



## **PLANNING COMMISSION MEETING**

**7:00 PM**

**June 26, 2025**

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

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

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

**PLEASE NOTE: Public participation is NOT available through YouTube.**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
  - A. **Planning Commission Meeting Minutes - 6.12.25**
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**
  - A.

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| <b>Applicant:</b>  | <b>Brett Collins, Town of Parker</b>                                        |
| <b>Location:</b>   | <b>West of Motsenbocker Rd, south of Dransfeldt Rd and north of Hess Rd</b> |
| <b>Department:</b> | <b>Community Development, Stacey Nerger</b>                                 |
| <b>TRAKiT No.:</b> | <b>SP24-124</b>                                                             |
8. **PLANNING COMMISSION ITEMS**

**9.     STAFF ITEMS**

**10.    ADJOURNMENT**



## **PLANNING COMMISSION MINUTES**

**June 12, 2025**

Planning Commission Acting Vice Chairperson Ruth Ann Nelson called the meeting to order at 7:00 p.m.

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

Also, present and seated were Commissioners Jane Lane, Erik Rieger, Eliana Burke and Bret Tueller.

### **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None.

### **APPROVAL OF MINUTES**

Commissioner Erik Rieger moved to approve May 8, 2025, meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

### **PUBLIC HEARING OPENED: 7:01 P.M. – PARKER PROFESSIONAL PARK - ZONING**

Applicant: Town of Parker  
Location: South of Lincoln Avenue on the west side of Parker Road  
Department: Community Development, Stacey Nerger

### **APPLICANT AND STAFF PRESENTATION**

Stacey Nerger, Senior Planner, presented the staff report regarding the annexation of the 2.34-acre enclave referred to as the Parker Professional Park and the proposal to zone the property Mixed-Use Community (MC) Zone District. The site is located on the west side of Parker Road south of Lincoln Avenue. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Professional Park - Zoning.

### **COMMISSIONER DISCUSSION WITH STAFF OR APPLICANT**

- Commissioner Elaina Burke asked if the nine criteria were met; (*Stacey Nerger, Senior Planner, said that all nine criteria were satisfied*).

- Commissioner Jane Lane stated that in the referral comments there is a Douglas County replat in process for Parker Professional Park and she asked if this zoning was in response to that replat; *(Staff explained that the plat has been approved and recorded by Douglas County. This does not change this proposal).*
- Commissioner Bret Tueller asked if there was any response to the Town of Parker outreach from business owners.; *(Staff stated that they have spoken to several business owners and property owners. They asked how these changes will impact them and how taxes work with the change.*
- Commissioner Erik Rieger asked how long the Parker Professional Park has been fully engulfed by the Town of Parker; *(Staff said it has been fully surrounded by the Town for almost 4 years).*

### **PUBLIC COMMENT**

None.

### **PUBLIC MEETING CLOSED: 7:08 P.M. – PARKER PROFESSIONAL PARK - ZONING**

Commissioner discussion:

- Commissioner Eliana Burke said she doesn't see an issue. This has been pending for a long time, so she agrees to approve it.
- Commissioner Erik Rieger agrees since the nine criteria are met it makes sense to bring them into the Town.
- Commissioner Jane Lane also agrees. She stated that driving down Parker Road, you would not know that this area was not in the Town of Parker already.
- Commissioner Bret Tueller said this is a long time coming.
- Acting Vice Chairperson Ruth Ann Nelson agrees with fellow Commissioners.

Commissioner Elaina Burke moved the Planning Commission recommend Town Council approve the Parker Professional Parker- Zoning. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

### **PLANNING COMMISSION ITEMS**

None.

### **STAFF ITEMS**

None.

### **ADJOURNMENT**

Commissioner Eliana Burke moved that the meeting be adjourned. Commissioner Jane Lane seconded the motion; a vote was taken and passed unanimously. The meeting was adjourned.

