



PLANNING COMMISSION MEETING

7:00 PM

December 11, 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.

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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 - 11.13.25
6. PUBLIC HEARINGS
 - A. Anthology North Amendment No. 7 PD Amendment - Zoning

Applicant: John Prestwich, PCS Group
Location: The site is located south of Hess Road, west of Motsenbocker Road, north of Stroh Road and east of Rueter Hess Reservoir
Department: Community Development, Stacey Nerger
TRAKiT Z25-009
No.:
 - B. Avalon Bay Amendment No. 1 PD Amendment - Zoning

Applicant: Andrew Johnson, Avalon Parker
Location: The site is located at the southeast corner of Stroh Road
& Crowfoot Valley Road
Department: Community Development, Stacey Nerger
TRAKiT Z25-009
No.:

7. **PUBLIC MEETINGS**

A. **Amendment to Section 13.05.060(C)(3) of The Parker Municipal Code
Concerning Use Specific Standards for Mobile Businesses**

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

8. **PLANNING COMMISSION ITEMS**

9. **STAFF ITEMS**

10. **ADJOURNMENT**



+

**PLANNING COMMISSION MINUTES
November 13, 2025**

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

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

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the October 23, 2025 meeting minutes. Commissioner Erik Rieger seconded; a vote was taken and passed unanimously.

PUBLIC MEETING OPENED: 7:02 P.M. – AN AMENDMENT TO SECTION 13.05.030(E)(23) OF THE PARKER MUNICIPAL CODE CONCERNING USE SPECIFIC STANDARDS FOR AUTOMOTIVE FUEL SALES

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

APPLICANT AND STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report proposing to amend Section 13.05.030(e)(23), Automotive Fuel Sales, of the Land Development Ordinance (LDO). The proposed amendment to the LDO will apply existing use-specific standards for the development of automotive fuel sales (gas stations) to Planned Development (PD) zone districts. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding automotive fuel sales.

COMMISSIONER DISCUSSION WITH STAFF OR APPLICANT

- Commissioner Ruth Ann Nelson asked how many total fuel stations we are restricting the Town of Parker to by putting these parameters in place; *(staff said no, the code restricts the location, but not the overall number)*.
- Commissioner Elaina Burke asked if a fuel station goes out of business and a new fuel station comes in to take over will the new rules apply or will the new station be grandfathered in; *(staff replied that if the fuel station were legal non-conforming and, for example, within 150 feet of a residence, the non-conforming use section that would allow the fuel station to remain not in operation for up to 6 months and still re-open. If it was not operational for longer than 6 months then they would lose their non-conforming use standard and would then have to meet current code.)*.
- Commissioner Jane Lane asked that as the Town implements this potential regulation, we wouldn't be editing all Planned Developments, but we would have this ordinance to refer back to; *(staff replied that this would be similar to the storage ordinance. It would not be an exercise of editing PDs, but it would be an additional standard that applies to the PDs. It doesn't say that you can't have a gas station, it says that there are some limitations within the site that you can't put a gas station on)*.

PUBLIC COMMENT

None.

PUBLIC MEETING CLOSED: 7:07 P.M. – AN AMENDMENT TO SECTION 13.05.030(E)(23) OF THE PARKER MUNICIPAL CODE CONCERNING USE SPECIFIC STANDARDS FOR AUTOMOTIVE FUEL SALES

Commissioner discussion:

- Commissioner Elaina Burke said thought it was a great idea and she is in favor.
- Commissioner Angela Lindstrom agrees with Elaina Burke's comment. She believes it meets the criteria that the Master Plan puts forward. It makes the language more fair and consistent and understandable for those that want to build a gas station in the future. She said that gas stations are a vital part of a retail center and she is always looking for a gas station on the way out. She thinks they are important and she likes the way they will be funneled on certain sites and she is in support of this.
- Commissioner Erik Rieger said he will also be voting in support of this amendment. He likes the consistency between the PDs and straight zoning.
- Commissioner Jane Lane said she agrees with Erik Rieger.
- Commissioner Ruth Ann Nelson agrees with his fellow commissioners.

Commissioner Angela Lindstrom moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding automotive fuel sales. Commissioner Ruth Ann Nelson 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 Ruth Ann Nelson seconded the motion; a vote was taken and passed unanimously. The meeting was adjourned.

Jennifer Malley
Recording Secretary

Gary Poole



Planning Commission Staff Report

Planning Commission Date: 12/11/2025

Town Council Date: 1/5/2026

Hearing Type: Public Hearing
ANTHOLOGY NORTH PD Amendment No. 7
TRAKiT No: Z25-008

Location: Generally located on the south side of Hess Road
between Chambers Road and Rueter Hess Reservoir

Project Planner: Stacey Nerger, Planner

Applicant: John Prestwich, PCS Group

Executive Summary: The applicant, PCS Group, proposes a major amendment to the Planned Development to reallocate residential units from the east side to the west side of Chambers Road as well as relocate the Planning Area for the School.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

“I move the Planning Commission recommend Town Council approve the Anthology North Planned Development 7th Amendment”

ALTERNATIVE MOTIONS

Approve with Conditions

“I move the Planning Commission recommend Town Council approve the Anthology North Planned Development Amendment No. 7 with the following conditions:”

- *List conditions*

Deny

“I move the Planning Commission recommend Town Council deny the Anthology North Planned Development Amendment No. 7 as the request does not meet the following approval criteria:”

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

Continue

“I move the Planning Commission vote to continue the requested Anthology North Planned Development Amendment No. 7 to a future date.”

I. BACKGROUND/DISCUSSION

The subject property is generally located on the south side of Hess Road, north of Stroh Road and on the west side of Chambers Road. Anthology North is also known as Tanterra. The site is currently being developed with the first phase of the Tanterra development and is directly north of Looking Glass (currently under development), south of Douglas 234 residential and commercial development, and west of the existing Anthology residential development.

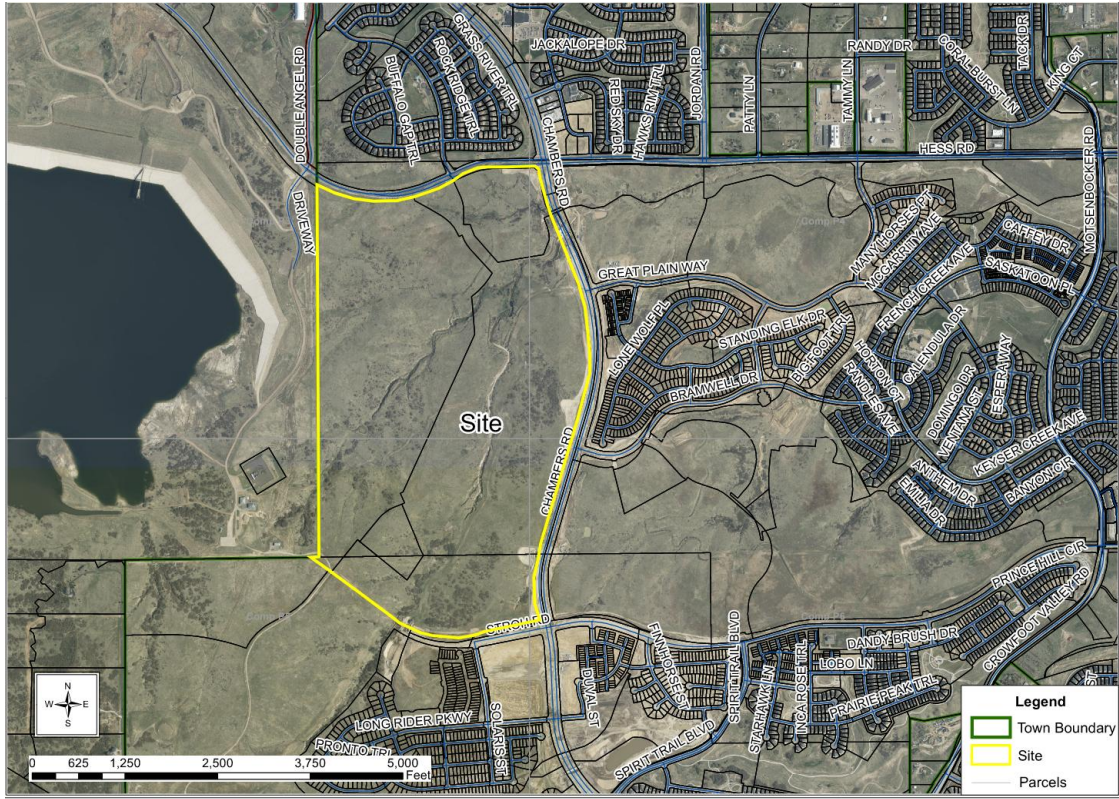
The applicant, PCS Group, is requesting a Planned Development Amendment that primarily changes the PD Plan also known as the PD map for the property. Minor changes are proposed to the Development Guide to update the Land Development Code Sections that are referenced to reflect the new code.

The proposed changes to the PD Plan are as follows:

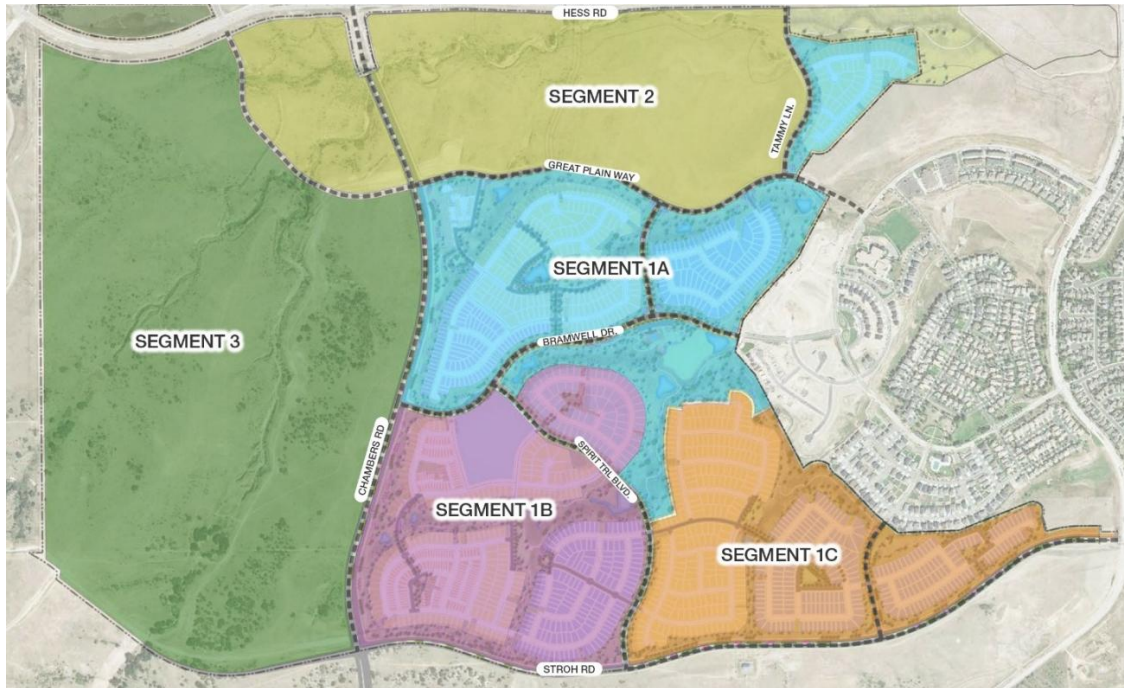
- Reallocate twenty-three (23) residential units from the east side of Chambers Road within Segment 1 to the west side of Chambers Road into Segment 3.
- Extend Bramwell Drive west of Chambers Road. The extension of Bramwell Drive in turn causes changes in the size, shape and number of units for some of the Planning Areas.
- Relocate Planning Area 27 (School Site) to the new intersection of Bramwell Drive and a second collector street. This relocation provides better access for the school.

The applicant is working on the Framework and Preliminary Plan documents for Segment 3. These proposed changes to the PD Plan are proposed to reflect actual plans responding to topography, road design and preliminary site engineering. The total residential units within the Anthology North PD will remain unchanged at 3,305 units.

Vicinity Map



Segment 1 Project Area



II. PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) as Stroh Ranch and zoned for a variety of residential and commercial uses.
2003	The Hess Ranch property to the south and west was voluntarily annexed by the Town (Ordinance 2.140) and zoned as PD-Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed SunMarke.
2008	Town Council approved a PD Amendment to allow a variety of residential and commercial uses and renamed Anthology.
2015	The current PD-Planned Development zoning was a split from the original larger Anthology PD into the Hess Ranch PD and the Anthology North PD and was approved by Town Council. The Anthology North PD allows for a variety of residential and commercial uses.
2019	Town Council approved a partial waiver which deferred specific requirements of the Parker Land Development Ordinance for the purpose of Authorizing the development of the property in three independent segments. The partial waiver also included requirements for the process to convey the school sites on the property.
2020	Town Council approved an amendment to the Anthology North Planned Development (PD) to adjust Planning Area boundaries to reflect the dendritic design, amend lot size requirements, implement the Partial Waiver Resolution requirements for Planning Area 15 and the Parks, Trails, and Open Space Master Plan.
2021	Town Council approved a Sketch Plan for Anthology North Segment 1 for 1,532 residential lots, 109.33 acres of open space and 44.19 acres of park space. In addition, Town Council approved a Preliminary Plan for Anthology North Segment 1A (a portion of Segment 1) for 441 single family residential lots, 53 townhome residential lots, 47.92 acres of open space and 37.19 acres of park space.
2021	Town Council approved two amendments to the Partial Waiver for the Property. These amendments changed the timing for different roadway sections and broke segment 1 into three subsegments for development.
2022	Town Council approved a Preliminary Plan for Segment 1B and 1C (remainder of Segment 1) for 860 single family residential lots, 72 townhome residential lots, 106 duplex residential lots, 60.5 acres of open space and 9.35 acres of park space.
2022	A PD Amendment was approved administratively to allow a transfer in residential units between Planning Areas that did not exceed 10% of either Planning Area.
2022	A PD Amendment was approved administratively to amend the Oak Gulch Trail.

