mayor.

ADJOURNMENT

Mayor Rivero adjourned the meeting at 7:19 p.m.

_____ _____

Susan L. Irvine, Deputy Town Clerk Joshua Rivero, Mayor

Request for Town Council Action

Date: January 6, 2025

Submitted By: Patrick Burke, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.382 - First Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker, Colorado, and the Stonegate Village Metropolitan District Regarding Median Improvements on Jordan Road Between Stonegate Parkway and Praireland Lane

Department: Engineering and Public Works, Patrick Burke

Second Reading: January 21, 2024

EXECUTIVE SUMMARY

The purpose of this ordinance is to approve the Intergovernmental Agreement (IGA) with Stonegate Village Metropolitan District regarding median improvements on Jordan Road between Stonegate Parkway and Praireland Lane.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

As part of the Lincoln Avenue and Jordan Road Widening Project, it was identified that additional right-of-way (ROW), permanent easements, and temporary construction easements would be required from the Stonegate Village Metropolitan District (SVMD) to accommodate the proposed road improvements. During initial discussions between the Town and SVMD, the District expressed an interest in negotiating a mutually beneficial arrangement in which the Town would reconstruct the existing landscaped median on Jordan Road between Stonegate Parkway and Praireland Lane in exchange for the necessary ROW and easements. This landscaping project would focus on reducing water use and long-term maintenance costs, aligning with both the Town's sustainability goals and SVMD's interest in enhancing the area's appearance and functionality.

In February 2024, a conceptual design for the median improvements was completed, with an estimated construction cost of $310,000. Simultaneously, the Town's ROW Consultant prepared a report to assess the value of the required ROW and easements, which was estimated to range between $209,450 and $490,500. After reviewing these findings, both the Town and SVMD agreed to move forward with an IGA, under which the Town would reconstruct the landscaped median in exchange for the needed ROW and easements, facilitating the necessary infrastructure improvements for the widening project. This agreement represents a cooperative effort between

the two parties to balance the needs of road expansion with sustainable improvements to the public landscape.

Construction of the proposed median improvements is tentatively scheduled for 2026 following the construction of the Lincoln Avenue and Jordan Road Widening Project.

FINANCIAL IMPACT

Funding for this capital improvement project has been appropriated in the Highway and Streets Capital Projects fund (301-4310). SVMD will continue to provide all the required maintenance on the medians after the improvements are constructed by the Town.

STRATEGIC GOAL(S)

SUPPORT AN ACTIVE COMMUNITY

PROMOTE A SAFE AND HEALTHY COMMUNITY

ENHANCE ECONOMIC VITALITY

INNOVATE WITH COLLABORATIVE GOVERNANCE

ATTACHMENTS

1. Ordinance No. 9.382

RECOMMENDED MOTION

I move to approve Ordinance No. 9.382 on first reading and to schedule second reading for January 21, 2025, as part of the consent agenda.

ORDINANCE NO. 9.382, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER, COLORADO, AND THE STONEGATE VILLAGE METROPOLITAN DISTRICT REGARDING MEDIAN IMPROVEMENTS ON JORDAN ROAD BETWEEN STONEGATE PARKWAY AND PRAIRIELAND LANE

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

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker, Colorado, and the Stonegate Village Metropolitan District Regarding Median Improvements on Jordan Road Between Stonegate Parkway and Prairieland Lane, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO AND THE STONEGATE VILLAGE METROPOLITAN DISTRICT REGARDING MEDIAN IMPROVEMENTS ON JORDAN ROAD BETWEEN STONEGATE PARKWAY AND PRAIRIELAND LANE

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into this _____, by and between the Town of Parker, a Colorado home rule municipal corporation (the "Town"), and the Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"). The Town and the District may individually be referred to as a "Party" or collectively as the "Parties."

RECITALS:

A. C.R.S. §29-1-203 authorizes the parties to cooperate and contract with each other regarding the functions, services, and facilities each Party is authorized to provide.

B. The Town is currently engaged in a project to widen Lincoln Avenue between Keystone Avenue and Parker Road, and to widen Jordan Road between Rockbrook Boulevard to Lincoln Avenue (the "Project").

C. A portion of the Project is adjacent to the District's property, and will require that the Town acquire right-of-way ("ROW"), temporary construction easements, and permanent easements from the District in order to construct the Project improvements.

D. The District currently maintains the landscaped median on Jordan Road from Stonegate Parkway/Clarke Farms Drive to Prairieland Lane.

E. In exchange for the District providing the ROW and easements necessary for the Project, as further described in this Agreement, the Town has agreed to construct improvements to the existing median that will reduce water use and reduce maintenance utilizing landscaping that generally follows the conceptual plan set forth in **Exhibit D** (the "Median Improvements").

AGREEMENT:

NOW, THEREFORE, for and in consideration of the covenants and mutual obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Town Responsibilities.

   (a) Construction Activities. The Town is responsible, at no cost to the District, for undertaking and managing all pre-construction activities and all construction activities associated with the Median Improvements. The Town's responsibilities include, but are not limited to, the following: consulting services for surveying, design, utility coordination and utility locates, right-of-way/easement acquisitions, obtaining all necessary local, state, and federal permits, hiring and managing the contractor(s) and consultant(s) that provide the Town with professional services for construction, construction management, construction inspections, and materials testing of and related

to the Median Improvements. The Town shall be responsible for issuing any permits required for the construction of the Median Improvements.

(b) Funding. The Town is responsible for securing all the necessary funding for the construction of the Median Improvements.

(c) Documentation. Upon written request from the District, the Town agrees to provide the District with copies of applicable documentation for the construction of the Median Improvements, including, but not limited to, the design and construction documents (plans and specifications), bid tabulations, and other related expenditures.

(d) Consultation with the District on Amendments to Median Improvements. In the event of changes to the Median Improvements conceptual plan, the Town agrees to promptly provide the District updates to confirm that the Median Improvements still achieve the goal of reducing water usage and maintenance.

2. District Responsibilities.

(a) Conveyance of ROW and Easements. Upon execution of this Agreement, the District shall execute the following documents: 1) the quit claim deed conveying the ROW necessary for the Project to the Town, in substantially similar form as attached hereto as **Exhibit A**; 2) the temporary construction easement for the Project, in substantially similar form as attached hereto as **Exhibit B**; and 3) the permanent easements for the ROW, in substantially similar form as attached hereto as **Exhibits C-1, C-2** and **C-3**.

(b) Maintenance of Median Improvements. Upon completion of the Median Improvements, the District shall be responsible for the maintenance of such improvements, including all landscaping located thereon, in accordance with the requirements of that License entered into between the Town and the District dated June 21, 2006 (the "License"). The Parties hereby agree that the Median Improvements are subject to the License.

3. Term and Time of Performance. This Agreement shall commence upon its full execution by the Parties and shall continue until the completion of the Median Improvements. Currently, the Town anticipates that the construction of the Median Improvements will commence in the Spring of 2026; provided, however, that the failure of the Town to substantially complete construction by such time shall not require the Town to relinquish any rights or property interests granted to the Town by the District and shall not, in and of itself, constitute a default as set out in Paragraph 4.

4. Default; Remedies. The Parties further acknowledge and agree that each Party may exercise all rights and remedies in law or in equity, by a decree in specific performance, or such other legal or equitable relief as may be available whether for the default of the other Party or otherwise to enforce the terms of this Agreement.

5. Notices. Notices shall be given in writing and shall be deemed received if given by: (i) electronic mail (as set forth in subsection (b) below) when transmitted, if transmitted on a

business day and during normal business hours of the recipient, and otherwise on the next business day following transmission; (ii) certified mail, return receipt requested, postage prepaid, three (3) business days after being deposited in the United States mail; or (iii) overnight carrier service or personal delivery, when received. The Parties will follow up any electronic mail with a hard copy of the communication by the means described in subsection (a)(ii) or (a)(iii) above. The requirement for following up a notice made by electronic mail with a hard copy shall be deemed waived by the receiving Party upon acknowledgement, via electronic mail, within three business day of transmission of the notice, that the notice has been received. Notice shall be given to the Parties at the following addresses:

To the Town: Town of Parker
Attn: Director of Public Works/Engineering
20120 E. Mainstreet
Parker, Colorado 80138
publicworks@parkerco.gov

and (send to all) Town of Parker
Attn: Legal/Town Attorney
20120 E. Mainstreet
Parker, Colorado 80138
contracts@parkerco.gov

To the District: Stonegate Village Metropolitan District
Attn: District Administrator
10252 Stonegate Parkway
Parker, Colorado 80134
heidi@svmd.org

With a copy to: Spencer Fane LLP
Attn: Tom George
1700 Lincoln Street, Suite 2000
Denver, Colorado 80203
tgeorge@spencerfane.com

All notices to the Parties shall include a reference to the Agreement, including the District's name and the date of the Agreement.

6. Appropriation. Pursuant to C.R.S. §29-1-110, as amended, the financial obligations of the Parties as set forth herein after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise available.

7. No Waiver of Governmental Immunity Act. The Parties understand and agree that the Parties, their elected officials, officers, directors, agents, and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado

Governmental Immunity Act, C.R.S. §§24-10-101, et seq., or otherwise available to the Parties.

8. Governing Law; Venue. This Agreement shall be governed by the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court in and for the County of Douglas, State of Colorado.

9. Relationship of the Parties. The Parties enter into this Agreement as separate, independent governmental entities and shall maintain such statuses during the term of this Agreement. Nothing in this Agreement shall be construed to create any partnership, employment, or agency relationship between the Parties.

10. No Third-Party Beneficiaries. The enforcement of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the Town and the District. Nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other third party, nor shall anything contained in this Agreement be construed as a waiver of any provision of the Colorado Governmental Immunity Act, C.R.S. §24-10-101, et. seq., as amended. It is the express intention of the Town and the District that any such party, other than the Town and the District, receiving services or benefits under this Agreement shall be deemed an incidental beneficiary only.

11. Severability. If any provision of this Agreement or the application thereof to any Party or in any circumstance shall be unenforceable to any extent, the remainder of this Agreement and the application of such provision to other parties or in other circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

12. Entirety. This Agreement is the entire agreement between the District and the Town with respect to the subject matter described herein, superseding all prior oral or written communications.

13. Execution by Counterparts; Electronic Signatures. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Parties approve the use of electronic signatures for execution of this Agreement. All documents must be properly notarized, if applicable. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§24-71.3-101 to -121.

[Signatures on following page.]

IN WITNESS WHEREOF, this Agreement is executed by the Parties hereto as of the date first written above.

TOWN OF PARKER, COLORADO

By: _____
Joshua Rivero, Mayor

Date: _____

ATTEST:

_____
Chris Vanderpool Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

STONEGATE VILLAGE METROPOLITAN DISTRICT

By: _____
Lori White, President

Date: _____

ATTEST:

_____
Director

EXHIBIT A

Form of Quit Claim Deed Conveying the ROW

EXHIBIT A

QUIT CLAIM DEED

STONEGATE VILLAGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 10252 Stonegate Parkway, Parker, Colorado 80134, , County of Douglas, State of Colorado, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and quitclaims to the Town of Parker, whose address is 20120 East Mainstreet, Parker, County of Douglas, State of Colorado, the following real property, in the County of Douglas, State of Colorado, to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

with all its appurtenances.

Signed this _____ day of _____, 20__.

STONEGATE VILLAGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

_____ *Exhibit – do not sign.*_____

_____
[*Print name, title*]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____ of Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

My commission expires: _____.

SEAL

_____
Notary Public

EXHIBIT

EXHIBIT B

Form of Temporary Construction Easement

EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That **STONEGATE VILLAGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado**, whose address is 10252 Stonegate Parkway, Parker, Colorado 80134 ("**Grantor")**, in consideration of **TEN DOLLARS ($10.00)**, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey to **TOWN OF PARKER, a Colorado Home Rule Municipality**, whose address is 20120 E. Mainstreet, Parker, Colorado 80138, **("Grantee")**, a Temporary Easement for use during construction of roadway improvements (the "Improvements"), together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement in and to, over, under and across the tract of land described as follows:

More particularly described on **EXHIBIT A**, attached hereto and by this reference made a part hereof (the "Subject Property").

1. Said Temporary Easement shall expire and be of no further force or effect twenty-four (24) months after the date Grantee provides written notice of the commencement of the Temporary Easement by Grantor, which notice shall be provided within two (2) years of execution of this Agreement. The Grantor also grants to the Grantee the option to extend this Temporary Easement for a period not to exceed one (1) year from the date of expiration hereof.

2. Landscape Repair. Upon completion of the Improvements, the Grantee shall, without undue delay and at its sole expense, restore the grade of the Subject Property to substantially its condition prior commencing work on the Improvements, and repair and replace any and all landscape features damaged or removed by the Grantee, its contractors, subcontractors, and suppliers.

3. Certain Reserved Rights. The Grantor reserves the right to use the Subject Property and to grant further easement interests in the Subject Property to other grantees so long as such interests and uses do not materially or unreasonably interfere with the use of the Grantee, its contractors, subcontractors, and suppliers, as permitted herein. Without limiting the foregoing, the Grantee agrees to exercise its rights under this Easement Agreement such that the Grantee does not unreasonably interfere with the Grantor's ability to utilize the Grantor's Property.

4. Indemnity. Except as may be prohibited or limited by applicable law, (i) the Grantee will be responsible for all costs required to repair damages to the Subject Property caused by the Grantee or its permittees in the exercise of the rights granted under this Easement Agreement, and (ii) the Grantee shall, or shall cause its contractor(s) to, indemnify and hold the Grantor harmless from and against actual loss, cost, expense (including attorneys' fees), claims, demands, causes of action, liability, and damages arising from third-party claims against the Grantor (collectively, "**Claims**") that result from or arise out of any negligent act or omission or the willful misconduct of Grantee or Grantee's contractors; provided, however, such indemnification shall not extend to any Claims caused by or arising from the Grantor's negligence or willful misconduct.

EXHIBIT

5. The parties hereto agree that neither has made nor authorized any agreement with respect to the subject matter of this instrument other than expressly set forth herein, and no oral representation, promise or consideration different from the terms herein contained shall be binding on either party, or its agents or employees hereto.

6. Grantor warrants that he has full and lawful authority to make the grant hereinabove contained and promises and agrees to defend Grantee in the exercise of its rights hereunder against any defect in Grantor's title to the land involved or Grantor's rights to make the grant hereinabove contained.

7. Whenever used herein, the singular number shall include the plural, the plural the singular; and the use of any gender shall be applicable to all genders. All of the covenants herein contained shall be binding upon and inure to the benefit of the parties hereto, their respective heirs,

WITNESS our hand(s) and seal(s) this _____ day of _____, 20__.

GRANTOR: STONEGATE VILLAGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

BY: _____ *Exhibit – do not sign.*_____

TITLE: _____

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as _____, of Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado .

WITNESS my hand and official seal.

_____
Notary Public
Address:

My Commission Expires:

_____

EXHIBIT

GRANTEE: TOWN OF PARKER

By: _____ *Exhibit – do not sign.*_____ Date:_____
Michelle Kivela, Town Manager

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO LEGAL FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT

EXHIBITS C-1, C-2 AND C-3

Forms of Permanent Easements for the ROW

EXHIBIT C-1

PUBLIC SIDEWALK EASEMENT AGREEMENT

THIS PUBLIC SIDEWALK EASEMENT AGREEMENT (the "Easement Agreement") is made this ____ day of _____, 20__, between Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (hereinafter referred to as the "Grantor") and the Town of Parker, Colorado, a Colorado municipal corporation (hereinafter referred to as the "Town").

1. Grant of Easement. In consideration of good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants to the Town an easement for a public sidewalk and associated appurtenances including a curb ramp, which easement includes the maintenance, repair, removal and replacement of such sidewalk and appurtenances thereto, in, under, through and across the property described in **Exhibit A**, which is attached hereto and incorporated by this reference, and hereinafter referred to as the "Sidewalk and Curb Ramp Easement."

2. Infringement and Correction. The Town is hereby given and granted possession of the above-described Sidewalk and Curb Ramp Easement, and the Grantor covenants and agrees that no structure, fixture, improvement or other obstruction above or below ground that will interfere with the purposes aforesaid will be placed, erected, installed or permitted on the Sidewalk and Curb Ramp Easement. The Grantor further covenants and agrees that, in the event the terms of this paragraph are violated by the Grantor, or any person acting by, through or on behalf of the Grantor, such violation will be corrected and eliminated within a reasonable time upon receipt of written notice of such violation from the Town, after which the Town shall have the right, following a reasonable period of time, to correct or eliminate such violation and the Grantor shall promptly pay the actual costs thereof.

3. Obligations of the Town. The Town shall maintain the Sidewalk and Curb Ramp Easement in good condition at all times. All work performed by the Town on the property of the Grantor shall be done with care and all damage to the Grantor's land and improvements, to the extent said improvements are constructed or installed in accordance with this Easement Agreement, shall be promptly paid for or repaired at the expense of the Town. The Town's obligation herein shall include the restoration of the land and improvements to their condition prior to the damage.

4. Insurance. The Town shall maintain general liability insurance in an amount not less than the limits specified in the Colorado Governmental Immunity Act, as amended, for the Sidewalk and Curb Ramp Easement for bodily injury and property damage losses attributable to the maintenance, operation and use of the public sidewalk.

5. Unencumbered Title. Grantor warrants that the property granted herein is free and clear of all liens and encumbrances that could have any impact on the easement granted to the Grantee by this Easement Agreement.

EXHIBIT

6. Binding Effect. The terms and provisions of this Easement Agreement shall be binding upon and inure to the benefit of the respective heirs, personal representatives, beneficiaries, successors, grantees and assigns of the parties hereto, and the burdens or benefits of the provisions of this Easement Agreement shall be deemed covenants running with said easement.

7. Recordation. This Easement Agreement shall be recorded in the real estate records of the Douglas County Clerk and Recorder's Office.

Executed and delivered the day and year first above written.

GRANTOR: Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____ *Exhibit – do not sign.*_____

_____
[*Print name and title*]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____ of Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

My commission expires: _____.

SEAL

_____
Notary Public

TOWN OF PARKER, COLORADO

By: _____ *Exhibit – do not sign.*_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT

EXHIBIT C-2

PUBLIC SIDEWALK AND DRAINAGE EASEMENT AGREEMENT

THIS PUBLIC SIDEWALK AND DRAINAGE EASEMENT AGREEMENT (the "Easement Agreement") is made this ____ day of _____, 20__, between Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (hereinafter referred to as the "Grantor") and the Town of Parker, Colorado, a Colorado municipal corporation (hereinafter referred to as the "Town").

1. Grant of Easement. In consideration of good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants to the Town an easement for the following purposes:

A. For a public sidewalk including the maintenance, repair, removal and replacement of such sidewalk and appurtenances thereto, in, under, through and across the property described in **Exhibit A**, which is attached hereto and incorporated by this reference; and

B. For installation and maintenance of a drainage pipe and for grading in, under, through and across the property described in **Exhibit A**, which is attached hereto and incorporated by this reference. Such drainage and grading easement under and through the Easement Property, includes providing and maintaining (1) a proper sight distance and line of sight, (2) lateral support, and (3) proper drainage grade, as determined by the Parker Public Works Department, for a public roadway, road shoulder and attendant road improvements and construction. Grantee, its successors, contractors or assigns, and their agents and employees shall have full right to enter at all times upon said premises to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain a suitable slope or grade which will provide the above mentioned proper sight distance and line of sight, lateral support, and proper drainage grade. Grantor retains the right to use said property for any and all purposes which will not interfere with the Grantee's full use and enjoyment of the rights acquired herein. Provided, however, Grantor or his successors, assigns and subsequent Grantees, will not use or improve said property or grant any easements upon, over, across or under said property without first obtaining the written consent of the Grantee. Such consent will not be unreasonably withheld provided that the sight distance and line of sight, lateral support and proper drainage grade necessary for the roadway and its attendant facilities, as determined by the Grantee, is maintained.

The easement described herein in **Exhibit A** shall hereinafter be referred to as the "Sidewalk and Drainage Easement."

2. Infringement and Correction. The Town is hereby given and granted possession of the above-described Sidewalk and Drainage Easement, and the Grantor covenants and agrees, subject to the provisions of Section 1.B above, that no structure, fixture, improvement or other obstruction above or below ground that will interfere with the purposes aforesaid will be placed, erected, installed or permitted on the Sidewalk and Drainage Easement. The Grantor further covenants and agrees that, in the event the terms of this paragraph are violated by the Grantor, or

EXHIBIT

any person acting by, through or on behalf of the Grantor, such violation will be corrected and eliminated within a reasonable time upon receipt of written notice of such violation from the Town, after which the Town shall have the right, following a reasonable period of time, to correct or eliminate such violation and the Grantor shall promptly pay the actual costs thereof.

3. Obligations of the Town. The Town shall maintain the Sidewalk and Drainage Easement in good condition at all times. All work performed by the Town on the property of the Grantor shall be done with care and all damage to the Grantor's land and improvements, to the extent said improvements are constructed or installed in accordance with this Easement Agreement, shall be promptly paid for or repaired at the expense of the Town. The Town's obligation herein shall include the restoration of the land and improvements to their condition prior to the damage.

4. Insurance. The Town shall maintain general liability insurance in an amount not less than the limits specified in the Colorado Governmental Immunity Act, as amended, for the Sidewalk and Drainage Easement for bodily injury and property damage losses attributable to the maintenance, operation and use of the public sidewalk.

5. Unencumbered Title. Grantor warrants that the property granted herein is free and clear of all liens and encumbrances that could have any impact on the easement granted to the Grantee by this Easement Agreement.

6. Binding Effect. The terms and provisions of this Easement Agreement shall be binding upon and inure to the benefit of the respective heirs, personal representatives, beneficiaries, successors, grantees and assigns of the parties hereto, and the burdens or benefits of the provisions of this Easement Agreement shall be deemed covenants running with said easement.

7. Recordation. This Easement Agreement shall be recorded in the real estate records of the Douglas County Clerk and Recorder's Office.

[*Remainder of page intentionally left blank. Signatures on following page.*]

EXHIBIT

Executed and delivered the day and year first above written.

GRANTOR: Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____ *Exhibit – do not sign.*_____

_____
[*Print name and title*]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____ of Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado .

My commission expires: _____.

SEAL

_____
Notary Public

TOWN OF PARKER, COLORADO

By: _____ *Exhibit – do not sign.*_____
Joshua Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT

EXHIBIT C-3

SLOPE AND UTILITY EASEMENT AGREEMENT

THIS SLOPE AND UTILITY EASEMENT AGREEMENT (the "Easement Agreement"), is dated this ____ day of _____, 20__, by **STONEGATE VILLAGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado ("GRANTOR")**, and the **TOWN OF PARKER, Colorado,** a Colorado Home Rule Municipality, **("GRANTEE")**, whose legal address is 20120 E. Mainstreet, Parker, Colorado 80138.

WHEREAS, Grantee desires to acquire an easement for the purpose of providing slope stability and lateral support, as well as the installation, operation and maintenance of utilities, on and through the property more particularly described and depicted in **Exhibit A** ("Easement Property"), attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor is willing to grant an easement to Grantee for the aforesaid purposes on the terms and conditions set forth hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of Ten dollars ($10.00) paid by Grantee to Grantor, the covenants of Grantee herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, for and in consideration of the easement rights herein granted and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee does hereby covenant and agree as follows:

1. Grant of Easement. Grantor does hereby grant and convey unto Grantee, its successors, assigns, lessees, licensees and agents, an easement under and through the Easement Property, for the purpose of (1) providing and maintaining a proper sight distance and line of sight; (2) providing lateral support for a public roadway, road shoulder and attendant road improvements and construction; and (3) providing a suitable slope or grade for the above-mentioned purposes consistent with the easement provided herein; and (4) providing for the installation, operation and maintenance of utilities. Grantee shall also have the specific rights of ingress and egress, consistent with this Easement Agreement, for the construction, reconstruction, operation and maintenance of the Easement Property and its facilities. Subject to the other terms and conditions of this Easement Agreement, Grantee shall also have the right to remove impediments to operation and maintenance of the Easement Property such as trees, asphalt and sidewalks. Grantee further agrees all construction, reconstruction, operation, maintenance, removal and any other activities which disturb the Easement Property will be coordinated with Grantor so as to minimize any disruption to Grantor's property.

2. Obligations of the Town. The Town shall maintain the Easement Property in good condition at all times. All work performed by the Town on the property of the Grantor shall be done with care and all damage to the Grantor's land and improvements, to the extent said improvements are constructed or installed in accordance with this Easement Agreement, shall be promptly paid for or repaired at the expense of the Town. The Town's obligation herein shall include the restoration of the land and improvements to their condition prior to the damage.

3. Insurance. The Town shall maintain general liability insurance in an amount not less than the limits specified in the Colorado Governmental Immunity Act, as amended, for bodily injury and property damage losses attributable to the maintenance, operation and use of the Easement Property.

4. Unencumbered Title. Grantor warrants that the Easement Property granted herein is granted free and clear of all liens and encumbrances.

5. Operation and Maintenance. The operation and maintenance of the facilities within the Easement Property shall be the responsibility of the Grantee.

6. Grantor Defined. The word "Grantor" as used herein, whenever the context requires or permits, shall include the heirs, personal representative, beneficiaries, successors, grantees and assigns of the owners of the land through which the easement runs, or the respective owners from time to time of portions thereof. The burdens and benefits of this Easement Agreement shall be deemed covenants running with said easements and said land. Notwithstanding any contrary provision in this Easement Agreement, however, any obligation under this Easement Agreement which is to be performed by the owner of any land which is burdened by this Easement Agreement shall be enforceable only against the then owner of such land, and not against any such owner's predecessors in interest.

7. Covenants of Grantee. Grantee hereby represents, covenants and warrants in favor of Grantor, and its successors and assigns, as follows:

a. Grantee shall protect the Easement Property, and the adjacent lands of Grantor over which Grantee has rights of ingress and egress, from damage caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents.

b. Grantee shall not cause or permit to be caused by any of its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees, any hazardous substances, as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), pollutants or contaminants, as defined by CERCLA, or hazardous waste, as defined by the Resource, Conservation and Recovery Act ("RCRA"), including, but not limited to, asbestos and/or urea formaldehyde or any pollutants or toxic pollutants as defined by the Clean Water Act, and any amendments thereto, to be dumped, spilled, released, permanently stored or deposited on, over or beneath the Easement Property or any other lands owned by Grantor.

8. Retained Rights. Grantor shall have all rights to the Easement Property not granted hereby.

9. Miscellaneous.

a. Except as otherwise expressly provided herein, all provisions herein contained, including the benefits, burdens and covenants, are intended to run with the land and shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

EXHIBIT

b. This easement constitutes all of the agreements, understandings and promises between the parties hereto, with respect to the subject matter hereof.

c. This easement shall be of no force and effect until this easement is duly and validly executed by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the date and year first above written.

GRANTOR: STONEGATE VILLAGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

BY: _____ *Exhibit – do not sign.*_____

TITLE: _____

STATE OF COLORADO)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 20__, by _____, as _____ of Stonegate Village Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado .