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Jeff Miller  
Recording Secretary

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Gary Poole



## Planning Commission Staff Report

**Planning Commission Date:** 6/26/2025

**Town Council Date:** 7/7/2025

**Hearing Type:** Public Hearing  
Salisbury North MDP F1 AMD2 L1 Park Expansion  
Phase 1 – Site Plan  
TRAKiT No(s): SP24-0124

**Location:** The site is located on the west side of Motsenbocker Road, north of Hess Road.

**Project Planner:** Stacey Nerger, Planner

**Applicant:** Town of Parker – Brett Collins, Parks, Recreation and Open Space Department

**Executive Summary:** The applicant, the Town of Parker, is proposing Phase 1 of an expansion to Salisbury Regional Park to include baseball fields, multipurpose fields, restrooms, landscaping, park amenities and parking. The site is located on the west side of Motsenbocker Road north of Hess Road.

**Staff Recommendation:** Approval with Conditions

### **RECOMMENDED MOTION**

***“I move the Planning Commission recommend Town Council approve the Salisbury North MDP Filing No. 1 Amendment 2, Lot 1 Park Expansion Phase 1, subject to the following conditions:”***

1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped ‘Final Document’ on June 17, 2025** shall be the approved plans.
2. **Approved Construction Plan Documents** - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.
3. **Approval Expiration** - This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and **SHALL REMAIN IN EFFECT FOR FIFTEEN (15) MONTHS FROM THE DATE OF THIS APPROVAL LETTER**. If a Grading Permit or Building Permit is not obtained within fifteen months, this approval becomes null and void. The Community Development Director, upon written request, may grant a one hundred eighty

(180) day extension.

4. **Prairie Dog Certification Required** - A Certification of Compliance with Municipal Code Section 13.08.040(e) Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.
5. **Permits Required** - It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.
6. **Screening of Mechanical Equipment and Utility Boxes Required** - All **MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED** with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may require additional conditions for screening as determined by the Town.
  - Above ground on-site utilities for the provision of service to nonresidential use(s) may not be located in the front-yard between the building and the public or private street and can only be located in a rear-yard or side-yard. Any above ground **UTILITY EQUIPMENT SHALL BE SCREENED** with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building they shall be located away from the public realm to the greatest extent possible and be painted to match the building. Location of all utility equipment shall be reviewed and approved by the Community Development Department prior to installation. Any deviation from this standard may result in the relocation of the equipment.
7. **Final Grading Certificate Required** - The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy*;
  - An as-built drawing of the individual lot which indicates the finished floor elevation(s), and finished grade site elevation points sufficient to show positive drainage away from all buildings.
  - A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.
8. **Signage Not Included** - Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

### **ALTERNATIVE MOTIONS**

*"I move the Planning Commission recommend Town Council approve the Salisbury North MDP Filing No. 1 Amendment 2, Lot 1 Park Expansion Phase 1."*

*"I move the Planning Commission recommend Town Council deny the Salisbury North MDP Filing No. 1 Amendment 2, Lot 1 Park Expansion Phase 1 as the request does not meet the following approval criteria:"*

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

*“I move the Planning Commission vote to continue the Salisbury North MDP Filing No. 1 Amendment 2, Lot 1 Park Expansion Phase 1 to a future date.”*