2022	Town Council approved an amendment to the partial Waiver to change the timing for different roadway sections through the property.
2022	Final Plats for Segment 1A (Filings No. 1 – 7) were approved administratively for residential development.
2024	Town Council approved the Anthology North PD Amendment No. 6 to reallocate units between Planning Areas.
2024	Town Council approved the Anthology North Segment 1B and 1C Preliminary Plan Amendment to reallocate the units approved within the Anthology North PD Amendment No. 6.
2025	Town Council approved an amendment to the Partial Waiver allowing segment three of the property to develop in three subsegments (3A, 3B and 3C), changing the process for which Segment 2 can be platted from Sketch, Preliminary and Final Plat to a Minor Development Plat and adding terms and conditions for the conveyance of the school sites.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Anthology North Planned Development		
Master Plan Area	Medium -Density Residential		
Site Acreage	278.9 acres		
Subdivision	Anthology/Tanterra		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single-family detached residential units, 14 acre commercial site and Town of Parker Public Works Operations Center
South	Low Density Residential	PD - Planned Development	Undeveloped (Hess Ranch/Looking Glass)
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Single-family attached and detached residential units
West	Douglas County	Douglas County Zoning	Reuter-Hess Reservoir site

IV. **PARKER 2035 MASTER PLAN**
[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Land Use 1.D Land Use 1.E Land Use 1.F Land Use 1.G Land Use 1.H Land Use 1.I Housing and Neighborhoods 2 Housing and Neighborhoods 2.A Housing and Neighborhoods 5 Housing and Neighborhoods 5.A Natural Resource Protection 1 Natural Resource Protection 2 Natural Resource Protection 4 Open Space and Recreation 1 Open Space and Recreation 2 Open Space and Recreation 3
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for medium density residential uses per the General Land Use Plan. The proposed PD Amendment will facilitate the development of single-family attached and detached homes with an overall density that aligns with the medium density residential designation and does not conflict with the Master Plan. The proposed PD Amendment does not change the number of units permitted in the existing approved Anthology North PD.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (PD Amendment)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	3.5 units per acre or a maximum of 3,305 units total.	No change.	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> No Change <input type="checkbox"/> N/A
Allowed Uses	Single family detached, duplex and single family attached	Single family detached, duplex and single family attached	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> No Change
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the Anthology North PD.	Building heights will be reviewed at the time of the residential design matrix submittal and at the time of building permit review.	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> No Change
Staff Analysis	<p>The proposed PD Amendment is to reallocate twenty-three (23) residential units from the east side of Chambers Road to the west, create a new roadway alignment for Bramwell Drive which changes the sizes and units within Planning Areas and relocate the school site.</p> <p>The total number of units allowed, lot sizes, heights, setbacks and uses/type of residential permitted will remain unchanged.</p>		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The west side of Chambers Road (Segment 3) of the Anthology North development will be served by Chambers Road, Stroh Road and Hess Road. A series of new collector roads and extensions of existing collector roads (Bramwell Drive and Great Plain Way) will be constructed to connect through the community and connect to arterial roads.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. There has been a significant change in the area surrounding the property since the date of the existing zoning.

Applicant’s Response:

This PD Amendment request will not change anything that was previously anticipated. Currently the development team is constructing Chamber Road, which will provide a very important street network link for Town of Parker residents.

This PD Amendment request is most notably a map amendment to demonstrate the Planning area changes West of Chambers. We propose reducing the number of units in PA—44, 48, & 49 and increasing the number of units in several dispersed planning areas on the west side. Currently PA—44, 48 & 49 permits 492 units, and this proposal would reduce that to 469 units. This transfer of 23 units to the west side represents an increase of less than 10% that is permitted administratively in the PD Development Guide, and our proposal is within that threshold. Overall, the total number of permitted units for the community remains the same.

Another change to the zoning proposal would allow up to 60 residential units in PA39 that was once a school site. The 60 units is in addition to the number of units depicted in the overall PD.

An extension of Branwell Drive to the west side is also being proposed. With this road extension, it is a logical location for PA-27 (School Site) to be located at the intersection of the 2 Collector roads.

Staff Analysis:

The existing zoning for the subject property was approved in 2015, and the majority of the residential unit counts in the PD have remained unchanged since this date. Over the last 10 years, significant single-family development has occurred in Looking Glass, Trails at Crowfoot, Meadowlark and south in unincorporated Douglas County. In addition, Chambers Road has been completed through the property. The ongoing development within Anthology North as well as Looking Glass to the south has significantly changed the area since the 2015 zoning.

Based on this analysis, the proposal meets this criterion.

2. The application is consistent with the Master Plan.

Applicant's Response:

This PD Amendment request maintains the anticipated land uses and general areas for development and is consistent with the Town Master Plan maps, goals and policies.

This PD Amendment request will not modify the overall land uses other than the school site. The additional units where the school site once was still meet the master plan designation for the property.

Staff Analysis:

As detailed in Section IV of this staff report, the proposed zoning amendment is consistent with the Town's Parker 2035 Master Plan.

Based on this analysis, the proposal meets this criterion.

3. There is a need for the type of development enabled by or proposed in connection with the Rezoning.

Applicant's Response:

There is a need for this type of development, and the land uses will not change from the original PD. Development has commenced in Segment A of the Anthology North PD. As we have been working on the overall project we have discovered a desire for a different mix of home types in response from builder input and are proposing to reduce the permitted number of units from the east side, and transfer the number of permitted homes to the west side.

Staff Analysis:

The proposed PD Amendment will not change the permitted uses on the property or the overall number of allowable residential units permitted, but it will align the PD Plan with the preliminary engineering reflecting road layout and site layout for Segment 3 of the Anthology North property. The Rezoning will also extend Collector roads that currently exist east of Chambers Road into the Segment 3 property. The addition of these roads will shift Planning Area boundaries and densities within the development. The development will continue to meet or exceed parks, open space, trail and school land requirements.

Based on this analysis, the proposal meets this criterion.

4. The ground to be rezoned is the correct size, topography, and site for the proposed development.

Applicant's Response:

The changes proposed in the development fit to work with the size & natural grading of the site.

Staff Analysis:

The requested rezoning will not change the allowed uses within the overall PD, nor will the total number of allowable residential units change. The extension of the roadway network into Segment 3 of the development along with the reallocation of units to this segment is indeed the correct site for the development. This could not be achieved without the modification of PD.

Based on this analysis, this criterion has been met.

5. Adequate pedestrian, bicycle, and vehicular access and circulation routes exist to serve the proposed development, and any material adverse impacts on traffic circulation near the property will be mitigated to the maximum extent practicable.

Applicant's Response:

We believe this PD Amendment request will moderately change traffic circulation in a positive direction. Aligning the Branwell Drive connection to the west side seems like a logical extension that will enhance circulation and traffic movement. Pedestrian

circulation will be improved with the addition of trails connections in open spaces throughout the site.

Staff Analysis:

The Town of Parker Public Works/Engineering Department has reviewed and approved the traffic analysis that was provided by the applicant for the original development of this property. The proposal will extend the existing roadway and trail network into Segment 3 of the development as outlined within the Annexation Agreement. This additional roadway and trail network proposed will help traffic circulation and pedestrian access in and around this development. Roads and trails will be constructed to meet the Town of Parker Design Standards.

Based on this analysis, this criterion has been met.

6. The proposed development will not create material environmental impacts on the surrounding area or the Town as a whole, or demonstrates the mitigation of environmental impacts to the maximum extent practicable.

Applicant's Response:

As stated previously, the development will fit to work with the natural grading of the site. We will be working with a drainage engineer to not only preserve the natural drainages but make them safer for downstream storms.

Staff Analysis:

There are no known additional environmental impacts associated with the requested rezoning and no referral agencies have indicated any additional environmental impacts.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This PD Amendment request will not change anything that was previously anticipated.

Staff Analysis:

This PD Amendment request will not change the municipal service impacts that were previously anticipated and the Town is prepared to meet as there is no change to the permitted units or anticipated development. This development has and will continue to construct important street network links for Town of Parker residents.

Based on this analysis, this criterion has been met.

8. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to serve the proposed development, or the applicant has agreed to provide any additional required capacity.

Applicant’s Response:

This PD Amendment request maintains all obligations related to services and will maintain the minimum open space, parks, and schools required. At this time, it is not known if PA—39 will develop as a school site, however this amendment provides flexibility for PA—39 to be either a school site or a future SFe site. All Open Space, Parks on the west side are proposed to stay in the same location and only modified slightly. If anything, they are increasing in size.

Staff Analysis:

The Parker Water and Sanitation District has indicated an ability to serve the subject property. With the original annexation and zoning, the zoning has set aside two elementary school sites and a middle school and high school site. The reservation of these sites and the future dedication will satisfy the school dedication requirements outlined within the Annexation Agreement. All parks and open space dedication requirements of the Annexation Agreement are satisfied with the proposed PD Amendment. There are no anticipated changes to demand in services as this proposal does not increase the total number of residential units or change the anticipated development for the property.

Based on this analysis, this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	PD Amendment Comments
Survey	No Comment (Aztec)
Town of Parker Building	Building has no comments on this rezone except that approval from planning and SMFR is achieved through this application process.
CenturyLink	No Comment
Comcast	No Comment
Douglas County Assessors	No Comment
Douglas County School District	No Comment
South Metro Fire	Approved
CORE	No Comment
Town of Parker Engineering	Roadways will be reviewed and a traffic impact study required at the time of Preliminary Plan.
Parker Water and Sanitation	No Comment
Public Service Company of Colorado	No objection to the proposal contingent upon PSCO being able to maintain all existing facilities.

Town of Parker Comprehensive Planning	This proposal does not conflict with the Parker 2035 Master Plan.
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IX. CONCLUSION

The applicant, PCS Group, is requesting a Planned Development Amendment to the Anthology North PD that will extend the Collector roadway network from Segments 1 and 2 into Segment 3 which in turn will shift the size, location and units permitted within the Planning Areas.

This proposal is consistent with the *Parker 2035 Master Plan and Annexation Agreement*. The application has demonstrated compliance with the zoning and applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Anthology North Planned Development Amendment No. 7.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

Anthology North PD Amendment No. 7

Report Approved By: Bryce Matthews, Assistant Director-Planning

Anthology North

Town of Parker, Colorado

PD DEVELOPMENT GUIDE

Amendment NO.7

January 15, 2015
Revised March 12, 2015
Revised March 31, 2015
Revised October 5, 2020
Revised January 5, 2026

Owner:

North Parker Investments, LLC
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Scottsdale, AZ 85258-4204
Contact: Kurt Wolter

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200 Kalamath Street
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720-259-8246
Contact: John Prestwich

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720-249-3588
Contact: Kacy Williams

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303-770-9111
Contact: Jonathan Adkins

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V. ENFORCEMENT AND ADMINISTRATION

- A. Incorporation of Planned Development Master Plan
- B. Effect of Recorded Plan

I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in Chapter 13.05 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Parker Municipal Code (excluding Chapter 13.05) then the Parker Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variations

In no event shall the total number of 3,305 residential Dwelling Units within all Planning Areas as set forth on the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional ten percent (10%) of the number of units allowed for each Planning Area, as set forth in the "ANTHOLOGY NORTH PD DEVELOPMENT PLAN AND GUIDE", as determined by the Developer. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Any decrease in units may be transferred to other Planning Areas in whole or in part, subject to the limitations of Section 13.03.040 (c) of the Parker Municipal Code. Any increase of dwelling units within a Planning Area by more than 10% must be processed as a Major Amendment under Section 13.03.040 (n) of the Parker Municipal Code (except for PA 15 which is subject to the restrictions found in Section D Mixed Use, 4 b-Maximum number of Dwelling Units which allows for an administrative minor amendment process).

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "ANTHOLOGY NORTH DEVELOPMENT PLAN", the Planning Area boundary is the centerline of the abutting right-of-way of such street (except Motsenbocker, Crowfoot Valley and Hess Road). Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "ANTHOLOGY NORTH DEVELOPMENT PLAN". Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the "ANTHOLOGY NORTH DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than ten percent (10%) in size.

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Homeowner Associations and/or Special Districts

Homeowner Associations and/ or Special Districts composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations and/ or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or Special District.

Special Districts must be approved by Town Council following a hearing and adaption of the necessary enabling ordinances or resolutions on a case by case basis.