My commission expires:_____

(S E A L)

_____
Notary Public

GRANTEE:

TOWN OF PARKER

_____ *Exhibit – do not sign.*_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT

EXHIBIT D

Median Improvements Conceptual Plan

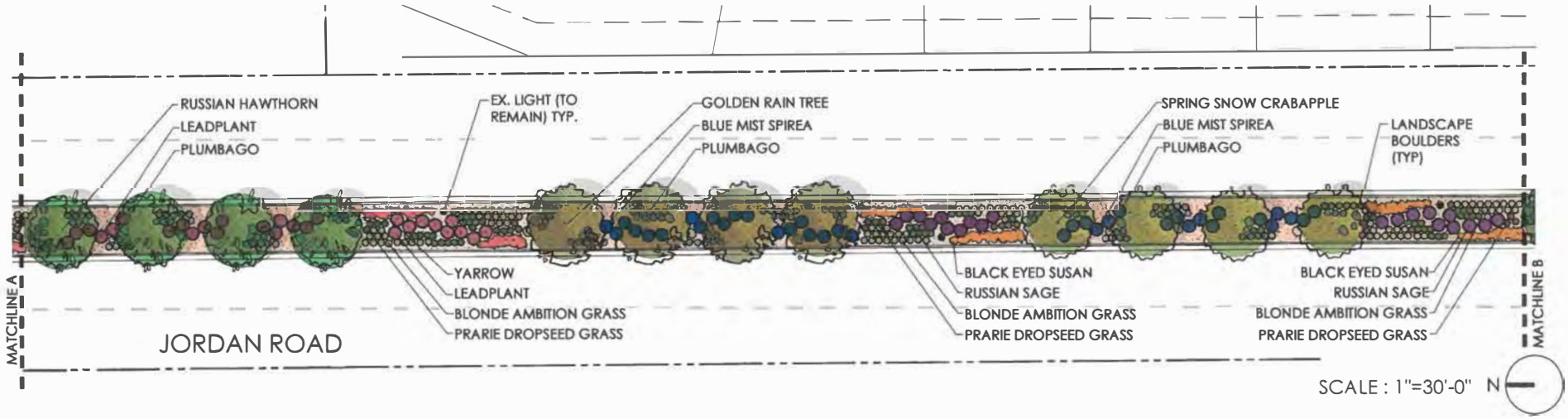
EXHIBIT D

CONCEPT PLAN

LANDSCAPE BOULDERS (GRANITE)

COLORADO ROSE 1-1/2"

KEYMAP



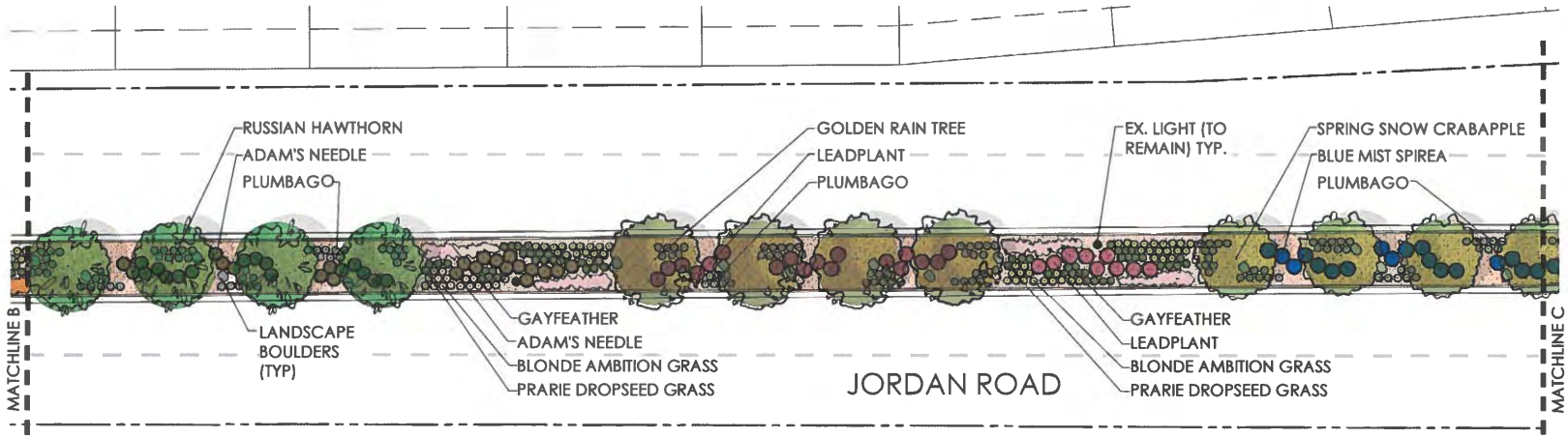
SCALE : 1"=30'-0" N

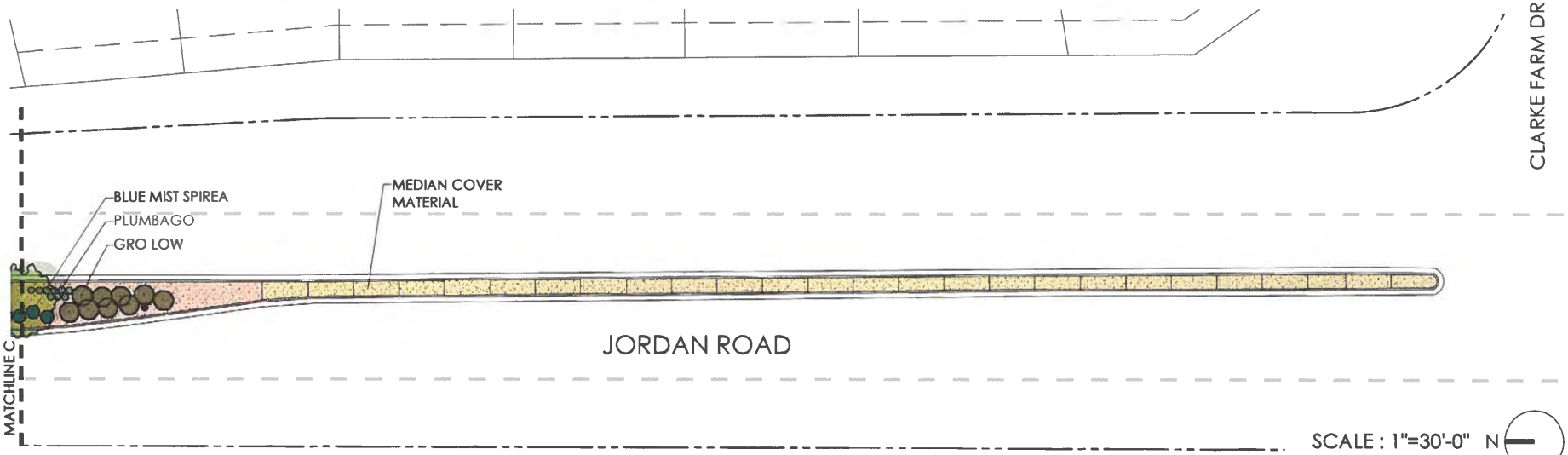
CONCEPT PLAN

LANDSCAPE BOULDERS (GRANITE)

COLORADO ROSE 1-1/2"

KEYMAP





Request for Town Council Action

Date: January 6, 2025

Submitted By: Patrick Burke, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **LINCOLN AVENUE/JORDAN ROAD WIDENING PROJECT**
Department: Engineering and Public Works, Patrick Burke
Second Reading: January 21, 2025

EXECUTIVE SUMMARY

These ordinances are for the approval of the conveyance of real property necessary to construct the Lincoln Avenue/Jordan Road Widening Capital Improvement Project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is currently working on final construction drawings for an upcoming capital improvement project known as the Lincoln Avenue/Jordan Road Widening Project (the "Project"). The Project proposes to make roadway and sidewalk improvements to Lincoln Avenue between Keystone Boulevard and Parker Road. The Project also includes improvements to Jordan Road between Stonegate Parkway and Lincoln Avenue. Lincoln Avenue will be widened from a four (4) lane section to a six (6) lane section. Additionally, sidewalks and curb ramps will be reconstructed along the widened section to increase pedestrian mobility and ADA compliance.

In July 2023, Town Council approved Ordinance No. 1.589, which authorized staff to proceed with good faith negotiations regarding procurement of right-of-way, permanent easements, and temporary construction easements along Lincoln Ave necessary to construct the Project. In October 2023, Town Council approved Ordinance No. 1.592, which authorized staff to proceed with good faith negotiations regarding procurement of right-of-way, permanent easements, and temporary construction easements along Jordan Road necessary to construct the Project. There are thirty-six (36) impacted parcels inside the project limits, and this ordinance addresses the acquisition of the required right-of-way, permanent easements, and temporary construction easements on two (2) of the impacted parcels.

These acquisitions include approximately 1,925 square feet (SF) of right-of-way, 4,666 SF of permanent easement, and 3,649 SF of temporary construction easement that is needed to accommodate construction of sidewalk and roadway improvements.

FINANCIAL IMPACT

The purchase price for the acquisition of these necessary easements is $369,619. Funding has been appropriated for these acquisitions in the Highway and Streets Capital Projects Fund (301-4310).

STRATEGIC GOAL(S)

SUPPORT AN ACTIVE COMMUNITY

PROMOTE A SAFE AND HEALTHY COMMUNITY

ATTACHMENTS

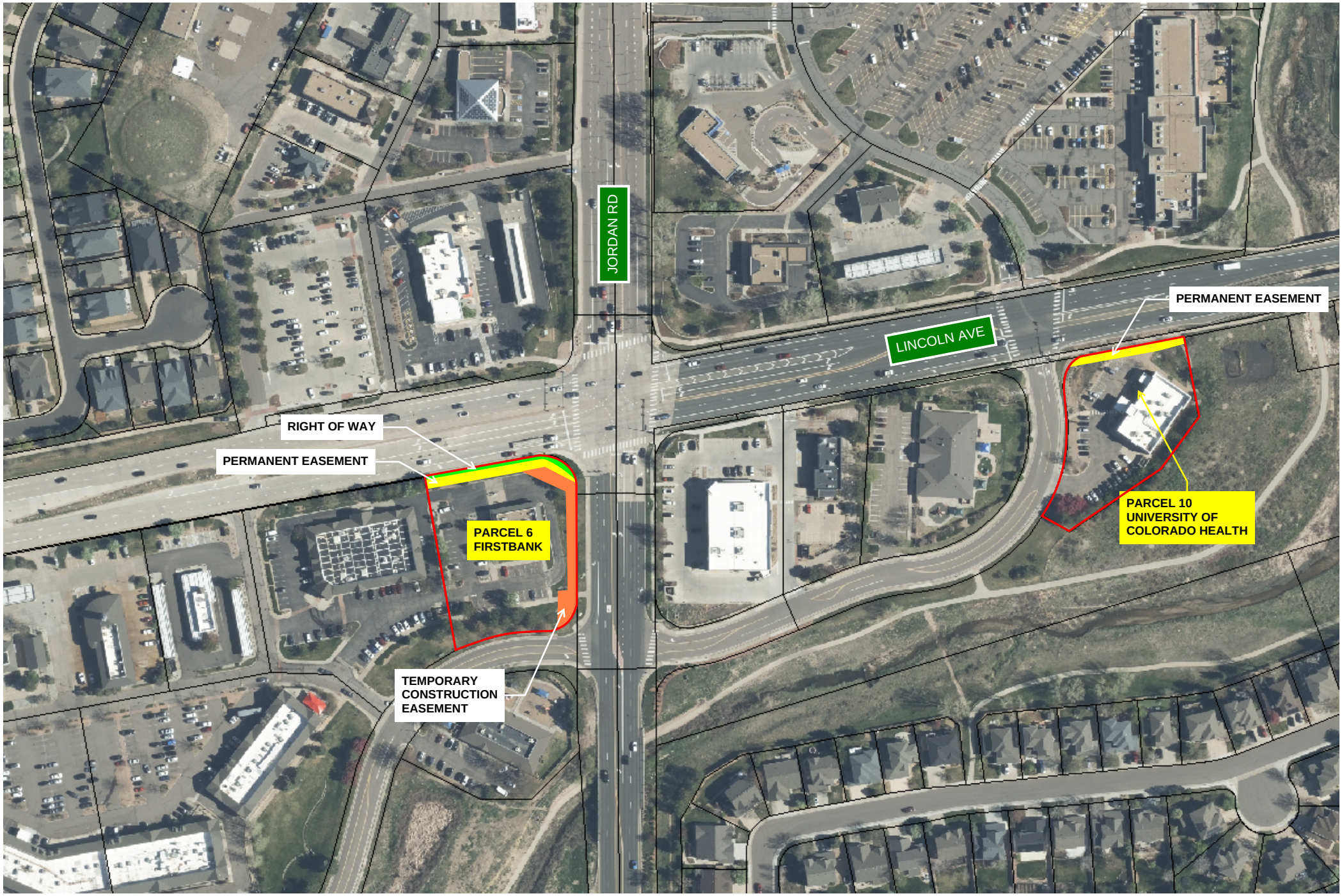
1. Vicinity Map
2. Ordinance No. 1.639
3. Ordinance No. 1.640

RECOMMENDED MOTION

1. I move to approve Ordinance No. 1.639 on first reading and to schedule second reading for January 21, 2025, as part of the consent agenda.

2. I move to approve Ordinance No. 1.640 on first reading and to schedule second reading for January 21, 2025, as part of the consent agenda.

LINCOLN AVENUE WIDENING PROJECT
(FIRSTBANK & UNIVERSITYOF COLORADO HEALTH)



ORDINANCE NO. 1.639, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE RIGHT-OF-WAY PURCHASE AND SALE AGREEMENT BY AND BETWEEN FIRSTBANK AND THE TOWN OF PARKER FOR A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3rd AMENDMENT, FOR THE LINCOLN AVENUE WIDENING PROJECT

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

Section 1. The Town Council of the Town of Parker hereby approves the Right-of-Way Purchase and Sale Agreement by and between FirstBank and the Town of Parker for a Portion of Lot 2D, Stonegate Filing No. 2, 3rd Amendment, for the Lincoln Avenue Widening Project, which Agreement is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT 1

TOWN OF PARKER

RIGHT-OF-WAY PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and entered into this ___ day of _____, 2024, by and between **FirstBank,** a Colorado corporation, successor by merger to FirstBank of Parker ("Seller") and the **Town of Parker**, a Colorado Home Rule Municipality, whose address is 20120 E. Mainstreet, Parker, Colorado 80138 ("Purchaser").

WITNESSETH:

WHEREAS, Seller owns certain real property in Douglas County, Colorado, together with tangible and intangible rights appurtenant to or benefiting that property; and

WHEREAS, Seller wishes to transfer and convey a portion of that property to Purchaser in order to avoid condemnation proceedings, and Purchaser wishes to acquire that property from Seller.

NOW, THEREFORE, in consideration of the above premises, the mutual promises and covenants below, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Purchase and Sale Agreement. Subject to the terms, provisions, covenants and conditions herein contained, Seller hereby agrees to sell and convey and Purchaser hereby agrees to purchase and pay for the following, collectively referred to herein as the Property:

(a) A parcel of real property located in Douglas County, Colorado, and more specifically described in **Exhibit A**, attached hereto and incorporated herein by this reference, known as Parcel RW-6, together with all easements and rights-of-way appurtenant thereto; and

(b) A permanent easement located in Douglas County, Colorado, and more specifically described in **Exhibit B,** attached hereto and incorporated herein by this reference, known as Parcel PE-6; and

(c) Temporary construction easements located in Douglas County, Colorado, and more specifically described in **Exhibit C and Exhibit D**, attached hereto and incorporated herein by this reference, known as Parcel TCE-6 and Parcel TCE-1, respectively; and

(d) Improvements and fixtures of a permanent nature listed on the Certified Inventory of Real and Personal Property, dated January 16, 2024, attached hereto as **Exhibit E** and incorporated herein by this reference.

2. Purchase Price and Payment. The parties agree that the purchase price for the Property shall be **$313,119.00** (the "Purchase Price"), payable in cash or certified funds, delivered to Seller at Closing and upon delivery of the executed document(s) at Closing, and further subject to all terms

and conditions set forth in this Agreement.

3. Conveyance of Property; Just Compensation.

(a) Seller will convey to Purchaser the Property, subject to prorated general real estate taxes on the portion of the Property described in **Exhibit A** for the current year and subject to statutory exceptions.

(b) Seller acknowledges that the Purchase Price is full and just compensation for the Property due to Seller.

4. Title Commitment; Title Policy. The Purchaser may, at its option and expense, obtain a current commitment for a title insurance policy and obtain a title insurance policy current as of the date of Closing.

5. Closing Documents. At Closing, Seller shall execute and deliver to Purchaser the following documents:

(a) A special warranty deed, prepared by legal counsel for the Town of Parker and approved by legal counsel for Seller, conveying the property described in **Exhibit A** to Purchaser in fee simple, free and clear of all general real estate taxes on the Property except for the current year subject to statutory exceptions, which deed shall include a notation that the Property is being purchased under threat of condemnation.

(b) A permanent easement in the form attached hereto, conveying permanent easement rights within the portion of the Property as described in **Exhibit B** to Purchaser.

(c) Temporary construction easements, in the form attached hereto, conveying temporary easement rights within the portion of the Property described in **Exhibit C and Exhibit D** to Purchaser.

6. Closing. The date, time and location of Closing shall be mutually agreed upon by Purchaser and Seller as soon as possible following the execution of this Agreement; provided, however, that if for any reason the Closing does not occur on or before **February 28, 2025**, Purchaser and Seller shall be entitled to exercise their rights contained in the "Remedies" section contained herein.

7. Closing Costs. Purchaser shall pay any closing and escrow fees charged by the title insurance company and all transfer, documentary and recording fees for the documents delivered by Seller to Purchaser hereunder. Each party shall be responsible for the payment of its own attorney's fees incurred in connection with the transaction that is the subject of this Agreement.

8. Taxes. Seller shall pay all personal property taxes and general property taxes due on the Property for the years preceding the year of closing. General property taxes for the year of closing shall be apportioned between the parties to the date of Closing.

9. Risk of Loss; Damage to Property. If improvements are located on the Property, loss or damage to the improvements from any cause, including but not limited to fire, vandalism, or acts of God, from the date of this Agreement until the date of Closing shall be the risk of Seller. If, prior to Closing, improvements are destroyed or damaged in whole or in part, this Agreement may be canceled at the option of Purchaser. Purchaser, at its option shall have the right to proceed with specific performance of this Agreement despite such damage, provided that Purchaser shall be entitled to all the credit for insurance proceeds resulting from such damage, not exceeding, however, the total Purchase Price.

10. Contingencies; Covenants.

(a) Performance by Purchaser under this Agreement is expressly contingent upon Purchaser's inspection of the Property, review of all agreements and information affecting the Property, review and approval of the title commitment and title documents, any appraisal of the Property which the Purchaser has obtained, approval by Purchaser of any survey of the Property and approval by the Town Council of the Town of Parker of the acquisition of the Property.

(b) If Purchaser physically damages the remaining property of the Seller by its construction activities, Purchaser shall be responsible to restore such damaged property or make restitution to the Seller.

(c) The terms and conditions contained on the Certified Inventory of Real and Personal Property, attached as **Exhibit E**, are incorporated herein by this reference, and an obligation of "the project" thereon shall be an obligation of the Purchaser.

(d) Purchaser must give Seller one (1) months' notice before any work begins on the Property and Purchaser shall schedule at least one (1) meeting with Seller, Seller's landscaper, and at least one representative of the shopping center in which the Property is situate, prior to commencing any work on the Property, in order to coordinate construction activities.

(e) In the event of termination of this Agreement due to the failure of any contingency, the parties shall have no further rights or obligations hereunder, except as may expressly survive termination of this Agreement.

11. Remedies.

(a) In the event that the Seller fails to consummate this Agreement for any reason, except Purchaser's default or termination of this Agreement by Purchaser pursuant to the provisions hereof, Purchaser may, at its option, enforce this Agreement by (l) terminating this Agreement and proceeding with a condemnation action, or (2) bringing an action against Seller for specific performance. Seller acknowledges and agrees that the subject of this Agreement is unique and irreplaceable and damages would be a wholly inadequate remedy for Purchaser in the event of termination of this Agreement by Seller.

(b) In the event that Purchaser shall fail to close on this Agreement for any reason, Seller shall not be entitled to enforce this Agreement through an action for specific enforcement, nor shall

Seller be entitled to any damages from Purchaser for any such failure, and Seller's exclusive remedy shall be the rescission of this Agreement. In the event of default or termination of this Agreement by Purchaser, other than as set forth in this subsection (b), the parties shall have no further rights or obligations hereunder.

(c) If there is a default by Seller under this Agreement and Purchaser elects to treat the Agreement as terminated and files a condemnation lawsuit to obtain possession of and title to the Property, Seller hereby agrees and stipulates that (1) there has been a failure of negotiations to acquire the Property and (2) Purchaser may take possession of the Property immediately upon paying into the registry of the court a deposit equal to the Purchase Price. Seller and Purchaser agree that the terms of this paragraph shall survive a default by Seller.

12. Time. Time is of the essence hereof and all terms, conditions and covenants shall be tendered or performed as specified herein.

13. Agreement Binding. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns. The parties hereto agree that, except for such of the terms, conditions, covenants and agreements hereof which are, by their very nature, fully and completely performed upon Closing, all of the terms, conditions, representations, warranties, covenants and agreements herein set forth and contained shall survive the Closing and shall continue to be binding upon the parties and their above-named successors.

14. Colorado Law. This Agreement and the rights and obligations of the parties hereunder shall be governed by the laws of the State of Colorado.

15. Recording. This Agreement may be recorded in the records of the Office of the Clerk and Recorder of Douglas County, Colorado.

16. Entire Agreement. This Agreement embodies the complete Agreement between the parties and cannot be modified or amended except by the written agreement of the parties.

17. Interpretation. Whenever used herein, the singular number shall include the plural, the plural the singular; and the use of any gender shall be applicable to all genders.

18. Nonvoluntary Transfer. Purchaser acknowledges that the Property is being purchased under threat of condemnation and that other factors may have been considered in the determination of the price set forth herein in addition to fair market value. This transaction represents a nonvoluntary transfer by Seller.

IN WITNESS WHEREOF, this Agreement is executed by Seller and Purchaser as of the date first above written.

FirstBank, a Colorado corporation

BY:_____

TITLE:_____

PRINT:_____

STATE OF)
) ss.
COUNTY OF)

The above and foregoing document was acknowledged before me this _____ day of _____, 2024 by _____as_____ of FirstBank, a Colorado corporation.

WITNESS my hand and official seal.

_____
Notary Public

PURCHASER:

TOWN OF PARKER

By:_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

Approved as to legal form:

_____
Jamie Wynn, Town Attorney

EXHIBIT
A

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND NO. RW-6, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°18'56" WEST, A DISTANCE OF 1,267.28 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2D AND THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 00°23'54" WEST, A DISTANCE OF 8.02 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2D AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 99015124 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°07'23", AN ARC LENGTH OF 87.37 FEET;

2. SOUTH 79°28'44" WEST, A DISTANCE OF 181.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 2D;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 2D, SOUTH 10°31'16" EAST, A DISTANCE OF 8.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 180.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

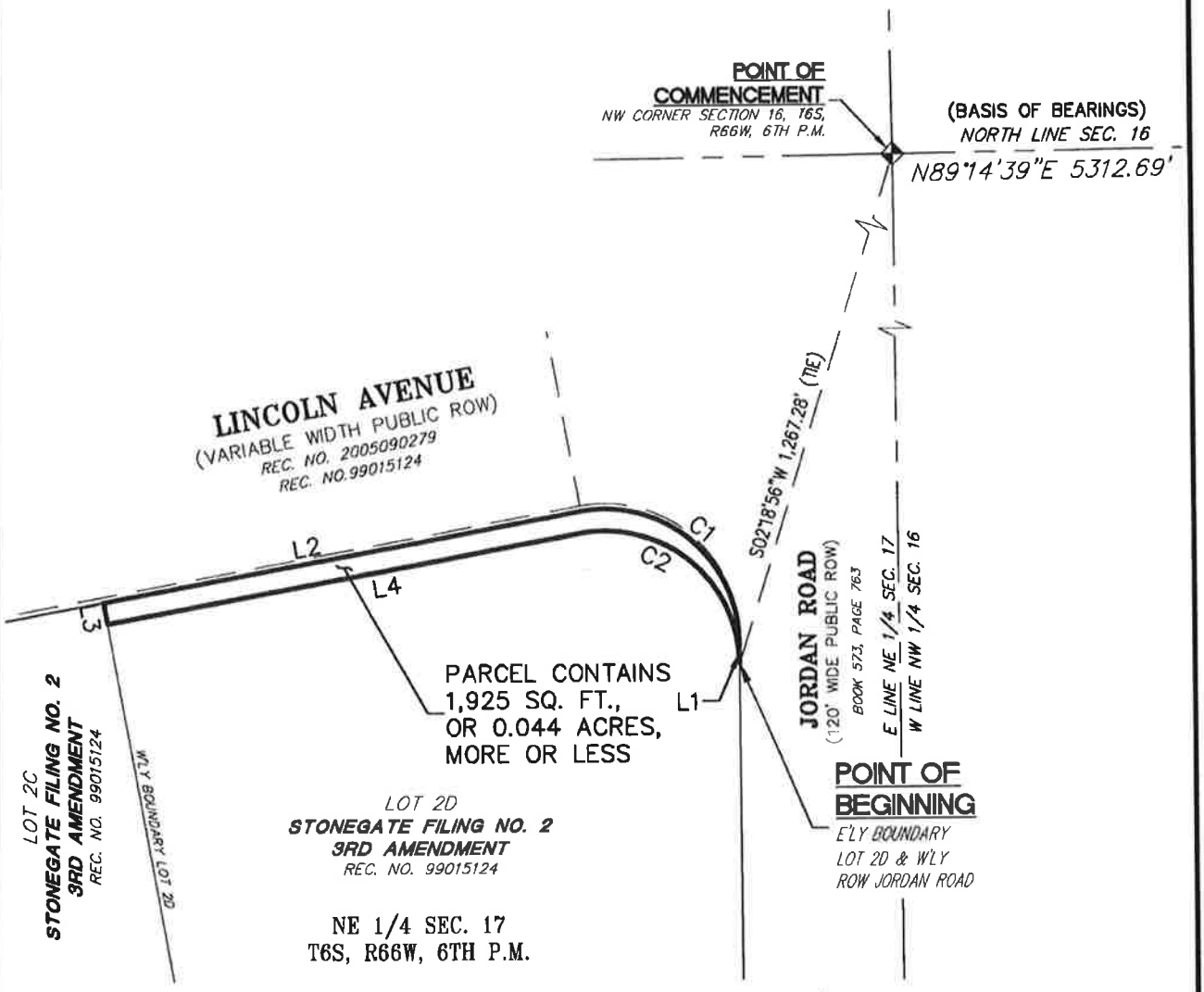
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°00'08", AN ARC LENGTH OF 87.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 0.044 ACRES, (1,925 SQUARE FEET), MORE OR LESS.

COLORADO LICENSED
DANIEL E. DAVIS
38256
12/06/2024
PROFESSIONAL LAND SURVEYOR

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°23'54"W	8.02'
L2	S79°28'44"W	181.59'
L3	S10°31'16"E	8.00'
L4	N79°28'44"E	180.16'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	100°07'23"	50.00'	87.37'
C2	100°14'37"	50.00'	87.48'

0' 30' 60' 120'

SCALE: 1" = 60'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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

PARCEL NO. RW-6
NE 1/4 SECTION 17, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COLORADO

PATH: Q:\12321-07 - LINCOLN AVE WIDENING\DWG\ROW PLANS\EXHIBITS\RW 6.DWG
JOB NUMBER: 12321-07 DATE: 12/02/2024 DWG: RDS CHK: DED 2 OF 2 PAGES

EXHIBIT
B

EXHIBIT "A"
LEGAL DESCRIPTION

A PERMANENT EASEMENT NO. PE-6, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°18'56" WEST, A DISTANCE OF 1,267.28 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2D AND THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 44°34'45" WEST, A DISTANCE OF 56.60 FEET;

THENCE SOUTH 79°28'52" WEST, A DISTANCE OF 197.67 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2D;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 10°31'16" WEST, A DISTANCE OF 11.99 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 79°28'44" EAST, A DISTANCE OF 180.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

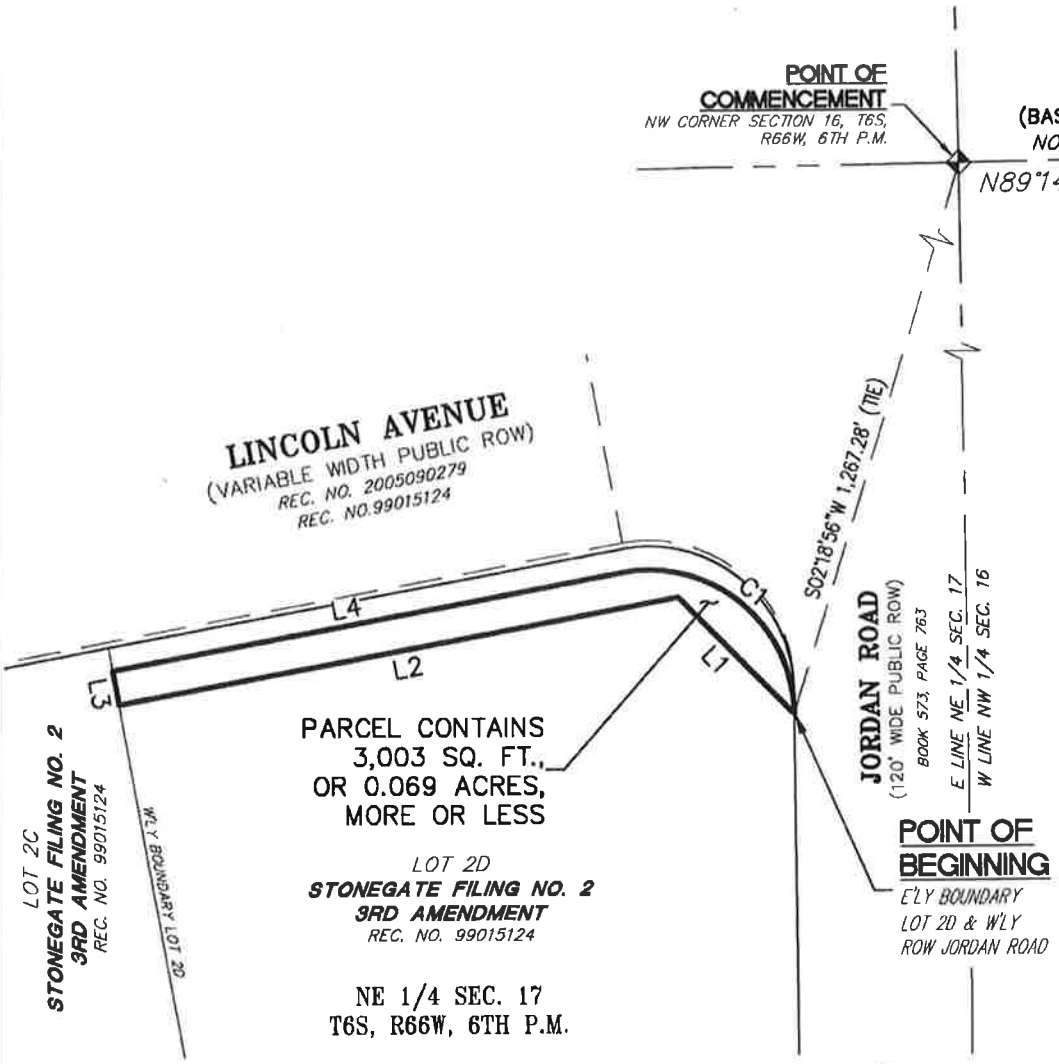
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°14'37", AN ARC LENGTH OF 87.48 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.069 ACRES, (3,003 SQUARE FEET), MORE OR LESS.

