



PLANNING COMMISSION MEETING

7:00 PM

October 9, 2025

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

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

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

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

PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 06.26.25**
- 6. CONSENT AGENDA**
- 7. PUBLIC MEETINGS**
 - A. A RESOLUTION TO ADOPT THE TOWN OF PARKER, COLORADO 2025 THREE-MILE AREA PLAN**

Department:

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Heather Bennett

8. **PLANNING COMMISSION ITEMS**

9. **STAFF ITEMS**

A. **Appoint Vice Chair and Acting Vice Chair**

10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

June 26, 2025

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

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

Also, present and seated were Commissioners Jane Lane, Ruth Ann Nelson, Angela Lindstrom Erik Rieger and Bret Tueller.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Erik Rieger moved to approve June 12, 2025, meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and the motion passed unanimously.

PUBLIC HEARING OPENED: 7:01 P.M. – SALISBURY NORTH MDP F1 AMD 2 L1 PARK EXPANSION PHASE 1 – SITE PLAN

Applicant:	Town of Parker, Brett Collins
Location:	West of Motsenbocker Rd., south of Dransfeldt Rd and north of Hess Rd.
Department:	Community Development, Stacey Nerger
TRAKiT No:	SP24-0124

STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report regarding the proposed 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. Ms. Nerger concluded with the determinations in the staff report that 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 13, 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.

COMMISSIONER DISCUSSION WITH STAFF

None.

APPLICANT PRESENTATION

Brett Collins, Town of Parker Parks Project Manager, provided the applicant's presentation:

- The applicant shared several slides of the proposed park expansion and described the park's amenities.

COMMISSIONER DISCUSSION WITH APPLICANT

- Commissioner Ruth Ann Nelson asked if the public art piece on the walkway will impede the use of strollers or wheelchairs or other similar devices that people need to use on the walkway; *(applicant said it will not, that the 10 foot wide concrete walk goes through the middle of the art piece and that the columns are in crusher fine to either side of the walkway).*
- Commissioner Jane Lane said that pickleball is very popular right now and asked what happens in 15 to 20 years when pickleball fades, will the courts be converted into tennis courts or something else in the future; *(applicant said that conversion to tennis courts would be one option, that tennis popularity has been up and down over the past 20 years, doesn't see pickleball going away in the next 10 to 15 years and by that time we would be looking at renovations anyway for possible other sports or activities).*
- Commissioner Bret Tueller said the project looks awesome and asked about the phasing of work for the project referring to the color-coded map from the presentation, as you come in to the park, you can either go left or right, but will phase one be completed to the right and nothing to the left; *(applicant said nothing to the left will be built in phase one, there will be access through the existing park, the site is to flat presenting grading challenges requiring that dirt be brought into the site to ensure proper drainage into Cherry Creek).*
- Commissioner Erik Rieger asked about the composition of the bike track surface in phase four; *(applicant said it would be a combination of asphalt, that it is a pump track similar to other existing BMX tracks and parks is looking at a mountain bike skills course that would be a combination of dirt and wood ramps, that due to the flatness of the park a downhill bike park was not possible).*
- Commissioner Erik Rieger said that Dove Valley has a downhill bike park; *(applicant said they have plans for a downhill bike park in the Looking Glass area).*
- Commissioner Ruth Ann Nelson said that she heard funding is available for phase one, read that the park would be completed in five years and asked where the funding for this

project comes from; *(applicant said funding is available for phase one now, that funding for this project comes from the Open Space Sales Tax and is based on future anticipated revenue from this source and is predicated on future costs and contractor bids for future phases).*

- Commissioner Bret Tueller asked if there has been any negative comments or feedback from the surrounding neighborhoods; *(applicant said it had been the exact opposite, that project was first talked about in 2014 and citizens have been asking for the project to start for a long time).*
- Commissioner Gary Poole stated that he remembers the early discussion of the park expansion back in 2014 and one of the issues then was the high cost of the tap fees and asked if those costs were able to be phased in; *(applicant said the tap fees are high, approximately 1.2 million dollars for the tap fees for water including irrigation which will need to be installed from the beginning as part of the infrastructure, but that the expense will be less than originally anticipated since Parker Water has restructured there fees).*

PUBLIC COMMENT

Amber Tueller who resides at 19238 Elk Creek Dr., Parker, Co 80134, asked whether the pickleball courts are part of phase one or two; *(applicant said they will be included in phase two, 2026).*

PUBLIC MEETING CLOSED: 7:18 P.M. –SALISBURY NORTH MDP F1 AMD 2 L1 PARK EXPANSION PHASE 1 – SITE PLAN

Commissioner discussion:

- Commissioner Ruth Ann Nelson remembers the original discussions of the Master Plan for this park expansion, that it was very exciting, was glad to see the pickleball courts are located away from the residential neighborhoods which was big issue back then as pickleball can be loud, thinks the park will be terrific, is glad that we can start moving forward, that having the eight plex will bring in more people from out of town to spend their money and create more tax revenue so that we can continue funding in order to build out the rest of the phases and is in support of the project.
- Commissioner Brett Tueller said he loves the project and the vision, is super excited for it and hopes we can get the funds quickly so that the project can start soon.
- Commissioner Erik Rieger said he agrees with his fellow commissioners, the park expansion project will bring great amenities to the area and Parker as a whole and is in full support of the project.
- Commissioner Angela Lindstrom said she echoes the other commissioners' sentiments, it's amazing, as a user of the park, this is incredible, the upgrades are phenomenal, praised the park's team and is in support of the project.
- Commissioner Jane Lane appreciates the multiple transportation access points, really likes the pedestrian and bike access and thanked the parks team.

- Commissioner Gary Poole appreciates the parks and recreation department's persistence and their ability to revisit the plans, adapt to the needs and funding allowing the park expansion to happen now.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Salisbury North MDP F1 AMD 2 L1 Park Expansion Phase 1 – Site Plan subject to the conditions included in the staff's report. Commissioner Angela Lindstrom seconded, a vote was taken and the motion passed unanimously.

PLANNING COMMISSION ITEMS

Jeff Miller reminded the Planning Commissioners that New Planning Commissioner Orientation will be on July 10th with Kelsey Hall from legal and that all planners are welcome to attend.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Angela Lindstrom moved that the meeting be adjourned. Commissioner Erik Rieger seconded the motion; a vote was taken and the motion passed unanimously. The meeting was adjourned.

Jennifer Malley
Recording Secretary

Gary Poole
Chairman – Planning Commission



Planning Commission Staff Report

Planning Commission Date: 10/9/2025

Town Council Date: 10/20/2025

Hearing Type: Public Meeting
Adoption of the 2025 Three-Mile Area Plan

Location: Town of Parker – Three-Mile Radius

Project Planner: Heather Bennett, Associate Planner

Applicant: Town of Parker

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

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council adopt the 2025 Three-Mile Area Plan.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council deny adoption of the 2025 Three-Mile Area Plan.”

“I move the Planning Commission vote to continue the proposed adoption of the 2025 Three-Mile Area Plan to a future date.”

I. BACKGROUND/DISCUSSION

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

“Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces,

public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area.”

Overview of 2025 Three-Mile Area Plan

The Plan was prepared to address the requirements as outlined in the Colorado Revised Statute Section 31-12-105(e)(I), regarding unincorporated lands located within three (3) miles of the Town’s current municipal boundaries. The unincorporated land described in the Plan includes properties located in Douglas, Arapahoe and Elbert Counties. The Plan boundary perimeters also encompass incorporated areas located within portions of the City of Lone Tree, City of Centennial, Town of Foxfield, City of Aurora, Town of Castle Rock and the City of Castle Pines. Unincorporated lands within the three-mile boundary total approximately 49,170.84 acres or 76.83 square miles.

What the Plan does:

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

What the Plan does not do:

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

The 2025 Plan is condensed since the *Parker 2035 Master Plan* establishes a Planning Area Boundary and addresses many of the requirements of the Statute. The Plan framework has eight (8) chapters:

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

These chapters refer to those plans, policies, maps and other documents adopted by the jurisdictions that are located within the Three-Mile Plan area. The 2025 Three-Mile Area Plan has only minor updates to the maps and lists of existing plans, to reflect changes that have occurred since the adoption of the 2024 Three-Mile Area Plan.