II. DEFINITIONS

A. **Purposes:** It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.

B. **Word Usage:** In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.

1. The particular controls the general.
2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
3. Words used or defined in one tense or form shall include other tenses and derivative forms.
4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word "shall" is mandatory.
7. The word "may" is permissive.

C. **Definitions:**

Existing definitions in the Parker Municipal Code shall apply unless specifically stated herein.

1. **Abut.** To have a common border with.
2. **Accessory Buildings.** Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use.
3. **Accessory Dwelling Unit.** Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
4. **Age Restricted Dwelling.** Housing limited to buyers and occupants 55 years of age or older within an active adult subdivision filing.
5. **Assisted Living Residence.** A building containing multiple residential units and/or rooms served by a common dining facility and kitchen and staffed by trained health care professionals who are allowed to administer medications.
6. **Building, Principal or Main.** A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
7. **Building Front.** That exterior wall of a Building which faces a Front Lot Line of a Lot.
8. **Building Ground Coverage.** The amount of land covered or permitted to be covered by a Building.
9. **Building Height.** The vertical distance from the average finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. A weighted average of the finished grade on the perimeter of the building may be utilized.
10. **Building Setback.** The distance between the Building and the adjacent street right-of-way, property line, exterior of the Private Street Easement, or external planning area boundary.
11. **Building Side.** That exterior wall of a Building which faces a Side Lot Line of a Lot.

12. Building Rear. That exterior wall of a Building which faces a Rear Lot Line of a Lot.
13. Car Care Center. An establishment providing sales of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not include Paint spraying or body repair.
14. Density, Gross or Average. A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area (s) or portions thereof; including all land within said Planning Area (s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community, or public use, and Public Street rights-of way and Easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater
15. Density, Net. A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community or public use, and Public Street rights-of-ways and easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater
16. Dwelling Unit, Clustered Single Family. A type of Single Family Detached or Attached Dwelling Unit development that combines reduced lot size with compensating amounts of Open Space within the proposed development.
17. Dwelling Unit, Patio. An alternative type of Single Family Detached or Attached Dwelling Unit in which the private individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
18. Dwelling Unit, Single Family. A Dwelling Unit Type which includes both Single Family Detached or Attached Dwelling Units.
19. Dwelling Unit, Single Family Attached. A Building designated for and containing more than one Dwelling Unit and occupied by not more than 6 families within one Structure each of which is separated from the others by one (1) or more un-pierced walls from ground to roof.
20. Dwelling Unit, Single Family Detached. A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall or floor in common with any other Dwelling Unit.
21. Dwelling Unit, Townhome. A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has individual outside access. Townhome Dwelling Units may have no side yards, or front and rear yards. May include duplex, tri-plex, four-plex, or more.
22. Dwelling Unit, Zero Lot Line. An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
23. Dwelling Unit, Live/Work. An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where residential setbacks apply.
24. Easement, Private Street. An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker and Parker Fire Protection District approved fire access shall be provided in all cases.
25. Floor Area Ratio. A measurement of Development intensity expressed as a ratio derived by dividing the total Floor Area of a Building by the actual area of the Lot.
26. Garage, Parallel. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.

27. Garage, Perpendicular. A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
28. Group Care Facilities. A facility where three or more persons are provided supervision and a planned treatment of counseling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local/judicial/health/welfare agency or serve only referrals from such agencies, and is subject to state statute for permitting. Examples of group care facilities are: group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity or senior citizen homes.
29. Independent Living. A living arrangement for people with special needs affording them as much independence and autonomy as possible.
30. Land Use Category. A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
31. Nursery. An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes and shovels.
32. Planning Areas. Areas of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as depicted on the PD Master Plan.
33. Principal Use. The specific primary purpose, activity or use for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.
34. Recreational Vehicle. A vehicle or a unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, motor homes, boats, snowmobiles and other similar recreation equipment.
35. Restaurant, Conventional. An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
36. Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a "ready to consume" state: (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
37. Setback. The distance between the Building Line and the adjacent street right-of-way line or Lot Boundary.
38. Structure. Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
39. Traditional Neighborhood Design (TND). Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.

III. LAND USE REGULATIONS

A. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Duplex Units and Accessory Uses at no more than 4.5 Dwelling Units per acre.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex,
- d. Age restricted senior dwellings.
- e. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- g. Attached or detached private garages (3 cars maximum).
- h. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- i. Open Space.
- k. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- l. Places of religious assembly.

3. Uses Permitted by Special Review

- a. Group Care Facilities.
- b. Community centers, libraries and museums.
- c. Child Care Centers.
- d. Private schools and related facilities for elementary and secondary education.

4. Development Standards

- a. Average Density. The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning Area.
- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.

- d. Building Setback: The minimum Building Setbacks in SFd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 10' to porch or living space
- 18' to garage face
Building Sides - 5'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 18' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot-20'
Rear - 20'
Distance to residential lot – 25'

*subject to utility and drainage easement location

- e. Building Separation. The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached residential Buildings and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
ii) shall be governed by the applicable building code.
- f. Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height except by special review.
- g. Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be forty five hundred (4500) square feet for single family detached homes, or three thousand (3000) square feet for duplex homes, patio homes, or zero lot line homes.

B. Residential (SFe)

1. Intent
Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Tri-plex and Four-plex Dwelling Units, Townhome Dwelling Units and Accessory Uses at no more than 6.0 Dwelling Units per acre.
2. Uses Permitted by Right
 - a. Single Family Detached Dwelling Units.
 - b. Zero Lot Line Dwelling Units.
 - c. Duplex.
 - d. Townhome Dwelling Units including Single Family Attached, Tri-Plex, and Four-Plex Dwelling Units, Semi-detached Dwelling Units not to exceed 4 units per building.
 - e. Age restricted senior dwellings.
 - f. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
 - g. Attached or detached private garages (3 cars maximum).
 - h. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
 - i. Open Space.
 - j. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
 - k. Places of religious assembly, religious schools.
3. Uses Permitted by Special Review
 - a. Group Care Facilities.
 - b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - d. Child Care Centers.
 - e. Private schools and related administrative facilities for elementary and secondary education.
4. Development Standards
 - a. Average Density. The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
 - b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning Area.
 - c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.

- d. Building Setback: The minimum Building Setbacks in SFe residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 8' to front porch or living space
- 16' to garage face
Building Sides - 4'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front - 4' (Principal Building)
- 5' or less or 16' or greater to garage face
Building Sides - 4' from ROW on corner lot
Building Sides - 0' from other property lines & lots with common walls
Building Rear - 4' from alley
Building Rear - 0' from other property lines*

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot - 20'
Rear - 20'
Distance to nearest residential lot – 25'

*subject to utility and drainage easement location

- e. Building Separation. The minimum building separation shall be the greater of:
- eight (8) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Lands Use Planning Area, or
 - shall be governed by the applicable building code.
- f. Building Height. No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height except by special review.

- g. Minimum Lot Sizes. The minimum lot sizes in SFe residential Planning Areas shall be thirty five hundred (3500) square feet for Single Family Detached Housing, twenty five hundred (2500) square feet for zero lot line, or duplex, two thousand (2000) square feet for patio home.

C. Residential (THe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, , Multi-family/Condominium Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses, at no more than 14 Dwelling Units per zone.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex,.
- d. Townhome Dwelling Units including Single Family Attached, Tri-Plex, and Four-Plex Dwelling Units, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Age restricted senior dwellings.
- f. Assisted and/or Independent Living.
- g. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- h. Attached or detached private garages.
- i. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- j. Open Space.
- k. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- l. Places of religious assembly.

3. Uses Permitted by Special Review

- a. Group Care Facilities.
- b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- d. Child Care Centers.

4. Development Standards

- a. Average Density. The Average Density shall be up to fourteen (14) Dwelling Units per acre for each THe Planning Area. These average densities are set forth on the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each THe residential Planning Area shall not exceed 110% of the units shown on the PD Development Plan for each individual Planning

Area.

- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.
- d. Building Setback. The minimum Building Setbacks in The residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front - 8' to front porch or living space
- 18' to garage face
Building Sides - 4'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Patio Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 3'
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 5' from alley

Zero Lot Line Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' one side, 6' other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley*

Duplex Dwelling Unit

Building Front - 10'
- 16' to garage face
Building Sides - 0' on common wall, 5' on other side
Building Sides - 10' from ROW on corner lot
Building Rear - 10'
Building Rear (alley condition) - 0' from alley

Townhome Dwelling Unit (including Live/Work Townhomes)

Building Front - 4' (Principal Building)
- 5' or less or 16' or greater to garage face
Building Sides - 4' from ROW on corner lot
Building Sides - 0' from other property lines & lots with common walls
Building Rear - 4' from alley
Building Rear - 0' from other property lines*
Building Separation 5'

Non-residential Land Uses

Building Front - 20'
Building Side - 10'
Building Side from ROW on corner lot - 20'
Rear - 20'
Distance to nearest residential lot – 25'

*subject to utility and drainage easement location

- f. Building Separation. The minimum building separation shall be the greater of:
i) eight (8) feet for Single Family Detached residential Buildings, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each The Planning Area,

or
ii) shall be governed by the applicable building code.

f. Building Height. No residential Buildings within THE Planning Areas shall exceed forty (40) feet or three stories in height except by Special Review.

g. Minimum Lot Sizes. The minimum lot sizes for detached homes in THE Planning Areas shall be

Single Family Detached Homes - thirty five hundred (3500) square feet

Zero Lot Line - twenty five hundred (2500) square feet

Duplex - two thousand (1200) square feet

Patio Home - two thousand (2000) square feet

Townhome Dwelling Unit - one thousand two hundred (1200) square feet

D. **Mixed Use (MU)**

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Tri-plex, Four-plex, Townhome, and/or Multi-family residential development.

2. Uses Permitted by Right

A. Retail

(1) Grocery store

(2) Convenience retail shopping facilities, including but not limited to:

a. drug stores

b. liquor stores

c. convenience grocery

(3) Specialty retail including but not limited to:

a. art gallery

b. antiques

c. artisan shops

d. gift shop

e. pet shops

f. florists, plant stores, plant nurseries

g. book store

h. stationery stores

i. retail food specialty shops which sell food products not intended to be consumed on the premises

j. butcher shops

k. candy stores

l. bakeries

m. doughnut shops

n. dairy product shops

o. toy and game stores

p. battery and accessory stores

q. bicycle stores

r. music stores

s. sporting goods store

t. card and gift shop

u. tobacco shop

v. cosmetic store

(4) Hardware and building material stores

(5) General retail merchandise and apparel shops, including but not limited to:

a. junior department stores

b. craft and hobby stores

c. discount department stores

- d. clothing stores
 - e. shoe stores
 - f. furniture stores, home furnishings
 - g. household appliance stores
 - h. floor covering, drapery and upholstery stores
 - i. electronics stores
 - j. cosmetic store;
 - k. accessory and specialty store
- (6) Development Sales and Marketing Center

B. Eating and Drinking Establishments

- (1) restaurants
- (2) fast food, including drive-through
- (3) ice cream parlors
- (4) coffee shops
- (5) delicatessens
- (6) lounge, bar or microbrewery
- (7) cafeteria

C. Personal Services

- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
- (2) day care centers, nursery school
- (3) health clubs, tennis courts, swimming pools, community centers

D. Entertainment, Indoor

- (1) indoor movie theaters
- (2) performance arts
- (3) bowling alleys
- (4) skating rinks (both ice and roller)
- (5) pool halls
- (6) arcade amusement centers

E. General Office and Professional Services

- (1) business and professional offices
- (2) medical and dental offices and clinics
- (3) banks and other financial service establishments, with or without drive-through facilities
- (4) electronic funds transfer facilities
- (5) printing and publishing offices
- (6) radio and television offices and/or studios
- (7) mortuaries

F. Lodging

- (1) hotels and motels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building
- (2) bed and breakfast

G. Motor Vehicle

- (1) gasoline stations
- (2) auto repair centers
- (3) tire sales and service
- (4) auto parts stores

(5) car wash

H. General Government or Health Services

- (1) fire stations
- (2) police department substations
- (3) transit facilities

I. Institution of Higher Education

J. Vocational Trade School

K. Structured Parking

L. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

M. Residential

- 1. Age Restricted Dwellings.
- 3. Duplex, Tri-Plex, and Four-Plex Dwelling Units.
- 4. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- 5. Independent Living Dwellings.
- 6. Assisted Living Dwellings.
- 7. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- 9. Attached or detached private garages, structured parking.
- 10. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, home occupations, radio or T.V. antennas, T.V. satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- 11. Open Space.
- 12. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- 13. All those uses permitted within the Parks and Open Space Land Use categories.

3. Uses Permitted by Special Review

- a. Group Care Facilities.
- b. Automobile and motor vehicle sales, leasing, rental and/or service.
- c. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- d. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- e. Child Care Centers.
- f. Small animal veterinary clinics with no outside facilities.
- g. Private schools and related administrative facilities for elementary and secondary education.