COLORADO LICENSED
DANIEL E. DAVIS
38256
12/06/2024
PROFESSIONAL LAND SURVEYOR

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°34'45"W	56.60'
L2	S79°28'52"W	197.67'
L3	N10°31'16"W	11.99'
L4	N79°28'44"E	180.16'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	100°14'37"	50.00'	87.48'

0' 30' 60' 120'

SCALE: 1" = 60'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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

PARCEL NO. PE-6
NE 1/4 SECTION 17, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COLORADO

PATH: Q:\12321-07 – LINCOLN AVE WIDENING\DWG\ROW PLANS\EXHIBITS\PE 4.DWG
JOB NUMBER: 12321-07 DATE: 12/02/2024 DWG: ROS CHK: DED 2 OF 2 PAGES

EXHIBIT
C

EXHIBIT "A"
LEGAL DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-6, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°18'56" WEST, A DISTANCE OF 1,267.28 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2D AND THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 00°23'54" EAST, A DISTANCE OF 14.35 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, NORTH 45°59'44" WEST, A DISTANCE OF 74.93 FEET;

THENCE NORTH 79°28'52" EAST, A DISTANCE OF 14.31 FEET;

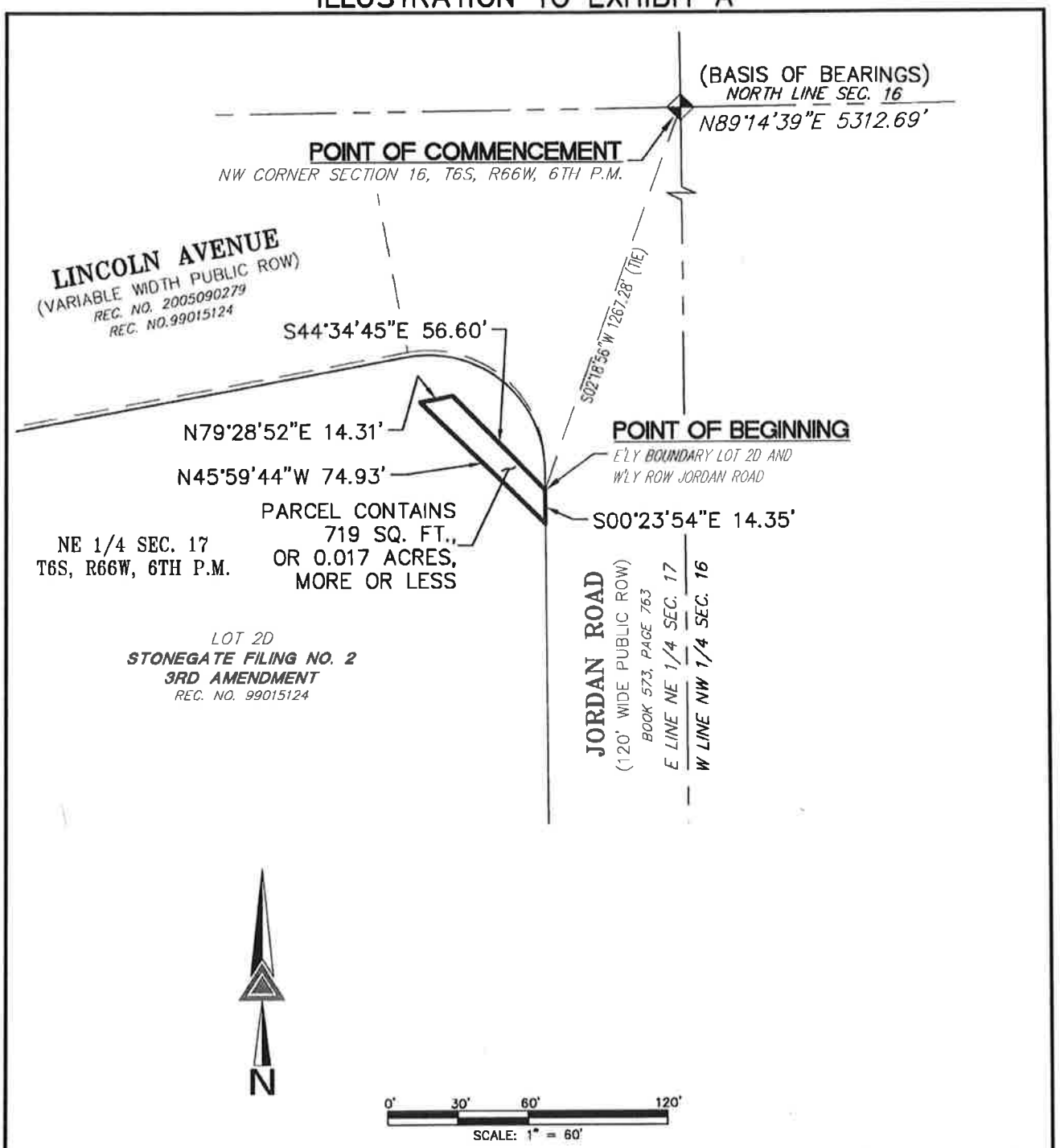
THENCE SOUTH 44°34'45" EAST, A DISTANCE OF 56.60 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.017 ACRES, (719 SQUARE FEET), MORE OR LESS.

COLORADO LICENSED
DANIEL E. DAVIS
38256
12/06/2024
PROFESSIONAL LAND SURVEYOR

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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

PARCEL NO. TCE-6
NE 1/4 SECTION 17, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COLORADO

PATH: Q:\12321-07 – LINCOLN AVE WIDENING\DWG\ROW PLANS\EXHIBITS\TCE 6.DWG
JOB NUMBER: 12321-07 DATE: 12/02/2024 DWG: RDS CHK: DED 2 OF 2 PAGES

EXHIBIT
D

EXHIBIT "A"
LEGAL DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-1, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2D, STONEGATE FILING NO. 2, 3RD AMENDMENT, RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 99015124, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 02°19'53" WEST, A DISTANCE OF 1,259.94 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 2D, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF JORDAN ROAD RECORDED IN BOOK 573 AT PAGE 763 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, SOUTH 00°23'53" EAST, A DISTANCE OF 170.47 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 2D, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF VILLAGE CENTER DRIVE RECORDED AT RECEPTION NO. 9426006 IN SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°54'35", AN ARC LENGTH OF 54.90 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 02°35'14" EAST, A DISTANCE OF 31.91 FEET;

THENCE NORTH 00°23'53" WEST, A DISTANCE OF 24.23 FEET;

THENCE NORTH 79°38'14" EAST, A DISTANCE OF 13.92 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 156.55 FEET;

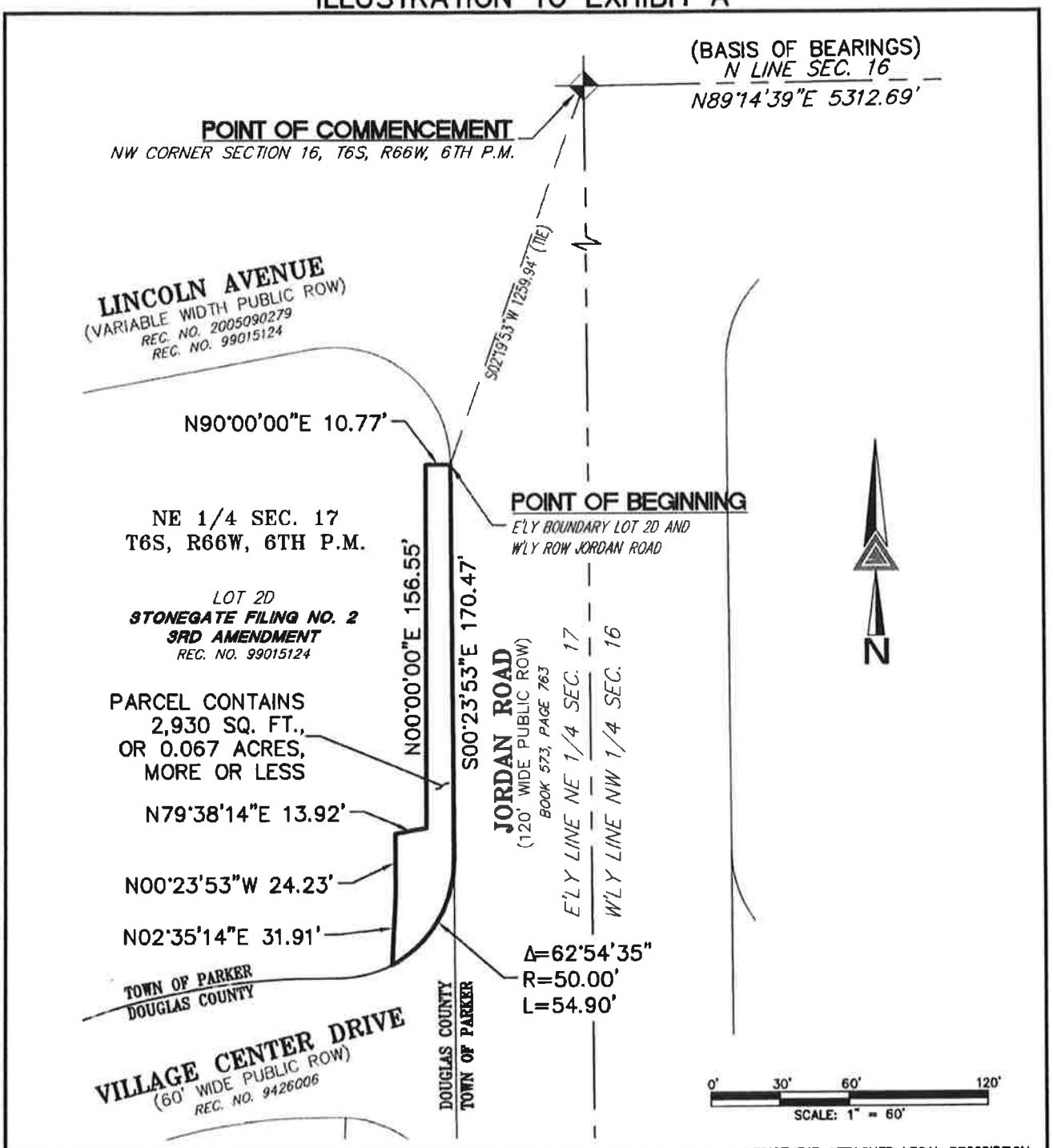
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.77 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.067 ACRES, (2,930 SQUARE FEET), MORE OR LESS.

COLORADO LICENSED
KARL D. SZYSZKOSKI
38691
12/06/2024
PROFESSIONAL LAND SURVEYOR

KARL D. SZYSZKOSKI PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



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Phone: (303)713-1898
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www.aztecconsultants.com

PARCEL NO. TCE-1
NE 1/4 SECTION 17, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COLORADO

PATH: Q:\12322-01 - JORDAN ROAD WIDENING\DWG\EXHIBITS\TCE 1.DWG
JOB NUMBER: 12322-01 DATE: 12/06/2024 DWG: RDS CHK: KDS 2 OF 2 SHEETS

EXHIBIT E

Town of Parker **CERTIFIED INVENTORY OF REAL & PERSONAL PROPERTY**	Project No.	Parcel No. RW-6, PE-6, TCE-6 and TCE-1
	Project Location: Lincoln Avenue and Jordan Road Widening	
	Property Owner: FirstBank of Parker	
	Property Address: 16534 Keystone Blvd., Parker, CO	

O = Fee Owner R = Realty M = Stone Gate Metro District
T = Tenant P = Personalty

QUANTITY	ITEM	O/T	*R/P	REMARKS
	RW-6 & PE-6			
1,779 SF	Irrigated sod	M	P	To be removed by the project
4	Mature Pine Trees	M	P	To be removed by the project
1	Mature Locus Tree	M	P	To be removed by the project
1	Upright Juniper	M	P	To be removed by the project
1,449 SF	1 ½ - inch river Rock (West end of landscaping)	M	P	To be removed by the project
1,500 SF	1 ½ - inch river Rock (Monument Sign)	M	P	To be removed by the project
1,500 SF	Landscape Fabric	M	P	To be removed by the project
200 SF	Annual Flower Bed (Monument Sign)	M	P	To be removed by the project
7	Moch Orange Bushes	M	P	To be removed by the project
8	Potentilla Bushes	M	P	To be removed by the project
15	Broadmoor Junipers	M	P	To be removed by the project
114 LF	Metal Landscape Edging	M	P	To be removed by the project
5	Cistena Bushes	M	P	To be removed by the project
1	Light Pole	M	P	To be removed and replaced by project.
1	Monument sign	M	P	To be protected in place
	TCE-6			
500 SF	1 ½ - inch river Rock (East end around sign)	M	P	To be removed by the project
500 SF	Landscape Fabric	M	P	To be removed by the project
70 LF	Metal Landscape Edging	M	P	To be removed by the project
5	Cistena Bushes	M	P	To be removed by the project
	TCE-1 (Jordan Road)			
2,930 SF	Irrigated sod	M	P	To be removed by the project
1	Rental Space Sign	M	P	To be protected in place

All trees have drip irrigation that is tied into the main irrigation line. The flower bed near the monument sign has a separate sprinkler system that ties into the main irrigation line. Repair/replacement of the damaged sprinkler system and reconnecting of drip lines will be the responsibility of the owner.

All concrete sidewalks damaged by the project will be replaced by the project.

The electric lines and power to the light poles and sign will be repaired or replaced in kind by the project.

* "R" designated items are to be included in the real estate appraisal.

I declare under penalty of perjury in the second degree, and any other applicable federal or state laws that the statements made on this document are true and complete to the best of my knowledge.

Prepared by: Richard B. Pittenridge	Date January 16, 2024
Signature of Real Estate Specialist or Appraiser:	Date
Signature of Owner:	Date
Signature of Tenant:	Date

ORDINANCE NO. 1.640, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE PUBLIC SIDEWALK EASEMENT AGREEMENT BY AND BETWEEN UNIVERSITY OF COLORADO HEALTH AND THE TOWN OF PARKER FOR A PORTION OF LOT 2, STONEGATE FILING NO. 19, FOR THE LINCOLN AVENUE WIDENING PROJECT

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

Section 1. The Town Council of the Town of Parker hereby approves the Public Sidewalk Easement Agreement by and between University of Colorado Health and the Town of Parker for a Portion of Lot 2, Stonegate Filing No. 19, for the Lincoln Avenue Widening Project, which Agreement is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT 1

PUBLIC SIDEWALK EASEMENT AGREEMENT

THIS PUBLIC SIDEWALK EASEMENT AGREEMENT (the "Easement Agreement") is made this ___day of _____,2024, between **UNIVERSITY OF COLORADO HEALTH**, a Colorado non-profit corporation (hereinafter referred to as the "Grantor"), and the Town of Parker, Colorado, a Colorado municipal corporation (hereinafter referred to as the "Town").

1. Grant of Easement. In consideration of the amount of Fifty-Six Thousand, Five Hundred Dollars ($56,500.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants to the Town an easement for a public sidewalk and associated appurtenances including a landscape wall, which easement includes the right of the Town to perform maintenance, repair, removal and replacement of such sidewalk and appurtenances thereto, in, under, through and across the property described in **Exhibit A**, which is attached hereto and incorporated by this reference, and hereinafter referred to as the "Sidewalk and Landscape Wall Easement."

2. Infringement and Correction. The Town is hereby given and granted possession of the above-described Sidewalk and Landscape Wall Easement, and the Grantor covenants and agrees that no structure, fixture, improvement or other obstruction above or below ground that will interfere with the purposes aforesaid will be placed, erected, installed or permitted on the Sidewalk and Landscape Wall Easement by Grantor or any person acting by, through or on behalf of Grantor. The Grantor further covenants and agrees that, in the event the terms of this paragraph are violated by the Grantor, or any person acting by, through or on behalf of the Grantor, such violation will be corrected and eliminated within a reasonable time upon receipt of written notice of such violation from the Town, after which the Town shall have the right, following a reasonable period of time, to correct or eliminate such violation and the Grantor shall promptly pay the actual costs thereof.

3. Obligations of the Town. The Town shall maintain the Sidewalk and Landscape Wall Easement in good condition at all times. All work performed by the Town on the property of the Grantor shall be done with care and all damage to the Grantor's land and improvements, to the extent said improvements are constructed or installed pursuant to the rights granted by this Easement Agreement, shall be promptly paid for or repaired at the expense of the Town. The Town's obligation herein shall include the restoration of the land and improvements to their condition prior to the damage.

4. Insurance. The Town shall maintain general liability insurance in an amount not less than the limits specified in the Colorado Governmental Immunity Act, as amended, for the Sidewalk and Landscape Wall Easement for bodily injury and property damage losses attributable to the maintenance, operation and use of the public sidewalk. The Town shall require any of its contractors performing any work or other activities within the Sidewalk and Landscape Wall Easement to maintain proper insurance applicable to the type of work to be performed, but, in all events, not less than the types and amounts of insurance prescribed in subsections (A), (B) and (C) below:

(A) Workers' Compensation insurance with statutory limits applicable in the state of Colorado, including Employer's Liability insurance with limits not less than $1,000,000 each accident.

(B) Commercial General Liability with limits not less than $1,000,000 per occurrence and $2,000,000 aggregate covering personal injury, bodily injury,

death, property damage, products/completed operations and contractual liability. This policy must not include any exclusion for explosion, collapse, or underground activities (XCU).

(C) Commercial Automobile Liability with limits not less than $1,000,000 combined single limit per occurrence covering bodily injury and property damage for all owned, non-owned and hired vehicles used in connection with the performance of the work.

Grantee shall cause its contractor to provide evidence of such insurance to Grantor prior to any entry by such contractor upon Grantor property and such evidence shall, by a combination of unmodified ISO endorsements CG 20 10 04 13 and CG 20 37 04 13, or other endorsements that in Grantor's reasonable judgment, provide substantially the same coverage, name Grantor as an additional insured, and shall by endorsement or primary coverage extend the term "bodily injury" to include "personal injury," and the endorsement(s) issued pursuant to the requirements of this Section 4 shall contain a provision that such policy(ies) may not be terminated for nonpayment of premium or amended to reduce coverage until thirty (30) days written notice of the proposed termination or reduction has been delivered to Grantor. Copies of endorsements required by this Section 4 and copies of such insurance policies (if requested by Grantor) shall be delivered by Grantee to Grantor prior to any entry on Grantor's property by Grantee's contractor and thereafter at least ten (10) days before expiration until the completion of work by Grantee's contractor. Each insurance policy or endorsement required by this Section 4 shall be written by an insurer having a rating not less than "A-X" Best's Rating according to the most current edition of Best's Key Rating Guide as determined at the time of the policy (or renewal) is issued.

5. Indemnity. Except to the extent caused by the negligence or willful misconduct of the Grantor Group (as defined below), Grantee hereby agrees to cause its Contractor for the Lincoln Avenue Widening Project (the "Project") to indemnify and hold harmless Grantor, its respective subsidiaries, affiliates, interrelated companies, and their officers, directors, partners, members, managers, contractors, subcontractors, agents, servants, employees and the successors and assigns of each and all of the foregoing (collectively, "Grantor Group") from and against any and all claims, demands, causes of action, liabilities, damages, judgments, costs and expenses (including reasonable attorneys' fees and all costs of defense), related to loss of life, bodily injury, or from loss of or damage to any of Grantor Group's property, including, without limitation, loss of use, to the extent arising out of: (a) the exercise of any right or privilege granted to Grantee's Contractor hereunder or any work performed by or on behalf of Grantee by Grantee's Contractor and its respective subcontractors, agents, servants, and employees (collectively, the "Contractor") on or adjacent to the property described in **Exhibit A**; (b) a breach of the Easement Agreement; or (c) any violation of law by Contractor in connection with the terms of the Easement Agreement during construction of the Project and during any warranty or repair work performed by the Contractor at the request or demand of the Grantee.

6. No Mechanic's Liens. Grantee shall pay or cause to be paid all sums due and payable by Grantee on account of any labor performed or materials furnished by, for or at the request of Grantee in connection with any work performed in or on the property described in **Exhibit A**. In addition, with respect to work performed pursuant to the Easement Agreement by or for Grantee, no part of property described in **Exhibit A** shall be subjected to mechanic's liens, and Grantee shall cause Grantee's Contractor to indemnify, defend and hold Grantor harmless from all loss, cost or expense, including reasonable attorney's fees, arising out of any such liens that attach to the property described in **Exhibit A** or any portion thereof as result of the exercise of any right or privilege granted to Grantee hereunder or the work performed by or for Grantee

and shall cause any such lien to be removed as a lien or bonded over and a discharge of the lien recorded within ten (10) business days after written demand. If Grantee's Contractor fails to cause the lien to be discharged of record timely as described above, Grantor, at its option, may pay such charge and related costs and interest, or may obtain and post a statutory surety bond in order to obtain a discharge of record of the lien, and Grantee shall cause Grantee's Contractor to reimburse Grantor within ten (10) business days after written demand by Grantor, in the amount paid by Grantor, together with reasonable attorneys' fees incurred in connection therewith, and interest on the amount of costs and expenses so incurred, at the rate of 12% per annum.

7. Unencumbered Title. Grantor warrants that it is lawfully seized and possessed of the property described in **Exhibit A**, and that it has good and lawful right to grant the Sidewalk and Landscape Wall Easement.

8. Binding Effect. The terms and provisions of this Easement Agreement shall be binding upon and inure to the benefit of the respective heirs, personal representatives, beneficiaries, successors, grantees and assigns of the parties hereto, and the burdens or benefits of the provisions of this Easement Agreement shall be deemed covenants running with said easement.

9. Recordation. This Easement Agreement shall be recorded in the real estate records of the Douglas County Clerk and Recorder's Office.

Executed and delivered the day and year first above written.

UNIVERSITY OF COLORADO HEALTH, a Colorado non-profit corporation

By:_____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The above and foregoing document was acknowledged before me this _____ day of 2024 by _____as _____ of University of Colorado Health, a Colorado non-profit corporation.

WITNESS my hand and official seal.

_____
Notary Public

TOWN OF PARKER, COLORADO

By: _____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT "A"

PARCEL NUMBER: PE-10
May 8, 2023
DESCRIPTION

A PERMANENT EASEMENT NO. PE-10, BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2, STONEGATE FILING NO. 19, RECORDED OCTOBER 11, 1995 AT RECEPTION NO. 9537419, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHENCE THE NORTH LINE OF SAID SECTION 16 BEARS NORTH 89°14'39" EAST, A DISTANCE OF 5,312.69 FEET, ALL BEARINGS HEREON ARE REFERENCED TO SAID LINE;

THENCE SOUTH 41°12'24" EAST, A DISTANCE OF 1,356.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 2, SOUTH 10°31'16" EAST, A DISTANCE OF 5.59 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 73°06'51" WEST, A DISTANCE OF 42.93 FEET;

THENCE SOUTH 79°29'55" WEST, A DISTANCE OF 137.74 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN AVENUE RECORDED AT RECEPTION NO. 2005090279 IN SAID RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°58'16" EAST;

THENCE ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°27'00", AN ARC LENGTH OF 32.68 FEET;

2. NORTH 79°28'44" EAST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.038 ACRES, (1,663 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

Request for Town Council Action

Date: January 6, 2025

Submitted By: Chris Vanderpool, Town Clerk

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 25-001**
A Resolution to Amend Resolution No. 24-003, Series of 2024, Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law

Department: **Town Clerk, Chris Vanderpool**

EXECUTIVE SUMMARY

Each year, the Town Council designates the public place for posting of public meetings as required by state law.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

As required by the Colorado Open Meetings Law, each year the Town Council must designate a public place for the posting of meeting notices. This resolution designates https://parkerco.gov for posting of all Town meeting notices. If there is a known outage or an emergency meeting, the Town will post a physical notice on the bulletin board located at Town Hall.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)

INNOVATE WITH COLLABORATIVE GOVERNANCE

ATTACHMENTS

1. Resolution No. 25-001

RECOMMENDED MOTION

I move to approve Resolution No. 25-001, as part of the consent agenda.

RESOLUTION NO. 25-001, Series of 2025

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 24-003, SERIES OF 2024, ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING OF MEETING NOTICES AS REQUIRED BY THE COLORADO OPEN MEETINGS LAW

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker, in compliance with C.R.S. § 24-6-402(2)(c) of the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq*., hereby designates the Town of Parker website at https://parkerco.gov as the official place for posting notices. The Town may additionally post notices at the Town Hall of the Town of Parker, located at 20120 East Mainstreet, and any Town social media accounts. If there is a known outage, known interruption in internet service, or an emergency meeting, the Town may post a physical notice at the public entrance of Town Hall of the Town of Parker, located at 20120 East Mainstreet. The Town Clerk shall be responsible for posting the required notices no later than twenty-four (24) hours prior to the holding of the meeting. All meeting notices shall include specific agenda information, where possible.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

PARKER
COLORADO

Request for Town Council Action

Date: January 6, 2025

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 25-004**
A Resolution Accepting the Conveyance of a Drainage Easement from Terra Bluffs Propco, LP, for a Portion of Lot 1, Compark Village Filing No. 7, Amendment No. 3

Department: **Engineering and Public Works, Alex Mestdagh**

EXECUTIVE SUMMARY

This resolution accepts the conveyance of a Drainage Easement from Terra Bluffs Propco, LP over a portion of Lot 1, Compark Village Filing No. 7, Amendment No. 3.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's stormwater criterion requires that drainage easements be dedicated over all storm drainage facilities located on private property. The drainage easements are necessary to ensure the long-term operation and maintenance of drainage infrastructure to minimize flooding and protect the quality of stormwater runoff.

The Engineering Department has reviewed and approved the construction drawings for the drainage facilities associated with an approved site plan for Compark Village Filing No. 7, Amendment No. 3. Since the drainage facilities are being constructed as part of a site plan process, and not a Plat, the easements need to be dedicated by a separate instrument.

FINANCIAL IMPACT

As the drainage improvements proposed within the easement will be the maintenance responsibility of the property owner, there is no financial impact to the Town.

STRATEGIC GOAL(S)

DEVELOP A VISIONARY COMMUNITY THROUGH BALANCED GROWTH

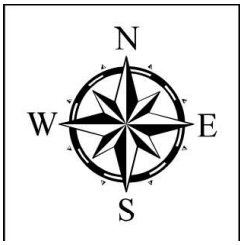
ATTACHMENTS

1. Vicinity Map
2. Resolution No. 25-004

RECOMMENDED MOTION

I move to approve Resolution No. 25-004, as part of the consent agenda.

Drainage Easement
Vicinity Map



RESOLUTION NO. __25-004__, Series of 2025

TITLE: A RESOLUTION ACCEPTING THE CONVEYANCE OF A DRAINAGE EASEMENT FROM TERRA BLUFFS PROPCO, LP, FOR A PORTION OF LOT 1, COMPARK VILLAGE FILING NO. 7, AMENDMENT NO. 3

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities;

WHEREAS, Section 1.06.010 of the Town of Parker Municipal Code requires the acceptance of a conveyance of real property to the Town be effectuated by resolution; and

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement specified hereinbelow to the Town by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby accepts the conveyance of certain property interests for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities from Terra Bluffs PropCo, LP, for a Portion of Lot 1, Compark Village Filing No. 7, Amendment No. 3, as provided in the Drainage Easement Agreement attached as **Exhibit 1** and incorporated by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

EXHIBIT 1

DRAINAGE EASEMENT AGREEMENT
(A Portion of Lot 1, Compark Village Filing No. 7, Amendment No. 3)

THIS DRAINAGE EASEMENT AGREEMENT (the "Easement Agreement") is made this ___ day of _____, 2025, by and between TERRA BLUFFS PROPCO, LP, a Delaware limited partnership, having an address of 8701 E. 116th Street, Suite 260, Fishers, Indiana 46038 ("Grantor"), and the TOWN OF PARKER, a Colorado home rule municipality, having an address of 20120 East Mainstreet, Parker, Colorado 80138 ("Grantee").

RECITALS

A. Grantor constructed a drainage pipe and appurtenant drainage facilities (the "Drainage Facilities") within its privately owned property.

B. Pursuant to Section 4.08.090(b) of the Parker Municipal Code, the Grantor is responsible for the maintenance of the Drainage Facilities. However, the Grantee may choose to maintain the Drainage Facilities if the Grantor fails to do so in order to protect the public health, safety, and welfare from stormwater runoff damage.