Plan Changes from 2024

- Updated the total unincorporated lands within the three-mile boundary from approximately
 - 49,174.60 acres (76.93 square miles) in 2024;
 - **to 49,170.84 acres (76.83 square miles) in 2025.**

Map Changes from 2024

- **Map 1 Three-Mile Area:** three annexations were completed within the Town's three-mile area and the Town's Planning Area:
 - Parker Professional Park Annexation of 2.43 acres
 - Stroh Road and J Morgan ROW Annexation of 3.11 acres
 - Meridian International Business Center Annexation of 1.34 acres – Chambers Road ROW
- **Map 2 Transportation Facilities:**
 - Chambers Road Connection from Hess Road to Spirit Trail Boulevard
 - Dransfeldt Road Connection from Twenty Mile Road to Motsenbocker Road
 - Tammy Lane Connection south of Hess Road
 - Great Plain Way Connection South of Hess Road
 - Stroh Road Connection from Spirit Trail Boulevard to Chambers Road
- **Map 3 Significant Waterways:** No changes from 2024 to 2025.
- **Map 4 Significant Parks:** No changes from 2024 to 2025.
- **Map 5 Water, Sanitation and Servicing:**
 - Added Hess Ranch Metro District 5
- **Map 6 County Zoning:** rezonings were completed in Douglas County:
 - Light Industrial (LI) to Planned Development (PD) – 1 rezoning
 - Agricultural (AI) to Large Rural Residential (LRR) – 3 rezonings

II. PRIOR ACTIONS

Date	Action
Annually since 2006	Town Council has Adopted a Three-Mile Area Plan
10-21-2024	Town Council Adopted the 2024 Three-Mile Area Plan

III. CONCLUSION

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

IV. RECOMMENDATION

Staff recommends the Planning Commission recommend the Town Council adopt the 2025 Three-Mile Area Plan.

V. ATTACHMENTS

1. 2025 Three-Mile Area Plan with maps including changes

Report Approved By: Bryce Matthews, Assistant Director - Planning

Three-Mile Area Plan for the Town of Parker

2025 Update



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Map 1 – 2025 Three-Mile Area Plan
Map 2 – Transportation Facilities
Map 3 – Significant Waterways
Map 4 – Significant Parks
Map 5 – Water and Sanitation Districts
Map 6 – County Zoning

I. Introduction

Purpose

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

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

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

Methodology

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

2025 Three-Mile Area Plan Town of Parker, Colorado

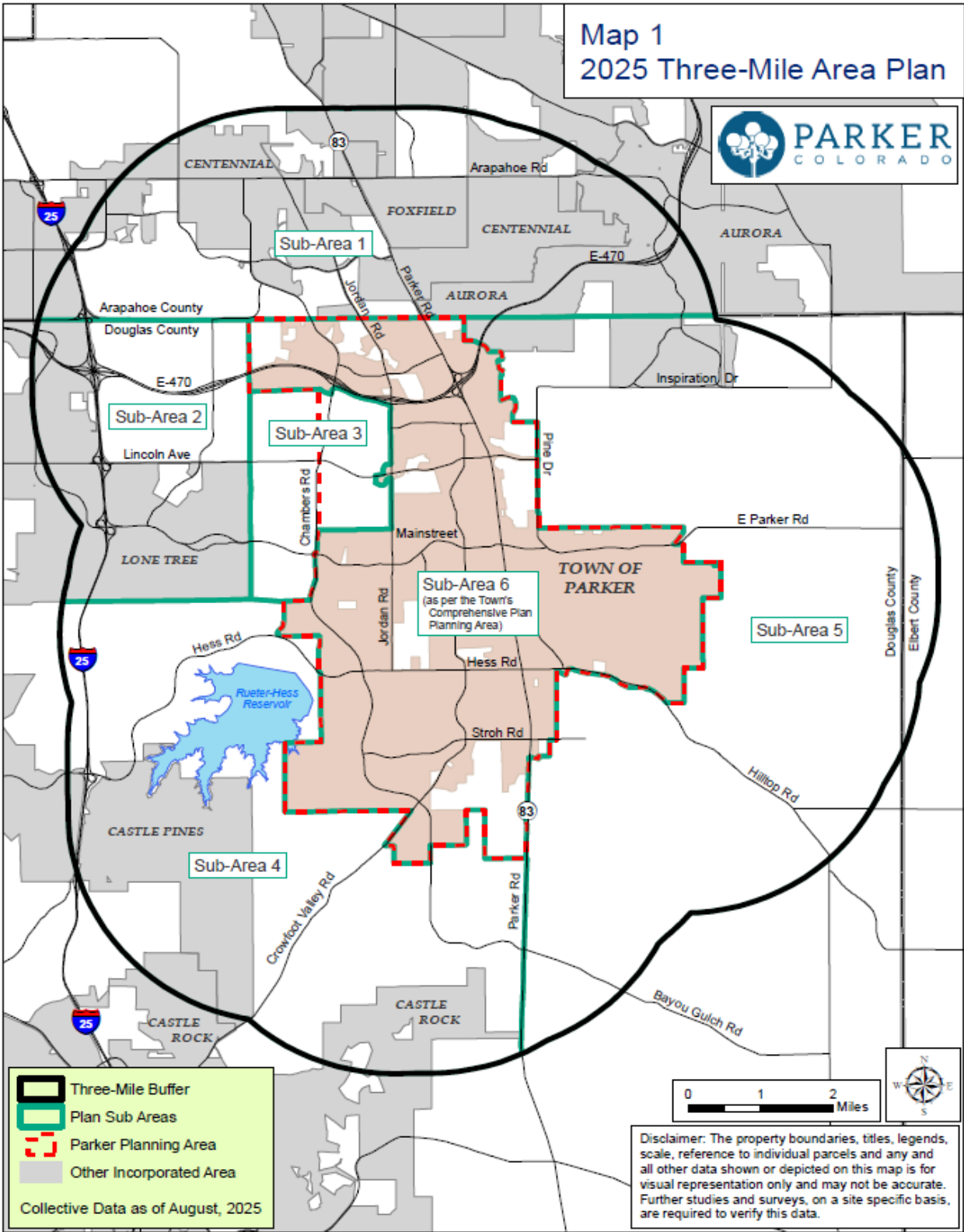


Figure 1 – Town of Parker Three-Mile Boundary – based on the Town’s Municipal Boundary

II. Overview of Sub-Areas

The land described in this Three-Mile Area Plan includes properties located in Douglas, Arapahoe, and Elbert Counties. The Three-Mile Area Plan boundary perimeters also encompass the municipal boundaries of the City of Lone Tree, City of Centennial, Town of Foxfield, City of Aurora, Town of Castle Rock, and the City of Castle Pines. The general character of land ranges from rolling hills, high plains grasslands, bluffs, forest, as well as highly developed urban areas. In 2025, unincorporated lands within the three-mile boundary total approximately 49,170.84 acres or 76.83 square miles (see Table 1).

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

Parker Three-Mile Area Plan Sub-Areas	Total Unincorporated Acreage
Sub-Area One	4292.81
Sub-Area Two	2962.76
Sub-Area Three – Portion Within Town’s Planning Area	2968.58
Sub-Area Four	12,861.57
Sub-Area Five	23,657.28
Sub-Area Six – Completely Within Town’s Planning Area	2427.84
Total Acreage	49,170.84

Relevant Plans, Policies and Other Documents

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

III. Transportation

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

Streets, Bridges and Parkways

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

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

Transit Services and Terminals for Public Transportation

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

Airport/Aviation Fields

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

Other Public Ways

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

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

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

Waterways

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

Waterfronts

All waterfronts associated with waterways within the Plan area.