## **I. BACKGROUND/DISCUSSION**

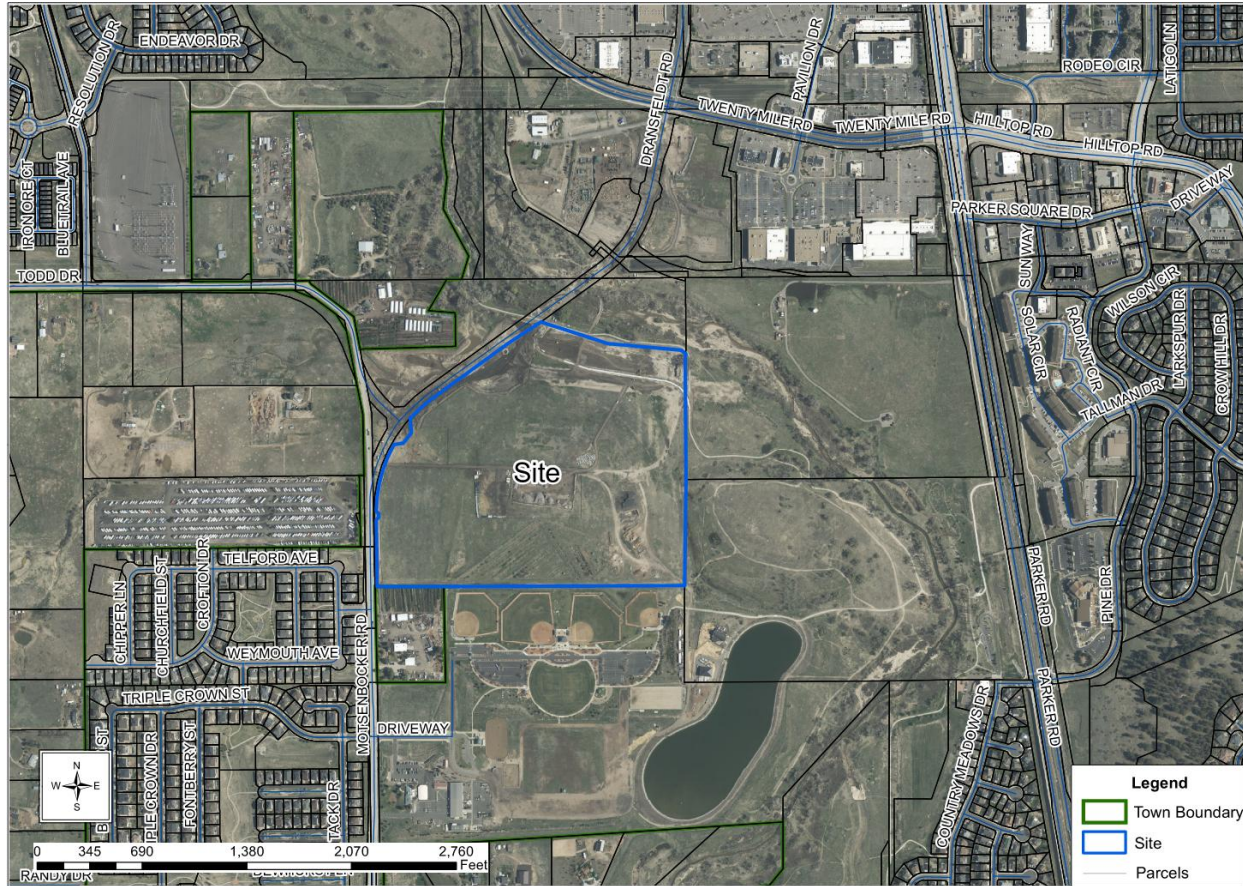
The Town is proposing a Site Plan to add an additional 44.84 acres of developed park land to the north of the existing Salisbury Regional Park. The proposed development of Salisbury Regional Park has been contemplated by the Town since the adoption of the Salisbury Park Master Plan in 2014. The full development of the property, called Salisbury Park North, will be constructed in phases and will take several years to complete. The full construction of the park will include baseball/softball fields, multi-use fields, tennis courts, pickleball courts, a playground, bike park, decorative garden and several buildings with restrooms, storage and concessions.

The Site Plan proposes the first phase of development which will construct:

- four (4) lighted baseball/softball fields with a pedestrian promenade, restrooms and food truck parking,
- two (2) lighted multi-use fields,
- required parking,
- landscaping,
- decorative garden,
- community hub pavilion with restrooms,.

Site plan applications are typically reviewed and processed administratively. However, pursuant to Section 13.03.040 (p) of the Parker Municipal Code, site plan applications for public facilities owned by the Town are required to be scheduled for public hearings. Therefore, the Salisbury North Park Expansion requires a public hearing before both the Planning Commission and Town Council.