C. Grantee desires to acquire an easement for the purpose of the maintenance of the Drainage Facilities on and through the property more particularly described and depicted in **Exhibit A** ("Easement Property"), attached hereto and incorporated herein by this reference; and

D. Grantor is willing to grant an easement to Grantee for the aforesaid purposes on the terms and conditions set forth hereinbelow.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration by Grantee to Grantor, the covenants of Grantee herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement. Grantor does hereby grant and convey unto Grantee, its successors, assigns, lessees, licensees and agents, an easement under and through the Easement Property, for the purpose of providing the maintenance of the Drainage Facilities. Subject to the terms of this Easement Agreement, Grantee shall also have the specific rights of ingress and egress for the construction, reconstruction, operation and maintenance of a drainage pipe and appurtenant drainage facilities; additionally, Grantee shall have the right to remove impediments to operation and maintenance of the Easement Property such as trees, asphalt and sidewalks. Grantee further agrees to coordinate all construction, reconstruction, operation, maintenance, removal and any other activities which disturb the Easement Property with Grantor so as to minimize any disruption to Grantor's property. Grantor and Grantee agree that this Easement Agreement may be released in writing by the Town of Parker's Engineering/Public Works Director or designee, subject to the Grantor providing a suitable replacement for the drainage easement described herein, as determined in the sole discretion of the Town of Parker's Engineering/Public Works Director or designee.

2. Unencumbered Title. Grantor warrants that the Easement Property is free and clear of all liens and encumbrances that could have any impact on the easement granted to the Grantee by this Agreement.

3. Operation and Maintenance.

a. The operation and maintenance of the Drainage Facilities described herein and located within the Easement Property shall be the responsibility of the Grantor; provided, however, that Grantee shall have the right to maintain the Drainage Facilities in the event Grantee, in its sole discretion, determines to enter the Easement Property for the operation and/or maintenance of the Drainage Facilities as set forth in subsection b. hereinbelow. The Grantor acknowledges and agrees that the Grantee has the right to enter the Easement Property to maintain and operate the Drainage Facilities covered by Chapter 4.08 of the Parker Municipal Code or to maintain and operate the Drainage Facilities in the manner described herein.

b. If Grantor fails to adequately maintain the Drainage Facilities located within the Easement Property, and the Grantor (i) fails to correct the maintenance problem within fourteen (14) days after the date of written notice from Grantee (the "Correction Period"); or (ii) fails to begin to clean, cure or correct such problem within fourteen (14) days after receipt of notice if such problem cannot be reasonably cleaned, cured or corrected within the Correction Period, and fails to diligently prosecute such cleaning, cure or correction to completion, then Grantee may correct the maintenance problem as provided herein. Notwithstanding the foregoing, Grantee may, in the event of an emergency, as determined by Grantee in its sole discretion, clean, cure or correct any damage caused by Grantor's failure to adequately maintain the Drainage Facilities located within the Easement Property. The Grantor shall reimburse the Grantee for the cost of such maintenance to the extent that (i) the Drainage Facilities and/or the type of maintenance performed by Grantee are not covered by Chapter 4.08 of the Parker Municipal Code, as amended, or (ii) if the Drainage Facilities and/or the type of maintenance performed by the Grantee is covered by Chapter 4.08 of the Parker Municipal Code, as amended, and the Grantee determines in its sole discretion that there are not sufficient funds available for such maintenance. If Grantor fails to reimburse Grantee for the cost of such maintenance, within thirty (30) days after receipt of an invoice from Grantee describing the corrective or maintenance action taken, the unpaid amount shall constitute a lien on the Easement Property until paid in full, with priority over all other liens, except general tax liens, which liens shall be certified to the Douglas County Treasurer and collected in the same manner as other taxes are collected. Grantor further agrees that Grantee may also pursue any and all other remedies available at law or in equity.

4. Grantor Defined. The word "Grantor" as used herein, whenever the context requires or permits, shall include the heirs, personal representatives, beneficiaries, successors, grantees and assigns of the owners of the land through which the easement runs, or the respective owners from time to time of portions thereof. The burdens and benefits of this Easement Agreement shall be deemed covenants running with the real property identified on **Exhibit A**. Notwithstanding any contrary provision in this Easement Agreement, however, any obligation under this Easement Agreement which is to be performed by the owner of any land which is burdened by this Easement Agreement shall be enforceable only against the then owner of such land, and not against any such owner's predecessors in interest.

5. Covenants of Grantee. Grantee hereby represents, covenants and warrants in favor of Grantor, and its successors and assigns, as follows:

a. Grantee shall protect the Easement Property, and the adjacent lands of Grantor over which Grantee has rights of ingress and egress, from damage caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents.

b. Grantee shall not cause or permit to be caused by any of its employees, agents, contractors, subcontractors, successors, assigns, lessees or licensees, any hazardous substances, as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), pollutants or contaminants, as defined by CERCLA, or hazardous waste, as defined by the Resource, Conservation and Recovery Act ("RCRA"), including, but not limited to, asbestos and/or urea formaldehyde, or any pollutants or toxic pollutants as defined by the Clean Water Act, and any amendments thereto, to be dumped, spilled, released, permanently stored or deposited on, over or beneath the Easement Property or any other lands owned by Grantor.

6. Retained Rights. Grantor shall have all rights to the Easement Property not granted hereby.

7. Notices. Any and all notices or other communications required or permitted to be given hereunder shall be in writing and sent to the parties hereunder at the addresses below by (i) overnight delivery through express mail, Federal Express, UPS, or a comparable national delivery service, or (ii) U.S. Certified Mail. A party may from time to time change the address to which such notices or communications may be delivered or sent by giving the other parties written notice of such change. All notices or other communications shall be deemed given and effective upon the date of receipt of delivery, unless delivery is refused or cannot be made, in which event the date of attempted delivery shall be deemed the effective date of such notice or other communication.

Grantor:

Terra Bluffs Propco, LP
8701 East 116th St., Suite 260
Fishers, Indiana 46038

Grantee:

Town of Parker
Attn: Public Works Director
20120 E. Mainstreet
Parker, Colorado 80138

With a copy to:

Anthony Andricks, Esq.
Thompson Hine LLP
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Town of Parker
Attn: Legal/Town Attorney
20120 E. Mainstreet
Parker, Colorado
80138

8. Miscellaneous.

a. Except as otherwise expressly provided herein, all provisions herein contained, including the benefits, burdens and covenants, are intended to run with the land and shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

b. This easement constitutes all of the agreements, understandings and promises between the parties hereto, with respect to the subject matter hereof.

c. This easement shall be of no force and effect until this easement is duly and validly executed by all parties hereto. This Easement Agreement may be executed in one or more counterparts, which when taken together shall constitute one and the same instrument.

d. The recitals set forth above are expressly incorporated herein.

[Remainder of page intentionally left blank. Signatures on following page.]

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the date and year first above written.

GRANTOR: TERRA BLUFFS PROPCO, LP,
a Delaware limited partnership

By: _____
Name: Quinn Haselhorst
Title: CFO

STATE OF Indiana)
) ss.
COUNTY OF Hamilton)

The foregoing instrument was acknowledged before me this 29 day of July, 2024, by Quinn Haselhorst, as CFO of Terra Bluffs PropCo. LP, a Delaware limited partnership.

My commission expires: Oct. 27, 2031

SEAL

_____
Notary Public

JULIE ANNE MICHAEL
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0674793
My Commission Expires Oct 27, 2031

GRANTEE: TOWN OF PARKER

_____

Jeff Toborg, Mayor

ATTEST:

_____

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____

Jamie Wynn, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE EASEMENT PROPERTY

A PARCEL OF LAND BEING A PORTION OF LOT 1, COMPARK VILLAGE FILING NO. 7, AMENDMENT NO. 3, RECORDED AT RECEPTION NO. 2015082909 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 78°24'00" WEST A DISTANCE OF 138.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT E ON SAID PLAT OF COMPARK VILLAGE FILING NO. 7, AMENDMENT NO. 3;

THENCE ALONG SAID CERTAIN COURSE, NORTH 78°24'00" WEST A DISTANCE OF 18.04 FEET TO THE **POINT OF BEGINNING**.

THENCE CONTINUING ALONG SAID CERTAIN COURSE, NORTH 78°24'00" WEST, A DISTANCE OF 38.50 FEET;

THENCE DEPARTING SAID CERTAIN COURSE, SOUTH 54°45'39" EAST, A DISTANCE OF 24.05 FEET;

THENCE SOUTH 78°23'10" EAST, A DISTANCE OF 16.46 FEET;

THENCE NORTH 11°36'50" EAST, A DISTANCE OF 9.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.006 ACRES, (265 SQUARE FEET), MORE OR LESS.

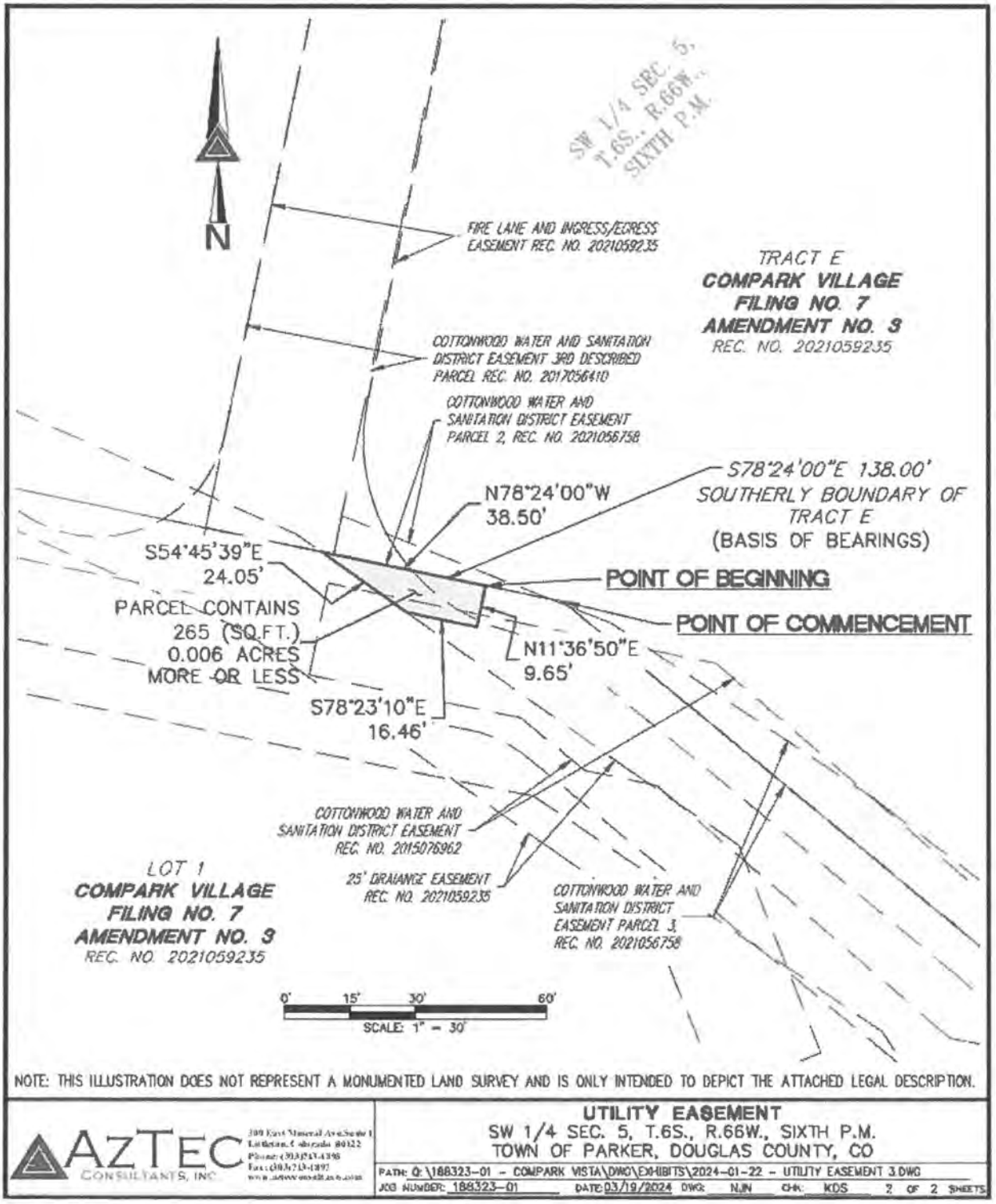
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

COLORADO LICENSED
KARL D. SZYSZKOSKI
38691
03/20/2024
PROFESSIONAL LAND SURVEYOR

KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

EXHIBIT A (CONT'D)

DEPICTION OF THE EASEMENT PROPERTY



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC CONSULTANTS, INC.

UTILITY EASEMENT
SW 1/4 SEC. 5, T.6S., R.66W., SIXTH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, CO

PATH: Q:\188323-01 - COMPARK VISTA\DWG\EXHIBITS\2024-01-22 - UTILITY EASEMENT 3.DWG
JOB NUMBER: 188323-01 DATE: 03/19/2024 DWG: NJN CHK: KDS 2 OF 2 SHEETS

Request for Town Council Action

Date: January 6, 2025

Submitted By: Eli Vidales, Traffic Operations Superintendent

Reviewed By: Michelle Kivela, Town Manager

Title: **Dransfeldt Road Redundant Fiber (CIP-015)**

Amount: **$103,495.69**
Contractor: **TAK Broadband LLC**
Department: **Engineering and Public Works, Eli Vidales**

EXECUTIVE SUMMARY

The Town has invested in fiber optic connections that allow traffic signals to communicate with each other. The centralized system is located at the Public Works Operations Center (PWOC). The Traffic Division/Engineering has been working to close gaps in the system to provide safeguards for unforeseen circumstances that might interrupt communication in the system. This project will close an existing fiber gap on Dransfeldt Road between Mainstreet and Twenty Mile Road.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

This project will create a redundant fiber connection loop that will allow system communications to be detoured if a segment is damaged and/or failing. This type of redundancy is critical to maintaining communications with all traffic signals so they can continue to operate properly while repairs are being made. This will strengthen the system as a whole by connecting a missing link and will take the Town one step closer to a fully redundant system.

The project was publicly advertised, and the Town received the following seven bids:

1. AF Contractors LLC - $136,071.50
2. Communication Construction & Engineering - $109,926.28
3. Connection One Inc - $162,666.10
4. Dillie & Kuhn - $111,765.50
5. RLM Underground LLC - $176,375.00
6. TAK Broadband LLC - $103,495.69
7. Zero dB Communications LLC - $114,100.60

TAK Broadband LLC was the lowest responsible bidder at $103,495.69. TAK Broadband LLC has not previously performed work for the Town. However, a reference check was completed

by staff and found that they have a positive reputation in the industry. Therefore, staff recommends that Town Council award the contract to TAK Broadband LLC.

FINANCIAL IMPACT

The Town will be utilizing the Highway and Streets Capital Projects funding that has been approved and budget appropriated.

STRATEGIC GOAL(S)

PROMOTE A SAFE AND HEALTHY COMMUNITY

DEVELOP A VISIONARY COMMUNITY THROUGH BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.

Request for Town Council Action

Date: January 6, 2025

Submitted By: Tom Gill, Associate Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **Parker Road Sidewalk – North Gap (King Soopers to Valley Hi Drive) Preliminary Design**

Amount: **$143,665**
Contractor: **Merge Resource Group Ltd.**
Department: **Engineering and Public Works, Tom Gill**

EXECUTIVE SUMMARY

This item is to request approval of a professional services agreement with Merge Resource Group, Ltd., for the conceptual design of a new sidewalk adjacent to Parker Road, north of the Cottonwood Drive intersection.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Cottonwood residents have shared concerns regarding the lack of a sidewalk adjacent to Parker Road (State Highway 83) from Valley Hi Drive to the Kings Soopers shopping area. Consequently, the Town has made it a goal to complete the needed sidewalk to improve multi-modal infrastructure for both pedestrians and bicycles in the area. Urban renewal funding for the design of this sidewalk segment is part of the PAR/P3 2025 budget, which was approved in early December 2024. There may also be some funding/participation opportunities with CDOT for this project in the future.

This contract includes preliminary (30%) design services for shared use path improvements along the west side of Parker Road (SH 83) between the King Soopers Marketplace north of Cottonwood Drive and Valley Hi Drive/Preservation Park & Trailhead. The project will be broken into two separate design phases. Phase 1 will consist of preliminary design activities to get to a 30% design submittal. A future Phase 2 contract would consist of final design to develop construction documents to a 100% advertisement level. It is anticipated the preliminary design services will be completed by the end of July 2025.

Merge Resource Group, Ltd., was used for the conceptual design efforts that provided a baseline design. The preliminary design services generally include: surveying, subsurface utility engineering, geotechnical investigation, conceptual design refinement, and preliminary design. Additional design contracts will be needed to finalize the design and for selected construction administration services. Construction is tentatively scheduled for Spring 2026.

FINANCIAL IMPACT

Funding for this agreement has been appropriated in the Highway and Streets Capital Projects Fund (301-4310).

STRATEGIC GOAL(S)

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.

PARKER
COLORADO

Request for Town Council Action

Date: January 6, 2025

Submitted By: Eli Vidales, Traffic Operations Superintendent

Reviewed By: Michelle Kivela, Town Manager

Title: **Traffic Signal Radar Detection Systems**

Amount: **$215,000**

Contractor: **Summit Traffic Solutions**

Department: **Engineering and Public Works, Eli Vidales**

EXECUTIVE SUMMARY

The Traffic Division of the Public Works/Engineering Department has been standardizing its system with Wavetronix radar traffic detection equipment, which has been replacing outdated and failing technology. The Division has been purchasing these systems with capital funds to upgrade a number of intersections every year.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Traffic Division of Public Works/Engineering has been standardizing its system with Wavetronix radar traffic detection equipment for the past several years, which has been replacing outdated and failing technology. The Colorado supplier of these units is Summit Traffic Solutions. The division has been purchasing these systems with capital funds to maintain/upgrade a number of signalized intersections every year. With the recent improvements to Dransfeldt Road during the Dransfeldt Widening Project, the Traffic Division has asked Engineering to use project funds to purchase enough sensors to replace the existing detection within the project limits. The annual purchase plus the Dransfeldt widening purchase will put the total expenditure with Summit Traffic Solutions over $100,000. If approved, the newly modified corridor will have the potential to flow as efficiently as designed, knowing that all detection devices down the corridor have been upgraded to the current Town standard. The Traffic Division will be able to handle the installation of these units when the units are received.

FINANCIAL IMPACT

Funding has been budgeted and appropriated. A portion of the funding will come from the Traffic Services annual funding for capital equipment, with the Dransfeldt Widening Project urban renewal funding the remaining portion.

STRATEGIC GOAL(S)

PROMOTE A SAFE AND HEALTHY COMMUNITY

DEVELOP A VISIONARY COMMUNITY THROUGH BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.

Request for Town Council Action

Date: January 6, 2025

Submitted By: Patrick Burke, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **Parker Road Sidewalk (CIP23-042) - Pine Drive to Stroh Road - Final Design Contract Modification**

Amount: **$14,570.50 Addition for Revised Contract Total of $361,996.50**

Contractor: **Merge Resource Group Ltd.**

Department: **Engineering and Public Works, Patrick Burke**

EXECUTIVE SUMMARY

This agenda item is for the approval of a professional services agreement contract modification #1 with Merge Resource Group for the final design of the Parker Road Sidewalk - Pine Drive to Stroh Road project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Numerous gaps exist in the sidewalk/multi-use trail adjacent to Parker Road (State Highway 83). It has been a goal of the Town for over 20 years to complete this needed multi-modal infrastructure for both pedestrians and bicycles. Some of the existing gaps are anticipated to be eliminated as part of future/adjacent development. However, the Town will need to address most of the gaps that remain. In 2022, a Denver Regional Council of Governments (DRCOG) multi-modal grant application for projects to receive Federal/State funding was completed. This section of sidewalk/trail was selected for partial construction funding in 2025.

The final design contract with Merge Resource Group was approved by Town Council on February 5, 2024. This contract modification is intended to increase the overall do-not-exceed amount approved for the original agreement to $361,996.50, in order to account for the additional work described below. The scope of the approved final design did not include a scour analysis for the pedestrian bridge crossings, as they span existing armored pond spillways rather than active waterways. However, during the Final Office Review meeting with CDOT on November 19, 2024, CDOT requested that this analysis be incorporated into the final design documents. The additional cost for this scope of work is $12,045.

Additionally, based on initial discussions with the Robinson Ranch Community Association (the Association), the Town directed the design team to include an additional segment of sidewalk along J. Morgan Boulevard to connect with the Association's existing trail system. This segment

was not part of the original design scope. The initial intention was for the Town to construct this segment in exchange for the Association granting the necessary easements for the project. However, it was later determined that the Association preferred to receive compensation for the easements, rather than the new trail connection. As a result, this contract modification includes the 45 hours spent by the design team on this out-of-scope work, at a cost of $5,685.50.

Furthermore, there was a small reduction in the project scope related to the design of retaining walls, which were ultimately eliminated from the project. This change resulted in a cost savings of $3,160.

The total cost of this contract modification is $14,570.50.

FINANCIAL IMPACT

The cost of this contract modification is $14,570.50 and funding has been appropriated for this effort in the Streets Capital Projects Fund (301-4310).

STRATEGIC GOAL(S)

SUPPORT AN ACTIVE COMMUNITY

PROMOTE A SAFE AND HEALTHY COMMUNITY

ENHANCE ECONOMIC VITALITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.

Request for Town Council Action

Date: January 6, 2025

Submitted By: Carrie Glassburn, Cultural Director

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 25-002**
A Resolution to Appoint Regular Members to the Parker Cultural and Scientific Commission, and to Appoint the Chair
Department: Cultural, Carrie Glassburn

EXECUTIVE SUMMARY

The Town Council appoints the Chairperson, regular members, and alternate members of the Parker Cultural and Scientific Commission (the Commission), as provided by the Parker Municipal Code. The terms of six members of the Parker Cultural and Scientific Commission expired on December 31, 2024. Five of these commissioners have expressed an interest in being reappointed. Additionally, the Commission recommends not filling one of the vacant positions so as to leave an odd number of Commissioners (eleven), which is preferred to avoid ties.

The Chairperson's term also expires on December 31, 2024. The Commission recommends reappointing the Chair for another one-year term.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Section 2.04.030 of the Parker Municipal Code provides that the term of Commission members is one or two years until a successor takes office. Moreover, Section 2.04.202 allows Town Council to appoint as many members as the Town Council deems sufficient by resolution. In 2024, twelve Commissioners served on the Commission. Six of the Commissioners' terms expired on December 31, 2024. The Chairperson's term also expired on December 31, 2024.

Five of the six Commissioners with expired terms are interested in serving an additional term on the Commission. The Commission recommends that all five of those Commissioners be reappointed for another two-year term, ending December 31, 2026. The Commission recommends that Bethany Wood be reappointed to a one-year term as Chairperson, expiring December 31, 2025.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)

INNOVATE WITH COLLABORATIVE GOVERNANCE

ATTACHMENTS

1. Resolution No. 25-002

RECOMMENDED MOTION

I move to approve Resolution No. 25-002, as part of the regular agenda.

RESOLUTION NO. 25-002, Series of 2025

TITLE: A RESOLUTION TO APPOINT REGULAR MEMBERS TO THE PARKER CULTURAL AND SCIENTIFIC COMMISSION, AND TO APPOINT THE CHAIR

WHEREAS, the term of six (6) regular members of the Parker Cultural and Scientific Commission (the "Commission") expired on December 31, 2024;

WHEREAS, the Town Council of the Town of Parker desires to appoint five (5) regular members (leaving one vacancy) for the term ending December 31, 2026, as described herein;

WHEREAS, Section 2.04.020 of the Parker Municipal Code provides that the Town Council shall appoint one member of the Commission to be the Chair; and

WHEREAS, the Town Council desires to appoint the Chair to the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints five (5) regular members (leaving one vacancy) to the Commission for the term ending December 31, 2026, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council of the Town of Parker hereby appoints Bethany Wood as the Chair of the Commission.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

EXHIBIT A

1. Six (6) Regular Parker Cultural and Scientific Commission Board Members for a term up to and including December 31, 2025.

a. Christine Kennedy
b. Michael Montoya
c. Diana Norton
d. Tom O'Malley
e. Terri Tilliss
f. Bethany Wood

2. Six (6) Regular Parker Cultural and Scientific Commission Board Members for a term up to and including December 31, 2026.

a. Annie Day
b. Philip Kramer
c. Katie Reid Milazzo
d. Allen Rosen
e. Robert Sánchez
f. _____

Request for Town Council Action

Date: January 6, 2025

Submitted By: Chris Vanderpool, Town Clerk

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 25-003**
A Resolution to Appoint Regular Members, Alternate Members, and to Fill One Vacancy on the Town of Parker Special Licensing Authority, and to Appoint the Chairperson and Vice Chairperson

Department: **Town Clerk, Chris Vanderpool**

EXECUTIVE SUMMARY

The Town Council appoints the Chairperson, Vice Chairperson, regular members and alternate members of the Special Licensing Authority, as provided by the Parker Municipal Code.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Section 5.08.050 of the Parker Municipal Code provides that the term of the Authority members is two years and alternate members is one year. The term of three members of the Authority ended on December 31, 2024. Rick Milburn, whose term ends on December 31, 2025, tendered his resignation. His vacancy needs to be filled for the remainder of the term. Section 5.08.060 of the Municipal Code provides that the Town Council shall appoint a Chairperson and a Vice Chairperson. The purpose of this resolution is to appoint a total of four regular members and two alternate members, a Chairperson and a Vice Chairperson.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)

INNOVATE WITH COLLABORATIVE GOVERNANCE

ATTACHMENTS

1. Resolution No. 25-003

RECOMMENDED MOTION

I move to approve Resolution No. 25-003 as part of the regular agenda.

RESOLUTION NO. 25-003, Series of 2025

TITLE: A RESOLUTION TO APPOINT REGULAR MEMBERS, ALTERNATE MEMBERS, AND TO FILL ONE VACANCY ON THE TOWN OF PARKER SPECIAL LICENSING AUTHORITY, AND TO APPOINT THE CHAIRPERSON AND VICE CHAIRPERSON

WHEREAS, the term of three (3) regular members of the Special Licensing Authority (the "Authority") expired on December 31, 2024;

WHEREAS, there were no remaining alternate members on the Authority;

WHEREAS, Ricky (Rick) Milburn, whose term expires December 31, 2025, resigned as a regular member of the Commission;

WHEREAS, the Town Council of the Town of Parker desires to appoint new members and alternate members, and desires to fill the vacancy created by the resignation, as described herein;

WHEREAS, Section 5.08.060 of the Parker Municipal Code provides that the Town Council shall appoint one member of the Authority to be Chairperson and one member to be Vice Chairperson of the Authority; and

WHEREAS, the Town Council desires to appoint the Chair and the Vice Chair for the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints three (3) members to the Authority for the term ending December 31, 2026, appoints two (2) alternate members to the Authority for the term ending December 31, 2025, and appoints one (1) member to fill the vacancy for the term ending December 31, 2025, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council of the Town of Parker hereby appoints Kelli Narde as the Chairperson for the Authority.

Section 3. The Town Council of the Town of Parker hereby appoints Mike Appleby as the Vice Chairperson for the Authority.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

EXHIBIT A

1. Appointment of two (2) regular Special Licensing Authority members for a term up to and including December 31, 2025.

   a. Mike Appleby
   b. Philip LaBella

2. Appointment of three (3) regular Special Licensing Authority members for a term up to and including December 31, 2026.

   a. Tiffany Howell
   b. Ronald (RD) Kuhns
   c. Kelli Narde

3. Appointment of two (2) alternate Special Licensing Authority members for a term up to and including December 31, 2025.

   a. Jerry Elmblade
   b. Timothy Perkins

Request for Town Council Action

Date: January 6, 2025

Submitted By: Michael Grabczyk, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.338.3 – Second Reading**
A Bill for an Ordinance Approving the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17C, Project No. 108522) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker
Department: Engineering and Public Works, Michael Grabczyk

EXECUTIVE SUMMARY

The Town of Parker and the Mile High Flood District (MHFD), formerly the Urban Drainage and Flood Control District, have identified the Upper Jordan Road Tributary as a reach of major drainageway requiring rehabilitation to support existing and future town growth. To this end, the Town and MHFD have executed an intergovernmental agreement (IGA) in August 2021 for the design and construction of flood control improvements on the Upper Jordan Road Tributary. Due to the size of the proposed project area, the improvements were phased. This agreement was amended in December 2022 and 2023 to provide additional funding for design and for construction of initial phases of the project. The proposed third amendment to this agreement would commit additional funds from the MHFD to complete funding for the construction of the final phase of the project.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker and the Mile High Flood District (MHFD), formerly the Urban Drainage and Flood Control District, have identified the Upper Jordan Road Tributary as a reach of major drainageway requiring rehabilitation to support existing and future town growth. To this end, the Town and MHFD have executed an IGA in August 2021 for the design and construction of flood control improvements on the Upper Jordan Road Tributary. Due to the size of the proposed project area, the improvements were phased. This agreement was amended in December 2022 and 2023 to provide additional funding for design and for construction of initial phases of the project.

This project has been phased with the first phase being located on the Upper Jordan Road Tributary, just upstream of Mainstreet. Construction of the first phase was completed earlier this

year. The second and final phase is located on the Upper Jordan Road Tributary between Mainstreet and the Town's jurisdictional limits to the north. This phase is within the Bradbury Ranch development, originally constructed in the mid-90s, and has been identified as an area of concern for flood conveyance and long-term maintenance. The phase contains a single in-line stormwater pond that has experienced aggradation or sediment accumulation over time. The overall drainageway within this phase has an immense growth of cattails, causing a reduction in flood conveyance. The elevation and design of the contributing storm outfalls are not conducive to long-term maintenance, which will be alleviated with the project improvements. In addition, this reach experienced sediment deposition from the culvert failure and emergency repair on Bradbury Ranch Drive, which will be removed with this project. This project will construct channel improvements, such as outfall forebays, channel widening for increased flood conveyance, selective relocation and dredging of cattail areas, and retrofitting of existing concrete storm structures. This IGA amendment will complete funding for the construction of the final phase of this project.