Playgrounds, Squares and Parks

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

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

Open Space

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

V. Utilities and Related Items

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

Public Utilities*

- Attached *Map 5: Water and Sanitation Districts, Three-Mile Area Plan*
- Cottonwood Water and Sanitation District Plan
- Parker Water and Sanitation District 2020 Water and Wastewater Master Plan Stonegate Village Metro District Master Plan
- The Town of Parker does not provide any terminals for water, light, sanitation, transportation or power

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

V. Proposed Land Uses

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

Land Uses defined within the Planning Area

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

Land Use defined outside the Planning Area

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

VI. Enclaves Located within Parker

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

List of Enclaves

Canyon Rim Circle & Chambers Road

Zoned: Planned Development

Land Use: Canyon Creek Condos Residential (NE Corner)

Jordan Road & Acer Drive

Zoned: Planned Development (Cottonwood 11 Amendment 1)

Land Use: Single Family Residential

Jordon Road & Apache Plume Drive Zoned: Planned Development (Cottonwood 10B 1st Amd)

Land Use: Single Family Residential (East)

Jordon Road & Cottonwood Drive

Zoned: Planned Development (Cottonwood Mixed Commercial Industrial 1)

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

Newlin Gulch Blvd & E. Meadow Vista Circle

Zoned: Agricultural One

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

Mainstreet & Newlin Gulch Blvd (North)

Zoned: Agricultural One

Land Use: Church Property (NW Corner)

Hess Road, Jordan Road, Todd Drive & Motsenbocker Road

Zoned: Agricultural One, Rural Residential and Light Industrial

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

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

Zoned: Agricultural One

Land Use: Landscaping Company

Motsenbocker Road & King Court

Zoned: Rural Residential

Land Use: Large Lot Residential (East)

Hess Road & Pine Bluffs Way (on Cockriel Drive)

Zoned: Agricultural One

Land Use: Cockriel Boarding Stables (South)

Crowfoot Valley Road (East side)

Zoned: Agricultural One

Land Use: Large Lot Residential

VII. Map Exhibits

Map 1 – 2025 Three-Mile Area Plan

Map 2 – 2025 Transportation Facilities

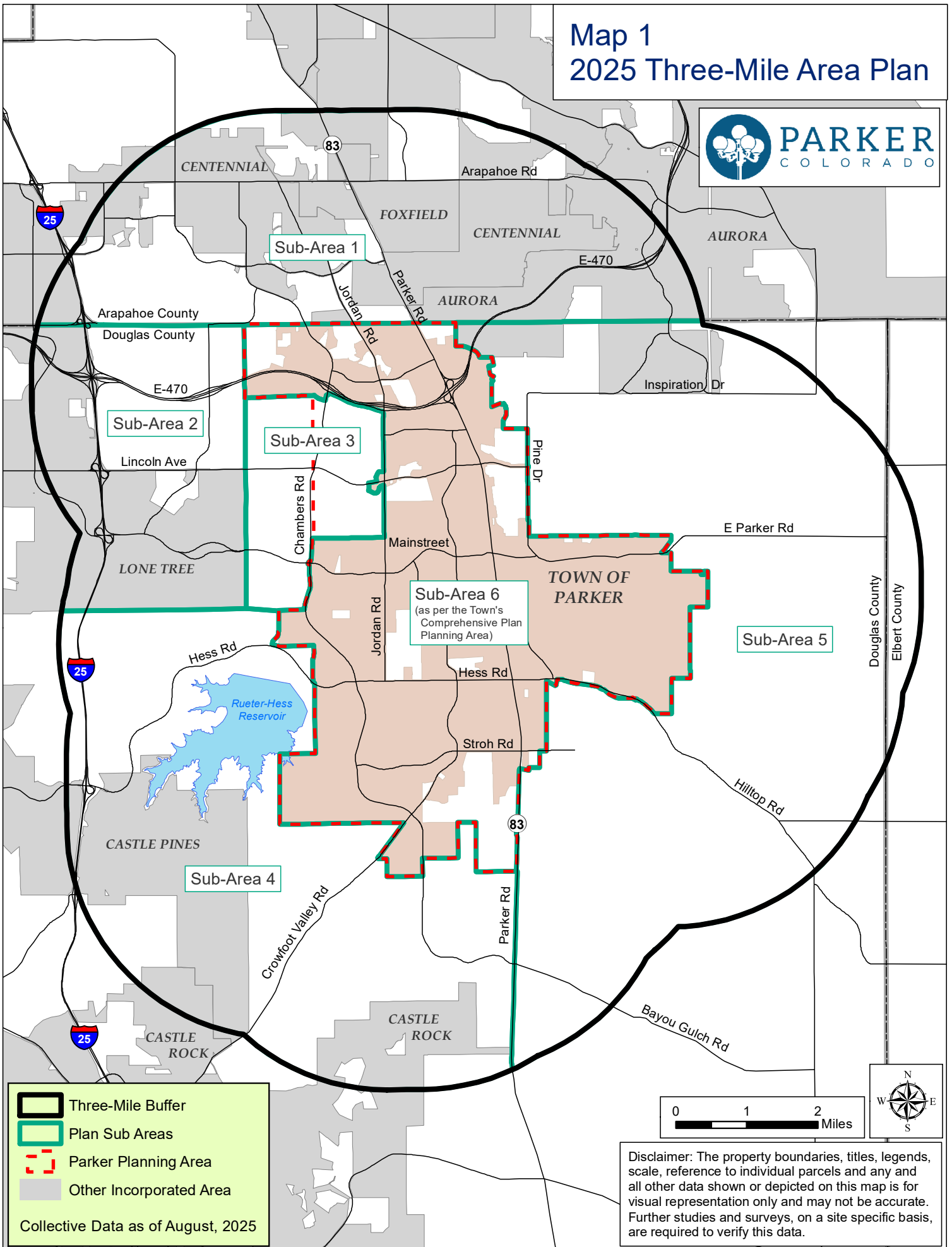
Map 3 – 2025 Significant Waterways

Map 4 – 2025 Significant Parks

Map 5 – 2025 Water and Sanitation Districts

Map 6 – 2025 County Zoning

Map 1 2025 Three-Mile Area Plan



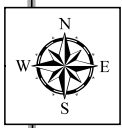
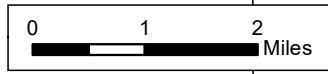
Three-Mile Buffer