## Vicinity Map



## II. PRIOR ACTIONS

| Date             | Action                                                                            |
|------------------|-----------------------------------------------------------------------------------|
| December 7, 2009 | The property was Annexed into the Town of Parker and zoned PF- Public Facilities. |
| December 7, 2009 | The Salisbury North Minor Development Plat was approved.                          |
| October 14, 2022 | The Salisbury North Minor Development Plat First Amendment was approved.          |
| June 26, 2024    | The Salisbury North Minor Development Plat Second Amendment was approved.         |

## III. CURRENT SITE DATA

|                           |                                |
|---------------------------|--------------------------------|
| <b>Existing Zoning</b>    | Public Facilities District     |
| <b>Overlay District</b>   | N/A                            |
| <b>PD &amp; Plan Area</b> | PF- Public Facilities District |
| <b>Master Plan Area</b>   | Medium Density Residential     |

|                         |                                                   |                                                           |                                                                                                                |
|-------------------------|---------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Site Acreage</b>     |                                                   | 44.84 acres                                               |                                                                                                                |
| <b>Subdivision</b>      |                                                   | Salisbury North Minor Development Plat                    |                                                                                                                |
| <b>Existing Use</b>     |                                                   | Vacant                                                    |                                                                                                                |
| <b>Surrounding Uses</b> |                                                   |                                                           |                                                                                                                |
|                         | <b>Master Plan Land Use</b>                       | <b>Zoning</b>                                             | <b>Existing Use</b>                                                                                            |
| North                   | Medium Density Residential and Central Commercial | Douglas County Zoning, Open Space and Regional Commercial | Nursery in the County, future Dransfedlt Road and Flatacres Marketplace Commercial Area.                       |
| South                   | Medium Density Residential                        | Public Facilities District                                | Existing Salisbury Equestrian Park.                                                                            |
| East                    | Medium Density Residential                        | Public Facilities District and Agriculture                | Cherry Creek Floodplain, open space and KOA Tower.                                                             |
| West                    | Medium Density Residential                        | PD - Planned Development and Douglas County Zoning        | Outdoor Storage and agricultural land within the County and Salisbury Heights Residential Development in Town. |

#### **IV. PARKER 2035 MASTER PLAN**

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

| <b>MASTER PLAN CONSISTENCY</b>          |                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Master Plan Designation</b>          | Medium Density Residential<br><input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>                                                                                                                                                                                                                                        |
| <b>Master Plan Character Discussion</b> | <b>Medium Density Residential:</b> Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. Other community assets such as places of worship, schools and parks are appropriate in residential areas. |
| <b>Consistent Goals/Strategies</b>      | <a href="#">Land Use 1.A</a><br><a href="#">Land Use 1.B</a><br><a href="#">Land Use 1.D</a><br><a href="#">Land Use 1.E</a><br><a href="#">Land Use 1.H</a><br><a href="#">Land Use 1.I</a><br><a href="#">Open Space and Recreation 1</a>                                                                                                                             |
| <b>Inconsistent Goals/Strategies</b>    | <b>None</b>                                                                                                                                                                                                                                                                                                                                                             |
| <b>Staff Analysis</b>                   | The subject property is located within the Medium Density Residential Character Area as designated by the Parker 2035 Master Plan.                                                                                                                                                                                                                                      |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>The Medium Density Residential Character Areas of the Town are the building blocks of a community. Although they focus primarily on residential uses, other community assets such as parks are a needed component.</p> <p>The proposed Site Plan to expand the existing Salisbury Regional Park with an additional approximately 44 acres of regional park space is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: it will encourage of balance of land uses that support a high quality of life and it will help provide adequate parks and recreational facilities to serve the needs of the community.</p> <p>In addition, this plan implements strategic actions regarding Salisbury Regional Park within the Town's Parks Recreation and Open Space Plan.</p> <p>Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **LAND DEVELOPMENT ORDINANCE**