FINANCIAL IMPACT

This IGA amendment commits no new funds from the Town, but allows for additional funds from the MHFD to be contributed to the project.

Proposed Project Contributions:	
Town of Parker	$0
Mile High Flood District	$300,000

Total Project Contributions:	
Town of Parker	$900,000
Mile High Flood District	$880,000
Mile High Flood District Special Funds Transfer	$46,350

STRATEGIC GOAL(S)

PROMOTE A SAFE AND HEALTHY COMMUNITY

INNOVATE WITH COLLABORATIVE GOVERNANCE

ATTACHMENTS

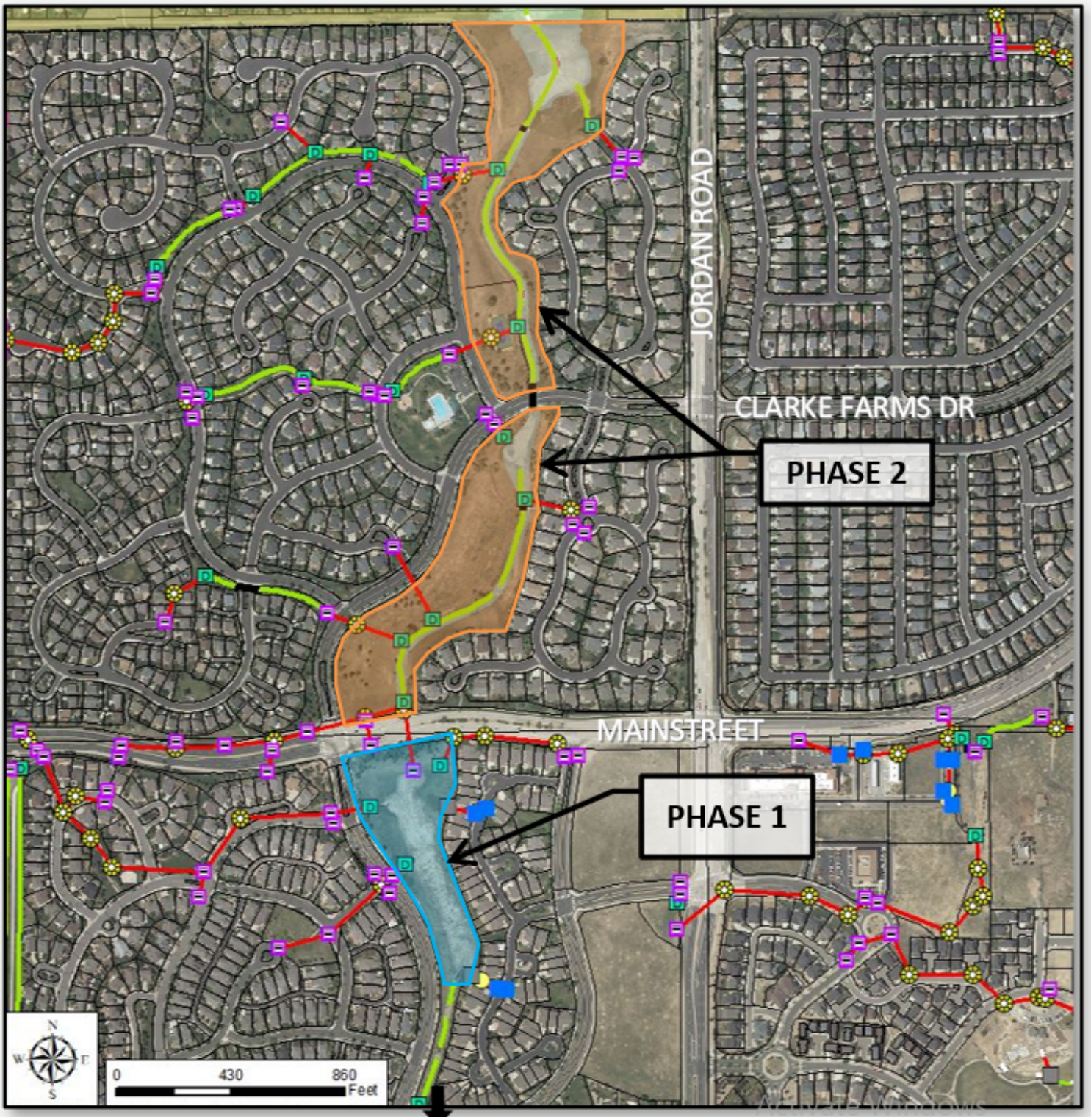
1. Phase Map - Jordan Tributary at Bradbury Ranch
2. Ordinance No. 9.338.3

RECOMMENDED MOTION

I move to approve Ordinance No. 9.338.3 second reading.

PHASE MAP

JORDAN TRIBUTARY AT BRADBURY RANCH



ORDINANCE NO. 9.338.3, Series of 2024

TITLE: A BILL FOR AN ORDINANCE APPROVING THE THIRD AMENDMENT TO AGREEMENT REGARDING DESIGN AND CONSTRUCTION OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR UPPER JORDAN ROAD TRIBUTARY AT BRADBURY RANCH (AGREEMENT NO. 21-05.17C, PROJECT NO. 108522) BY AND BETWEEN URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT AND THE TOWN OF PARKER

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

Section 1. The Town Council of the Town of Parker hereby approves the Third Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch (Agreement No. 21-05.17C, Project No. 108522) by and between Urban Drainage and Flood Control District d/b/a Mile High Flood District and the Town of Parker, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Josh Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT 1

THIRD AMENDMENT TO
AGREEMENT REGARDING
DESIGN AND CONSTRUCTION
OF DRAINAGE AND FLOOD CONTROL IMPROVEMENTS FOR
UPPER JORDAN ROAD TRIBUTARY AT BRADBURY RANCH
TOWN OF PARKER

Agreement No. 21-05.17C
Project No. 108522

THIS THIRD AMENDMENT TO AGREEMENT (hereinafter called "THIRD AMENDMENT"), by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT (hereinafter called "DISTRICT") and TOWN OF PARKER (hereinafter called "TOWN") and collectively known as "PARTIES";

WITNESSETH:

WHEREAS, PARTIES have entered into "Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Upper Jordan Road Tributary at Bradbury Ranch" (Agreement No. 21-05.17) dated August 25, 2021, (hereinafter called "AGREEMENT"); and

WHEREAS, PARTIES now desire to proceed with design and construction of drainage and flood control improvements for Upper Jordan Road Tributary at Bradbury Ranch, Town of Parker (hereinafter called "PROJECT"); and

WHEREAS, PARTIES desire to increase the level of funding by $300,000.00; and

WHEREAS, DISTRICT's Board of Directors has authorized additional DISTRICT financial participation for PROJECT (Resolution No. 77, Series of 2024); and

WHEREAS, the Town Council of TOWN and the Board of Directors of DISTRICT have authorized, by appropriation or resolution, all of PROJECT costs of the respective PARTIES.

NOW, THEREFORE, in consideration of the mutual promises contained herein, PARTIES hereto agree as follows:

1. Paragraph 4. PROJECT COSTS AND ALLOCATION OF COSTS is deleted and replaced as follows:

   4. PROJECT COSTS AND ALLOCATION OF COSTS

      A. PARTIES agree that for the purposes of this AGREEMENT, PROJECT costs shall consist of and be limited to the following:

         1. Final design services;
         2. Construction of improvements;
         3. Contingencies mutually agreeable to PARTIES.

      B. It is understood that PROJECT costs as defined above are not to exceed $1,826,350.16 without amendment to this AGREEMENT.

PROJECT costs for the various elements of the effort are estimated as follows:

	ITEM		AS AMENDED		PREVIOUSLY AMENDED
1.	Final Design	$	426,350.16	$	426,350.16
2.	Construction *	$	1,300,000.00	$	1,100,000.00
3.	Contingency	$	100,000.00	$	-0-
	Grand Total	$	1,826,350.16	$	1,526,350.16

* It is anticipated that funds for construction shall be added to this Agreement at a future date.

This breakdown of costs is for estimating purposes only. Costs may vary between the various elements of the effort without amendment to this AGREEMENT provided the total expenditures do not exceed the maximum contribution by all PARTIES plus accrued interest.

C. At the request of TOWN, the following TOWN funds may be transferred to PROJECT from a separate special fund held by DISTRICT:
Transfer from: Cherry Creek at Mainstreet Agreement No. 07-01.19 Amount: $46,350.16

D. Based on total PROJECT costs, the maximum percent and dollar contribution by each party shall be:

	Percentage Share	Previously Contributed	Additional Contribution	Maximum Contribution
DISTRICT	48%	$580,000.00	$300,000.00	$880,000.00
TOWN	52%	$900,000.00	-0-	$900,000.00
Special Fund Transfer		$46,350.16	-0-	$46,350.16
TOTAL	100.00%	$1,526,350.16	$300,000.00	$1,826,350.16

2. Paragraph 5. MANAGEMENT OF FINANCES is deleted and replaced as follows:

5. MANAGEMENT OF FINANCES

As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's share may come from its own revenue sources or from funds received from state, federal or other sources of funding without limitation and without prior DISTRICT approval.

Payment of each PARTY's full share (TOWN - $946,350.16; DISTRICT - $880,000.00) shall be made to DISTRICT subsequent to execution of this AGREEMENT and within 30 days of request for payment by DISTRICT. The payments by PARTIES shall be held by DISTRICT in a special fund to pay for increments of PROJECT as authorized by PARTIES, and as defined herein. DISTRICT shall provide a periodic accounting of PROJECT funds as well as a periodic notification to TOWN of any unpaid obligations. Any interest earned by

the monies contributed by PARTIES shall be accrued to the special fund established by DISTRICT for PROJECT and such interest shall be used only for PROJECT upon approval by the contracting officers (Paragraph 13).

Within one year of completion of PROJECT if there are monies including interest earned remaining which are not committed, obligated, or disbursed, each party shall receive a share of such monies, which shares shall be computed as were the original shares; or at TOWN request, TOWN share of remaining monies shall be transferred to another special fund held by DISTRICT.

3. All other terms and conditions of this AGREEMENT shall remain in full force and effect.

WHEREFORE, PARTIES hereto have caused this THIRD AMENDMENT to be executed by properly authorized signatories as of the date and year written below.

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT D/B/A
MILE HIGH FLOOD DISTRICT

By_____

Name Laura A. Kroeger

Title Executive Director

Date_____

_____
Checked By

TOWN OF PARKER

_____
Checked By

_____
Joshua Rivero, Mayor

Date _____

ATTEST:

_____
Town Clerk's Office

APPROVED AS TO FORM AND SUFFICIENCY:

_____
Town Attorney's Office

Request for Town Council Action

Date: January 6, 2025

Submitted By: Mary Munekata, Senior Planner
Stacey Nerger, Senior Planner
Bryce Matthews, Assistant Director - Planning
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ADOPTION OF REPLACEMENT ZONING MAP**
Department: Community Development, Mary Munekata
Community Development, Stacey Nerger
Community Development, Bryce Matthews

EXECUTIVE SUMMARY

The Town Council adopted Ordinance No. 3.372 on May 20, 2024 to establish new zoning districts, development standards, use/bulk regulations and administrative procedures as part of Phase 1 of the Land Development Ordinance (LDO) Modernization Project. Phase 2 of the LDO Modernization Project is the process of updating and replacing the Town's current Zoning Map. This action will implement the new zoning districts and complete the LDO Modernization Project upon adoption by the Town Council.

Title 13 of the Parker Municipal Code (Land Development Ordinance) contains the standards and regulations that govern land use, development and growth within the Town. As indicated above, Title 13 was comprehensively updated by Town Council approval of Ordinance No. 3.372 on May 20, 2024, except for Chapter 13.04 - Zoning. The update to Chapter 13.04 - Zoning will become effective when the Replacement Zoning Map is completed and adopted as proposed herein.

The Town Council will consider 30 motions for the Replacement Zoning Map intended to do the following:

1. Repeal the existing zone districts
2. Adopt the Replacement Zoning Map
3. Create a new zone district called Regional Commercial (C3)
4. Establish new Use Specific Standards for residential in mixed-use districts
5. Add Veterinary Hospital as an allowed Use by Special Review in the Downtown East zone district with use specific standards
6. Repeal all Modified Commercial and Modified Light Industrial zone districts
7. Repeal certain Planned Developments that reference zoning districts being repealed (B-Business and C-Commercial)
8. Delete portions of certain Planned Developments that reference zoning districts being

repealed (B-Business and C-Commercial)

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's LDO was originally adopted in 1981 from Douglas County zoning as part of the incorporation of the Town. It includes administrative provisions, development standards and zoning regulations governing the use and development of land throughout the Town. There are sections of the LDO that have remained unchanged for over 40 years, while others have been amended incrementally over time in response to growth issues, changing market conditions and Town Council priorities. The incremental amendments to the LDO have created gaps, inconsistencies and ambiguity within the development standards and zoning regulations. This has resulted in challenges using the LDO and occasionally inconsistent outcomes that affect the public, development community, applicants and the Town.

The Town also initiated the LDO Modernization Project to ensure that our zoning, including development standards and use/bulk regulations, better aligns with the *Parker 2035 Master Plan*. The modernized LDO provides a more transparent, updated and efficient approach to how the Town manages development proposals and future growth by aligning the zoning with the vision, goals, and policies of the Master Plan. The goals that guided the LDO Modernization Project include:

- Better align with the *Parker 2035 Master Plan*;
- Make development approvals more consistent and predictable. Clarify what is expected of applicants, developers and property owners;
- Enhance the standards for quality development;
- Increase the transparency, consistency and efficiency of the development review process; and
- Establish publicly accessible, user-friendly standards and regulations that are transparent, incorporate best practices and reflect modern zoning principles.

Process & Approach

- ***Phase 1 – Outreach and Project Charter:***

The LDO Modernization Project commenced in October 2018 with Phase 1 (of 2) led by Community Development staff with the assistance of project consultant Clarion Associates. Phase 1 included community engagement and analysis of the current LDO resulting in a Diagnostic Report, Annotated Outline and Project Charter. The Project Charter is the road map for how the Project is to be carried out.

- ***Phase 2 – Modernize LDO based on the Project Charter, Annotated Outline and Outreach:***

Upon the successful completion of Phase 1 and Town Council direction to proceed with Phase 2, Community Development staff and the project consultant began drafting the revised LDO. The project team prepared three (3) installments of the LDO for review by the Planning Commission, Town Council and public:

1. Module 1 - Zoning Districts and Uses
2. Module 2 - Development Standards
3. Module 3 - Administration and Procedures

After multiple reviews of draft Modules 1-3, the project team prepared consolidated drafts of each that were followed by adoption drafts and the LDO Administrative Manual that supplements the LDO. At each step, the project team updated and consulted with the Planning Commission, Town Council and the public.

On May 20, 2024, the Town Council adopted the Land Development Ordinance by Ordinance No. 3.372 but deferred the implementation of Chapter 13.04 - Zoning to Phase 2. The Town Council approval of the Replacement Zoning Map on January 6, 2025, will implement the new zoning in full and complete the LDO Modernization Project.

The LDO Modernization Project makes improvements to the new zoning that includes:

- Improved Ordinance Structure and Organization
- Improved Definitions
- Enhanced Development Quality Standards
- Streamlined Development Review Procedures

Public Outreach for the Project

The Town values public outreach in order to provide the community with increased awareness and opportunities to become informed and engaged about projects that may affect them. As such, the LDO Modernization Project has incorporated significant community engagement that began at the beginning of the Project and has continued throughout Phases 1-2 over the past six (6) years. The project team used multiple tools (discussed in the Planning Commission staff report) to support public outreach, increase project awareness and obtain community feedback during the course of the Project. This includes the creation of a project website that provides the public with all information and updates about the LDO Modernization at: https://www.letstalkparker.org/ldo-modernization.

Phase 2, preparation of the Replacement Zoning Map, began as the final step of the LDO Modernization Project after Phase 1 was completed with Town Council adoption of Ordinance No. 3.372 on May 20, 2024. Community Development staff completed additional public outreach about the Replacement Zoning Map over the summer:

- July 2024 - Updated the project website with information about the Replacement Zoning Map
- July 2024 - A Replacement Zoning Map Fact Sheet was prepared and posted on the project website

- July 2024 - The proposed draft Replacement Zoning Map was posted on the project website for public review and comment
- August 2024 - Community Development staff mailed post cards to approximately 625 property owners within affected areas inviting them to public open houses on August 21 and September 4. Property owners were able to review the draft Replacement Zoning Map, obtain information, ask questions and make requests if they had any comments or concerns. The open houses were moderately attended, the public feedback was positive and they were successful.

Replacement Zoning Map

The proposed Replacement Zoning Map incorporates several changes from the current Zoning Map as follows:

- The C-Commercial, B-Business and Greater Downtown Districts have been removed. These zone districts no longer exist with the adoption of the new districts.
- All modified zone districts have been removed and replaced with new zone districts.
- The PDs that reference C-Commercial or B-Business zone districts have been removed and replaced either with new districts in whole or part.
- The new zone districts have been mapped based on the *Parker 2035 Master Plan* and the existing land use pattern.

The Replacement Zoning Map incorporates the new, updated zone districts that are intended to:

- Align with the *Parker 2035 Master Plan*
- Reflect best practices and modern zoning standards
- Consider existing Planned Development (PD) standards
- Be clearer, more readable and user-friendly
- Improve implementation

Proposed LDO Amendments in Response to Town Council Comments

Community Development staff proposes the following changes to the new Use Specific Standards in the LDO:

For Multi-Family, Single-Family Attached and Live/Work

- In the Mixed-Use Neighborhood (MN) and Mixed-Use Community (MC) zone districts, residential use is not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 south to the intersection of Parker Road and Hilltop Road.
- In the MN and MC zone districts, residential use is not permitted within 660 feet of a hard corner

For Veterinary Clinics and Hospitals

During the public outreach, an existing veterinary clinic located on Pikes Peak Drive in the current Greater Downtown District (GDD) came forward. Currently, veterinary clinics are permitted as a Use by Special Review at their location in the GDD zone district. The

Downtown East (DE) zone district that will replace the GDD zone district in this area does not permit Veterinary Clinics. Community Development staff is proposing to amend the DE zone district to permit Veterinary Clinics as a Use by Special Review to assist the business owner, which is the same approach to this use in the current GDD zone district that will be replaced by the DE zone district. In response to Town Council's feedback, staff propose the following additional standard:

- In the DE zone district, veterinary clinics and hospitals are not permitted on the first floor adjacent to Mainstreet

In addition, additional Use Specific Standards were incorporated into the new Regional Commercial (C3) zone district after discussion with the Town Council.

Summary Comment

In conclusion, the proposed Replacement Zoning Map is not only necessary but will have the following benefits:

- The Zoning Map will now align with the *Parker 2035 Master Plan.*
- The Zoning Map reflects and accommodates the existing land use pattern where development has occurred.
- The Zoning Map increases the clarity, predictability of zoning standards and regulations where the new zone districts are applied.

Planning Commission

The Planning Commission unanimously recommended approval of the proposed Replacement Zoning Map and LDO amendments at their December 12, 2024 meeting.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)

DEVELOP A VISIONARY COMMUNITY THROUGH BALANCED GROWTH

ENHANCE ECONOMIC VITALITY

PROMOTE A SAFE AND HEALTHY COMMUNITY

ATTACHMENTS

1. Planning Commission Staff Report
2. Map Depicting Differences Between Current Zoning Map and the Replacement Zoning Map
3. Ordinance No. 3.372.1 - Replacement Zoning Map
4. Ordinance No. 3.372.2 - LDO amendments
5. Ordinance No. 3.56.1 - Woodman
6. Ordinance No. 3.57.1 - Kmieciak
7. Ordinance No. 3.58.1 - Mahr
8. Ordinance No. 3.59.1 - Hickey
9. Ordinance No. 3.70.1 - Gregg
10. Ordinance No. 3.79.1 - Parker Steak House

11. Ordinance No. 3.83.1 - McClintock II
12. Ordinance No. 3.94.1 - 10702 & 10710 S Parker Rd
13. Ordinance No. 3.97.3 - Maclachlan
14. Ordinance No. 3.97.4 - Maclachlan 2011 amd
15. Ordinance No. 3.318.1 - 6429 Alcorn St
16. Ordinance No. 3.319.1 - 11895 & 11897 S Alcorn St
17. Ordinance No. 3.320.1 - 11905 S Alcorn St
18. Ordinance No.3.328.1 - Parker Heights Lot 2 Blk 1
19. Ordinance No. 3.332.1 - Country Meadows Square
20. Ordinance No. 3.335.1 - Comm Enclave Parker Rd & Pine Ln
21. Ordinance No. 3.337.1 - Parker Pointe
22. Ordinance No. 3.339.1 - Norton
23. Ordinance No. 3.01.6.1 - Parker Senior Village
24. Ordinance No. 3.123.1 - Urwiller
25. Ordinance No. 3.260.1 - Dolce Vita
26. Ordinance No. 3.287.1 - Progress Lane Area
27. Ordinance No. 3.373 - Pine Lane Plaza
28. Ordinance No. 3.71.1 - Hunter's View
29. Ordinance No. 3.118.1 - Robinson Ranch
30. Ordinance No. 3.126.1 - Fairmark
31. Ordinance No. 3.04.2 - Rowley Downs
32. Ordinance No. 3.314.1 - Parkglenn West

RECOMMENDED MOTION

1.a. I move to approve Ordinance No. 3.372.1 on second reading.

1.b. I move to approve Ordinance No. 3.372.2 on second reading.

2.a. I move to approve Ordinance No. 3.56.1 on second reading.

2.b. I move to approve Ordinance No. 3.57.1 on second reading.

2.c. I move to approve Ordinance No. 3.58.1 on second reading.

2.d. I move to approve Ordinance No. 3.59.1 on second reading.

2.e. I move to approve Ordinance No. 3.70.1 on second reading.

2.f. I move to approve Ordinance No. 3.79.1 on second reading.

2.g. I move to approve Ordinance No. 3.83.1 on second reading.

2.h. I move to approve Ordinance No. 3.94.1 on second reading.

2.i. I move to approve Ordinance No. 3.97.3 on second reading.

2.j. I move to approve Ordinance No. 3.97.4 on second reading.

2.k. I move to approve Ordinance No. 3.318.1 on second reading.

2.l. I move to approve Ordinance No. 3.319.1 on second reading.

2.m. I move to approve Ordinance No. 3.320.1 on second reading.

2.n. I move to approve Ordinance No. 3.328.1 on second reading.

2.o. I move to approve Ordinance No. 3.332.1 on second reading.

2.p. I move to approve Ordinance No. 3.335.1 on second reading.

2.q. I move to approve Ordinance No. 3.337.1 on second reading.

2.r. I move to approve Ordinance No. 3.339.1 on second reading.

3.a. I move to approve Ordinance No. 3.01.6.1 on second reading.

3.b. I move to approve Ordinance No. 3.123.1 on second reading.

3.c. I move to approve Ordinance No. 3.260.1 on second reading.

3.d. I move to approve Ordinance No. 3.287.1 on second reading.

3.e. I move to approve Ordinance No. 3.373 on second reading.

3.f. I move to approve Ordinance No. 3.71.1 on second reading.

4.a. I move to approve Ordinance No. 3.118.1 on second reading.

4.b. I move to approve Ordinance No. 3.126.1 on second reading.

4.c. I move to approve Ordinance No. 3.04.2 on second reading.

5.a. I move to approve Ordinance No. 3.314.1 on second reading.

Planning Commission Staff Report

Planning Commission Date:	**12/12/24**
Council Date:	**01/06/25**
Hearing Type:	**Public Meeting:** **1. Recommendation regarding adoption of An Ordinance to Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map** **2. Recommendation regarding adoption of An Ordinance to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO** **3. Recommendation Regarding Adopting the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zoning (PD's) Affected by the Replacement Zoning Map and will Repeal Ordinances that Established Modified Commercial and Modified Light Industrial Zone Districts.**
Location:	**Townwide**
Project Planner:	**Mary Munekata, Senior Planner** **Stacey Nerger, Senior Planner**

Bryce Matthews, Assistant Director - Planning

Applicant: **Town of Parker**

Executive Summary: The requested action is the final step in the Land Development Ordinance (LDO) Modernization Project that, if approved, will replace the Town's Official Zoning Map with the "Replacement Parker Zoning Map."

On May 20, 2024, Town Council approved the legislative replacement to Title 13 of the Parker Municipal Code (the "LDO"), except for Chapter 13.04, which concerns zoning districts, which Chapter was adopted, but will not go into effect until the Replacement Parker Zoning Map is approved and the zoning districts referenced in the Town's existing Official Zoning Map are repealed . The remainder of the approved LDO which contains standards and regulations that govern land use, development and growth within the Town became effective.

Chapter 13.04 contains text for the establishment of several new zoning districts and the modification of existing zoning districts (chapter 13.04). However, the current zoning remains in effect, and the new zoning districts will not go into effect until the Replacement Zoning Map is adopted by Town Council and the current zoning districts are repealed.

Tonight, the Planning Commission is considering three motions that will recommend the:

1. Repeal of the existing zone districts
2. Adoption of the Replacement Zoning Map
3. Creation of a new zone district, Regional Commercial (C3)
4. Establishment of new Use Specific Standards for residential uses in mixed use districts
5. Addition of a Veterinary Hospital as a use within the Downtown East zoning district as a Use by Special Review, with additional use specific standards
6. Addition of use specific standards for the new Regional Commercial (C3) zone district
7. Approval of ordinances that repeal or partial repeal of certain PD's in order to implement the Replacement Zoning Map
8. Approval of ordinances that repeal Modified Commercial and Modified Light Industrial zone districts in order to implement the Replacement Zoning Map

Staff Recommendation: **Approval**

RECOMMENDED MOTIONS

(1) "I move the Planning Commission recommend Town Council Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map."

(2) "I move the Planning Commission recommend Town Council to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO."

(3)"I move the Planning Commission recommend Town Council Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts.

ALTERNATIVE MOTIONS

Deny

(1) "I move the Planning Commission recommend Town Council deny a Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map."

(2) "I move the Planning Commission recommend Town Council deny Amending Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO."

(3) "I move the Planning Commission recommend Town Council deny the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts.

Approve with Conditions

(1) "I move the Planning Commission recommend Town Council approve the Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map." with the following conditions:"
- List proposed conditions

(2) "I move the Planning Commission recommend Town Council Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO with the following conditions:"
- List proposed conditions

(3) "I move the Planning Commission recommend Town Council Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts with the following conditions:"
- List proposed conditions

Continue

(1) "I move the Planning Commission vote to continue the public meeting to Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map."

(2) "I move the Planning Commission vote to continue the public meeting to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO."

(3) "I move the Planning Commission vote to continue the public meeting to Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts.

I. BACKGROUND/DISCUSSION

The Parker LDO was originally adopted in 1981 from Douglas County zoning as part of the incorporation of the Town. It includes administrative provisions, development standards, and zoning regulations governing the use and development of land throughout the Town. Portions of the LDO have remained unchanged for over 40 years, while others have been amended and expanded incrementally over time in response to growth issues, changing market conditions, and Town Council priorities. The incremental updates and revisions to the LDO have created gaps, inconsistencies, and ambiguity within the regulations. This has resulted in challenges using the LDO and occasionally inconsistent outcomes for the public, the development community, and Town staff as the LDO is interpreted and implemented.

In 2018, the Town Council authorized Community Development staff to initiate the process for updating the existing Land Development Ordinance. The LDO Modernization Project ensures that the Town's development standards and zoning are better aligned with the *Parker 2035 Master Plan*. The updated LDO provides a more transparent, modern, and efficient approach to how the Town manages future growth and development by better aligning the LDO regulations with the vision, goals, and policies of the Master Plan and other adopted planning documents.

Project goals that guided the LDO Modernization include:

- Alignment with the *Parker 2035 Master Plan*;
- Make development approvals more consistent and predictable;
- Clarify what is expected of applicants, developers and property owners;
- Enhance development standards;
- Increase the transparency, efficiency of the development review process; and
- Establish user-friendly standards and regulations that are transparent, incorporate best practices, and reflect modern zoning principles

Process & Approach

Phase 1 – Outreach and Project Charter:

The LDO Modernization Project commenced in October of 2018 with Phase 1 (of 2) led by Community Development staff with the assistance of project consultant Clarion Associates. Phase 1 included community engagement and analysis of the current LDO resulting in a Diagnostic Report, Annotated Outline, and a Project Charter. The Project Charter is the road map for how the Project is to be carried out.

Phase 2 – Modernize (rewrite) the LDO based on the LDO Project Charter, Annotated Outline and Outreach:

Upon the successful completion of Phase 1 and Town Council direction to proceed with Phase 2, staff and the project consultant began drafting the revised LDO. The resulting three (3) installments of the LDO were developed:

1. **Module 1 - Zoning Districts and Uses**
2. **Module 2 - Development Standards**
3. **Module 3 - Administration and Procedures**

Following multiple reviews of the draft Modules, consolidated drafts were assembled followed by adoption drafts and the LDO Administrative Manual that supplements the LDO.