Plan Sub Areas

Parker Planning Area

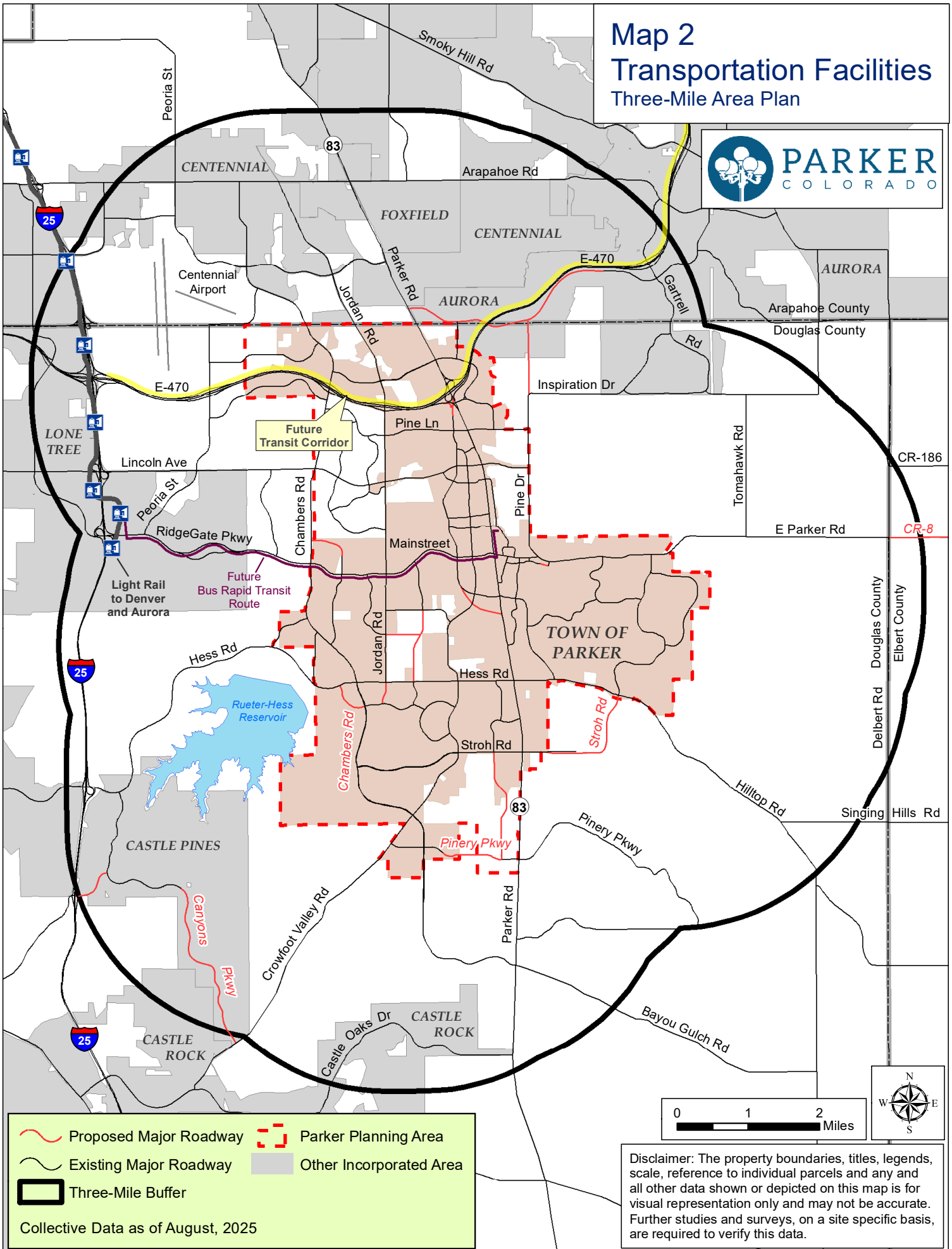
Other Incorporated Area

Collective Data as of August, 2025

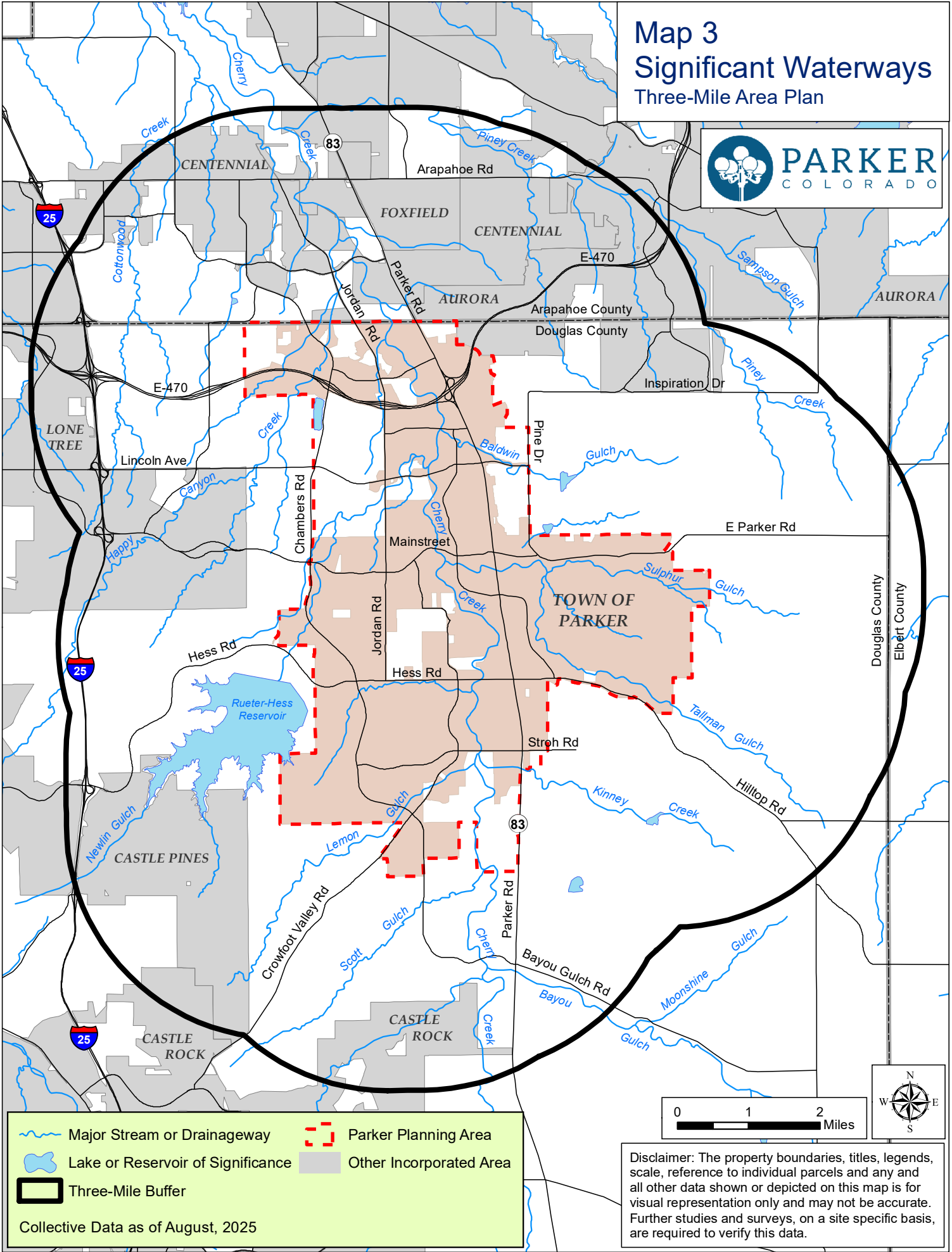


Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.

Map 2 Transportation Facilities Three-Mile Area Plan



Map 3 Significant Waterways Three-Mile Area Plan

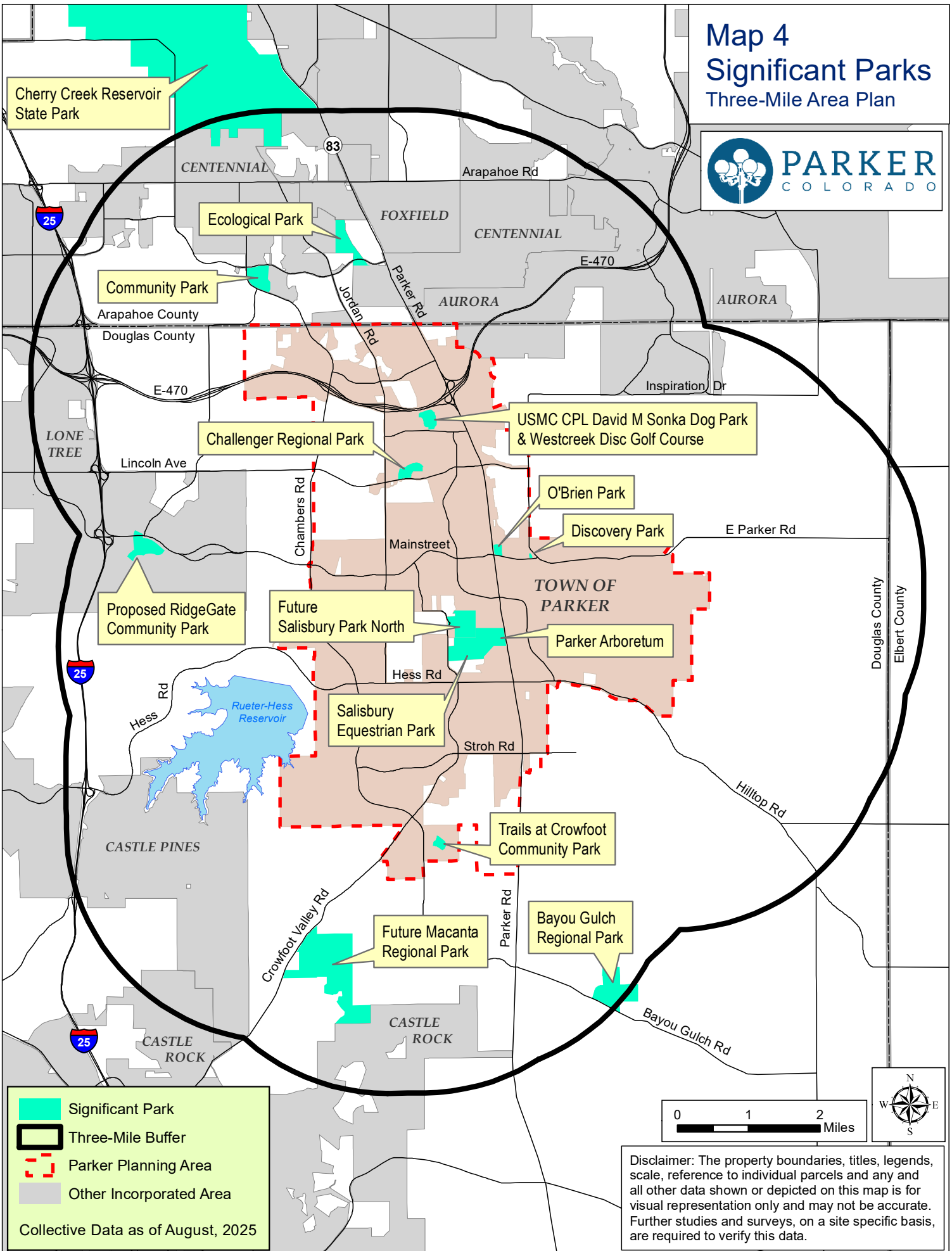


- Major Stream or Drainageway
- Lake or Reservoir of Significance
- Parker Planning Area
- Other Incorporated Area
- Three-Mile Buffer