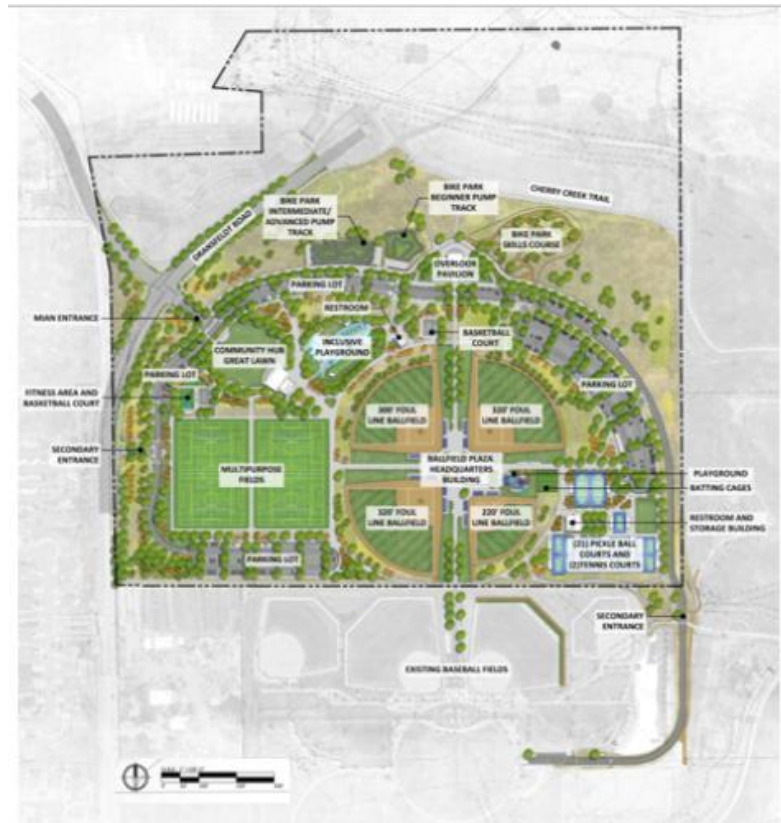
| <b>ZONING CONSISTENCY (Site Plan)</b> |                                                     |                                                         |                                                                                                                         |
|---------------------------------------|-----------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Provisions</b>                     | <b>Existing/Required</b>                            | <b>Proposed</b>                                         | <b>Analysis</b>                                                                                                         |
| <b>Setbacks</b>                       | Front – 10 feet<br>Side – 10 feet<br>Rear – 10 feet | Front – 1060 feet<br>Side – 358 feet<br>Rear – 383 feet | <input checked="" type="checkbox"/> Consistent<br><input type="checkbox"/> Inconsistent<br><input type="checkbox"/> N/A |
| <b>Density</b>                        | N/A                                                 | N/A                                                     | <input type="checkbox"/> Consistent<br><input type="checkbox"/> Inconsistent<br><input checked="" type="checkbox"/> N/A |
| <b>Height/Stories</b>                 | 45 feet                                             |                                                         | <input checked="" type="checkbox"/> Consistent<br><input type="checkbox"/> Inconsistent<br><input type="checkbox"/> N/A |
| <b>Lot Size</b>                       | None                                                | 44.84 acres                                             | <input checked="" type="checkbox"/> Consistent<br><input type="checkbox"/> Inconsistent<br><input type="checkbox"/> N/A |
| <b>Lot Coverage</b>                   | None                                                | N/A                                                     | <input type="checkbox"/> Consistent<br><input type="checkbox"/> Inconsistent<br><input checked="" type="checkbox"/> N/A |
| <b>Landscaping</b>                    | <a href="#">Title 13.06.070</a>                     | 1,064,722 square feet or<br>54.5%                       | <input checked="" type="checkbox"/> Consistent<br><input type="checkbox"/> Inconsistent                                 |

|                           |                                                                                         |                    |                                                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------|
|                           |                                                                                         |                    | <input type="checkbox"/> N/A                                                                                            |
| <b>Off-Street Parking</b> | <a href="#">Title 13.06.050</a>                                                         | 334 parking spaces | <input checked="" type="checkbox"/> Consistent<br><input type="checkbox"/> Inconsistent<br><input type="checkbox"/> N/A |
| <b>Staff Analysis</b>     | This site plan meets or exceeds the zoning and Land Development Ordinance requirements. |                    |                                                                                                                         |