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall not be greater than eight tenths (.80) to one (1).
- b. Maximum Number of Dwelling Units. For Planning Area 15 zoned Mixed Use (MU), dwelling units may be transferred at the Site Plan stage up to a maximum density of 22 Dwelling units/gross acre. An increase in the number of permitted Dwelling Units within this Planning Area may be accomplished through a transfer of Dwelling Units from any other Planning Area with an administrative minor amendment, to create an updated map of the PD Development Plan and PD Development Guide.
- c. Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units where a reduction in lot size results in additional parcel open space which will not be available for future development.
- d. Building Setback: Non-Residential. The minimum building setback from any public street right-of-way shall be:
 - Building front– 4 feet
 - Building side– 0 feet
 - Building rear– 20 feet
 - Distance to nearest residential use – 25 feet
- e. Building Setback: Residential
 - Building Front – 4' (Principal Building)
– 5' or less or 18' or greater to garage face
 - Building Sides - 4' from ROW on corner lot
 - Building Sides - 0' from other property lines & lots with
common walls
 - Building Rear - 4' from alley
 - Building Rear - 0' from other property lines*
 - Building Separation – 6'
- f. Building Separation. Commercial buildings can have a 0' separation.
- g. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 45' in height without special review and up to 60' in height with Special Review.

E. Commercial

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services.

2. Uses Permitted by Right

- A. Retail
 - (1) Grocery store
 - (2) Convenience retail shopping facilities, including but not limited to:
 - a. drug stores
 - b. liquor stores
 - c. convenience grocery
 - (3) Specialty retail including but not limited to:
 - a. art gallery
 - b. antiques
 - c. artisan shops
 - d. gift shop
 - e. pet shops
 - f. florists, plant stores, plant nurseries
 - g. book store
 - h. stationery stores
 - i. retail food specialty shops which sell food products not intended to be consumed on the premises

- j. butcher shops
 - k. candy stores
 - l. bakeries
 - m. doughnut shops
 - n. dairy product shops
 - o. toy and game stores
 - p. battery and accessory stores
 - q. bicycle stores
 - r. music stores
 - s. sporting goods store
 - t. card and gift shop
 - u. tobacco shop
 - v. cosmetic store
 - (4) Hardware and building material stores
 - (5) General retail merchandise and apparel shops, including but not limited to:
 - a. junior department stores
 - b. craft and hobby stores
 - c. discount department stores
 - d. clothing stores
 - e. shoe stores
 - f. furniture stores, home furnishings
 - g. household appliance stores
 - h. floor covering, drapery and upholstery stores
 - i. electronics stores
 - j. cosmetic store;
 - k. accessory and specialty store
 - (6) Development Sales and Marketing Center
- B. Eating and Drinking Establishments
- (1) restaurants
 - (2) fast food, including drive-through
 - (3) ice cream parlors
 - (4) coffee shops
 - (5) delicatessens
 - (6) lounge, bar or microbrewery
 - (7) cafeteria
- C. Personal Services
- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
 - (2) day care centers, nursery school
 - (3) health clubs, tennis courts, swimming pools, community centers
- D. Entertainment, Indoor
- (1) indoor movie theaters
 - (2) performance arts
 - (3) bowling alleys
 - (4) skating rinks (both ice and roller)
 - (5) pool halls
 - (6) arcade amusement centers

- E. General Office and Professional Services
 - (1) business and professional offices
 - (2) medical and dental offices and clinics
 - (3) banks and other financial service establishments, with or without drive-through facilities
 - (4) electronic funds transfer facilities
 - (5) printing and publishing offices
 - (6) radio and television offices and/or studios
 - (7) mortuaries
 - F. Lodging
 - (1) hotels and motels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building
 - (2) bed and breakfast
 - G. Motor Vehicle
 - (1) gasoline stations
 - (2) auto repair centers
 - (3) tire sales and service
 - (4) auto parts stores
 - (5) car wash
 - H. General Government or Health Services
 - (1) fire stations
 - (2) police department substations
 - (3) transit facilities
 - I. Institution of Higher Education
 - I. Vocational Trade School
 - K. Structured Parking
3. Uses Permitted by Special Review
- a. Automobile and motor vehicle sales, leasing, rental and/or service.
 - b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - d. Small animal veterinary clinics with no outside facilities.
4. Development Standards
- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Commercial Planning Area shall not be greater than eight tenths (.80) to one (1).
 - b. Building Setback: The minimum building setback from the perimeter of any planning area shall be 15 feet. The minimum building setback from any public street right-of-way shall be:
 - Building Front-4'
 - Building Side-0' if attached to adjacent building, 4' if free standing
 - Building Side from ROW on corner lot-20'
 - Rear-20'
 - c. Building Separation. The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or
 - ii) shall be governed by the applicable building code.
 - d. Building Height. Buildings or structures in Commercial Planning Areas are permitted up to 60' in height without special review and up to 75' in height with Special Review. Distance to nearest residential area – 50 feet.

F. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods.

2. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Free standing light fixtures 14' and under.

3. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front–	25 feet
Building side–	20 feet
Building rear–	25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of:
i) twenty (20) feet or
ii) shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

G. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks.
- d. Community Gardens.
- e. Drainage Facilities.
- f. Picnic shelters.

4. Development Standards

- a. Building Setback: Street. The minimum building setback from any public street right-of-way line shall be:

Building front–	25 feet
Building side–	15 feet
Building rear–	25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of
i) twenty (20) feet or

ii) shall be governed by the applicable building code.

- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty five (45) feet.

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

Sales and Marketing Center

A Sales and Marketing Center may be located in any Planning Area. Eventually the Sales and Marketing Center may be converted to a Community Center or if designed as a private home (with a temporary use as a sales and marketing center) to a for-sale home. While section III.A.2.g of this PD Guide permits facilities anticipated with the future Community Center, the Sales and Marketing Center is a use that will be permitted by right.

V. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for Anthology North Amendment 1, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the "ANTHOLOGY NORTH DEVELOPMENT PLAN AND GUIDE" together with everything shown thereon and all amendments thereto.

B. Effect of Recorded Plan

The approval by Ordinance of the "ANTHOLOGY NORTH Amendment 1 DEVELOPMENT PLAN AND GUIDE" by the Town Council and the recording of such Development Plan and Guide with the Douglas County Clerk and Recorder shall be deemed to be rezoning to a PD-Planned Development District under Section 13.04.150 of the Parker Municipal Code for the real property described in the Development Plan.

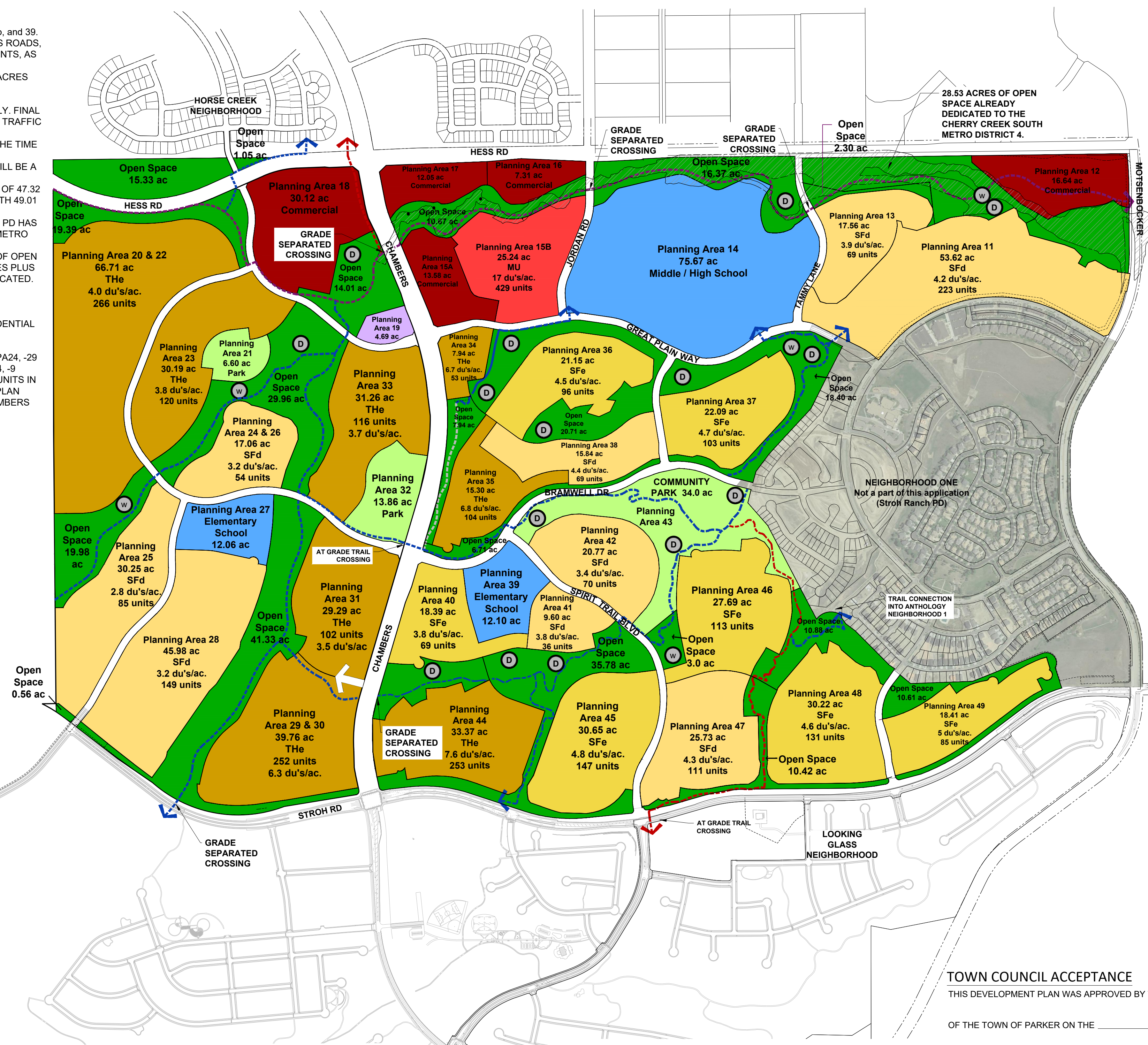
ANTHOLOGY NORTH DEVELOPMENT PLAN

AMENDMENT NO. 7

COUNTY OF DOUGLAS, STATE OF COLORADO

1207.9 ACRES - 3,305 UNITS

- NOTES:**
- THE 3,365 TOTAL DWELLING UNIT COUNT INCLUDES PA 11, 15b, and 39.
 - "NET ACRES" FOR DU PARCELS EQUALS GROSS ACRES MINUS ROADS, 100' BUFFER ALONG CHAMBERS ROAD AND UTILITY EASEMENTS, AS SHOWN ON THE PLAN.
 - "NET ACRES" FOR PARKS AND OPEN SPACE EQUALS GROSS ACRES MINUS ROADS, AS SHOWN ON THE PLAN.
 - ALL TRAILS TO BE OPEN AND ACCESSIBLE TO THE PUBLIC.
 - ALL PROPOSED COLLECTOR STREETS ARE CONCEPTUAL ONLY. FINAL ALIGNMENTS ARE SUBJECT TO FINAL PARCEL PLANNING AND TRAFFIC ANALYSIS.
 - ADDITIONAL TRAIL CONNECTIONS SHALL BE EVALUATED AT THE TIME OF SUBDIVISION PLAT.
 - GREAT PLAIN WAY FROM HESS ROAD TO CHAMBERS ROAD WILL BE A 3-LANE COLLECTOR.
 - THE ANNEXATION REQUIREMENT FOR PROVIDING A MINIMUM OF 47.32 NET ACRES OF DEVELOPED PARK SITES AND IS SATISFIED WITH 49.01 NET ACRES PROVIDED BY PA-21, PA-32 AND PA-44.
 - 28.53 ACRES OF OPEN SPACE FROM THE ANTHOLOGY NORTH PD HAS ALREADY BEEN DEDICATED TO THE CHERRY CREEK SOUTH METRO DISTRICT 4.
 - THE ANNEXATION REQUIREMENT FOR 240.90 GROSS ACRES OF OPEN SPACE IS PROPOSED TO BE SATISFIED WITH THE 284.98 ACRES PLUS 28.53 ACRES OF OPEN SPACE THAT HAS ALREADY BEEN DEDICATED.
 - AMENDMENT NO. 5 IS LIMITED TO THE REMOVAL OF THE NORTH-SOUTH TRAIL CONNECTION WITHIN THE OPEN SPACE ADJACENT TO PLANNING AREAS 11 AND 13.
 - AMENDMENT NO. 6 IS LIMITED TO THE TRANSFER OF 26 RESIDENTIAL UNITS FROM PA-46 TO PA-44.
 - AMENDMENT 7 SHOWS THE PROPOSED CHANGES BELOW:
 -15 UNITS FROM PA20, -2 UNITS FROM PA23, -95 UNITS FROM PA24, -29 UNITS FROM PA25, -12 UNITS FROM PA31, -7 UNITS FROM PA44, -9 UNITS FROM PA48, AND -7 UNITS FROM PA49. 99 ADDITIONAL UNITS IN PA28 AND 97 ADDITIONAL UNITS IN PA29. ADDITIONALLY THE PLAN SHOWS THE EXTENSION OF BRAMWELL DRIVE WEST OF CHAMBERS AND TERMINATING ON GREAT PLAIN WAY.