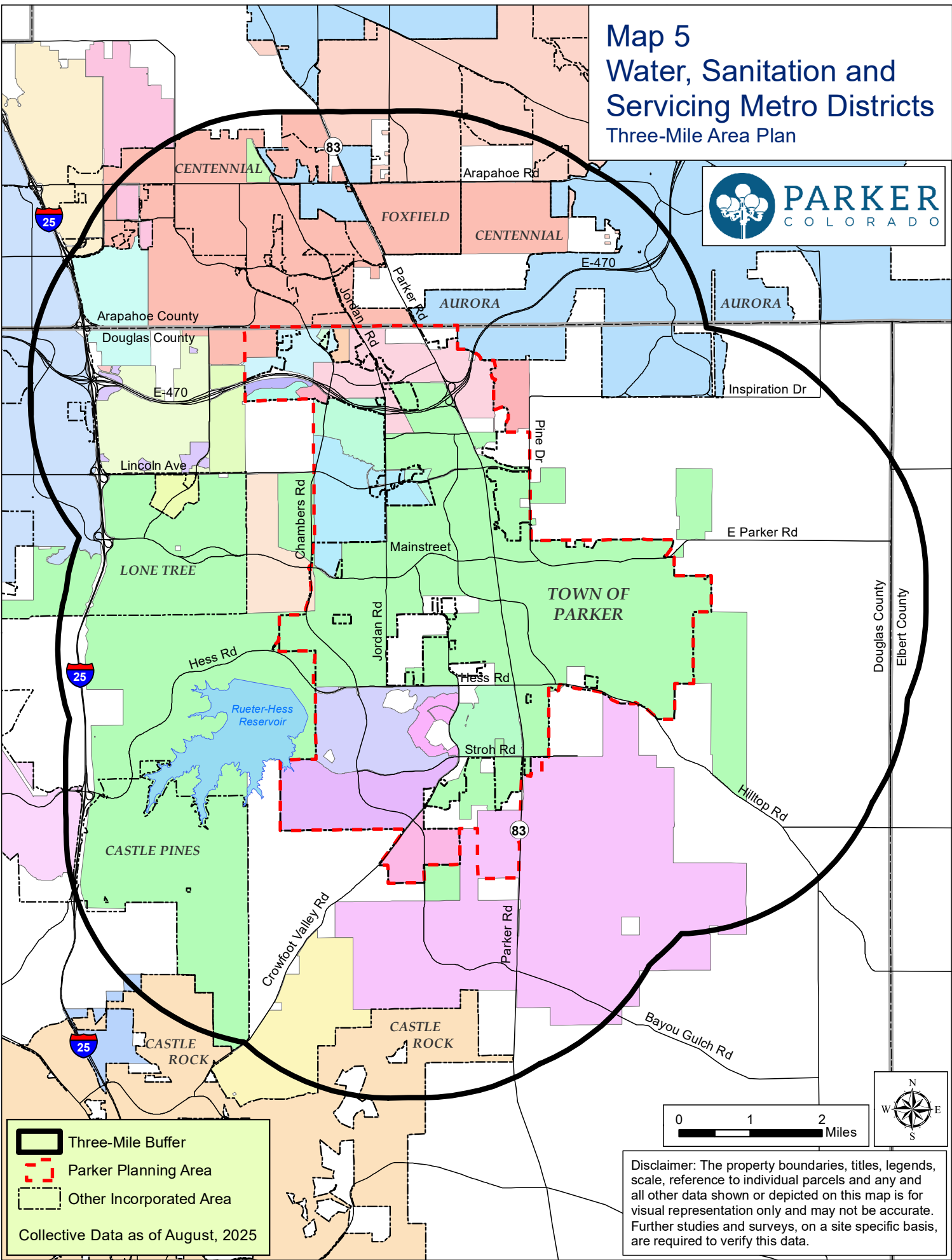
Collective Data as of August, 2025

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Map 4 Significant Parks Three-Mile Area Plan



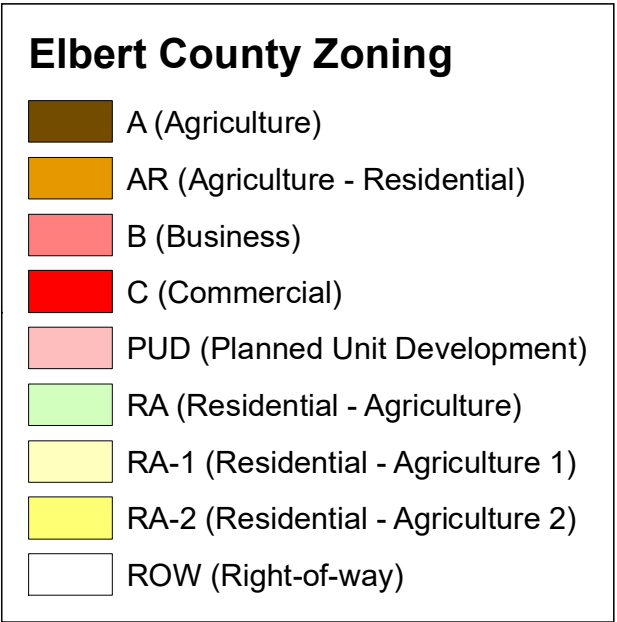
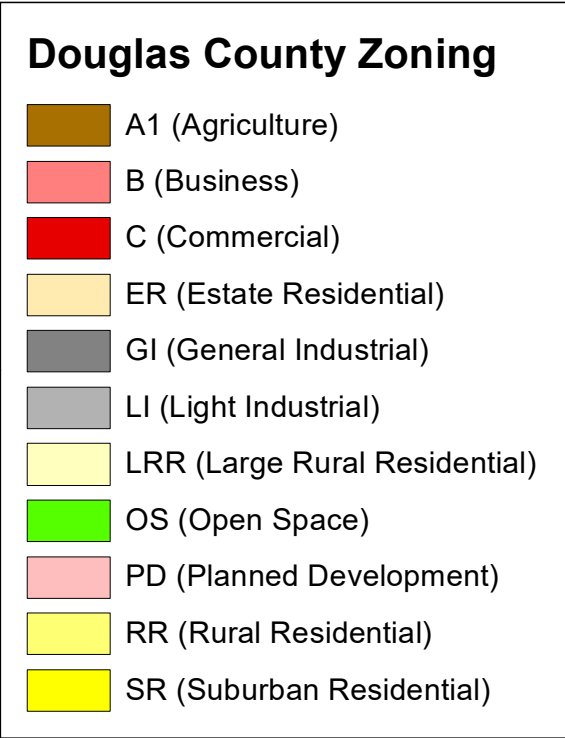
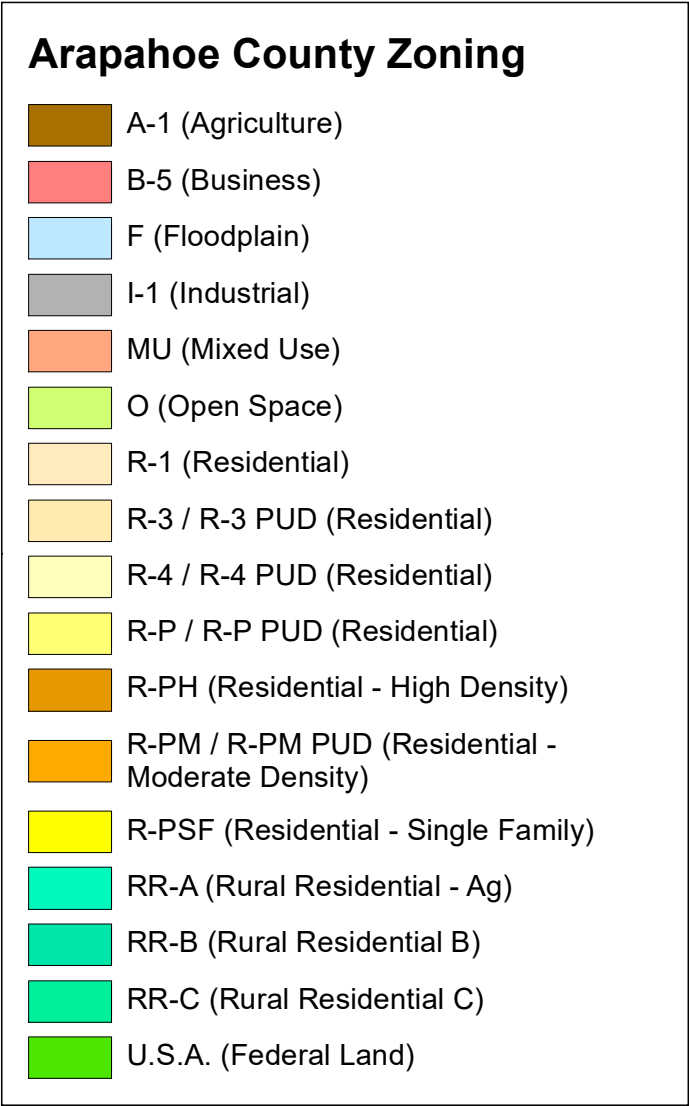
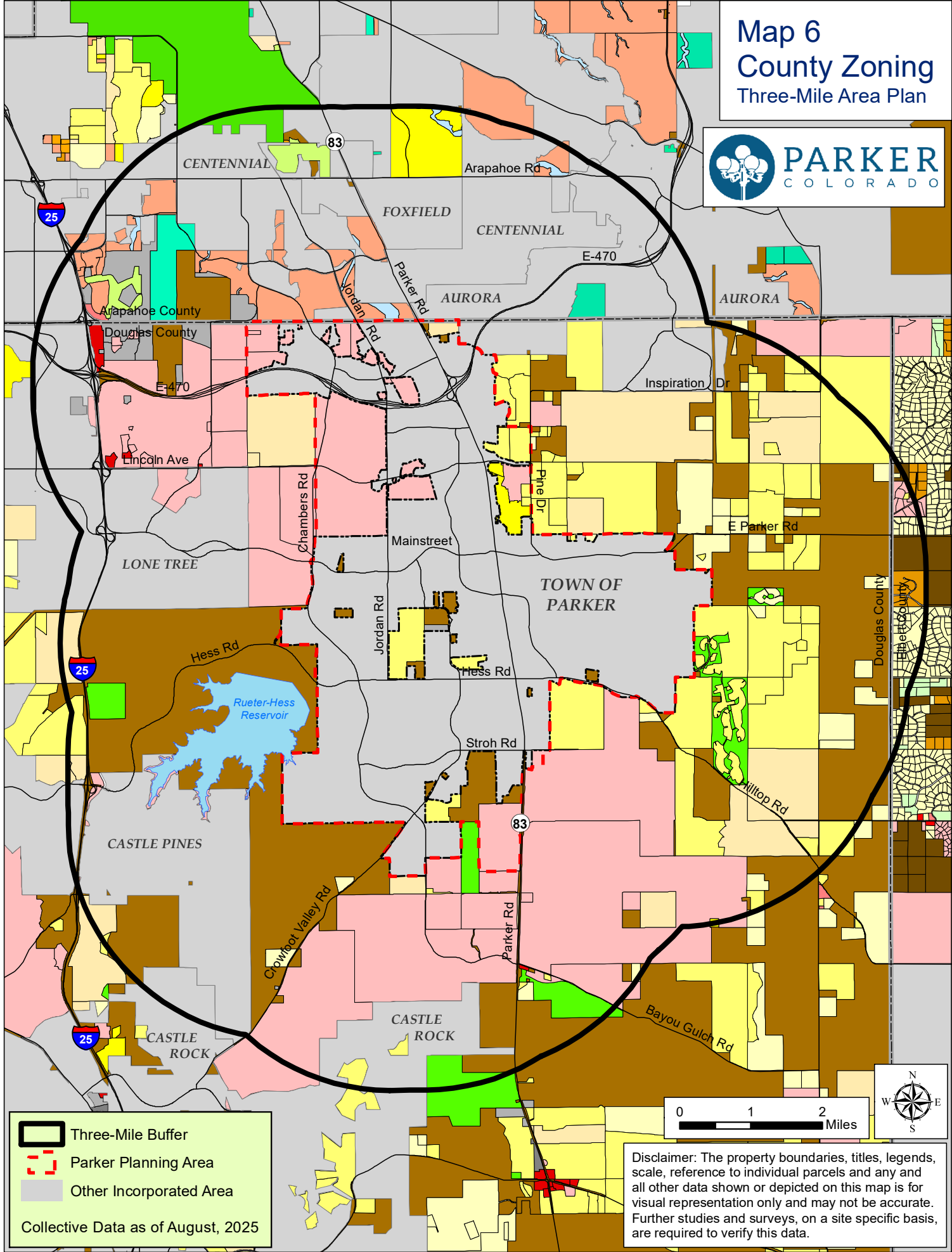
Map 5
Water, Sanitation and
Servicing Metro Districts
Three-Mile Area Plan