On May 20, 2024, the Town Council adopted the Land Development Ordinance delaying the implementation of Chapter 13.04.010 through Chapter 13.04.210, which contain the new zone districts. The zoning chapter is not implemented until the old/existing zone districts are repealed and the required replacement zoning map is completed and adopted.

Key improvements to the adopted LDO Modernization included:

- Improved Ordinance Structure and Organization
- Improved Definitions
- Enhanced Development Quality Standards
- Streamlined Development Review Procedures

Project Public Outreach

The Town values public outreach in order to provide the community with increased awareness and the opportunities to become informed and engaged and to have their voice heard. As such, significant project outreach began at the onset of the LDO Modernization Project and has continued throughout the life of the project. Several tools, explained below, have been used to provide project awareness and garner feedback during the entire process beginning with the creation of the project website at parkerco.gov/LDO.

Project Website: The project website on the Town's Let's Talk Parker website at www.letstalkparker.org/ has provided visitors with continual information on the project and ways to participate in the project. From *January 30, 2018, through November 3, 2024*, the project website produced the following approximate activity:

- **6,000** *Visitors Total*
- **3,800** Aware Participants
- **1,800** Informed Participants
- **236** Engaged Participants

Town Newsletter: Periodic update articles were provided in the Talk of the Town monthly newsletter on a regular basis. Talk of the Town is mailed to approximately 26,112 addresses in Town. This number includes 1,328 business addresses.

Community Open Houses: Six Community open houses have been held throughout the course of the project to inform the public and promote discussion through presentations, material boards and interaction with staff directly.

Email Blasts & Social Media: The Town's Communications Department has been instrumental in keeping citizens informed via all of the available Town communication and social media resources.

Stakeholders & Partners: Stakeholder interviews were conducted.

Planning Commission & Town Council Updates: Periodic study sessions to provide the Planning Commission and Town Council with project updates.

Replacement Zoning Map Outreach: After adoption of the Town's LDO in May 2024, the Replacement Zoning Map Project began as the final step to the LDO Modernization. The following additional outreach was completed by staff:

- July 2024 - Updated project website at www.parkerco.gov with information on the replacement zoning map project
- July 2024 - Project Fact Sheet posted on the project website
- July 2024 - LDO-Replacement Zoning Map project updates published in the Talk of The Town newsletter
- July 2024 - Draft Proposed Zoning Map posted on the project website for public comment
- August 2024 – LDO-Replacement Zoning Map project updates published in the Talk of The Town newsletter with August & September open house information for review of the draft zoning map.
- August 2024 - Postcards mailed to approximately 625 property owners within affected areas inviting them to open houses on August 21, 2024, or September 4, 2024, (same meeting content) to view the proposed Zoning Map and discuss questions or feedback with staff.
- Town email blasts sent on Aug. 5 and Aug. 20 regarding the Draft Replacement Zoning Map & Community Open Houses

Official Parker Zoning Map

Zoning Districts: The following table lists the new zone districts that will replace the old or existing zone districts:

Zoning Districts			
Label	**District Name and General Description**	**LDO Section**	**New or Revised**
Residential Districts			
SF1	Large-Lot Residential – Similar to Rowley Downs	**Error! Reference source not found.**~~13.04.020~~	New
SF2	Standard-Lot Residential – Reflects current single family home development	**Error! Reference source not found.**~~13.04.030~~	New
SF3	Small-Lot Residential – Allows for duplexes and single family attached	**Error! Reference source not found.**~~13.04.040~~	New
MF	Multifamily Residential – Allows for multifamily development	**Error! Reference source not found.**~~13.04.050~~	Revised
Mixed Use Districts			
MN	Mixed-Use Neighborhood – Allows for a mix of neighborhood serving uses	**Error! Reference source not**	New

		found.~~13.04.060~~	
MC	Mixed-Use Community – Allows for a mix of community serving uses such as a grocery store anchored center or corridor serving commercial uses	**Error! Reference source not found.**~~13.04.070~~	New
MR	Mixed-Use Regional – Allows for a mix of regional serving uses	**Error! Reference source not found.**~~13.04.080~~	New
DE	Downtown East – Replaces Greater Downtown District east of Parker Road	**Error! Reference source not found.**~~13.04.090~~	New
DW	Downtown West – Replaces Greater Downtown District west of Parker Road	**Error! Reference source not found.**~~13.04.100~~	New
Commercial, Employment and Industrial Districts			
C1	Neighborhood Commercial – Neighborhood serving commercial uses, no drive throughs or auto oriented uses	**Error! Reference source not found.**~~13.04.110~~	New
C2	Corridor Commercial – Allows for commercial uses, automotive uses and very limited industrial uses	**Error! Reference source not found.**~~13.04.120~~	New
C3	Regional Commercial – Allows for regional serving commercial uses, applied to Kohls, Walmart and Target area	**Error! Reference source not found.**~~13.04.130~~	New
OE	Office/Employment – Allows for office campuses	**Error! Reference source not found.**~~13.04.140~~	New
LF	Light Industrial/Flex – Allows for combination of office and light industrial flex use areas	**Error! Reference source not found.**~~13.04.150~~	New
LI	Light Industrial – Allows for light industrial areas	**Error! Reference source not found.**~~13.04.160~~	Revised
Other Nonresidential and Special Purpose Districts			
AG	Agricultural – Allows for agricultural and agritainment uses	**Error! Reference source not found.**~~13.04.170~~	Revised
OS	Open Space – Allows for open space, parks and passive recreation	**Error! Reference source not found.**~~13.04.180~~	Revised
PF	Public Facilities – Allows for a wide variety of public serving facilities such as schools, utilities, public maintenance facilities and Town Hall	**Error! Reference source not found.**~~13.04.190~~	Revised
PD	Planned Development – Purpose remains the same	13.04.200	Revised
Overlay Districts			
LI-O	Light Industrial Conservation Overlay – Criteria and area remain the same	**Error! Reference source not**	Revised

		found.~~13.04.210(b)~~	

Amended Zoning Districts:
The new and revised zone districts were developed to:

- Align with the *Parker 2035 Master Plan*
- Reflect modern zoning standards
- Considered existing Planned Development (PD) standards
- Be more readable and user friendly
- Be more easily implementable

During the outreach, an existing veterinary clinic located in the current Greater Downtown District (GDD) came forward. Currently veterinary clinics are permitted as a Use by Special Review at their location in the GDD. The current Downtown East (DE) which will replace the GDD in their area did not allow veterinary clinics. Staff is proposing to amend the DE to allow for veterinary clinics to remain a Use by Special Review without allowing them on the first floor on Mainstreet.

LDO Amendments:
The following changes are proposed to the **Use Specific Standards in the LDO**:

For Multifamily, single family attached and live-work:

- In the MN and MC Districts, dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 south to the intersection of Parker Road and Hilltop Road.
- In the MN and MC Districts, dwelling units are not permitted within 660 feet of a hard corner

For veterinary clinics and hospitals:

- In the DE district, veterinary clinics and hospitals are not permitted on the first floor adjacent to Mainstreet

In addition, new Use Specific Standards were applied to C3-Regional Commercial zoning that align with Mixed Use Regional Use Specific Standards for commercial uses.

Replacement Zoning Map:
The Replacement Zoning Map is different from the current zoning map - reflecting the following updates/changes that align with phase 1 (text changes) of the LDO Modernization project:

- C-Commercial, B-Business and Greater Downtown Districts are removed; these zone districts will no longer exist and will be replaced by new districts
- All modified zone districts have been removed and replaced with new districts
- PDs that just reference C-Commercial or B-Business have been removed and replaced either in whole or partially with new districts
- New zone districts have been applied based on the *Parker 2035 Master Plan* General Land Use Plan and the existing land uses.

Development of a replacement zoning map is necessary to align with the recently adopted LDO text updates which included updated and new zoning districts. In addition, the revised map and zoning districts were developed to better align with the General Land Use Plan, and vision and goals

of the *Parker 2035 Master Plan*. The LDO's purpose is to *"preserve and promote the public health, safety and welfare of the inhabitants of the Town and the public generally and to encourage and facilitate the orderly growth and expansion of the Town"*. Together, the updates to the LDO text and the proposed replacement zoning map represent modern, efficient processes and facilitates a more transparent, user-friendly and predictable approach to how the Town manages future growth and development by better aligning the LDO regulations and zoning with the vision, goals, and policies of the Master Plan and other adopted planning documents.

The majority of the parcels affected by the adoption of the Replacement Zoning Map are included in one of the old zoning districts and, upon adoption of the Replacement Zoning Map, these parcels will automatically be included in one of the new zoning districts. However, there are twenty-eight (28) areas identified that are either:

1. Zoned PD where the PD references B-Business or C-Commercial zone districts for land uses and standards. These zoning districts and standards will no longer exist in the new code; or
2. Zoned Modified Commercial or Modified Light Industrial. Modified zone districts are not allowed in the new code and standards for B-Business and C-Commercial will no longer exist.

The original ordinances that established the zoning for the identified 28 areas must be repealed or partially repealed to implement the Replacement Zoning Map because the B-Business and C-Commercial zoning districts that they refer to will no longer exist. In order to accomplish this, 28-ordinances will need to be adopted by Town Council to repeal the zoning for each of these areas. These ordinances are scheduled for consideration by the Town Council on January 6, 2025 along with the Ordinances attached to this staff report.

II. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	N/A
Consistent Goals/Strategies	Land Use 1.A – through K
Staff Analysis	The *Parker 2035 Master Plan* is a policy framework for decisions that affect the physical, social and economic environment of the Town. The new LDO is consistent with the Master Plan as it better aligns the LDO's standards and regulations that implement the vision, goals, strategies and policies of the Master Plan - to manage growth and development in the Town of Parker. Zoning standards in the new LDO: • Help to strengthen our identity through supporting a balance of land uses; • Ensure that the Town can balance the pace of development with the ability to provide services;

	• Ensure opportunity for an economic base in appropriate locations; • Guide open space preservation; • Encourage transitions between land uses and guides the integration of the built environment with the natural environment; • Encourage land uses that allow people to work, live and play in Parker; • Continue to require appropriate park land dedication and improvements for new neighborhoods; and • Is more consistent and understandable than the current LDO. New zone districts have been reviewed and applied in conjunction with the General Land Use Map within the *Parker 2035 Master Plan* and in relation to existing uses. Staff has determined that the proposed LDO changes and Replacement Zoning Map align with the *Parker 2035 Master Plan*.

III. CONCLUSION

The new Land Development Ordinance zoning districts align with the *Parker 2035 Master Plan* and will provide several benefits to the public, applicants, development community, property owners and Town staff including:

- More predictable zoning
- Easier to understand standards and regulations
- Greater clarity including the use of graphics and tables
- Greater transparency and ease of use for the public

The new Replacement Zoning Map applies the zoning districts in a manner that aligns with the *Parker 2035 Master Plan* and considers existing land uses.

Tonight, Planning Commission will be considering the following motions:

Motion 1:
1. Recommend the repeal of the old/existing zone districts in Section 13.04
2. Recommend the adoption of the Replacement Zoning Map.

Motion 2:
1. Recommend the creation a new zoning district, Regional Commercial (C3)
2. Recommend new standards for multifamily in mixed use districts
    a. Does not allow multifamily on the first floor 600' from Parker Road
    b. Does not allow any multifamily within 660' of a Hard Corner – Hard Corners are

arterial road intersections defined in the LDO

3. Recommend the addition of Veterinary Clinic and Hospital as a Use by Special Review within the Downtown East (DE) district with a Use Specific Standard not allowing the use on the first floor on Mainstreet.
4. Recommend the establish Use Specific Standards for Regional Commercial (C3) zone district

Motion 3:

1. Recommend the adoption of the ordinances to repeal or partially repeal certain Planned Development zone districts affected by the Replacement Zoning Map and will repeal ordinances that established Modified Commercial and Modified Light Industrial zone districts in order to properly implement the Replacement Zoning Map.

Staff recommends that the Planning Commission recommend the Town Council:

1. Approve an ordinance that repeals the current zone districts and adopts the New Replacement Zoning Map applying the new zone districts.
2. Approve an ordinance to create a new zone district Regional Commercial (C3) and make amendments to the use specific standards.

3. Approve ordinances required to implement the Replacement Zoning Map that will repeal or partially repeal certain Planned Development zoning and repeal all modified zone districts.

IV. ATTACHMENTS

1. Draft Ordinance for zoning repeal and the adoption of the Replacement Zoning Map
2. Map depicting differences between current zoning map and Replacement Zoning Map
3. Draft Replacement Zoning Map
4. Draft Ordinance for proposed LDO changes

Report Approved By: Bryce Matthews, Assistant Director - Planning

ORDINANCE NO. 3.372.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL SECTIONS 13.04.010 THROUGH 13.04.030, SECTIONS 13.04.050 THROUGH 13.04.165, SECTION 13.04.180, AND SECTIONS 13.04.270 THROUGH 13.04.300 OF THE EXISTING LAND DEVELOPMENT ORDINANCE, AND TO ADOPT THE REPLACEMENT PARKER ZONING MAP

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provides that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance are repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, will not go into effect until the Replacement Parker Zoning Map is adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, the Town conducted several workshops and meetings with the Parker community, the Parker Planning Commission, and the Parker Town Council for the purpose of soliciting advice and comments on the Replacement Parker Zoning Map. A project website was established with information on the proposed replacement zoning map including meetings to provide public feedback. Community open houses were held on August 21 and September 4, 2024, to solicit input from property owners and the community at large. The Town mailed postcards to impacted property owners. Study sessions were also held to solicit input and direction from the Parker Town Council on July 22, 2024, and October 7, 2024, as well as study sessions with the Parker Planning Commission on July 25, 2024, and October 10, 2024.

WHEREAS, the Planning Commission recommended adoption of the Replacement Parker Zoning Map at a public meeting held on November 14, 2024.

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

Section 1. Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance are hereby repealed in their entirety.

Section 2. The Replacement Parker Zoning Map, which is attached as **Exhibit A**, and incorporated by this reference, is hereby adopted by the Town Council.

Section 3. Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance are in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Josh Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

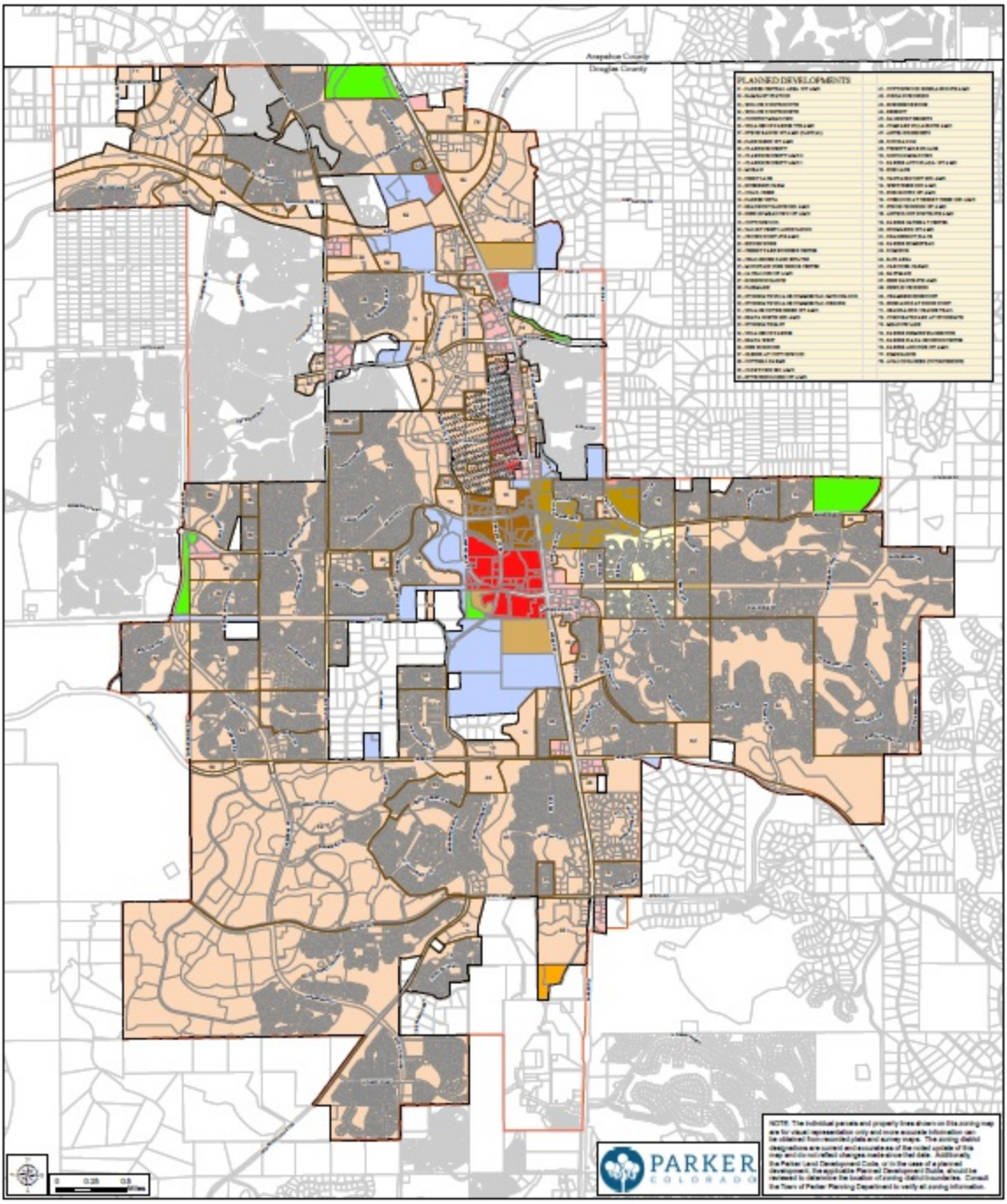
APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT A

Zoning Map
Town of Parker, Colorado

Map Date: January 6, 2025



Zoning

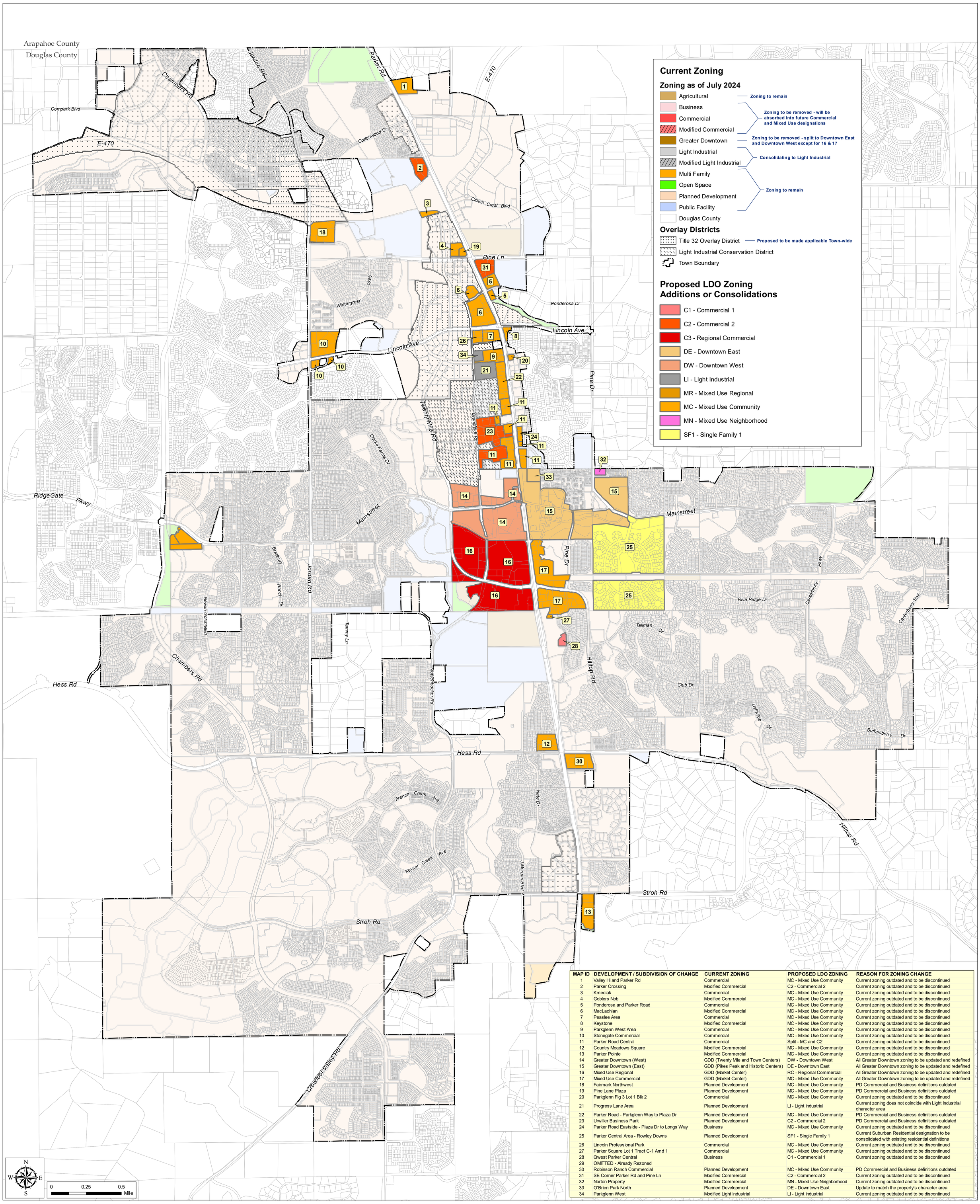
- Agricultural (AG)
- Neighborhood Commercial (C1)
- Corridor Commercial (C2)
- Regional Commercial (C3)
- Downtown East (DE)
- Downtown West (DW)
- Light Industrial (LI)
- Light Industrial Flex (LF)
- Mixed-Use Neighborhood (MN)
- Mixed-Use Community (MC)
- Mixed-Use Regional (MR)
- Multifamily Residential (MF)
- Office / Employment (OE)
- Open Space (OS)
- Planned Development (PD)
- Public Facility (PF)
- Large-Lot Residential (SF1)
- Standard-Lot Residential (SF2)
- Small-Lot Residential (SF3)
- Unzoned or Outside of Town Jurisdiction

Other Features

- Planned Developments
- Light Industrial Conservation District
- Parker Planning Area
- Parker Town Boundary

LDO Proposed Zoning Map

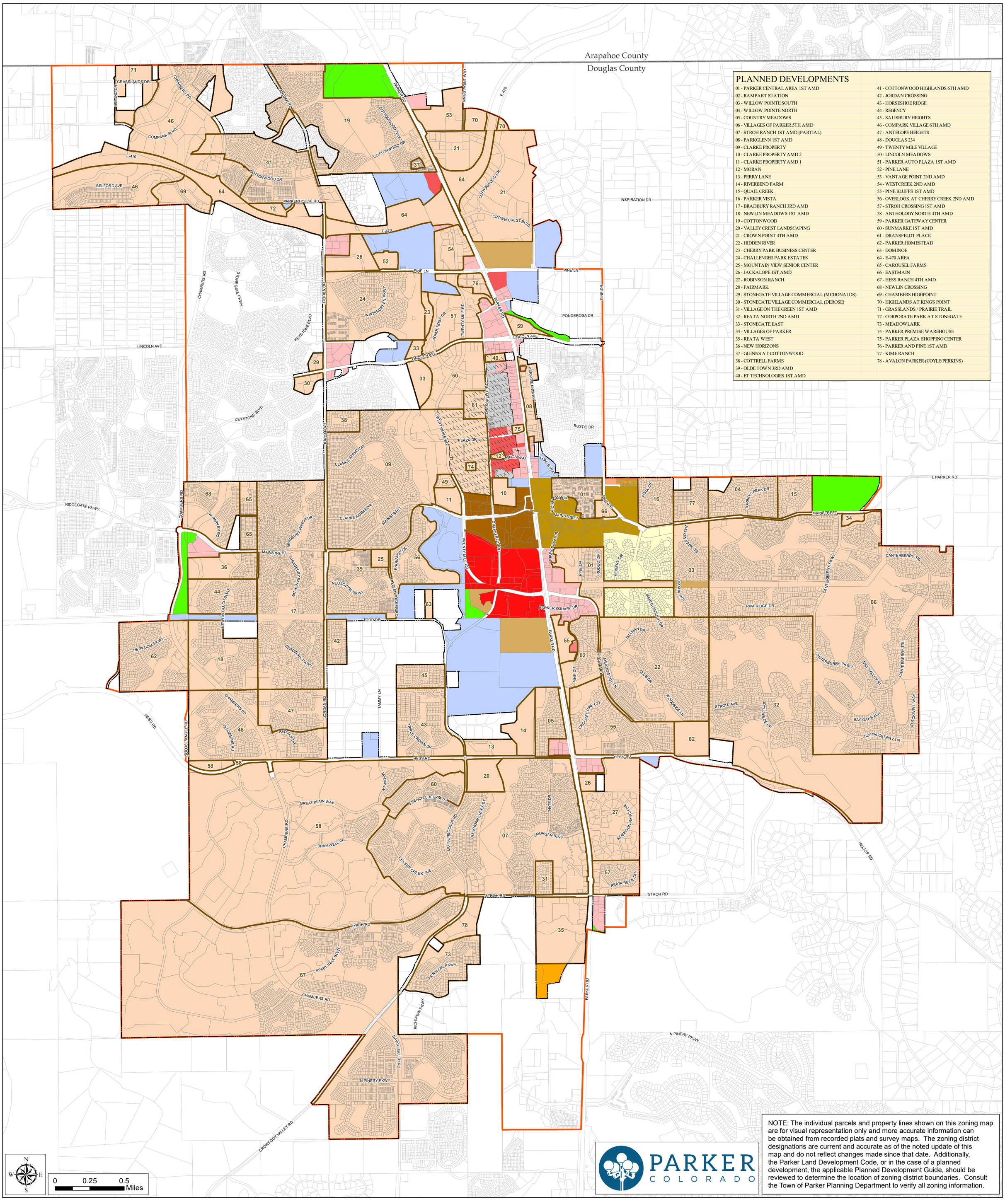
DRAFT 2
DATE: 11/05/24



MAP ID	DEVELOPMENT / SUBDIVISION OF CHANGE	CURRENT ZONING	PROPOSED LDO ZONING	REASON FOR ZONING CHANGE
1	Valley Hi and Parker Rd	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
2	Parker Crossing	Modified Commercial	C2 - Commercial 2	Current zoning outdated and to be discontinued
3	Kmeciak	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
4	Goblers Nob	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
5	Ponderosa and Parker Road	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
6	MacLachlan	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
7	Peaslee Area	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
8	Keystone	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
9	Parkglenn West Area	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
10	Stonegate Commercial	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
11	Parker Road Central	Commercial	Split - MC and C2	Current zoning outdated and to be discontinued
12	Country Meadows Square	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
13	Parker Pointe	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
14	Greater Downtown (West)	GDD (Twenty Mile and Town Centers)	DW - Downtown West	All Greater Downtown zoning to be updated and redefined
15	Greater Downtown (East)	GDD (Pikes Peak and Historic Centers)	DE - Downtown East	All Greater Downtown zoning to be updated and redefined
16	Mixed Use Regional	GDD (Market Center)	RC - Regional Commercial	All Greater Downtown zoning to be updated and redefined
17	Mixed Use Commercial	GDD (Market Center)	MC - Mixed Use Community	All Greater Downtown zoning to be updated and redefined
18	Fairmark Northwest	Planned Development	MC - Mixed Use Community	PD Commercial and Business definitions outdated
19	Pine Lane Plaza	Planned Development	MC - Mixed Use Community	PD Commercial and Business definitions outdated
20	Parkglenn Flg 3 Lot 1 Blk 2	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
21	Progress Lane Area	Planned Development	LI - Light Industrial	Current zoning does not coincide with Light Industrial character area
22	Parker Road - Parkglenn Way to Plaza Dr	Planned Development	MC - Mixed Use Community	PD Commercial and Business definitions outdated
23	Urwiller Business Park	Planned Development	C2 - Commercial 2	PD Commercial and Business definitions outdated
24	Parker Road Eastside - Plaza Dr to Longs Way	Business	MC - Mixed Use Community	Current zoning outdated and to be discontinued
25	Parker Central Area - Rowley Downs	Planned Development	SF1 - Single Family 1	Current Suburban Residential designation to be consolidated with existing residential definitions
26	Lincoln Professional Park	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
27	Parker Square Lot 1 Tract C-1 Amd 1	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
28	Qwest Parker Central	Business	C1 - Commercial 1	Current zoning outdated and to be discontinued
29	OMITTED - Already Rezoned			
30	Robinson Ranch Commercial	Planned Development	MC - Mixed Use Community	PD Commercial and Business definitions outdated
31	SE Corner Parker Rd and Pine Ln	Modified Commercial	C2 - Commercial 2	Current zoning outdated and to be discontinued
32	Norton Property	Modified Commercial	MN - Mixed Use Neighborhood	Current zoning outdated and to be discontinued
33	O'Brien Park North	Planned Development	DE - Downtown East	Update to match the property's character area
34	Parkglenn West	Modified Light Industrial	LI - Light Industrial	Current zoning outdated and to be discontinued

Zoning Map
Town of Parker, Colorado

Map Date: January 6, 2025



Zoning

- Agricultural (AG)
- Neighborhood Commercial (C1)
- Corridor Commercial (C2)
- Regional Commercial (C3)
- Downtown East (DE)
- Downtown West (DW)
- Light Industrial (LI)
- Light Industrial Flex (LF)
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- Mixed-Use Community (MC)
- Mixed-Use Regional (MR)
- Multifamily Residential (MF)
- Office / Employment (OE)
- Open Space (OS)
- Planned Development (PD)
- Public Facility (PF)
- Large-Lot Residential (SF1)
- Standard-Lot Residential (SF2)
- Small-Lot Residential (SF3)
- Unzoned or Outside of Town Jurisdiction

Other Features

- Planned Developments
- Light Industrial Conservation District
- Parker Planning Area
- Parker Town Boundary

ORDINANCE NO. 3.372.2, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.04.010(A) OF THE LDO TO REPLACE TABLE 13.04.A., TO ADD SECTION 13.04.130, TO RENUMBER SECTIONS 13.04.130 THROUGH 13.04.230, AMEND SUBSECTION 13.04.220(C) BY REPLACING TABLE 13.04.D., AMEND SUBSECTION 13.05.020(E) BY REPLACING TABLE 13.05.A, AMENDING SUBSECTIONS 13.05.030(C)(1), (2), (3) AND (4), 13.05.030(D)(1)C., 13.05.030(D)(2)D., 13.05.030(D)(4)C., 13.05.030(E)(4), 13.05.030(E)(5)C., 13.05.030(E)(15)C., 13.05.030(E)(16)C., 13.05.030(E)(17)B. AND 13.05.030(F)(1)B. OF THE LDO

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

Section 1. Subsection 13.04.010(a) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.A: Zoning Districts Established, as described in **Exhibit A**, which is attached hereto and incorporated herein by reference.