Parcel #	Land Use	Gross Acres	Max. Density (per Dev. Guide)	Net Area	DU (Shown on Plan)
Pa - 11	SFd	53.62	4.5	52.81	223
Pa - 12	Commercial	16.64	22.00	15.91	-
Pa - 13	SFe	17.56	6.00	16.91	69
Pa - 14	School	75.67	-	71.44	-
Pa - 15A	Commercial	11.02	22.00	8.89	-
Pa - 15B	MU	27.81	22.00	25.96	429
Pa - 16	Commercial	7.31	22.00	7.19	-
Pa - 17	Commercial	12.05	22.00	10.27	-
Pa - 18	Commercial	30.12	22.00	25.78	-
Pa - 19	Fire Station	4.69	-	3.31	-
Pa - 20 & 22	THE	66.71	14.00	64.76	266
Pa - 21	Park	6.6	-	6.15	-
Pa - 23	THE	30.19	14.00	28.12	120
Pa - 24 & 26	SFd	17.06	4.50	16.18	54
Pa - 25	SFd	30.25	4.50	28.03	85
Pa - 27	School	12.06	-	10.96	-
Pa - 28	SFd	45.98	4.50	44.40	149
Pa - 29 & 30	THE	39.76	14.00	37.72	252
Pa - 31	THE	29.29	14.00	25.85	102
Pa - 32	Park	13.86	-	11.31	-
Pa - 33	THE	31.26	14.00	27.74	116
Pa - 34	THE	7.94	14.00	5.95	53
Pa - 35	THE	15.30	14.00	15.3	104
Pa - 36	SFe	21.17	6.00	21.17	96
Pa - 37	SFe	22.09	6.00	21.62	103
Pa - 38	SFd	15.84	4.50	15.44	69
Pa - 39	School	12.10	-	10.93	-
Pa - 40	SFe	18.39	6.00	15.65	69
Pa - 41	SFd	9.60	4.50	8.99	36
Pa - 42	SFd	20.77	4.50	19.73	70
Pa - 43	Park	34.00	-	31.55	-
Pa - 44	THE	33.37	14.00	32.02	253
Pa - 45	SFe	30.65	6.00	29.70	147
Pa - 46	SFe	27.83	6.00	27.72	113
Pa - 47	SFd	25.73	4.50	24.64	111
Pa - 48	SFe	30.22	6.00	29.44	131
Pa - 49	SFe	18.41	6.00	17.85	85
Subtotal		922.92	-	867.39	3,305

LAND USE	Gross Acres	Max. Density (per Dev. Guide)	Net Acres	DU (Shown on Plan)
MU	27.81	-	25.96	429
Residential	658.99	-	627.74	2,876
Open Space	284.98	-	243.80	-
Parks	54.46	-	49.01	-
Schools	99.83	-	93.33	-
Fire Station	4.69	-	3.31	-
Commercial	77.14	-	68.04	-
TOTALS	1207.9		1,111.19	3,305
SFe Total	186.32	6.00	180.06	813
SFd Total	218.85	4.50	210.22	797
THE Total	253.82	14.00	237.46	1,266
MU Total	27.81	22.00	25.96	429
TOTALS	686.80		653.70	3,305

LEGEND

- FLOODPLAIN
- COMMUNITY TRAIL WITHIN THE 100' CHAMBERS ROAD SETBACK
- PROPOSED COMMUNITY TRAIL (10' WIDE CONCRETE SURFACE)
- PROPOSED REGIONAL TRAIL (10' WIDE CONCRETE SURFACE)
- ARAPAHOE CANAL TRAIL
- WELL SITE (ACTUAL LOCATIONS TO BE DETERMINED, WELL SITES ARE SUBJECT TO USE BY SPECIAL REVIEW.)
- DETENTION (ACTUAL LOCATIONS TO BE DETERMINED)

PROPERTY OWNER SIGNATURE:

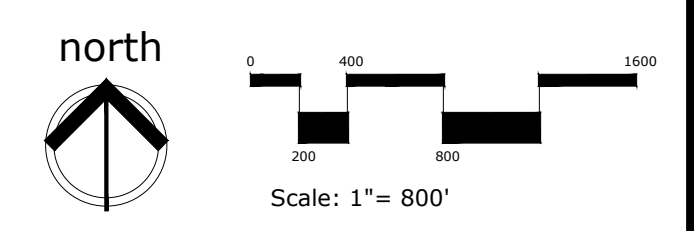
NORTH PARKER INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 BY: ANTHOLOGY MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 BY: _____
 SCOTT SELDIN, SOLE MEMBER
 DATE: _____

TOWN COUNCIL ACCEPTANCE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL
 OF THE TOWN OF PARKER ON THE _____ DAY OF _____
 20 ____ FOR THE PROPERTY DESCRIBED AS
 ANTHOLOGY NORTH PLANNED DEVELOPMENT SEVENTH AMENDMENT.
 THE ZONING INFORMATION SHOWN HERON WAS CONFIRMED WITH THE
 ADOPTION OF ORDINANCE NO. _____
 MAYOR, TOWN OF PARKER
 ATTEST:
 TOWN CLERK

PLANNING COMMISSION ACCEPTANCE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR
 APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION
 FOLLOWING A PUBLIC HEARING HELD ON _____
 COMMUNITY DEVELOPMENT DIRECTOR, ON BEHALF OF THE
 TOWN OF PARKER PLANNING COMMISSION



LAND PLANNING:
 people creating spaces
 pcs group inc. www.pcsgruopco.com
 63 s 180 independence plaza
 1007 16th street denver co 80245
 1.303.531.4905 1.303.531.4908

ENGINEERING:
CVL
 CONSULTANTS
 10333 E. DRY CREEK RD.
 #240
 ENGLEWOOD, CO 80112
 720-482-9526

PREPARED FOR:
OEO, LLC
 7553 SOUTH ALTON WAY
 CENTENNIAL, CO 80112
 303.770.9111

ANTHOLOGY
 PARKER, COLORADO

DRAWN BY:
 DESIGNED BY:
JP
 SCALE:
AS SHOWN
 SUBMITTED ON:
10/23/2025



Planning Commission Staff Report

Planning Commission Date: 12/11/2025

Town Council Date: 1/5/2026

Hearing Type: Public Hearing
Avalon Bay PD Amendment No. 1
TRAKiT No: Z25-009

Location: The site is located at the southeast corner of Crowfoot Valley Road and Stroh Road

Project Planner: Stacey Nerger, Planner

Applicant: Andrew Johnson, Avalon Parker

Executive Summary: The applicant, Avalon Parker Venture, LLC, proposes an amendment to the Planned Development Guide's permitted uses within the Commercial Planning Area.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

“I move the Planning Commission recommend Town Council approve the Avalon Bay Planned Development 1st Amendment”

ALTERNATIVE MOTIONS

Approve with Conditions

“I move the Planning Commission recommend Town Council approve the Avalon Bay Planned Development Amendment No. 1 with the following conditions:”

- List conditions

Deny

“I move the Planning Commission recommend Town Council deny the Avalon Bay Planned Development Amendment No. 1 as the request does not meet the following approval criteria:”

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

Continue

“I move the Planning Commission vote to continue the requested Avalon Bay Planned Development Amendment No. 1 to a future date.”

I. BACKGROUND/DISCUSSION

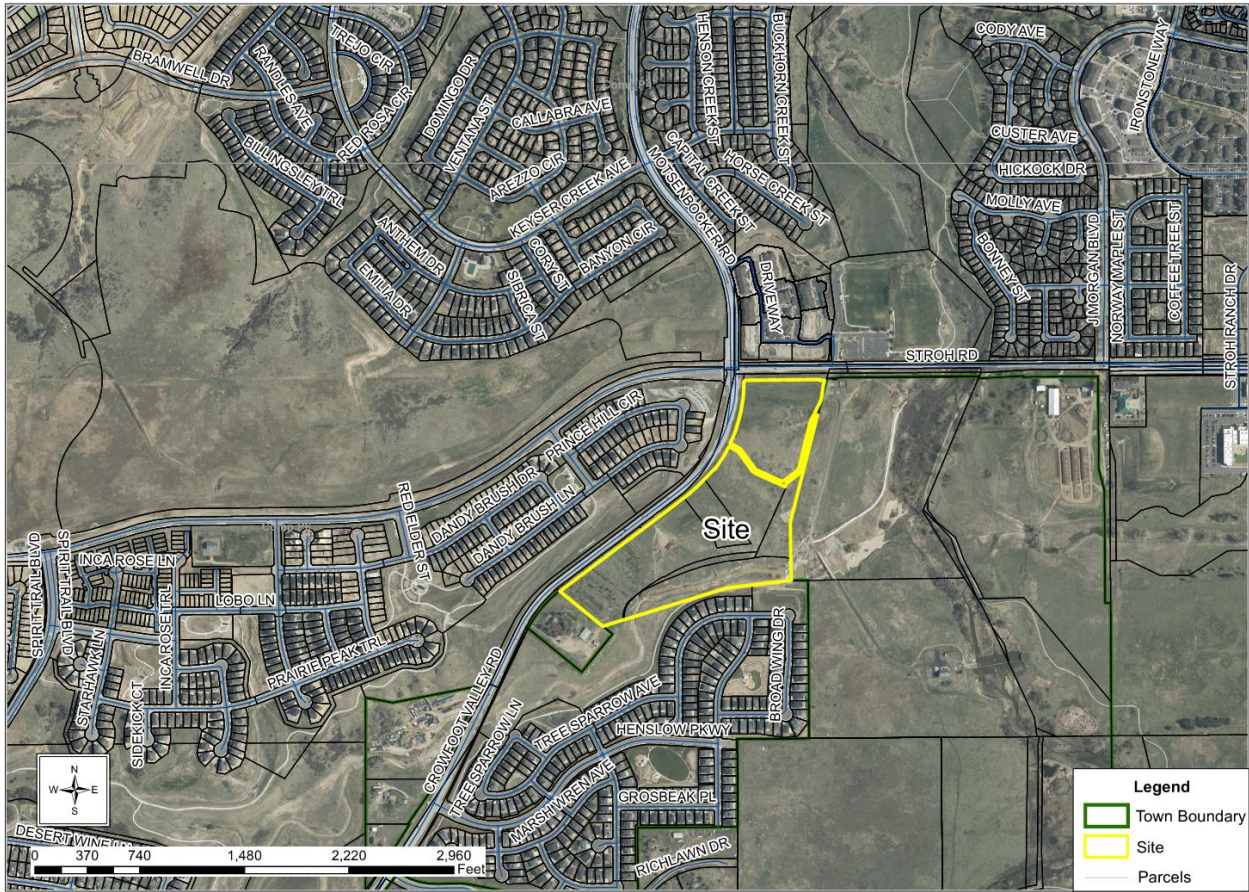
The subject property is 33.4 acres in size and located at the southeast corner of Stroh Road and Crowfoot Valley Road. The site is currently being developed with the multifamily development on Lot 1. The site is bounded to the east by a vacant parcel of land owned by Parker Water & Sanitation District and to the south by the Meadowlark residential neighborhood and a private residence. To the west, across Crowfoot Valley Road is the Looking Glass residential neighborhood, and to the north of the Site, across Stroh Road are Hunter's Chase Condominiums.

The applicant, Avalon Parker, is requesting a Planned Development Amendment that will amend the commercial uses permitted within Planning Area 1 of the Development Guide. The proposed changes to the proposed uses are as follows:

- Refine the timing and requirement for a multi-tenant commercial building. The proposed change will require a multi-tenant building to be constructed, however the timing for when this must be constructed will be removed. In addition, the definition of a multi-tenant building is proposed to be changed to be three (3) tenants. The square foot requirement of the building is proposed to be removed.
- Remove the setback requirement for drive-through uses. This will allow a drive-through use to be located at the hard corner or within 250 feet of the residential located within Planning Area 2 of the development.
- Increase the allowed size of a commercial daycare from 3,500 square feet to 10,000 square feet to align with the existing Land Development Ordinance.