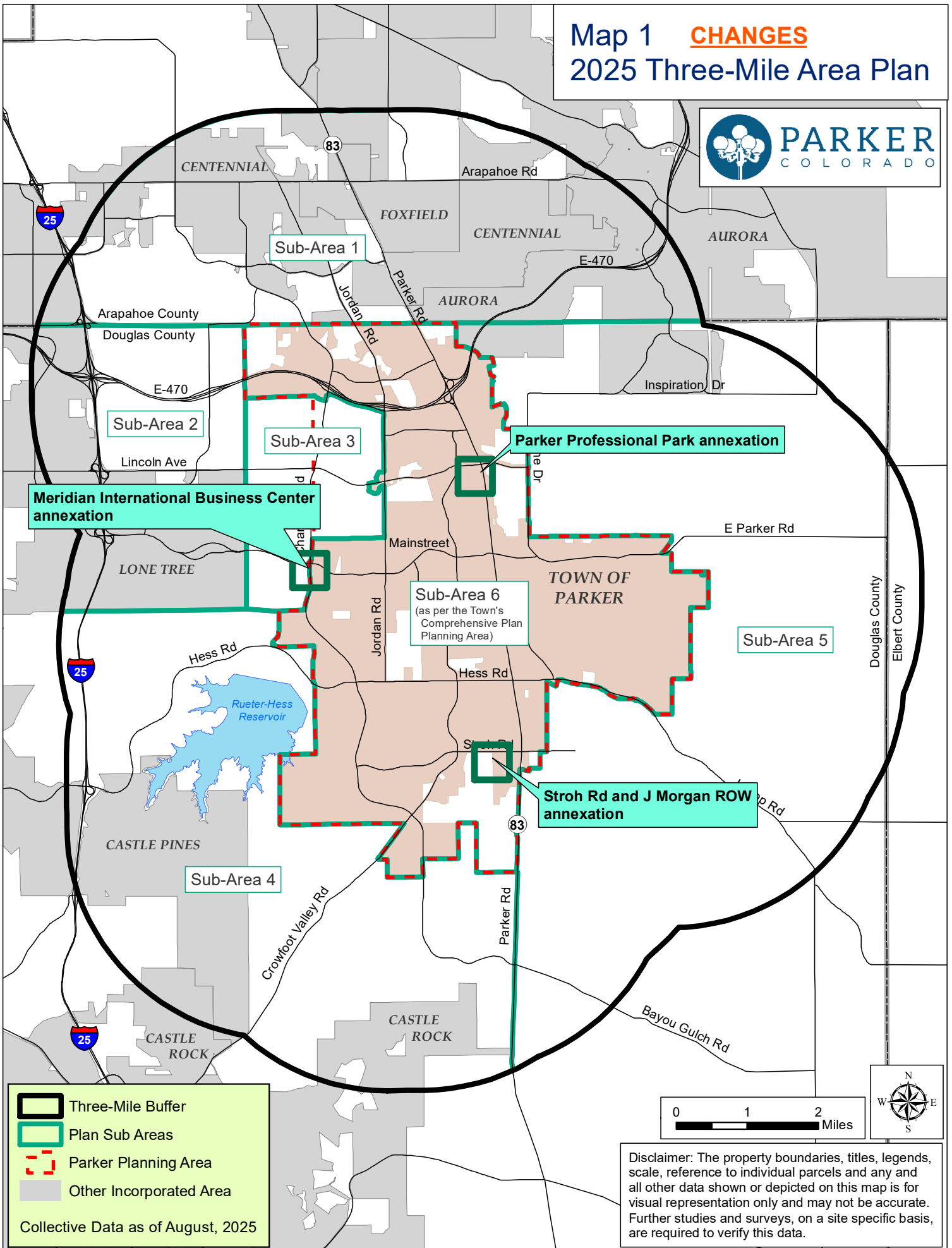
Water, Sanitation and Servicing Metro Districts