## **V. DESIGN REVIEW**

The application is subject to the Land Development Ordinance and the Development Design Standards. The layout of the park, parking, park amenities, landscaping, and architecture were all analyzed based on these guidelines.

The full build out of the park will add additional park amenities meeting and exceeding the Town's requirements for park development. Phase one will include several fields, parking, landscaping and one building. The proposed building is architecturally compatible with the existing buildings at Salisbury Regional Park and meet the design standards as outlined by the Town code.





After review and analysis, Staff has determined that all elements of the Land Development Ordinance and the Development Design Standards have been satisfied for the proposed development.

## **VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS**

### **Vehicular Access**

Vehicular access to the property will be provided along Motsenbocker Road. The existing Salisbury Regional Park access will remain with additional access to the expanded park on the north side through new access on Motsenbocker Road. The existing Salisbury Park and the expansion will be interconnected. The newly constructed Dransfeldt Road extension will allow additional access from the north to the proposed park expansion.

### **Pedestrian & Bicycle Access**

Pedestrian and bicycle access will be provided along Motsenbocker Road and through trail connections along the Cherry Creek Trail.

## **VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS**

| <b>Agency</b>                              | <b>Comments</b>                                                                                               |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Parker Engineering                         | Approved                                                                                                      |
| Fire Life Safety                           | Approved                                                                                                      |
| Douglas County Planning and Engineering    | No Comment                                                                                                    |
| Douglas County School District             | No Comment                                                                                                    |
| Parker Water & Sanitation District         | PWSD has no further comments on the plans for phase 1.                                                        |
| Cherry Creek Basin Water Quality Authority | The Authority confirms receipt of the referral and will assume compliance with post construction requirements |
| Urban Drainage                             | No Comment                                                                                                    |
| Xcel                                       | The applicant shall reach out to Xcel for any new services needed.                                            |

|                          |                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------|
| IREA                     | The applicant will be required to meet CORE's clearance and metering requirements, see attached CORE documents. |
| CenturyLink              | No Comment                                                                                                      |
| Parker Building Division | Building permits will be required. Please reach out to the Building Division for permits.                       |
| Comcast                  | No Comment                                                                                                      |
| Parker Police            | No Comment                                                                                                      |

## **VIII. CONCLUSION**

The proposal to construct phase one of the Salisbury North Park will add additional amenities to the Salisbury Regional Park that has been contemplated by the Town since the adoption of the Salisbury Park Master Plan in 2014. Per the Town of Parker Land Development Ordinance, any non-residential development must receive Site Plan or Site Plan Amendment approval to ensure that certain Town criteria are met. This Site Plan approval is required prior to construction. Review criteria include satisfaction of setbacks, heights, parking, landscaping, density, layout, architecture, all Public Work/Engineering requirements, and sufficient responses to all other referral agencies. Site Plans are generally administratively reviewed, however, since Salisbury Regional Park is on Town owned property, public hearings before Planning Commission and Town Council are required. After careful review and analysis, the staff has determined that the proposed application has satisfied all requirements for a Site Plan within the Town of Parker. Staff recommends that the Planning Commission approve the proposed Site Plan.