Section 2. Chapter 13.04 of the Parker Land Development Ordinance is amended by the addition of a new Section 13.04.130 (Regional Commercial), which is attached hereto as **Exhibit B** and incorporated herein, by reference, and renumbering Section 13.04.130 (Office/employment) as Section 13.04.140; Section 13.04.140 (Light industrial/flex) as Section 13.04.150; Section 13.04.150 (Light industrial) as Section 13.04.160; Section 13.04.160 (Agriculture) as 13.04.170; Section 13.04.170 (Open space) as Section 13.04.180; Section 13.04.180 (Public facilities) as Section 13.04.190; Section 13.04.190 (Planned development) as Section 13.04.200; Section 13.04.200 (Overlay districts) as Section 13.04.210; Section 13.04.210 (Summary tables of lot and building standards) as Section 13.04.220; and Section 13.04.220 (Measurement methodology) as Section 13.04.230.

Section 3. Subsection 13.04.220(c) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.D Summary of Commercial, Employment, and Industrial District Lot and Building Standards, which is attached hereto as **Exhibit C** and incorporated herein by reference.

Section 4. Subsection 13.05.020(e) of the Parker Land Development Ordinance is amended by the replacement of Table 13.05.A: Table of Allowed Uses, which is attached hereto as **Exhibit D** and incorporated herein by reference.

Section 5. Paragraph 13.05.030(c)(1) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph c. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(1) Dwelling, co-housing.

* * *

c. MN district. The following additional restrictions shall apply to the MN district:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 6. Paragraph 13.05.030(c)(2) of the Parker Land Development Ordinance is hereby amended by the addition of new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(2) Dwelling, live/work.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 7. Paragraph 13.05.030(c)(3) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(3) Dwelling, multifamily.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 8. Paragraph 13.05.030(c)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(4) Dwelling, single-family attached.

* * *

b. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 9. Subparagraph 13.05.030(d)(1)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(1) Community facility.

* * *

c. In the MN, MC**,** ~~and~~ MR**, and C3** districts, community facilities:

* * *

Section 10. Paragraph 13.05.030(d)(2)d. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(2) Daycare, commercial.

* * *

d. In the MN, MC, MR, **C3,** DE, DW, C1, and C2 districts, daycares shall not exceed 3,500 square feet and shall not be located within 250 feet from a hard corner.

* * *

Section 11. Subparagraph 13.05.030(d)(4)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(4) Religious assembly.

* * *

c. In the MN, MC, MR**,** ~~and~~ C1**, and C3** districts, community facilities:

* * *

Section 12. Paragraph 13.05.030(e)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(4) Veterinary clinic and hospital. Outdoor facilities associated with a veterinary clinic or hospital shall comply with the following standards:

* * *

b. In the DE district, a veterinary clinic or hospital shall not be located on the first floor adjacent to Mainstreet.

Section 13. Subparagraph 13.05.030(e)(5)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(5) Indoor recreation facility.

* * *

c. In the MN, MC, MR, C1**,** ~~and~~ C2**, and C3** districts, indoor recreation facilities:

* * *

Section 14. Subparagraph 13.05.030(e)(15)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(15) Personal instruction studio.

* * *

c. In the MC, MR, **C3,** OE, and LF zoning districts:

* * *

Section 15. Subparagraph 13.05.030(e)(16)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(16) Personal services, general.

* * *

c. In the MC, MR, **C3,** OE, and LF zoning districts:

* * *

Section 16. Subparagraph 13.05.030(e)(17)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(17) Building materials and supply store.

* * *

b. In the MR **and C3** district**s**, outdoor display may only be provided if approved with a Use by Special Review.

* * *

Section 17. Subparagraph 13.05.030(f)(1)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(f) Industrial uses.

* * *

(1) Food and beverage processing.

* * *

b. In the MC**,** ~~and~~ MR**, and C3** districts, food and beverage processing facilities shall not exceed 15,000 square feet.

* * *

Section 18. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary

for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 19. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 20. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Josh Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT A

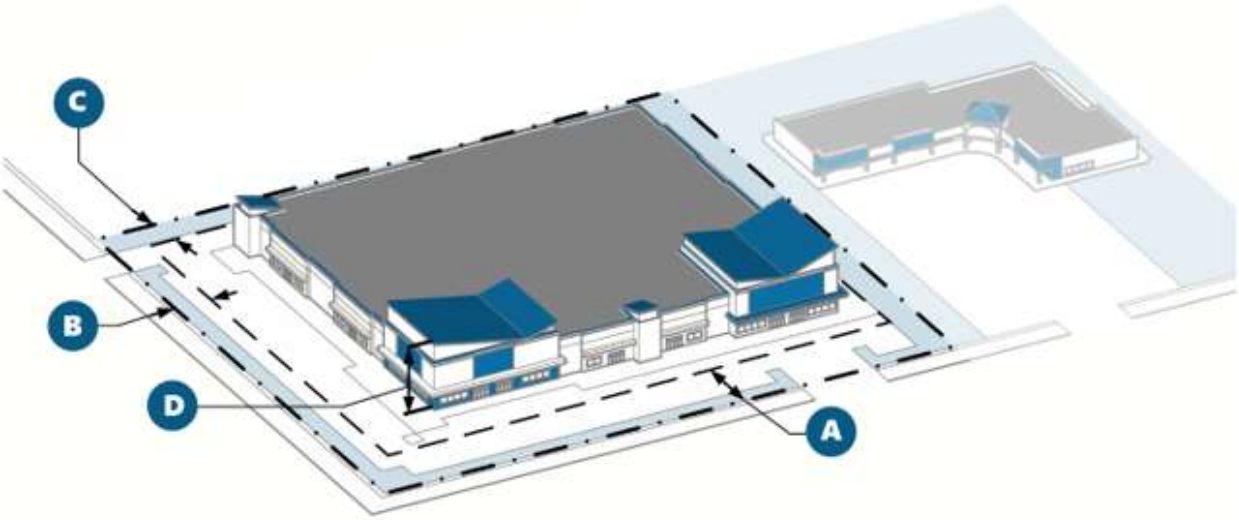
Replacement Table 13.04.A: Zoning Districts Established.

Table 13.04.A: Zoning Districts Established		
Label	**District Name**	**LDO Section**
Residential Districts		
SF1	Large-Lot Residential	13.04.020
SF2	Standard-Lot Residential	13.04.030
SF3	Small-Lot Residential	13.04.040
MF	Multifamily Residential	13.04.050
Mixed-Use Districts		
MN	Mixed-Use Neighborhood	13.04.060
MC	Mixed-Use Community	13.04.070
MR	Mixed-Use Regional	13.04.080
DE	Downtown East	13.04.090
DW	Downtown West	13.04.100
Commercial, Employment, and Industrial Districts		
C1	Neighborhood Commercial	13.04.110
C2	Corridor Commercial	13.04.120
C3	Regional Commercial	13.04.130
OE	Office/Employment	13.04.140
LF	Light Industrial/Flex	13.04.150
LI	Light Industrial	13.04.160
Other Nonresidential and Special Purpose Districts		
AG	Agricultural	13.04.170
OS	Open Space	13.04.180
PF	Public Facilities	13.04.190
PD	Planned Development	13.04.200
Overlay Districts		
LI-O	Light Industrial Conservation Overlay	13.04.210(b)

EXHIBIT B

New Section 13.04.130 Regional commercial (C3).

13.04.130 Regional commercial (C3).



(a) Purpose.

The C3 district is intended to accommodate regional destination retail and large-scale commercial development. The district emphasizes pedestrian-friendly design and active ground-floor uses, with a focus on high-quality site design and clear street organization for easy access and multi-modal mobility options.

(b) C3 lot and building standards.

Setbacks (minimum)		
A	Front	10 feet
	Side	None [1]
B	Side, adjacent to street	None [1]
C	Rear	None [1]
Height (maximum)		
D	Building height	60 feet [2]

Notes:

[1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot.

[2] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 40 feet of a Protected Lot.

(c) Additional standards. Additional standards in the Development Design Standards may apply depending on use type.

EXHIBIT C

Replacement Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards.

Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards						
Zoning District	**C1**	**C2**	**C3**	**OE**	**LF**	**LI**
Setbacks (minimum)						
Front	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Side	None [1] [2]	None [1] [2]	None [1]	10 feet [1] [2]	10 feet [1]	10 feet [1]
Side, adjacent to street	15 feet [1] [2]	None [2]	None [1]	None	None	None
Rear	25 feet [1] [2]	10 feet [1] [2]	None [1]	10 feet [1] *Adjacent to E-470:* 50 feet	10 feet [1] *Adjacent to E-470:* 50 feet	10 feet [1]
Height						
Building height	35 feet	45 feet [3]	60 feet [3]	100 feet [3]	60 feet; 90 feet with Use by Special Review [3]	50 feet [3]

Notes:
[1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot.
[2] Applies only to perimeter property lines; does not apply to internal site for developments with campus settings on multiple parcels.
[3] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 50 feet of a Protected Lot.

EXHIBIT D

Replacement Table 13.05.A: Table of Allowed Uses

Table 13.05.A: Table of Allowed Uses
P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Residential Uses																			
Household Living																			
Caretaker Residence							A			S	S				S	S+		S	13.05.050(d)(3)
Dwelling, Co-Housing			P+	P+	S+														13.05.030(c)(1)
Dwelling, Duplex			P	P															
Dwelling, Live/Work				P+	P+	P+	S+	S+	S+										13.05.030(c)(2)
Dwelling, Multifamily				P	S	S	S+	P+	P+										13.05.030(c)(3)
Dwelling, Single-Family Attached			P	P	S	S	S	P+	S										13.05.030(c)(4)
Dwelling, Single-Family Detached	P	P	P													P			13.05.030(c)(5)
Dwelling Unit, Accessory	Not permitted																		13.05.050(d)(1)
Home Occupation	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+			13.05.050(d)(6)
Secondary Family Space	A+	A+	A+													A+			11.02.050 (Parker Municipal Code)
Group Living																			
Continuing Care Facility			S+	P+	S+	S+	S+		S+	S+			S+						13.05.030(c)(6)
Group Home	P+	P+	P+	P+												P+			13.05.030(c)(7)
Group Residential Facility				P	S	S	S+	P+	P+										13.05.030(c)(7)
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery																S		S	
Community Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	P+					P	13.05.030(d)(1)
Daycare, Commercial	S+	S+	P+	P+	P+	P+	P+	S+	S+	P+	S+	P+	P+	S+	A+				13.05.030(d)(2)
Daycare, Residential	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+				P+			13.05.030(d)(3)
Funeral Facility											S			S	S				
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility						P	P					P	P	P				P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		P+							13.05.030(d)(4)
Educational Facilities																			
School, College or University						P	P	P+	P+			P	P	P				P	13.05.030(d)(5)
School, Public or Private	P+	P+	P+	P+	S	S	S	S	P+			S	S	S				P	13.05.030(d)(6)
School, Vocational or Trade					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	13.05.030(d)(7)
Healthcare Facilities																			
Hospital						S	P				P	P	P	S					
Medical or Dental Clinic					S	P	P	P+	P+	P	P	P	P	P					13.05.030(d)(8)

Table 13.05.A: Table of Allowed Uses
P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Commercial Uses																			
Agricultural and Animal Uses																			
Agriculture, General																P	P		
Agriculture, Urban	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+	A+		13.05.050(d)(2)
Agritainment																P	S		
Kennel, Commercial						S+	S+				S+	S+		S+	S+	S+			13.05.030(e)(1)
Natural Medicine Cultivation Facility															P+				13.05.030(e)(2)
Stable, Commercial																P+			13.05.030(e)(3)
Veterinary Clinic and Hospital						P+	S+	S+		P+	P+	S+		P+	S+	S+			13.05.030(e)(4)
Recreation and Entertainment																			
Indoor Recreation Facility					S+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	13.05.030(e)(5)
Outdoor Recreation Facility				S+	S+	A+	A+			S+	S+	A+							13.05.030(e)(6)
Food and Beverage Services																			
Bar and Lounge					P+	P+	P+	P+	P+	P+	P+	P+	P+	S+					13.05.030(e)(7)
Microbrewery, Cidery, Distillery, or Winery					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	S+				13.05.030(e)(8)
Restaurant					P	P	P	P	P	P	P	P	P	P	S				
Office, Business, and Professional Services																			
Administrative, Professional, and Government Office				A	P+	P	P	P+	P+	P	P	P	P	P	P			P	13.05.030(e)(9)
Automated Teller Machine					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+					13.05.030(e)(10)
Financial Institution					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+					13.05.030(e)(11)
Research and Development							P				P	P	P	P	P				
Personal Services																			
Check-Cashing Establishment											P+				P+				13.05.030(e)(12)
Laundry Facility, Commercial					P+	P+	P+		P+	P+	P+	P+		P+	P+				13.05.030(e)(13)
Laundry Facility, Self-Service					P+	P+	P+			P+	P+	P+							13.05.030(e)(14)
Natural Medicine Healing Center										P+	P+								13.05.030(e)(2)
Personal Instruction or Studio					P+	P+	P+	P+	P+	P+	S+	P+	P+	P+					13.05.030(e)(15)
Personal Services, General				A+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+					13.05.030(e)(16)
Retail Sales																			
Building Materials and Supply Store						S+	P+				P+	P+		P+	P+				13.05.030(e)(17)
General Retail, 10,000 Square Feet or Less				A+	P+	P	P	P	P	P	P	P	P	A	A				13.05.030(e)(18)
General Retail, More than 10,000 Square Feet					P	P	P	P+	P	P	P	P~~P~~	P	A	A				13.05.030(e)(19)
Mobile Business	See Section 13.05.060(c)(3)																		
Nursery or Garden Supply Store							P+				P+	P+			P+				13.05.030(e)(20)
Outdoor Sales and Display					A+	A+	A+	A+	A+	A+	A+	A+		A+	A+				13.05.050(d)(7)
Pawnbroker															P+				13.05.030(e)(21)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right

blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Lodging Facilities																			
Bed and Breakfast				P+	P+	S+		P+	P+										13.05.030(e)(22)
Hotel/Motel					S	P	P	P	P	P	P	P	P	P					
Short-Term Rental																			
Transportation, Vehicles, and Equipment																			
Automotive Fuel Sales					P+	P+	P+				P+	P+		P+	S+				13.05.030(e)(23)
Automotive Repair, Major											S+			P+	P+				13.05.030(e)(24)
Automotive Repair, Minor					S+	S+	S+				P+	S+		P+	P+				13.05.030(e)(25)
Automotive Sales and Leasing, Heavy														P+	P+				13.05.030(e)(26)
Automotive Sales and Leasing, Light											P+			S					13.05.030(e)(27)
Car Wash					S+	S+	S+				P+	S+		A+	A+				13.05.030(e)(28)
Drive-Through Facility						A+	A+		S+	A+	A+	A+	A+						13.05.050(d)(4)
Electric Vehicle Charging Station	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(29)
Equipment and Machinery Sales, Rental, and Repair							S+				P+	S+		S+	P+				13.05.030(e)(30)
Parking Garage	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(31)
Parking Lot	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(32)
Recreational Vehicle Sales, Rental, and Repair											S			P+	S				13.05.030(e)(33)
Transit Terminal or Station					P	P	P	P	P			P	P	S				P	
Sexually Oriented Businesses																			
Sexually Oriented Business															P+				13.05.030(e)(34)
Industrial Uses																			
Manufacturing and Processing																			
Food and Beverage Processing						P+	P+	P+	P+	P+	P+	P+		P+	P+				13.05.030(f)(1)
Industrial, General	Not permitted																		13.05.030(f)(2)
Industrial Hemp Processing											P+			P+	P+				13.05.030(f)(3)
Light Industrial														P+	P+				13.05.030(f)(4)
Mining and Extraction																		S	
Natural Medicine Products Manufacturer															P+				13.05.030(e)(2)
Natural Medicine Testing Facility															P+				13.05.030(e)(2)
Oil and Gas Operations	See Chapter 13.06																		
Storage and Distribution																			
Storage					A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+			A+	13.05.030(f)(5) and 13.05.050(d)(8)
Contractor Office														P+	P+				
Distribution Facility														P+	P+				13.05.030(f)(5) and 13.05.050(d)(9)
Self-Storage	Not permitted																		13.05.030(f)(5)

Table 13.05.A: Table of Allowed Uses

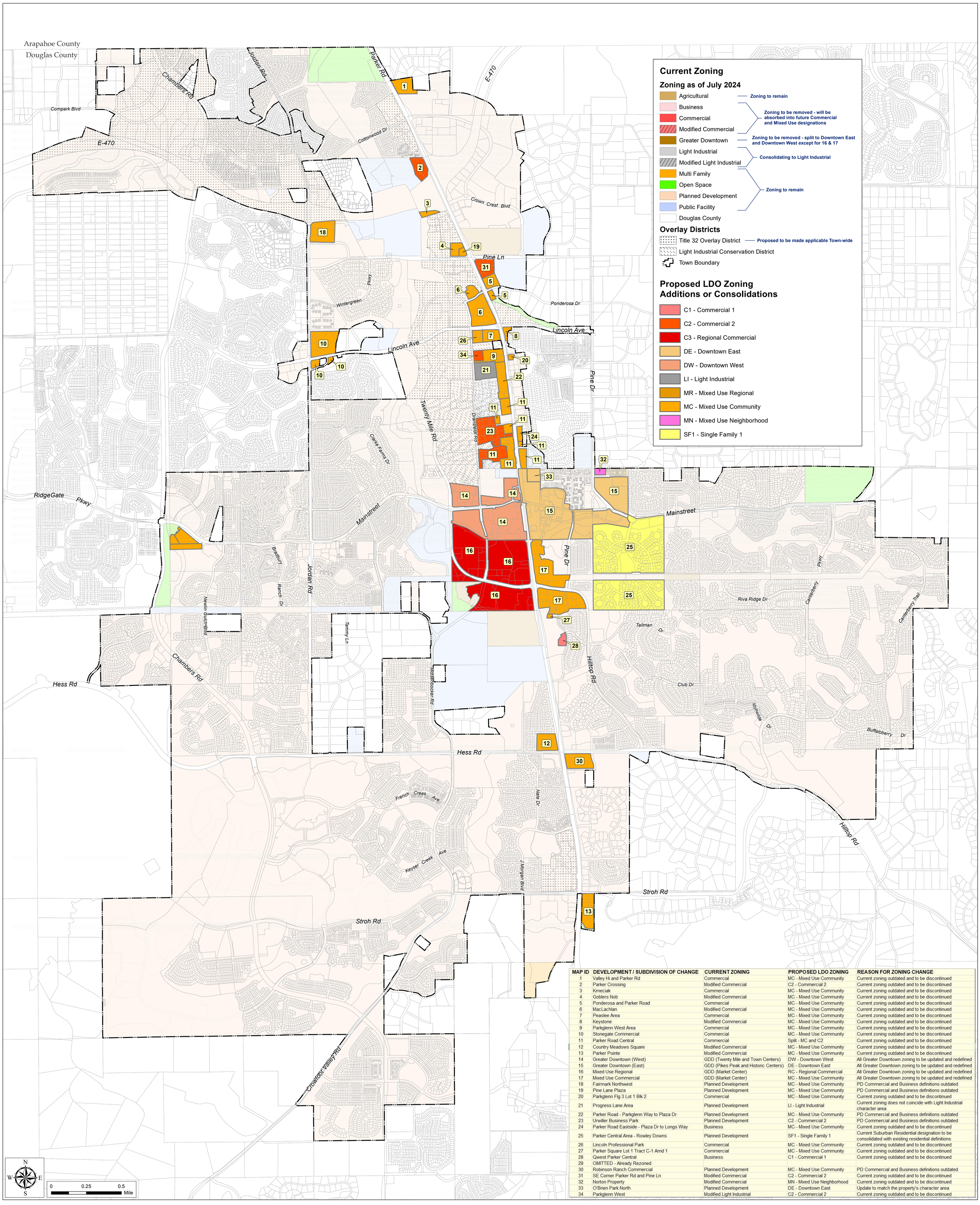
P = permitted by right S = Use by Special Review required A = accessory use by right

blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Public and Semi-Public Utility Uses																			
Utilities																			
Public Utility, Major	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	13.05.030(g)(1)
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communications Facilities																			
Wireless Communications Facility	See standards in Section 13.05.040																		
Temporary Uses																			
Agricultural Product Stand	See standards in Section 13.05.060																		
Carnival or Festival																			
Outdoor Market																			
Seasonal Sales																			
Temporary Structure																			

LDO Proposed Zoning Map

DRAFT 2
DATE: 11/05/24



MAP ID	DEVELOPMENT / SUBDIVISION OF CHANGE	CURRENT ZONING	PROPOSED LDO ZONING	REASON FOR ZONING CHANGE
1	Valley Hi and Parker Rd	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
2	Parker Crossing	Modified Commercial	C2 - Commercial 2	Current zoning outdated and to be discontinued
3	Kmeciak	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
4	Goblers Nob	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
5	Ponderosa and Parker Road	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
6	MacLachlan	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
7	Peaslee Area	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
8	Keystone	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
9	Parkglenn West Area	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
10	Stonegate Commercial	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
11	Parker Road Central	Commercial	Split - MC and C2	Current zoning outdated and to be discontinued
12	Country Meadows Square	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
13	Parker Pointe	Modified Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
14	Greater Downtown (West)	GDD (Twenty Mile and Town Centers)	DW - Downtown West	All Greater Downtown zoning to be updated and redefined
15	Greater Downtown (East)	GDD (Pikes Peak and Historic Centers)	DE - Downtown East	All Greater Downtown zoning to be updated and redefined
16	Mixed Use Regional	GDD (Market Center)	RC - Regional Commercial	All Greater Downtown zoning to be updated and redefined
17	Mixed Use Commercial	GDD (Market Center)	MC - Mixed Use Community	All Greater Downtown zoning to be updated and redefined
18	Fairmark Northwest	Planned Development	MC - Mixed Use Community	PD Commercial and Business definitions outdated
19	Pine Lane Plaza	Planned Development	MC - Mixed Use Community	PD Commercial and Business definitions outdated
20	Parkglenn Flg 3 Lot 1 Blk 2	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
21	Progress Lane Area	Planned Development	LI - Light Industrial	Current zoning does not coincide with Light Industrial character area
22	Parker Road - Parkglenn Way to Plaza Dr	Planned Development	MC - Mixed Use Community	PD Commercial and Business definitions outdated
23	Urwiller Business Park	Planned Development	C2 - Commercial 2	PD Commercial and Business definitions outdated
24	Parker Road Eastside - Plaza Dr to Longs Way	Business	MC - Mixed Use Community	Current zoning outdated and to be discontinued
25	Parker Central Area - Rowley Downs	Planned Development	SF1 - Single Family 1	Current Suburban Residential designation to be consolidated with existing residential definitions
26	Lincoln Professional Park	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
27	Parker Square Lot 1 Tract C-1 Amd 1	Commercial	MC - Mixed Use Community	Current zoning outdated and to be discontinued
28	Qwest Parker Central	Business	C1 - Commercial 1	Current zoning outdated and to be discontinued
29	OMITTED - Already Rezoned			
30	Robinson Ranch Commercial	Planned Development	MC - Mixed Use Community	PD Commercial and Business definitions outdated
31	SE Corner Parker Rd and Pine Ln	Modified Commercial	C2 - Commercial 2	Current zoning outdated and to be discontinued
32	Norton Property	Modified Commercial	MN - Mixed Use Neighborhood	Current zoning outdated and to be discontinued
33	O'Brien Park North	Planned Development	DE - Downtown East	Update to match the property's character area
34	Parkglenn West	Modified Light Industrial	C2 - Commercial 2	Current zoning outdated and to be discontinued

ORDINANCE NO. 3.372.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL SECTIONS 13.04.010 THROUGH 13.04.030, SECTIONS 13.04.050 THROUGH 13.04.165, SECTION 13.04.180, AND SECTIONS 13.04.270 THROUGH 13.04.300 OF THE EXISTING LAND DEVELOPMENT ORDINANCE, AND TO ADOPT THE REPLACEMENT PARKER ZONING MAP

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provides that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance are repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, will not go into effect until the Replacement Parker Zoning Map is adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, the Town conducted several workshops and meetings with the Parker community, the Parker Planning Commission, and the Parker Town Council for the purpose of soliciting advice and comments on the Replacement Parker Zoning Map. A project website was established with information on the proposed replacement zoning map including meetings to provide public feedback. Community open houses were held on August 21 and September 4, 2024, to solicit input from property owners and the community at large. The Town mailed postcards to impacted property owners. Study sessions were also held to solicit input and direction from the Parker Town Council on July 22, 2024, and October 7, 2024, as well as study sessions with the Parker Planning Commission on July 25, 2024, and October 10, 2024.

WHEREAS, the Planning Commission recommended adoption of the Replacement Parker Zoning Map at a public meeting held on November 14, 2024.

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

Section 1. Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance are hereby repealed in their entirety.

Section 2. The Replacement Parker Zoning Map, which is attached as **Exhibit A**, and incorporated by this reference, is hereby adopted by the Town Council.