- | | |
|---|--|
| Airport Vista Metro District 2 | East Valley Metro Water & Sanitation District |
| Anthology West Metro District 2-6 | Havana Water & Sanitation District |
| Arapahoe County Water & Wastewater Authority | Hess Ranch Metro District 4-8 |
| Aurora Water | Inverness Water & Sanitation District and Debt Svc |
| Belford North Metro District | Meridian Metro District |
| Belford South Metro District | Meridian Metro District Debt Service 1 & 2 |
| Castle Pines North Metro District | Meridian Village Metro District 1 & 2 |
| Castlewood Water & Sanitation District A, B & D | North Meridian Metro District |
| Chambers Highpoint Metro District 1 & 2 | Parker Water & Sanitation District |
| Cherry Creek South Metro District 1 | Sierra Vista Douglas Mutual Water Co |
| Cherry Creek South Metro District 4-11 | Silver Heights Water & Sanitation District |
| Compark Business Campus Metro | South Meridian Metro District |
| Compark Business Campus Metro Dist Debt Svc 1 & 2 | Southgate Water and Sanitation District |
| Cottonwood Water & Sanitation District | Stonegate North Villages Metro Debt Service |
| Crowfoot Valley Ranch Metro District 2 | Stonegate North Villages Metro District |
| Denver SE Suburban Water & Sanitation District | Stonegate Village Metro District |
| E-470 Potomac Metro District | Town of Castle Rock |
| East Cherry Creek Valley Water & Sanitation Dist | Trails at Crowfoot Metro District 1-3 |

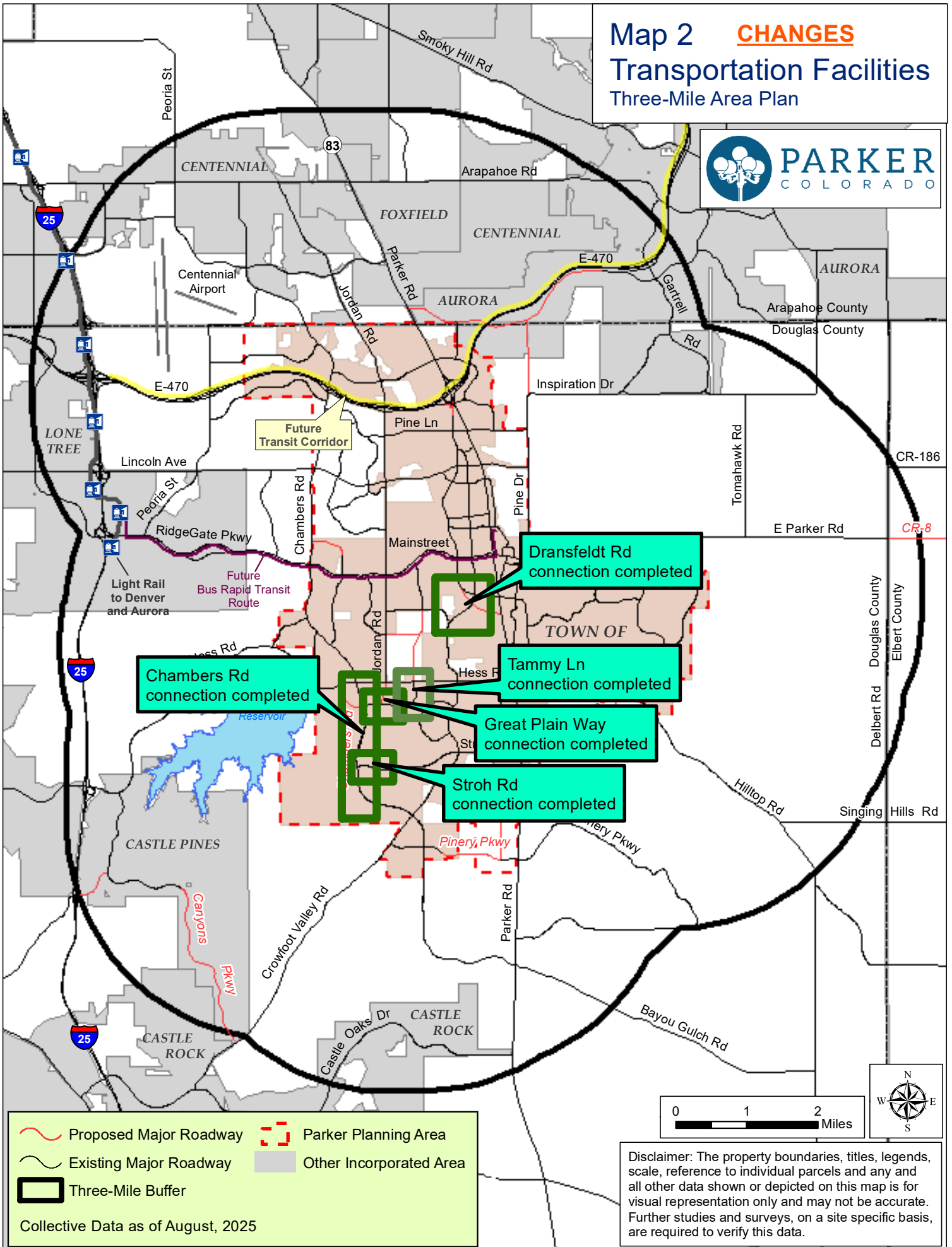
Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.



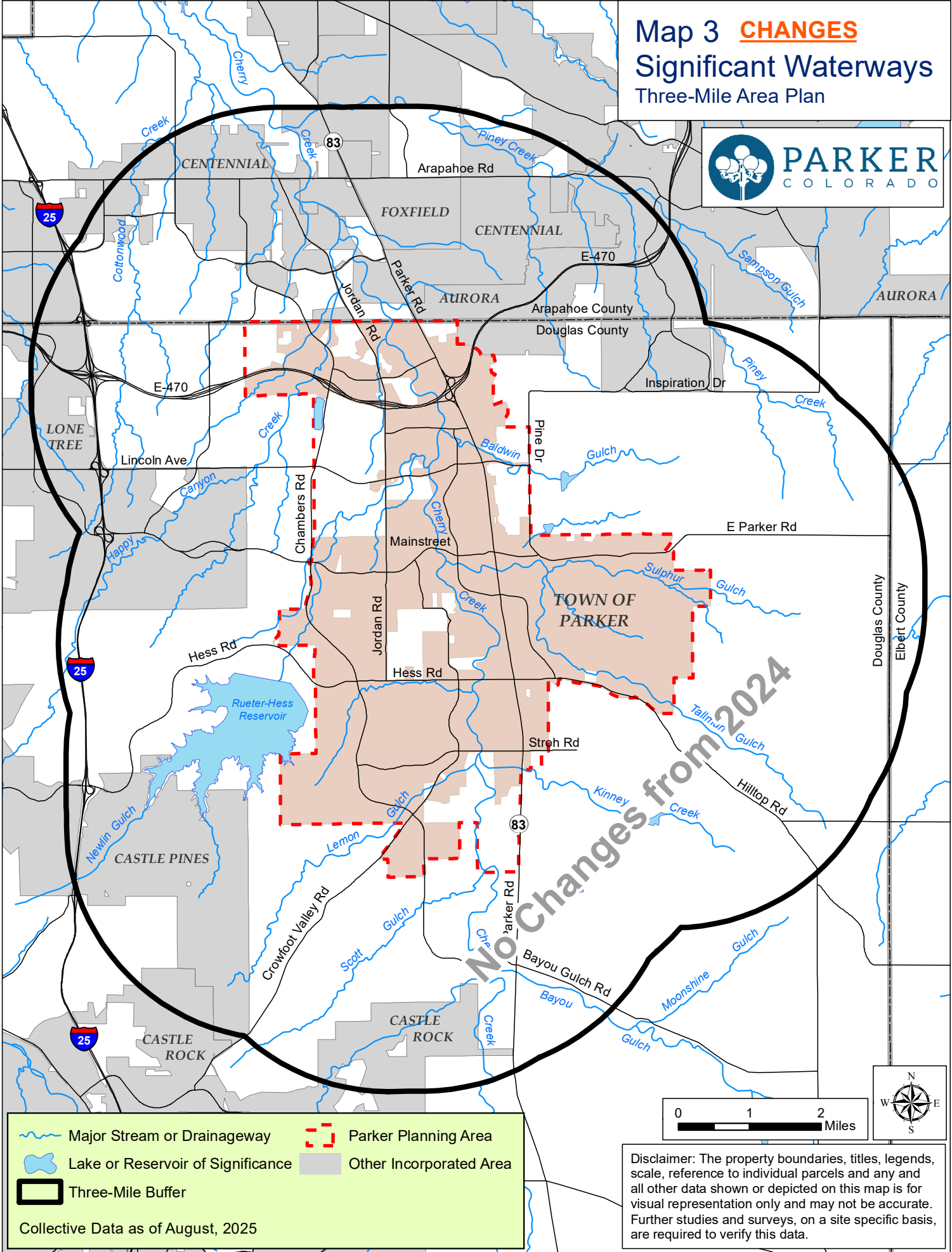
Map 1 **CHANGES** 2025 Three-Mile Area Plan