## **IX. RECOMMENDED CONDITIONS**

1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on June 17, 2025** shall be the approved plans.
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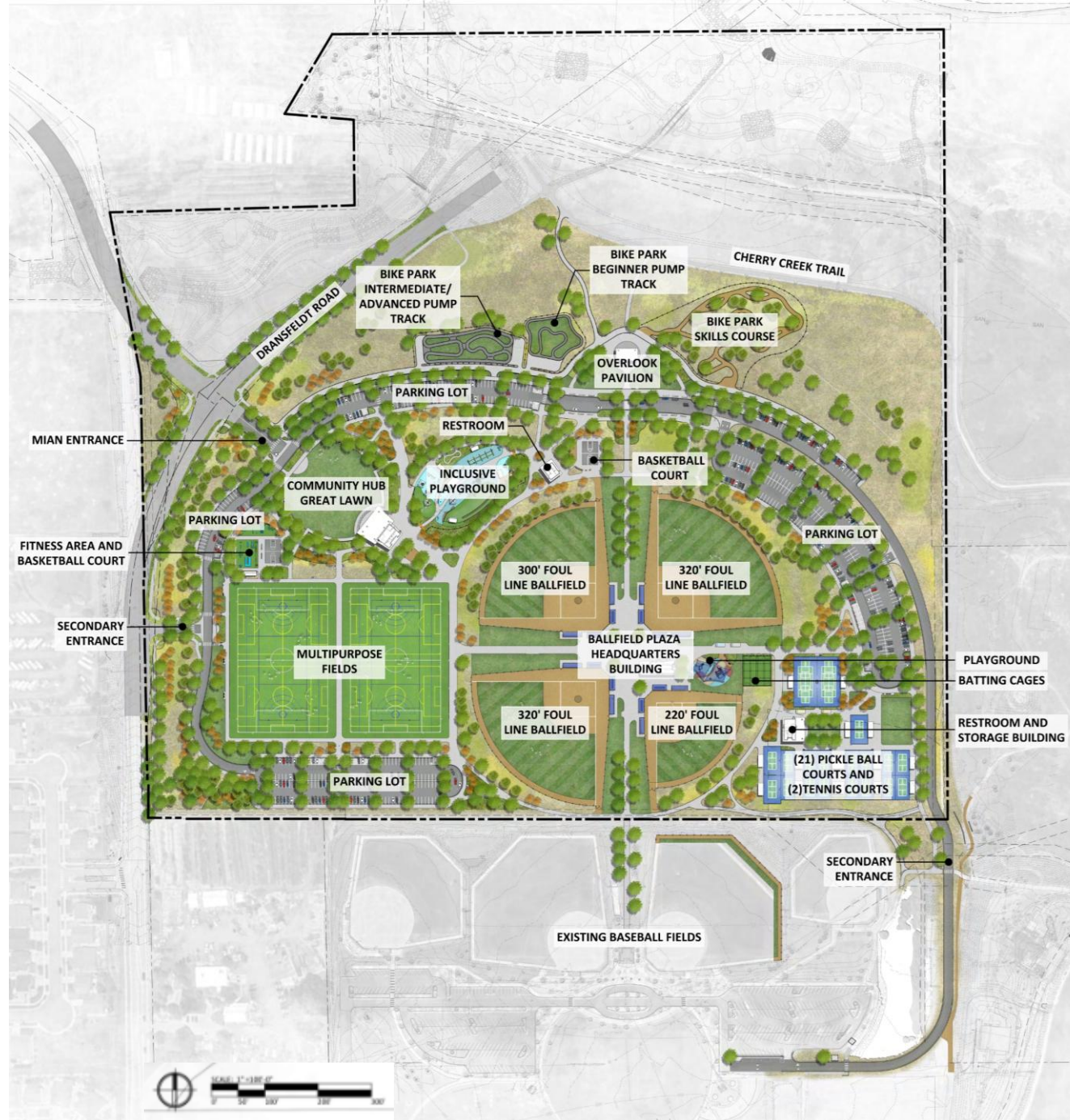
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  - A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.
8. **Signage Not Included** - Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