The proposed commercial changes are consistent with neighborhood center designation by including uses that serve the needs of the residents of the nearby neighborhoods. The proposed PD Amendment will not change the overall character of the development.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
June 5, 2023	The Avalon Bay property was voluntarily annexed into the Town and zoned PD- Planned Development.
January 15, 2025	The Avalon Bay Filing No. 1 Minor Development Plat was administratively approved.
January 15, 2025	A Site Plan to construct 312 multifamily units on Lot 1 Avalon Bay Filing No. 1 was administratively approved.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Avalon Bay Planned Development
Master Plan Area	Neighborhood Center - Medium Density Residential
Site Acreage	33.40 acres

Subdivision	Avalon Bay Filing No. 1		
Existing Use	Under construction for Multifamily and undeveloped commercial		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Neighborhood Center	PD - Planned Development	Stroh Road and Hunter's Chase Condominiums
South	Medium Density Residential	PD - Planned Development	Unincorporated Large Lot Property and Meadowlark Single Family Development
East	Medium Density Residential	Douglas County Zoning	Vacant parcel owned by Parker Water and Sanitation District
West	Low Density Residential	PD - Planned Development	Crowfoot Valley Road and Looking Glass Development

IV. **PARKER 2035 MASTER PLAN**
[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Neighborhood Center and Medium Density Residential <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Master Plan Character Discussion	<p><u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.</p> <p><u>Neighborhood Centers:</u> Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined.</p> <p>In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater</p>

	<p>of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use.</p> <p>Higher density residential is appropriate in these Centers as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.</p>
<p>Consistent Goals/Strategies</p>	<p>Land Use 1.A Land Use 1.B Land Use 1.D Land Use 1.E Land Use 1.H Land Use 1.I Housing and Neighborhoods 2 Housing and Neighborhoods 2.A Housing and Neighborhoods 5 Housing and Neighborhoods 5.A</p>
<p>Inconsistent Goals/Strategies</p>	<p>None</p>
<p>Staff Analysis</p>	<p>The subject property is identified for medium density residential and a Neighborhood Center per the General Land Use Plan. The proposed PD Amendment will not increase or change the intended development on the property. The proposal will make limited amendments to the proposed commercial uses permitted within Planning Area 1. The proposed changes to the uses will not impact the properties compliance with the Master Plan.</p> <p>Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.</p>

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (PD Amendment)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	Higher density residential is appropriate as a transition from more intense commercial land uses to lower density single family residential land uses.	No change.	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> No Change <input type="checkbox"/> N/A
Allowed Uses	<p>Medium Density: Residential housing.</p> <p>Neighborhood Centers: convenient retail, personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted and higher density residential uses.</p>	<p>Proposed residential uses will not change.</p> <p>Proposed amendment to the commercial uses will not impact the overall commercial nature of the uses proposed.</p>	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> No Change
Height/Stories	Building heights are based on the type of development that is proposed in each Planning Area within the PD.	Building heights will be reviewed at the time of Site Plan review.	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> No Change
Staff Analysis	The proposed PD Amendment is to make limited changes to the commercial uses permitted within the development. The overall percentage of commercial space, total number of residential units allowed, lot sizes, heights, and setbacks will remain unchanged.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Vehicular access to the development will remain unchanged and will be provided via an internal roadway network from both Crowfoot Valley Road and Stroh Road. The proposed PD Amendment will not change the access or circulation for the development.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. There has been a significant change in the area surrounding the property since the date of the existing zoning.

Applicant’s Response:

Since the existing zoning's approval in July 2023, the area surrounding the property has seen significant change. Single family home and condominium/multifamily development in the area has continued rapidly in the neighboring Looking Glass, Tanterra, Hunter's Chase, and other communities. This has resulted in a consistent and significant increase in population in the area and therefore an increased and increasing need for neighborhood commercial services. Further, right-of-way widenings are in progress along Stroh and Crowfoot Valley Road, further increasing the traffic counts near this important neighborhood center commercial corner. The need for zoning at PA-1 that supports neighborhood-serving retail has increased and the specific use requirements have become better known. In addition, since the existing Zoning approval, the Town completed the LDO update and adopted the new LDO on May 20, 2024.

Staff Analysis:

The existing zoning for the subject property was approved in 2023. Within the last two years residential development north, west and on the property has continued. The proposed PD Amendment does not change the overall intent of the PD.

Based on this analysis, the proposal meets this criterion.

2. The application is consistent with the Master Plan.

Applicant’s Response:

The application is consistent with the original PD zoning in its provision for neighborhood-scale commercial uses in PA-1, as reflected in the Parker 2035: Choices and Changes (Master Plan) General Land Use Plan which designates the PA-1 location as a Neighborhood Center envisioned for the intersection of Stroh Road and Crowfoot Valley Road. The rezoning increases the PD's consistency with the Master Plan by modifying use-specific standards and allowed uses to be more consistent with neighborhood service needs, adding flexibility to the allowed land uses within PA-1 necessary to deliver a variety of neighborhood Serving commercial uses. This application serves to enhance the existing zoning and make it more in line with the Master Plan in its ability to draw convenient retail, personal/business services, restaurants, and other Neighborhood Center typical uses.

Staff Analysis:

As detailed in Section IV of this staff report, the proposed zoning amendment is consistent with the Town’s Parker 2035 Master Plan.

Based on this analysis, the proposal meets this criterion.

3. There is a need for the type of development enabled by or proposed in connection with the Rezoning.

Applicant's Response:

There is a strong need for the type of development uses that this rezoning enables on the site; namely, commercial daycare and drive-through facility's supporting other businesses are in strong demand and are fundamental to the ability for a neighborhood center to be developed on the site. The enclosed Appendix 1 is a market study by Trevey Commercial that elaborates on the need for the type of development enabled for each adjustment proposed in this rezoning. This application serves to enhance the existing Zoning and make it more in line with the Master Plan in its ability to draw convenient retail, personal/business services, restaurants, and other Neighborhood Center typical uses.

Staff Analysis:

The intersection of Crowfoot Valley Road and Stroh Road has substantially grown over the last ten years with an increase in residential development. The demand and need for commercial development at this corner will be an important asset to the Town and residents. The proposed PD Amendment will not change the overall intended commercial development, but it will reduce the restrictions on certain uses.

Based on this analysis, the proposal meets this criterion.

4. The ground to be rezoned is the correct size, topography, and site for the proposed development.

Applicant's Response:

This rezoning does not change the general character of development on any area of the site. The ground to be rezoned, PA-1, is the correct size, topography, and site for neighborhood-scale commercial uses, as reflected in the Parker 2035: Choices and Changes (Master Plan) General Land Use Plan which designates the PA-1 location as a Neighborhood Center envisioned for the intersection of Stroh Road and Crowfoot Valley Road.

Staff Analysis:

The intersection of Crowfoot Valley Road and Stroh Road is an important corner for commercial development. The requested rezoning will not significantly change the allowed uses within the overall PD, but will remove certain restrictions or limitation on the allowed uses.

Based on this analysis, this criterion has been met.

5. Adequate pedestrian, bicycle, and vehicular access and circulation routes exist to serve the proposed development, and any material adverse impacts on traffic circulation near the property will be mitigated to the maximum extent practicable.

Applicant's Response:

This rezoning does not change the pedestrian, bicycle, and vehicular access and circulation needs on the site. Adequate pedestrian, bicycle, and vehicular access and circulation routes exist to serve the development, and all adverse impacts on traffic circulation have been fully mitigated by right of way widenings at Stroh Road and Crowfoot Valley Road by the applicant as well as through internal circulation and pedestrian trails included in the AvalonBay Parker Filing 1 Lot 1 Site Plan, all consistent with the Traffic Impact Analysis conducted during the original annexation and rezoning.

Staff Analysis:

The Town of Parker Public Works/Engineering Department has reviewed and approved the traffic analysis that was provided by the applicant for the original development of this property. The proposed PD Amendment will not change the access or circulation within the development.

Based on this analysis, this criterion has been met.

6. The proposed development will not create material environmental impacts on the surrounding area or the Town as a whole, or demonstrates the mitigation of environmental impacts to the maximum extent practicable.

Applicant's Response:

This rezoning does not have any new material environmental impacts on the surrounding area or the Town as a whole. Development of the Site will not result in negative impacts to vegetation, wildlife, or environmentally sensitive areas. The floodplain along Lemon Gulch is in the process of being preserved as part of the original annexation and zoning. Development will comply with any applicable requirements of the Town and Colorado Parks & Wildlife.

Staff Analysis:

There are no known additional environmental impacts associated with the requested rezoning and no referral agencies have indicated any additional environmental impacts.

Based on this analysis, this criterion has been met.

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

Applicant's Response:

This rezoning will not result in any change to municipal service costs. Existing facilities and services exist to serve development on the property, and development of the property will not result in undue financial burden.

Staff Analysis:

This PD Amendment request will not change the municipal service impacts that were previously anticipated, and the Town is prepared to meet these impacts.

Based on this analysis, this criterion has been met.

- 8. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to serve the proposed development, or the applicant has agreed to provide any additional required capacity.

Applicant’s Response:

This rezoning will not result in any change to services needed to serve the proposed development. Adequate waste and sewage disposal, water, schools, parks and recreation, and other services exist and the applicant has already made financial commitments or payments during the annexation process to provide all required capacity.

Staff Analysis:

The Parker Water and Sanitation District has indicated an ability to serve the subject property. All school requirements and parks and open space dedication requirements of the Annexation Agreement are satisfied with the proposed PD Amendment.

Based on this analysis, this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	PD Amendment Comments
Survey	No Comment (Aztec)
Town of Parker Building	Building has no comments on this rezone.
CenturyLink	No Comment
Comcast	No Comment
Douglas County Assessors	No Comment
Town of Parker Economic Development	Economic Development is supportive of the amended zoning.
South Metro Fire	Approved
CORE	No Comment
Town of Parker Engineering	No Comment
Parker Water and Sanitation	Please note a new set of development plans will need to be submitted to PWSD prior to any construction on this lot.
Public Service Company of Colorado	No objection to the proposal contingent upon PSCO being able to maintain all existing facilities.

Town of Parker Comprehensive Planning	The proposed modifications of the PD aligns with the site’s designation as a Neighborhood Center and preserves the opportunity for future commercial development and is therefore generally consistent with the Parker 2035 Master Plan’s intent.
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IX. CONCLUSION

The applicant, Avalon Parker, is requesting a Planned Development Amendment that will make limited changes to the commercial uses permitted within Planning Area 1 of the property.

This proposal is consistent with the *Parker 2035 Master Plan* and the amended Annexation Agreement. The application has demonstrated compliance with the zoning and applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Avalon Bay Planned Development Amendment No. 1.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

Avalon Bay PD Amendment No. 1

Report Approved By: Bryce Matthews, Assistant Director-Planning

DEVELOPMENT GUIDE AMENDMENT NO. 1

AvalonParker

PD Guide Index

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GENERAL

A. Statement of Purpose

The purpose of the Avalon Bay-Parker Development Guide (the "Development Guide") is to establish standards for the development and improvements of the real property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Property"), according to the Development Plan, which is attached hereto and incorporated by this reference (the "Development Plan"). The standards contained in this Development Guide are intended to carry out the goals of this planned development.

B. Application

This Development Guide shall apply to the Property as illustrated on the Development Plan.

C. Control

After the adoption of this Development Guide by the Town Council of the Town of Parker, subject to the provisions of Section 13.01.070 (Nonconformities) of the Parker Municipal Code, as amended, the Development Guide in conjunction with the Town of Parker Land Development Ordinance shall control development, land use, the location and bulk of all buildings and other structures, existing and future on the Property, including:

1. Any new building or other structure, and any parcel of land, or land use;
2. The use of any existing building, other structure or parcel of land that may be changed or extended;
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan;
4. All standards and requirements set forth or referred to in the standards and requirements for the planning area in which such buildings and other structures are located; and
5. Any other applicable standards and requirements of this Development Guide.

D. Relationship to the Town of Parker Land Development Ordinance

The provisions of this Development Guide shall prevail and govern the development of the Property; provided, however, except where the provisions of the Development Guide do not clearly address a specific subject or are in conflict with a specific provision defined in the Parker Land Development Ordinance. In such situations, the provisions of the Town of Parker Land Development Ordinance, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

E. Definitions

The definitions contained in Section 13.02.020, of the Parker Municipal Code (Definitions), as amended, shall apply unless otherwise addressed herein.

- **Agriculture, Urban** – means the raising, keeping, or production of fruits, vegetables, flowers, and other crops; composting; and the processing of those agricultural products. Accessory uses may include incidental sales of produce, plants, or products raised on the premises, limiting preparing, treating, and storing agricultural products, equipment, and machinery, but does not include marijuana cultivation or the dressing of animals. Agricultural activities on properties three acres or larger shall not be considered “urban agriculture.” This definition does not include the keeping or raising of chicken, fowl, swine, goats, sheep, cattle, horses, or other farm animals.
- **Agritainment** – means events and activities that allow for recreation, entertainment, and tourism in conjunction with agricultural activities and agricultural support services. This may include farm dinners, corn mazes, hayrides, and petting zoos.
- **Dwelling, Co-Housing** – means a residential development that combines small individually owned units on a single lot with common open space and sometimes including a larger community kitchen and dining room intended for communal use on a regular basis. The residents in a co-housing development may agree to share in the provision of communal services such as cooking meals, maintenance of grounds, and child care.

F. Conflicts

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Community Development Director.

AUTHORITY

A. Authority

The authority for this Development Guide is Section 13.04.200 (Planned Development(PD)) of the Parker Municipal Code, as amended.

B. Adoption

The adoption of this Development Guide by ordinance shall evidence the findings and decisions of the Town of Parker Town Council that this Development Guide for the Property is authorized by the provisions of Section 13.04.200 of the Parker Municipal Code, as amended.

C. Enforcement

The provisions of the Development Guide relating to the use of the Property shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law.

D. Application

The standards contained in this Development Guide shall apply to the various planning areas contained within the Development Plan. These standards shall become the governing standards for review, approval and modification of all uses occurring within each planning area described in the Development Plan.

GENERAL PROVISIONS

A. Agricultural Uses

Existing agricultural activities and uses, and all existing accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted on the Property prior to commencement of site grading within a specific planning area.

B. Planning Area Boundaries

The boundaries and acreage of all planning areas within the Property are shown on the Development Plan. Where a Planning Area abuts a street, the boundary shall be the right-of-way line of that street. Where a Planning Area abuts another Planning Area, the boundary shall be as shown on the Development Plan.