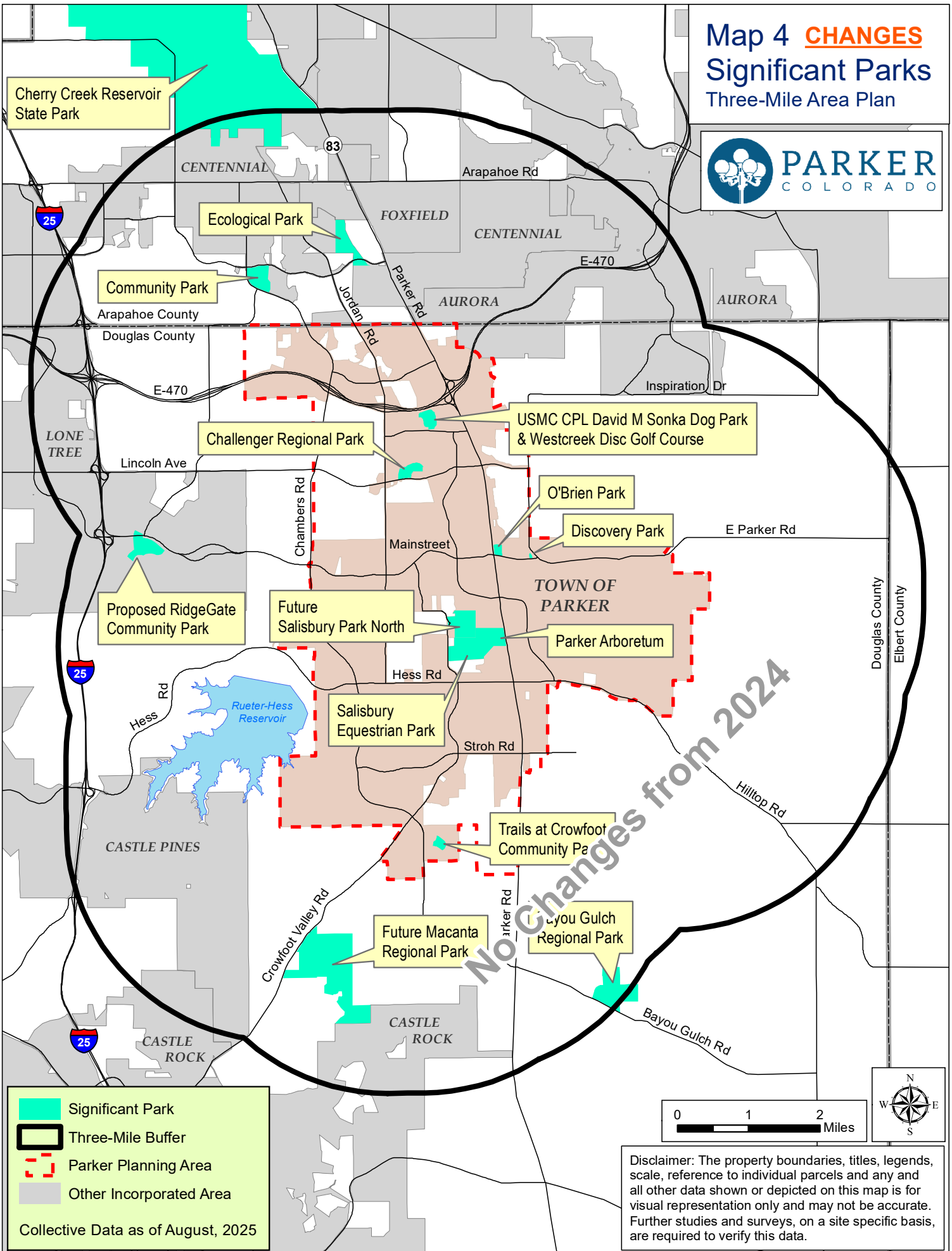
Map 2 **CHANGES** Transportation Facilities Three-Mile Area Plan



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



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



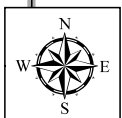
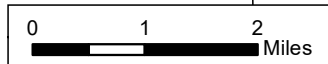
Significant Park

Three-Mile Buffer

Parker Planning Area

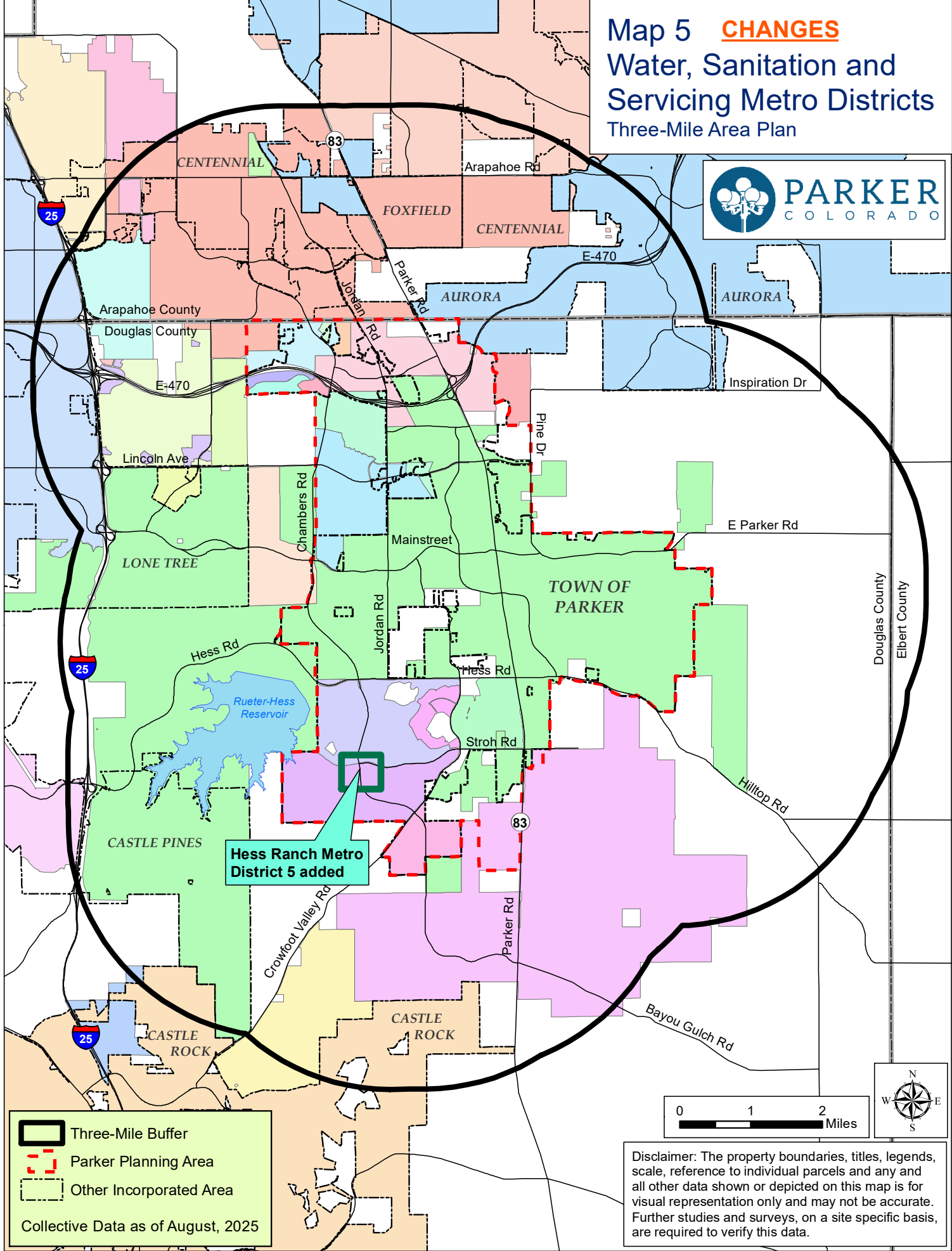
Other Incorporated Area

Collective Data as of August, 2025



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



Water, Sanitation and Servicing Metro Districts

- | | |
|---|--|
| Airport Vista Metro District 2 | East Valley Metro Water & Sanitation District |
| Anthology West Metro District 2-6 | Havana Water & Sanitation District |
| Arapahoe County Water & Wastewater Authority | Hess Ranch Metro District 4-8 |
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