## **X. ATTACHMENTS**

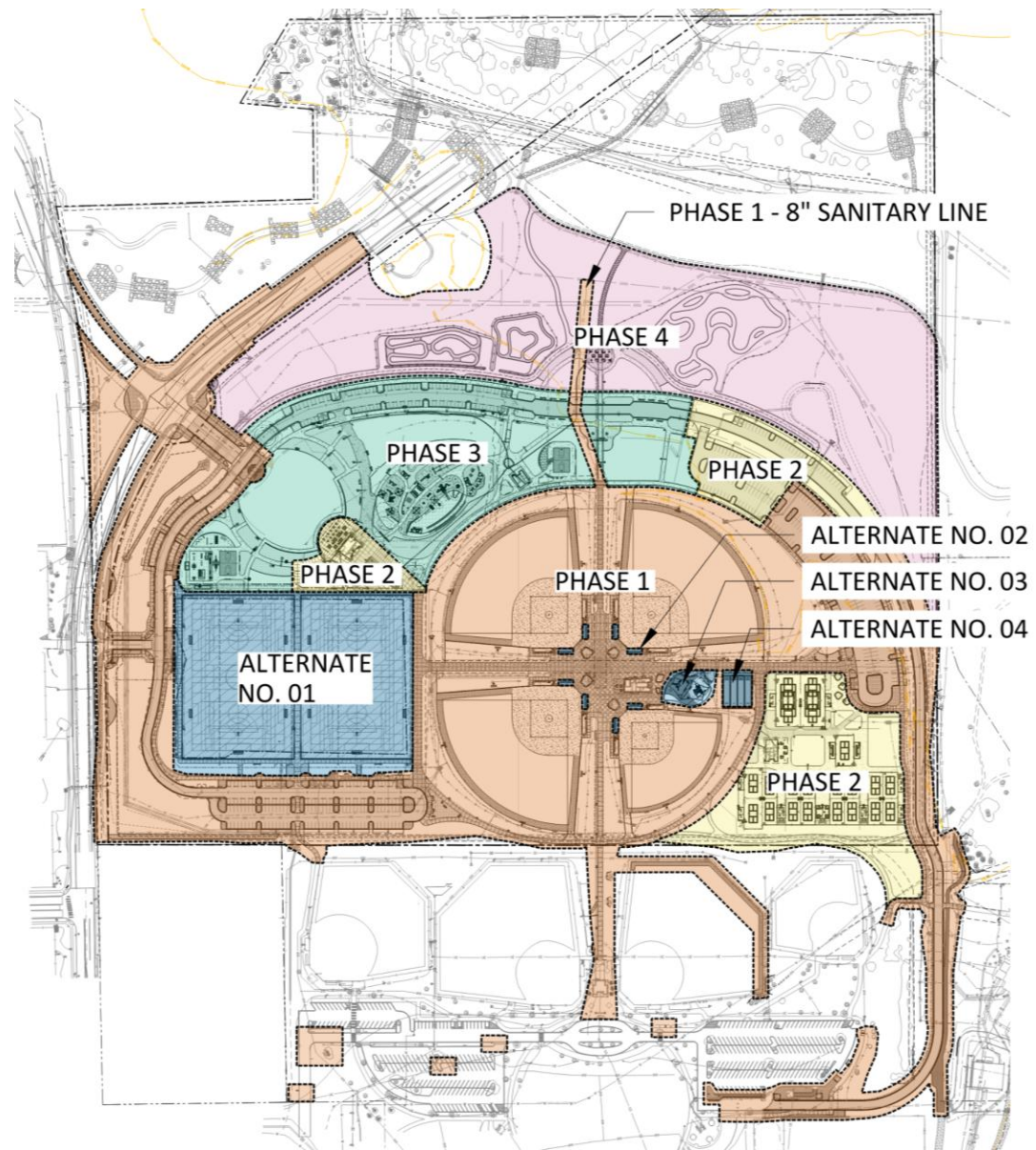
Salisbury North Equestrian Park Site Plan Phase 1

**Report Approved By: Bryce Matthews, Assistant Director - Planning**

# Site Plan



# Phasing Plan





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## PARKS, RECREATION AND OPEN SPACE



## PARKS, RECREATION AND OPEN SPACE