C. Density Standards

The dwelling unit density permitted in any residential planning area shall apply to the entire planning area and shall not be specifically applicable to any portion thereof. Density of any residential area shall be computed by dividing the total number of dwelling units by the gross residential acres in the area.

D. Density Variations

The total number of residential dwelling units for the Property is shown on the Development Plan. The residential density for each planning area is also shown on the Development Plan. Residential density variations within any planning area are subject to the following:

1. The residential density of any planning area may be less than the anticipated maximum density shown on the Development Plan for that planning area.
2. The increase in maximum residential density for any planning area shall be subject to Section 13.03.040(c) of the Parker Municipal Code, as amended.
3. In no event shall the total number of residential dwelling units for the Property, as shown on the Development Plan, be exceeded.
 - a. Residential dwelling units not utilized through Site Plan approval for Planning Areas 2, 3, or 4 may be administratively transferred to Planning Area 1.

E. Utility Connections

Connection to Parker Water and Sanitation District facilities shall be required for each principal building constructed in the future on the Property.

F. Underground Utilities

All electrical and communication distribution lines shall be placed underground.

DEVELOPMENT STANDARDS

All development within the Property shall be designed in accordance with the Land Development Ordinance (LDO) and any other Town of Parker standards, Compliance with these standards shall be demonstrated at the time of subdivision and/or site plan.

DEVELOPMENT PLANNING AREAS

Planning Area 1 – Mixed-Use Neighborhood

(a) **Purpose** – The Mixed-Use district is intended to accommodate a mix of housing types at varied densities and supporting neighborhood-centric commercial activities serving the needs of surrounding residents at a less-intense, more walkable scale. The Mixed-Use district is intended to include both vertical and horizontal mixed-use development and can serve as a transitional district to more intense commercial, mixed-use, and nonresidential districts and uses.

(b) Lot and Building Standards

Residential Density		
To be determined during Site Plan.		
Lot Standards (minimum)		
	Lot size	7,000 sq. ft.
	Lot width	35 feet
Setbacks (minimum) [1]		
	Front	5 feet
	Side	5 feet
	Side, adjoining street	10 feet
	Rear, with alley, minimum	None
	Rear, without alley, minimum	8 feet
Height (maximum)		
	Building height	Four Stories or 65 feet (whichever is less)
Notes:		
[1] In instances where aerial fire apparatus is required from the internal drive, an 8 ft. maximum setback is required.		

(c) Additional Standards

- a. Multifamily dwellings are only permitted above ground floor commercial as part of a vertical mixed-use building. Only commercial and commercial support uses shall be allowed on the first floor. Residential amenities or residential support uses (i.e. residential leasing office, residential community gym/work out center, etc.) shall only be allowed above the first floor commercial in PA-1.
- b. At the time of the first Replat to create lots within Planning Area 1 (PA-1), the developer shall provide a lot fit analysis to show which lot would be suitable for a multi-tenant building. The lot fit analysis shall include access, footprint, landscaping and parking to meet Town code requirements. The multi-tenant lot shall be restricted by a plat note requiring a multi-tenant building on that specific lot. The multi-tenant commercial building shall consist of a minimum of three (3) tenants.
- c. Additional standards in the Development Design Standards may apply depending on use type.

Planning Areas 2, 3, & 4 – Multifamily Residential

(a) **Purpose** – The Multifamily Residential Planning Areas are intended to accommodate a variety of housing types and serve as transitional districts to the Mixed-Use district of PA-1.

(b) Lot and Building Standards

Residential Density (maximum)		
PA-2	21 Dwelling Units per acre	
PA-3	15 Dwelling Units per acre	
PA-4	14 Dwelling Units per acre	
Lot Standards (minimum)		
	Lot size	Single-family attached or duplex: 1,000 sq. ft. Other uses: 7,000 sq. ft.
	Lot width	Single-family attached or duplex: 22 feet Other uses: 35 feet
Setbacks (minimum) [1] [2]		
	Front	Single-family attached or duplex: 5 feet Single-family attached or duplex, with garage: 18 feet Other uses: 5 feet
	Side	5 feet
	Side, adjoining street	10 feet
	Rear, with alley, minimum	None
	Rear, without alley, minimum	8 feet
Height (maximum)		
PA-2		Four Stories or 65 feet (whichever is less)
PA-3		Three Stories or 50 feet (whichever is less)
PA-4		Two Stories or 40 feet (whichever is less)
Notes:		
[1] Setbacks adjacent to the dedicated public park or other park areas: 8 feet		
[2] In instances where aerial fire apparatus is required from the internal drive, an 8 ft. maximum setback is required.		

(c) Additional Standards

a. Planning Areas 2 & 3

i. A minimum roadway buffer of 30 ft. along Crowfoot Valley Road as measured from the edge of right-of-way to building façades shall be provided.

b. Planning Area 4

i. A 60-65 ft. average setback from the Crowfoot Valley Road back of curb to the nearest building façade shall be provided. At no point will this setback be less than 50 ft.

ii. A minimum buffer of 30 ft. to building façade from the southern property line shall be provided.

Planning Area 5 – Open Space

(a) **Purpose** – The OS district is intended to preserve and protect Parker’s natural environmental resources such as wildlife corridors and habitats; scenic viewsheds; cultural and historical areas and structures; and landmarks. The OS district also accommodates both limited active and passive outdoor recreation uses and activities.

(b) Lot and Building Standards

Setbacks (minimum)		
	Front	25 feet
	Side	20 feet
	Rear	20 feet
Height (maximum)		
	Building height	25 feet

Table of Allowed Uses

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				
Planning Area	1	2/3/4	5	Use Specific Standards
Residential				
Household Living				
Caretaker Residence				
Dwelling, Co-Housing	S+	P+		Use Specific Standards b. 1.
Dwelling, Duplex		P		
Dwelling, Live/Work				
Dwelling, Multifamily	P	P		
Dwelling, Single-Family Attached		P		
Dwelling, Single-Family Detached				
Home Occupation	A+	A+		
Group Living				
Continuing Care Facility	S+			Use Specific Standards b. 2.
Group Home and Residential Facility				
Public, Institutional, and Civic Uses				
Community and Cultural Facilities				
Cemetery				
Community Facility	P	P		
Daycare, Commercial	P+			Use Specific Standards c. 1.
Daycare, Residential	P+			Use Specific Standards c. 2.
Funeral Facility				
Park	P	P	P	
Open Space	P	P	P	
Public Safety Facility				
Religious Assembly	P+			Use Specific Standards c. 3.
Educational Facilities				
School, College or University				
School, Public or Private	S			
School, Vocational or Trade	P+			Use Specific Standards c. 4.
Healthcare Facilities				
Hospital				
Medical or Dental Clinic	P			
Commercial Uses				
Agricultural and Animal Uses				

Agriculture, General			P	
Agriculture, Urban	A+	A+	A+	Use Specific Standards a. 2.
Agritainment			P	
Kennel, Commercial				
Stable, Commercial				
Veterinary Clinic and Hospital	P+			Use Specific Standards d. 1.
Recreation and Entertainment				
Indoor Recreation Facility	S+			Use Specific Standards d. 2.
Outdoor Recreation Facility	S			
Food and Beverage Services				
Bar and Lounge	P			
Microbrewery, Cidery, Distillery, or Winery	P+			Use Specific Standards d. 3.
Restaurant	P			
Office, Business, and Professional Services				
Administrative, Professional, and Government Office	P			
Automated Teller Machine	P+			Use Specific Standards d. 4.
Financial Institution	P+			Use Specific Standards a. 3.
Research and Development				
Personal Services				
Check-Cashing Establishment				
Laundry Facility, Commercial	P+			Use Specific Standards d. 5.
Laundry Facility, Self-Service	P+			Use Specific Standards d. 6.
Personal Instruction or Studio	P+			Use Specific Standards d. 7.
Personal Services, General	P+			Use Specific Standards d. 8.
Retail Sales				
Building Materials and Supply Store				
General Retail, 10,000 Square Feet or Less	P+			Use Specific Standards d. 9.
General Retail, More than 10,000 Square Feet	S+			Use Specific Standards d. 10.
Mobile Business				
Nursery or Garden Supply Store				
Outdoor Sales and Display				
Pawnbroker				
Lodging Facilities				
Bed and Breakfast	P+			Use Specific Standards d. 11.
Hotel/Motel	S			
Short-Term Rental				
Transportation, Vehicles, and Equipment				

Automotive Fuel Sales	P+			Use Specific Standards d. 12.
Automotive Repair, Major				
Automotive Repair, Minor				
Automotive Sales and Leasing, Heavy				
Automotive Sales and Leasing, Light				
Car Wash				
Drive-Through Facility	A			
Electric Vehicle Charging Station	A+	A+	A+	
Equipment and Machinery Sales, Rental, and Repair				
Parking Garage				
Parking Lot				
Recreational Vehicle Sales, Rental, and Repair				
Transit Terminal or Station	P			
Sexually Oriented Businesses				
Sexually Oriented Business				
Industrial Uses				
Manufacturing and Processing				
Food and Beverage Processing				
Industrial, General				
Industrial, Light				
Industrial Hemp Processing				
Mining and Extraction				
Oil and Gas Operations				
Storage and Warehousing				
Commercial Outdoor Storage	A+			Use Specific Standards a. 5.
Contractor Office				
Distribution Facility				
Self-Storage				
Public and Semi-Public Utility Uses				
Utilities				
Public Utility, Major	S+	S+	S+	Shall follow the guidelines and requirements outlined within the Parker Land Development Ordinance

Use-Specific Standards – All uses with use-specific standards are indicated in the table above.

(a) Accessory Uses and Structures

1. Agriculture, Urban

- a. The keeping or raising of animals shall only be allowed as an accessory use on lots within an occupied dwelling unit, and are subject to the standards in the Town of Parker Land Development Ordinance, as amended.

- b. Structures associated with this use may not exceed 25 percent of the total site area.
- c. Produce sales shall comply with the Colorado Cottage Foods Act.
- d. Produce sales must occur onsite, and are limited to the hours between 7:00 a.m. and 7:00 p.m.

2. Commercial Outdoor Storage

- a. Purpose
 - 1. Nothing in this section shall be construed as permitting any new or expanded storage, outdoor storage, and warehousing as principal uses within any zoning district of the Town or any areas of the Town zoned PD-planned development, except as provided by this section.
- b. Storage Uses Prohibited
 - 1. All storage, self-storage, outdoor self-storage, commercial storage, and warehousing uses are prohibited as a use by right or as a Use by Special Review in all zoning districts and in all areas zoned PD-planned development, except as allowed as an accessory use.
- c. Residential
 - 1. Storage in residential areas shall be limited to those items which are clearly incidental to residential functions and uses. Commercial or industrial related storage of materials or equipment is not allowed.
 - 2. Outdoor storage shall not be permitted in the front yard of a residential dwelling.
 - 3. Outdoor storage of items commonly used inside a residential dwelling are not permitted.
 - 4. Storage of items defined as “junk” or “litter” by the Town of Parker Land Development Code are not permitted.
- d. Screening
 - 1. All types of accessory commercial storage shall be screened from public view and from the view of the surrounding areas as required by using consistent materials and color schemes as the principal building and in compliance with the Development Design Standards. This shall include the screening of materials and equipment used by the principal use.
- e. Storage and Warehousing are permitted only where the use is accessory, ancillary, incidental, subordinate and integral to the operations of a primary nonresidential permitted use. Storage and warehousing as an accessory use should generally occupy not more than twenty-five (25%) of the site or building(s) with the remaining seventy-five (75%) of the site or building being the primary use. Storage and warehousing are not permitted as a principal land use within the Town of Parker.

(b) Residential Uses

1. Dwelling, Co-Housing

- a. Design and layout.
 - 1. The minimum project size for co-housing development is one acre.
 - 2. The maximum size of each co-housing unit is 800 square feet of gross floor area.
 - 3. A shared open space containing a minimum of 20 percent of the project area shall be provided.

4. Underlying zoning district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual co-housing dwelling pads.
 5. Each co-housing dwelling unit shall be separated by a minimum of five feet.
- b. Operation and ownership.
1. Each co-housing dwelling unit shall be on a permanent foundation and shall connect to public water and sanitary sewer.
 2. One accessory storage structure less than 100 square feet may be permitted for any unit part of a co-housing project approval.
 3. One accessory storage structure less than 600 square feet may be permitted as a shared maintenance storage facility for the co-housing project. The structure shall be enclosed on all sides and separated from other structures by a minimum of three feet.
 4. Access drives within a co-housing dwelling development shall be constructed to Town standards.
 5. Co-housing projects shall be organized as condominium developments meeting all requirements of the Town's Condominium Platting and map process and Colorado state law.
2. **Continuing Care Facility.** Continuing care facilities shall not be located within 250 feet from a hard corner unless approved by a Use by Special Review.
- (c) Public, Institutional, and Civic Uses**
1. **Daycare, Commercial**
 - a. Daycares shall provide adequate drop-off and pickup queuing on-site to avoid impacting adjacent properties or roadways
 - b. Daycares shall not exceed 10,000 square feet and shall not be located within 250 feet from a hard corner.
 2. **Daycare, Residential.** A residential daycare meeting the definition of a "family child-care home," as defined by Section 26-6-102(4), C.R.S., shall be subject to compliance with the Parker Residential Code for One- and Two-Family Dwellings.
 3. **Religious Assembly.**
 - a. Religious assemblies between 3,500 and 10,000 square feet shall not be located within 250 feet of a hard corner or 250 feet of a residentially zoned property; and
 - b. Religious assemblies larger than 10,000 square feet require a Use by Special Review.
 4. **School, Vocational or Trade.** Vocational or trade schools shall be limited to training for skilled career fields in which such career would be an allowed use type or activity in the underlying zoning district of the school.
- (d) Commercial Uses**
1. **Veterinary Clinic and Hospital.** Outdoor facilities associated with a veterinary clinic or hospital are prohibited unless such facilities:
 - a. Are not closer than 150 feet to any residentially zoned property line;
 - b. Are only used between the hours of 7:00 a.m. and 7:00 p.m.; and
 - c. Provide and maintain a pet relief area that does not interfere with any public right-of-way, easement, shared access, walkway, or other service area.
 2. **Indoor Recreation Facility.**
 - a. Indoor recreation facility uses shall be conducted entirely within an enclosed building.