Section 3. Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance are in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

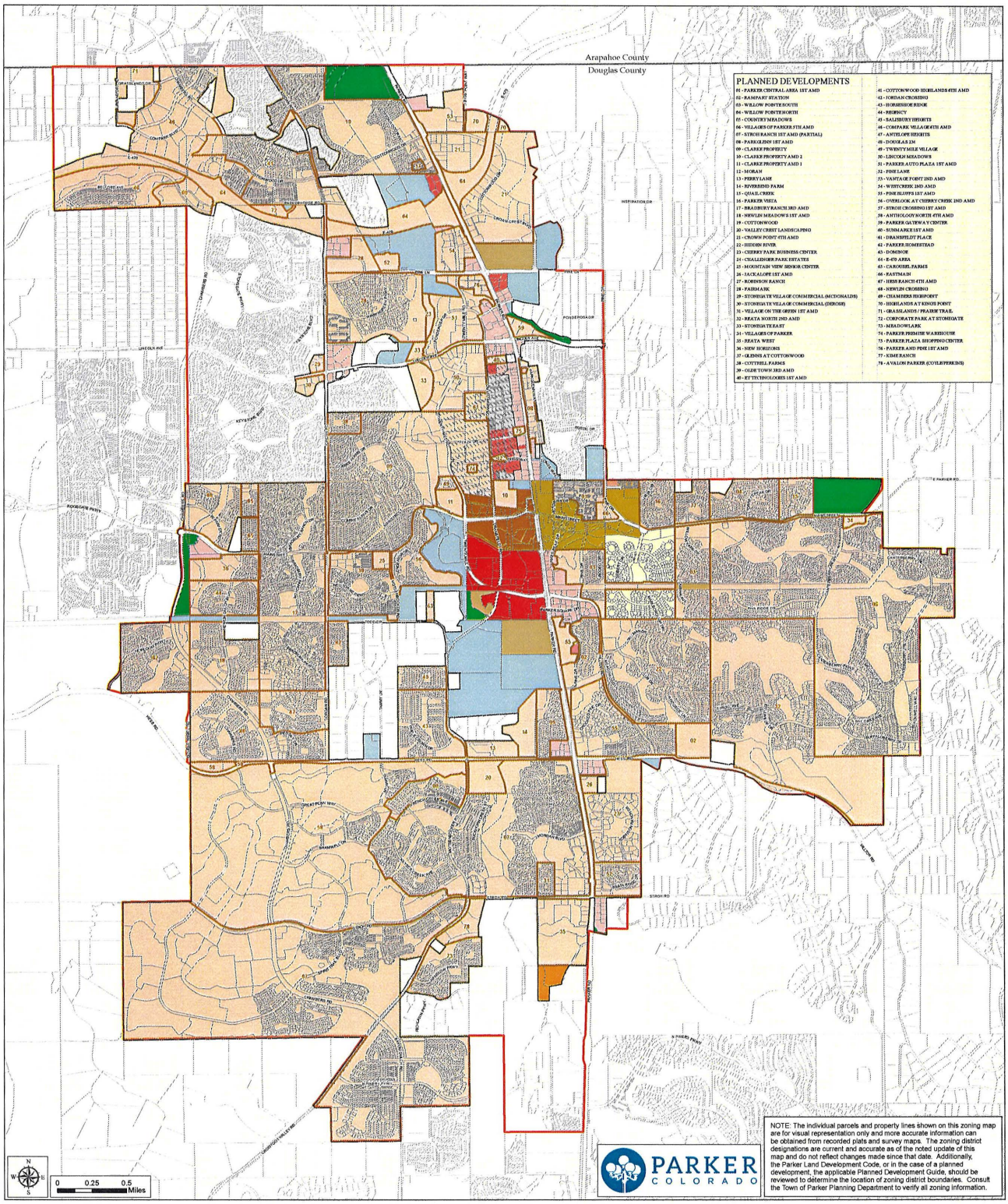
APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT A

Zoning Map
Town of Parker, Colorado

Map Date: January 6, 2025



Zoning

- Agricultural (AG)
- Neighborhood Commercial (C1)
- Corridor Commercial (C2)
- Regional Commercial (C3)
- Downtown East (DE)
- Downtown West (DW)
- Light Industrial (LI)
- Light Industrial Flex (LF)
- Mixed-Use Neighborhood (MN)
- Mixed-Use Community (MC)
- Mixed-Use Regional (MR)
- Multifamily Residential (MF)
- Office / Employment (OE)
- Open Space (OS)
- Planned Development (PD)
- Public Facility (PF)
- Large-Lot Residential (SF1)
- Standard-Lot Residential (SF2)
- Small-Lot Residential (SF3)
- Unzoned or Outside of Town Jurisdiction

Other Features

- Planned Developments
- Light Industrial Conservation District
- Parker Planning Area
- Parker Town Boundary

ORDINANCE NO. 3.372.2, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.04.010(A) OF THE LDO TO REPLACE TABLE 13.04.A., TO ADD SECTION 13.04.130, TO RENUMBER SECTIONS 13.04.130 THROUGH 13.04.230, AMEND SUBSECTION 13.04.220(C) BY REPLACING TABLE 13.04.D., AMEND SUBSECTION 13.05.020(E) BY REPLACING TABLE 13.05.A, AMENDING SUBSECTIONS 13.05.030(C)(1), (2), (3) AND (4), 13.05.030(D)(1)C., 13.05.030(D)(2)D., 13.05.030(D)(4)C., 13.05.030(E)(4), 13.05.030(E)(5)C., 13.05.030(E)(15)C., 13.05.030(E)(16)C., 13.05.030(E)(17)B. AND 13.05.030(F)(1)B. OF THE LDO

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

Section 1. Subsection 13.04.010(a) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.A: Zoning Districts Established, as described in **Exhibit A**, which is attached hereto and incorporated herein by reference.

Section 2. Chapter 13.04 of the Parker Land Development Ordinance is amended by the addition of a new Section 13.04.130 (Regional Commercial), which is attached hereto as **Exhibit B** and incorporated herein, by reference, and renumbering Section 13.04.130 (Office/employment) as Section 13.04.140; Section 13.04.140 (Light industrial/flex) as Section 13.04.150; Section 13.04.150 (Light industrial) as Section 13.04.160; Section 13.04.160 (Agriculture) as 13.04.170; Section 13.04.170 (Open space) as Section 13.04.180; Section 13.04.180 (Public facilities) as Section 13.04.190; Section 13.04.190 (Planned development) as Section 13.04.200; Section 13.04.200 (Overlay districts) as Section 13.04.210; Section 13.04.210 (Summary tables of lot and building standards) as Section 13.04.220; and Section 13.04.220 (Measurement methodology) as Section 13.04.230.

Section 3. Subsection 13.04.220(c) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.D Summary of Commercial, Employment, and Industrial District Lot and Building Standards, which is attached hereto as **Exhibit C** and incorporated herein by reference.

Section 4. Subsection 13.05.020(e) of the Parker Land Development Ordinance is amended by the replacement of Table 13.05.A: Table of Allowed Uses, which is attached hereto as **Exhibit D** and incorporated herein by reference.

Section 5. Paragraph 13.05.030(c)(1) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph c. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(1) Dwelling, co-housing.

* * *

c. MN district. The following additional restrictions shall apply to the MN district:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 6. Paragraph 13.05.030(c)(2) of the Parker Land Development Ordinance is hereby amended by the addition of new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(2) Dwelling, live/work.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 7. Paragraph 13.05.030(c)(3) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(3) Dwelling, multifamily.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 8. Paragraph 13.05.030(c)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(4) Dwelling, single-family attached.

* * *

b. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 9. Subparagraph 13.05.030(d)(1)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(1) Community facility.

* * *

c. In the MN, MC**,** ~~and~~ MR**, and C3** districts, community facilities:

* * *

Section 10. Paragraph 13.05.030(d)(2)d. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(2) Daycare, commercial.

* * *

d. In the MN, MC, MR, **C3,** DE, DW, C1, and C2 districts, daycares shall not exceed 3,500 square feet and shall not be located within 250 feet from a hard corner.

* * *

Section 11. Subparagraph 13.05.030(d)(4)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(4) Religious assembly.

* * *

c. In the MN, MC, MR**,** ~~and~~ C1**, and C3** districts, community facilities:

* * *

Section 12. Paragraph 13.05.030(e)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(4) Veterinary clinic and hospital. Outdoor facilities associated with a veterinary clinic or hospital shall comply with the following standards:

* * *

b. In the DE district, a veterinary clinic or hospital shall not be located on the first floor adjacent to Mainstreet.

Section 13. Subparagraph 13.05.030(e)(5)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(5) Indoor recreation facility.

* * *

c. In the MN, MC, MR, C1**,** ~~and~~ C2**, and C3** districts, indoor recreation facilities:

* * *

Section 14. Subparagraph 13.05.030(e)(15)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(15) Personal instruction studio.

* * *

c. In the MC, MR, **C3,** OE, and LF zoning districts:

* * *

Section 15. Subparagraph 13.05.030(e)(16)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(16) Personal services, general.

* * *

c. In the MC, MR, **C3,** OE, and LF zoning districts:

* * *

Section 16. Subparagraph 13.05.030(e)(17)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(17) Building materials and supply store.

* * *

b. In the MR **and C3** district**s**, outdoor display may only be provided if approved with a Use by Special Review.

* * *

Section 17. Subparagraph 13.05.030(f)(1)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(f) Industrial uses.

* * *

(1) Food and beverage processing.

* * *

b. In the MC**,** ~~and~~ MR**, and C3** districts, food and beverage processing facilities shall not exceed 15,000 square feet.

* * *

Section 18. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary

for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 19. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 20. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

EXHIBIT A

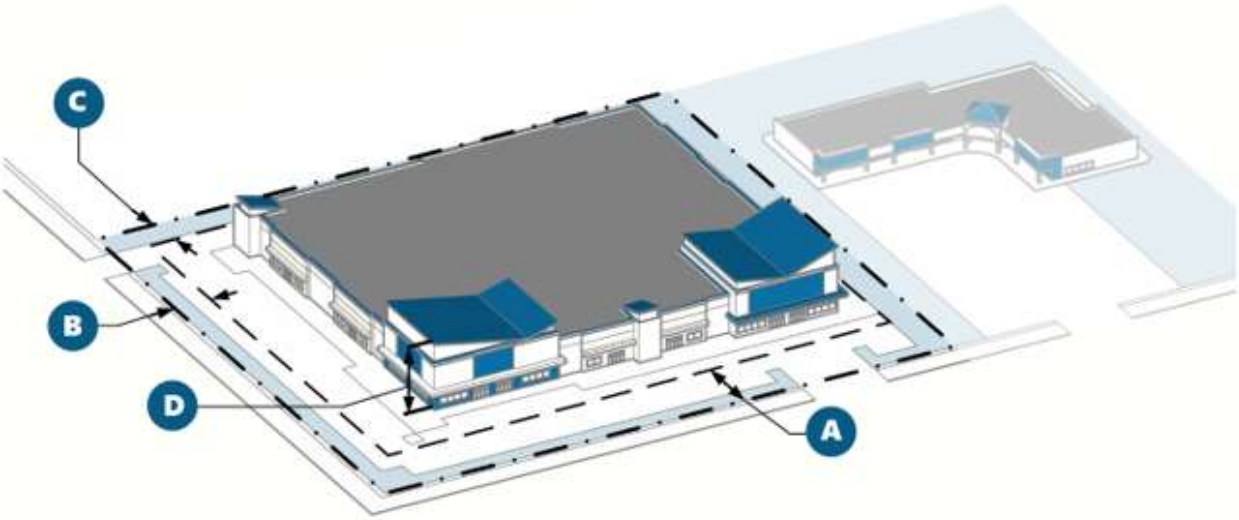
Replacement Table 13.04.A: Zoning Districts Established.

Table 13.04.A: Zoning Districts Established		
Label	**District Name**	**LDO Section**
Residential Districts		
SF1	Large-Lot Residential	13.04.020
SF2	Standard-Lot Residential	13.04.030
SF3	Small-Lot Residential	13.04.040
MF	Multifamily Residential	13.04.050
Mixed-Use Districts		
MN	Mixed-Use Neighborhood	13.04.060
MC	Mixed-Use Community	13.04.070
MR	Mixed-Use Regional	13.04.080
DE	Downtown East	13.04.090
DW	Downtown West	13.04.100
Commercial, Employment, and Industrial Districts		
C1	Neighborhood Commercial	13.04.110
C2	Corridor Commercial	13.04.120
C3	Regional Commercial	13.04.130
OE	Office/Employment	13.04.140
LF	Light Industrial/Flex	13.04.150
LI	Light Industrial	13.04.160
Other Nonresidential and Special Purpose Districts		
AG	Agricultural	13.04.170
OS	Open Space	13.04.180
PF	Public Facilities	13.04.190
PD	Planned Development	13.04.200
Overlay Districts		
LI-O	Light Industrial Conservation Overlay	13.04.210(b)

EXHIBIT B

New Section 13.04.130 Regional commercial (C3).

13.04.130 Regional commercial (C3).



(a) Purpose.

The C3 district is intended to accommodate regional destination retail and large-scale commercial development. The district emphasizes pedestrian-friendly design and active ground-floor uses, with a focus on high-quality site design and clear street organization for easy access and multi-modal mobility options.

(b) C3 lot and building standards.

Setbacks (minimum)		
A	Front	10 feet
	Side	None [1]
B	Side, adjacent to street	None [1]
C	Rear	None [1]
Height (maximum)		
D	Building height	60 feet [2]

Notes:

[1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot.

[2] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 40 feet of a Protected Lot.

(c) Additional standards. Additional standards in the Development Design Standards may apply depending on use type.

EXHIBIT C

Replacement Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards.

Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards						
Zoning District	**C1**	**C2**	**C3**	**OE**	**LF**	**LI**
Setbacks (minimum)						
Front	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Side	None [1] [2]	None [1] [2]	None [1]	10 feet [1] [2]	10 feet [1]	10 feet [1]
Side, adjacent to street	15 feet [1] [2]	None [2]	None [1]	None	None	None
Rear	25 feet [1] [2]	10 feet [1] [2]	None [1]	10 feet [1] *Adjacent to E-470:* 50 feet	10 feet [1] *Adjacent to E-470:* 50 feet	10 feet [1]
Height						
Building height	35 feet	45 feet [3]	60 feet [3]	100 feet [3]	60 feet; 90 feet with Use by Special Review [3]	50 feet [3]

Notes:
[1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot.
[2] Applies only to perimeter property lines; does not apply to internal site for developments with campus settings on multiple parcels.
[3] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 50 feet of a Protected Lot.

EXHIBIT D

Replacement Table 13.05.A: Table of Allowed Uses

Table 13.05.A: Table of Allowed Uses
P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Residential Uses																			
Household Living																			
Caretaker Residence							A			S	S				S	S+		S	13.05.050(d)(3)
Dwelling, Co-Housing			P+	P+	S+														13.05.030(c)(1)
Dwelling, Duplex			P	P															
Dwelling, Live/Work				P+	P+	P+	S+	S+	S+										13.05.030(c)(2)
Dwelling, Multifamily				P	S	S	S+	P+	P+										13.05.030(c)(3)
Dwelling, Single-Family Attached			P	P	S	S	S	P+	S										13.05.030(c)(4)
Dwelling, Single-Family Detached	P	P	P													P			13.05.030(c)(5)
Dwelling Unit, Accessory	Not permitted																		13.05.050(d)(1)
Home Occupation	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+			13.05.050(d)(6)
Secondary Family Space	A+	A+	A+													A+			11.02.050 (Parker Municipal Code)
Group Living																			
Continuing Care Facility			S+	P+	S+	S+	S+		S+	S+			S+						13.05.030(c)(6)
Group Home	P+	P+	P+	P+												P+			13.05.030(c)(7)
Group Residential Facility				P	S	S	S+	P+	P+										13.05.030(c)(7)
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery																S		S	
Community Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	P+					P	13.05.030(d)(1)
Daycare, Commercial	S+	S+	P+	P+	P+	P+	P+	S+	S+	P+	S+	P+	P+	S+	A+				13.05.030(d)(2)
Daycare, Residential	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+				P+			13.05.030(d)(3)
Funeral Facility											S			S	S				
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility						P	P					P	P	P				P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		P+							13.05.030(d)(4)
Educational Facilities																			
School, College or University						P	P	P+	P+			P	P	P				P	13.05.030(d)(5)
School, Public or Private	P+	P+	P+	P+	S	S	S	S	P+			S	S	S				P	13.05.030(d)(6)
School, Vocational or Trade					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	13.05.030(d)(7)
Healthcare Facilities																			
Hospital						S	P				P	P	P	S					
Medical or Dental Clinic					S	P	P	P+	P+	P	P	P	P	P					13.05.030(d)(8)

Table 13.05.A: Table of Allowed Uses
P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Commercial Uses																			
Agricultural and Animal Uses																			
Agriculture, General																P	P		
Agriculture, Urban	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+	A+		13.05.050(d)(2)
Agritainment																P	S		
Kennel, Commercial						S+	S+				S+	S+		S+	S+	S+			13.05.030(e)(1)
Natural Medicine Cultivation Facility															P+				13.05.030(e)(2)
Stable, Commercial																P+			13.05.030(e)(3)
Veterinary Clinic and Hospital						P+	S+	S+		P+	P+	S+		P+	S+	S+			13.05.030(e)(4)
Recreation and Entertainment																			
Indoor Recreation Facility					S+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	13.05.030(e)(5)
Outdoor Recreation Facility				S+	S+	A+	A+			S+	S+	A+							13.05.030(e)(6)
Food and Beverage Services																			
Bar and Lounge					P+	P+	P+	P+	P+	P+	P+	P+	P+	S+					13.05.030(e)(7)
Microbrewery, Cidery, Distillery, or Winery					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	S+				13.05.030(e)(8)
Restaurant					P	P	P	P	P	P	P	P	P	P	S				
Office, Business, and Professional Services																			
Administrative, Professional, and Government Office				A	P+	P	P	P+	P+	P	P	P	P	P	P			P	13.05.030(e)(9)
Automated Teller Machine					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+					13.05.030(e)(10)
Financial Institution					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+					13.05.030(e)(11)
Research and Development							P				P	P	P	P	P				
Personal Services																			
Check-Cashing Establishment											P+				P+				13.05.030(e)(12)
Laundry Facility, Commercial					P+	P+	P+		P+	P+	P+	P+		P+	P+				13.05.030(e)(13)
Laundry Facility, Self-Service					P+	P+	P+			P+	P+	P+							13.05.030(e)(14)
Natural Medicine Healing Center										P+	P+								13.05.030(e)(2)
Personal Instruction or Studio					P+	P+	P+	P+	P+	P+	S+	P+	P+	P+					13.05.030(e)(15)
Personal Services, General				A+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+					13.05.030(e)(16)
Retail Sales																			
Building Materials and Supply Store						S+	P+				P+	P+		P+	P+				13.05.030(e)(17)
General Retail, 10,000 Square Feet or Less				A+	P+	P	P	P	P	P	P	P	P	A	A				13.05.030(e)(18)
General Retail, More than 10,000 Square Feet					P	P	P	P+	P	P	P	P~~P~~	P	A	A				13.05.030(e)(19)
Mobile Business	See Section 13.05.060(c)(3)																		
Nursery or Garden Supply Store							P+				P+	P+			P+				13.05.030(e)(20)
Outdoor Sales and Display					A+	A+	A+	A+	A+	A+	A+	A+		A+	A+				13.05.050(d)(7)
Pawnbroker															P+				13.05.030(e)(21)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right

blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Lodging Facilities																			
Bed and Breakfast				P+	P+	S+		P+	P+										13.05.030(e)(22)
Hotel/Motel					S	P	P	P	P	P	P	P	P	P					
Short-Term Rental																			
Transportation, Vehicles, and Equipment																			
Automotive Fuel Sales					P+	P+	P+				P+	P+		P+	S+				13.05.030(e)(23)
Automotive Repair, Major											S+			P+	P+				13.05.030(e)(24)
Automotive Repair, Minor					S+	S+	S+				P+	S+		P+	P+				13.05.030(e)(25)
Automotive Sales and Leasing, Heavy														P+	P+				13.05.030(e)(26)
Automotive Sales and Leasing, Light											P+			S					13.05.030(e)(27)
Car Wash					S+	S+	S+				P+	S+		A+	A+				13.05.030(e)(28)
Drive-Through Facility						A+	A+		S+	A+	A+	A+	A+						13.05.050(d)(4)
Electric Vehicle Charging Station	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(29)
Equipment and Machinery Sales, Rental, and Repair							S+				P+	S+		S+	P+				13.05.030(e)(30)
Parking Garage	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(31)
Parking Lot	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(32)
Recreational Vehicle Sales, Rental, and Repair											S			P+	S				13.05.030(e)(33)
Transit Terminal or Station					P	P	P	P	P			P	P	S				P	
Sexually Oriented Businesses																			
Sexually Oriented Business															P+				13.05.030(e)(34)
Industrial Uses																			
Manufacturing and Processing																			
Food and Beverage Processing						P+	P+	P+	P+	P+	P+	P+		P+	P+				13.05.030(f)(1)
Industrial, General	Not permitted																		13.05.030(f)(2)
Industrial Hemp Processing											P+			P+	P+				13.05.030(f)(3)
Light Industrial														P+	P+				13.05.030(f)(4)
Mining and Extraction																		S	
Natural Medicine Products Manufacturer															P+				13.05.030(e)(2)
Natural Medicine Testing Facility															P+				13.05.030(e)(2)
Oil and Gas Operations	See Chapter 13.06																		
Storage and Distribution																			
Storage					A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+			A+	13.05.030(f)(5) and 13.05.050(d)(8)
Contractor Office														P+	P+				
Distribution Facility														P+	P+				13.05.030(f)(5) and 13.05.050(d)(9)
Self-Storage	Not permitted																		13.05.030(f)(5)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right

blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Public and Semi-Public Utility Uses																			
Utilities																			
Public Utility, Major	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	13.05.030(g)(1)
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communications Facilities																			
Wireless Communications Facility	See standards in Section 13.05.040																		
Temporary Uses																			
Agricultural Product Stand	See standards in Section 13.05.060																		
Carnival or Festival																			
Outdoor Market																			
Seasonal Sales																			
Temporary Structure																			

ORDINANCE NO. 3.56.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.56, SERIES OF 1987, ZONING REAL PROPERTY COMMONLY KNOWN AS THE WOODMAN PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.56, Series of 1987, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.56, Series of 1987, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.57.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.57, SERIES OF 1987, ZONING REAL PROPERTY COMMONLY KNOWN AS THE KMIECIAK PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.57, Series of 1987, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.57, Series of 1987, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.58.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.58, SERIES OF 1987, ZONING REAL PROPERTY COMMONLY KNOWN AS THE MAHR PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.58, Series of 1987, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.58, Series of 1987, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.59.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.59, SERIES OF 1987, ZONING REAL PROPERTY COMMONLY KNOWN AS THE HICKEY PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.59, Series of 1987, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.59, Series of 1987, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.70.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.70, SERIES OF 1988, ZONING REAL PROPERTY COMMONLY KNOWN AS THE GREGG PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.70, Series of 1988, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.70, Series of 1988, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.79.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.79, SERIES OF 1990, ZONING REAL PROPERTY COMMONLY KNOWN AS THE PARKER STEAK HOUSE PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.79, Series of 1990, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.79, Series of 1990, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.83.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.83, SERIES OF 1991, ZONING REAL PROPERTY COMMONLY KNOWN AS THE MCCLINTOCK II SUBDIVISION PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.83, Series of 1991, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.83, Series of 1991, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.94.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.94, SERIES OF 1993, ZONING REAL PROPERTY COMMONLY KNOWN AS THE 10702 AND 10710 SOUTH PARKER ROAD PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.94, Series of 1993, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.94, Series of 1993, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.97.3, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.97, SERIES OF 1994, ZONING REAL PROPERTY COMMONLY KNOWN AS THE MACLACHLAN PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.97, Series of 1994, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.97, Series of 1994, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.97.4, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.97.2, SERIES OF 2011, ZONING REAL PROPERTY COMMONLY KNOWN AS THE MACLACHLAN PROPERTY, WHICH AMENDED ORDINANCE NO. 3.97, SERIES OF 1994, TO ADD AN ADDITIONAL USE AS MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.97.2, Series of 2011, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.97.2, Series of 2011, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.318.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.318, SERIES OF 2016, ZONING REAL PROPERTY COMMONLY KNOWN AS THE 6429 ALCORN STREET PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.318, Series of 2016, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.318, Series of 2016, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.319.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.319, SERIES OF 2016, ZONING REAL PROPERTY COMMONLY KNOWN AS THE 11895 S. ALCORN STREET AND 11897 S. ALCORN STREET PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.319, Series of 2016, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.319, Series of 2016, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.320.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.320, SERIES OF 2016, ZONING REAL PROPERTY COMMONLY KNOWN AS THE 11905 S. ALCORN STREET PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.320, Series of 2016, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.320, Series of 2016, is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.328.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.328, SERIES OF 2017, ZONING REAL PROPERTY COMMONLY KNOWN AS THE LOT 2, BLOCK 1, PARKER HEIGHTS FILING NO. 1 PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.328, Series of 2017, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.328, Series of 2017, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.332.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.332, SERIES OF 2018, ZONING REAL PROPERTY COMMONLY KNOWN AS THE COUNTRY MEADOWS SQUARE PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.332, Series of 2018, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.332, Series of 2018, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.335.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.335, SERIES OF 2018, ZONING REAL PROPERTY COMMONLY KNOWN AS THE COMMERCIAL ENCLAVE PROPERTY LOCATED ADJACENT TO PARKER ROAD AND PINE LANE TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.335, Series of 2018, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.335, Series of 2018, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.337.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.337, SERIES OF 2018, ZONING REAL PROPERTY COMMONLY KNOWN AS THE PARKER POINTE PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.337, Series of 2018, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.337, Series of 2018, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.339.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.339, SERIES OF 2018, ZONING REAL PROPERTY COMMONLY KNOWN AS THE NORTON PROPERTY TO MODIFIED COMMERCIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance do not include modified commercial districts.

WHEREAS, the modified commercial districts previously approved by ordinance will be repealed and the real property described in these ordinances will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.339, Series of 2018, is hereby repealed in its entirety.

Section 2. The real property described in Ordinance No. 3.339, Series of 2018, is hereby included in one of the new or modified districts as provided in the Replacement Parker Zoning Map.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

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

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

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.01.6.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.01.6, SERIES OF 1995, ORDINANCE NO. 3.115, SERIES OF 1997, AND ORDINANCE NO. 3.157, SERIES OF 2000, CONCERNING THE PARKER SENIOR VILLAGE PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.01.6, Series of 1995, Ordinance No. 3.115, Series of 1997, and Ordinance No. 3.157, Series of 2000 (the "Parker Senior Village Planned Development"), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.01.6, Series of 1995, Ordinance No. 3.115, Series of 1997, and Ordinance No. 3.157, Series of 2000, are hereby repealed in their entirety.

Section 2. The real property described in the Parker Senior Village Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.123.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.123, SERIES OF 1998, CONCERNING THE URWILLER PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.123, Series of 1998 (the "Urwiller Planned Development"), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.123, Series of 1998, is hereby repealed in its entirety.

Section 2. The real property described in the Urwiller Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.260.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.260, SERIES OF 2008, CONCERNING THE DOLCE VITA PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.260, Series of 2008 (the "Dolce Vita Planned Development"), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.260, Series of 2008, is hereby repealed in its entirety.

Section 2. The real property described in the Dolce Vita Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.287.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.287, SERIES OF 2011, CONCERNING THE PROGRESS LANE AREA PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.287, Series of 2011 (the "Progress Lane Area Planned Development"), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.287, Series of 2011, is hereby repealed in its entirety.

Section 2. The real property described in the Progress Lane Area Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.373, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL THE PINE LANE PLAZA PLANNED DEVELOPMENT GUIDE AND PLAN

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, Lot 4, Goblers Nob, County of Douglas, State of Colorado (the "Property"), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Pine Lane Plaza Planned Development Guide and Plan, recorded in Book 959, Pages 623 through 652 of the Douglas County Clerk and Recorder's Office is hereby repealed in its entirety.

Section 2. The Property, which is subject to the Pine Lane Plaza Planned Development Guide and Plan is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.71.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.71, SERIES OF 1988, CONCERNING THE HUNTER'S VIEW PLANNED DEVELOPMENT

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described Ordinance No. 3.71, Series of 1988 (the "Hunter's View Planned Development"), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.71, Series of 1988, is hereby repealed in its entirety.

Section 2. The real property described in the Hunter's View Planned Development is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.118.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO DELETE CERTAIN PROPERTY FROM THE PLANNED DEVELOPMENT AREA KNOWN AS THE ROBINSON RANCH PLANNED DEVELOPMENT THAT WAS ZONED PURSUANT TO ORDINANCE NO. 3.118, SERIES OF 1998

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described in **Exhibit A**, and incorporated by this reference (the "Property"), will be removed from the real property described in Ordinance No. 3.118, Series of 1998 (the "Robinson Ranch Planned Development"), and will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. The Property is hereby deleted from the Robinson Ranch Planned Development.

Section 2. The Property is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.126.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO DELETE CERTAIN PROPERTY FROM THE PLANNED DEVELOPMENT AREA KNOWN AS FAIRMARK PLANNED DEVELOPMENT THAT WAS ZONED PURSUANT TO ORDINANCE NO. 3.126, SERIES OF 1999

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described in **Exhibit A**, and incorporated by this reference (the "Property"), will be removed from the real property described in Ordinance No. 3.126, Series of 1999 (the "Fairmark Planned Development"), and will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. The Property is hereby deleted from the Fairmark Planned Development.

Section 2. The Property is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.04.2, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO DELETE CERTAIN PROPERTY KNOWN AS ROWLEY DOWNS FROM THE PARKER CENTRAL AREA PLANNED DEVELOPMENT THAT WAS ZONED PURSUANT TO ORDINANCE NO. 3.04, SERIES OF 1982

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described in **Exhibit A**, and incorporated by this reference (the "Property"), will be removed from the real property described in Ordinance No. 3.04, Series of 1982 (the "Parker Central Area Planned Development"), and will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. The Property is hereby deleted from the Parker Central Area Planned Development.

Section 2. The Property is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney

ORDINANCE NO. 3.314.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL ORDINANCE NO. 3.314, SERIES OF 2015, ZONING REAL PROPERTY COMMONLY KNOWN AS THE PARKGLENN WEST SUBDIVISION PROPERTY TO MODIFIED LIGHT INDUSTRIAL

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the "Parker Zoning Map").

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the "Existing Land Development Ordinance").

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the "Replacement Land Development Ordinance").

WHEREAS, Ordinance No. 3.372, Series of 2024, provided that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance (the "Replacement Parker Zoning Map") and the zoning districts contained in the Existing Land Development Ordinance were repealed.

WHEREAS, Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, did not go into effect until the Replacement Parker Zoning Map was adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, on January 6, 2025, the Town Council adopted Ordinance No. 3.372.1, Series of 2024, which repealed Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance; and approved the Replacement Parker Zoning Map which located the new and modified zoning districts contained in Sections 13.04.101 through 13.04.210 of the Replacement Land Development Ordinance.

WHEREAS, the real property described in Ordinance No. 3.314, Series of 2015 (the "Parkglenn West Property"), will be included in one of the new or modified districts contained in the Replacement Parker Zoning Map.

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

Section 1. Ordinance No. 3.314, Series of 2015, is hereby repealed in its entirety.

Section 2. The real property described as the Parkglenn West Property is hereby included in one of the new or modified districts, as provided in the Replacement Parker Zoning Map.

Section 3. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this _____ day of _____, 2024.

_____
Jeff Toborg, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

_____
Joshua Rivero, Mayor

ATTEST:

_____
Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

_____
Jamie Wynn, Town Attorney