- b. Indoor recreation facilities shall not exceed 15,000 square feet.
- 3. **Microbrewery, Cidery, Distillery, or Winery.**
 - a. Storage of raw or spent materials shall be stored within a fully enclosed principal or accessory structure, building, or container
 - b. A microbrewery, distillery, or winery shall not exceed 10,000 square feet.
 - c. Wholesale sales and bulk shipping of products shall be prohibited.
- 4. **Automated Teller Machine.** Freestanding automated teller machines shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2, unless the automated teller machine is located as part of a multi-tenant building, then these setbacks shall not apply.
- 5. **Laundry Facility, Commercial.**
 - a. All activities must be conducted entirely within an enclosed building.
 - b. Laundry facilities shall not exceed 3,500 square feet and shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
- 6. **Laundry Facility, Self-Service.**
 - a. All activities must be conducted entirely within an enclosed building.
 - b. Laundry facilities shall not exceed 3,500 square feet and shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
- 7. **Personal Instruction or Studio.** Personal instruction studios shall not exceed 10,000 square feet unless otherwise approved as part of a Use by Special Review.
- 8. **Personal Services, General.**
 - a. Any personal service use involving the care of animals shall be subject to the following standards:
 - 1. Shall be located a minimum of 250 feet from any residential use or residential zoning district, except for residential uses within a mixed-use zoning district;
 - 2. Shall be operated entirely within an enclosed building; and
 - 3. Shall provide and maintain a pet relief area that does not interfere with any public right-of-way, easement, shared access, walkway, or other service area.
 - b. Personal services shall not exceed 10,000 square feet unless otherwise approved as part of a Use by Special Review.
- 9. **General Retail, 10,000 square feet or less.** All activities must be conducted entirely within an enclosed building.
- 10. **General Retail, More than 10,000 square feet.** General retail shall not exceed 15,000 square feet.
- 11. **Bed and Breakfast.**
 - a. **Location.** Bed and breakfast establishments shall only be allowed in a building with residential character. Any modifications to the building shall be compatible with applicable design standards and with the character of the neighborhood.
 - b. **Number of bedrooms.** The total number of bedrooms, including the bedrooms occupied by permanent residents of the building shall not exceed five.
 - c. **Operations.**
 - 1. The structure shall be owner-occupied or shall be occupied by a resident manager.

2. Guest stays shall be limited to a maximum of 30 days.

12. Automotive Fuel Sales.

- a. Automotive fuel sales establishments shall not be located within 500 feet of an elementary or secondary school, a hospital, a continuing care facility, a group home, or a group residential facility.
- b. Automotive fuel sales establishments shall not be located within 250 feet of the hard corner (Stroh Road and Crowfoot Valley Road) or 250 feet from the residential property lines located within PA-2.
- c. Not more than two fuel sales establishments shall be located within 660 feet of any single hard corner.
 - a.



Planning Commission Staff Report

Planning Commission Date: 12/11/2025

Town Council Date: 12/15/2025

Hearing Type: **Public Meeting**
An Ordinance to Amend Section 13.05.060(c)(3) of The Parker Municipal Code Concerning Use Specific Standards for Mobile Businesses.

Location: **Townwide**

Project Planner: **Bryce Matthews, Assistant Director - Planning**

Applicant: **Town of Parker**

Executive Summary: The Town proposes to amend Section 13.05.060(c)(3) of the Land Development Ordinance (LDO) concerning standards for mobile businesses. The proposed amendment to the LDO will allow mobile businesses to extend the duration of operations on a site without moving, adds an allowance for an additional temporary banner and includes additional requirements regarding nuisance impacts.

Staff Recommendation: **Approval**

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding mobile businesses.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding mobile businesses with the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny an ordinance to amend the Parker Municipal Code regarding mobile businesses:”

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

“I move the Planning Commission vote to continue an ordinance to amend the Parker Municipal Code regarding mobile businesses.”

I. BACKGROUND/DISCUSSION

Proposed changes to the LDO regarding mobile businesses were discussed at Town Council's September 22, 2025, Study Session. This Ordinance is an outcome of the Study Session and includes the following proposed Code amendments:

1. **Eliminates the Requirement for Mobile Businesses to Move:** Eliminates the standard requiring a mobile business to "be stored inside a principal structure or outside of public view between 10PM and 5AM the following day...". The proposed changes include new language stating that mobile businesses may operate on a daily (1 day), short-term (2-89 days) and long-term (90 days or more) basis. This means that food trucks may park and operate on one (1) site for an extended period or on a semi-permanent basis. While the code change will allow mobile businesses to operate on private property for extended periods, they must continue to vacate public property at the end of their operating hours each day.
2. **Allows for Additional Signage:** Revises the standard that "mobile businesses shall be permitted one (1) sandwich board sign..." to also allow one (1) temporary banner that complies with the Town Sign Code. This would enable food trucks to have more signage including a sandwich board sign, temporary banner sign and any signage (or logo) that is affixed to the sides of the vehicle.
3. **Addresses Some Additional Nuisance Impacts:** Adds and revises standards to address nuisance impacts of longer-term operations of a mobile business on a site, including an allowance for the Planning Director to promulgate additional standards to address specific nuisances.

Mobile businesses will still be required to receive a Temporary Use Permit and Business License from the Town.

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> Not Applicable
Master Plan Character Discussion	<p>The Master Plan includes <i>Chapter 9 Jobs and Economic Vitality</i> which sets forth the Town’s desire for a variety and diversity of business types as well as a variety of business scales and sizes. This proposed change will support:</p> <p>1.H. Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhood.</p> <p>1.J. Continue to review our Land Development Ordinance to assure that it is fair, consistent and understandable.</p>

	2.B. Balance Parker’s business and retail community so it includes a variety and diversity of business types as well as a variety of business scales and sizes.
Consistent Goals/Strategies	Land Use 1.H Land Use 1.J Jobs and Economic Vitality 2.B
Inconsistent Goals/Strategies	None
Staff Analysis	Amending the code allowing food trucks to park and operate on one (1) site for an extended period of time or on a semi-permanent basis is consistent with the Parker 2035 Master Plan.

III. CONCLUSION

The draft LDO Amendment will provide flexibility for mobile business operations, allow additional signage and create some additional regulations to mitigate nuisances.

Staff recommends that the Planning Commission recommend that Town Council approve an ordinance that will amend the Land Development Ordinance regarding mobile businesses.

RECOMMENDED CONDITIONS

None

IV. ATTACHMENTS

1. Draft Ordinance

ORDINANCE NO. 3.372.6, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.05.060(C)(3) OF THE PARKER MUNICIPAL CODE CONCERNING USE SPECIFIC STANDARDS FOR MOBILE BUSINESS

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

Section 1. Approval. Subsection 13.05.060(c)(3) of the Parker Municipal Code is amended to delete the stricken language and add the underlined language, as follows:

13.05.060(c)(3) Mobile business

- a. Standards and limitations. A mobile business, whether stopping on a property for an extended period of time or for a short duration, may be allowed in any zoning district subject to the following requirements:
 1. A mobile business may operate on a property as follows:
 - a) Daily: Operates for twenty-four (24) hours or less on the property.
 - b) Short-Term: Operates for more than twenty-four (24) hours and up to eighty-nine (89) days on the property.
 - c) Long-Term (Extended Period): Operates for ninety (90) or more days on the property.
 - ~~12.~~ A Mobile Business Permit shall be required for each mobile business. Mobile business permits shall be valid for a period of two (2) years and, regardless of the date of issue, shall expire on December 31st of each even-numbered year consistent with the ~~Business and Tax License~~ requirements for the Town.
 - ~~23.~~ The Mobile Business Permit shall apply to the mobile business, not the location. Such permit shall be displayed in a publicly visible location within the vehicle.
 - ~~34.~~ The mobile business shall comply with the requirements of the currently adopted International Building Code, National Electric Code, and International Fire Code. A separate permit may be required through ~~the Building Department~~ South Metro Fire Rescue.
 - ~~45.~~ The proposed mobile business shall comply with Section 13.08.130(b) of the Parker Municipal Code regarding Operations and Nuisances, and shall not be operated in a manner that ~~creates a~~ avoids nuisances (noise, odor, vibrations, trash, ~~and~~ debris, lighting glare, vermin, or other), traffic, ~~or~~ limitations on access, ~~distraction~~ or hazards.
 - ~~56.~~ The operator of a mobile business shall maintain the area surrounding the mobile business in a clean, orderly, and sanitary manner. The mobile

business shall be operated in compliance with Title 6 of the Parker Municipal Code regarding Health and Safety, including, but not limited to, the specific provisions governing noise, litter, trash, and debris. The operator shall ~~not violate~~ comply with the noise regulations contained in Chapter 6.03, *Noise Regulations*, of the Parker Municipal Code.

67. Hours of operation shall be limited to between 5:00 a.m. and 10:00 p.m. All generators, lights, music, speakers, and site activity shall cease within thirty (30) minutes of closing or 10:00 p.m., whichever is earlier.
- ~~7. The mobile business shall be stored inside a principal structure or outside of public view between 10:00 p.m. and 5:00 a.m. the following day, excluding weekends (defined as 10:00 p.m. on Friday through 5:00 a.m. the following Monday) and holidays observed by the Town.~~
8. The mobile business shall not impede parking, traffic, or sidewalks, or site access.
9. The mobile business shall use the minimum number of parking spaces to park, operate safely, and safely operate and to serve customers. The operation of the mobile business does not have the effect of creating a variance to or waiver of any provision of the Parker Municipal Code, including its parking provisions. The mobile business shall comply with all applicable laws and the Parker Municipal Code with respect to parking, as well as any applicable policies and posted signage.
10. Mobile businesses may be restricted from operating within the Town right-of-way during events that have obtained an approved Community Event Permit or separate agreement with the Town, unless specifically allowed as part of the Community Event, in which case a separate Mobile Business Permit shall not be required.
11. Mobile businesses shall be permitted one (1) sandwich board sign and one (1) temporary banner complying with the Sign Code, as codified in Chapter 13.09 of the Parker Municipal Code, as part of the Mobile Business Permit.
12. The mobile business must be parked outside of any designated fire lane and outside the corner intersection sight distance as required by the Roadway Design and Construction Criteria Manual. See Figure 05.1 below.

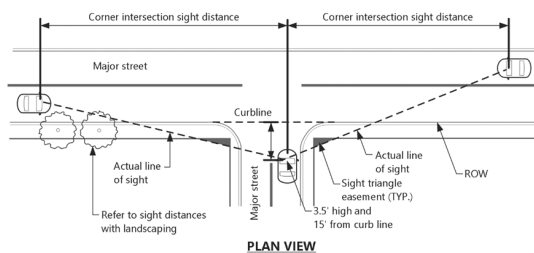


Figure 05.1 Sight Distance Requirement at Intersections

Posted Speed MPH	Corner Intersection Sight Distance
45	555 ft.
40	500 ft.
35	445 ft.
30	390 ft.
25	335 ft.
20	280 ft.

- b. Town-owned property and other public property (excluding right-of-way). Mobile businesses may operate on Town-owned or other public property provided they meet the following requirements:
1. The mobile business ~~shall have~~ has obtained a valid Mobile Business Permit.
 2. The mobile business shall obtain permission from the Town or other public property owner through their internal permitting and processing system, as amended.
 3. The mobile business shall move from the Town-owned or other public property each day when the hours of operation end.
- c. ~~Mobile business permit requirements. Requests for approval of a mobile business shall require the issuance of~~ No mobile business shall operate within the Town without first receiving a Mobile Business Permit from the Town. Application for a Mobile Business Permit is ~~subject to Table 13.05.D below~~ and shall include the following information:
1. A Mobile Business Permit application.
 2. All other requirements within the Town's permitting and processing system, as amended.
- ~~d. Other licenses and permit requirements. The following are also required for mobile businesses:~~
- ~~13.~~ 13. Copy of a current Town ~~Business and Tax~~ Business and Tax license.
 - ~~24.~~ 24. Copies of other required permits from the Douglas County Health Department and/or other health department, if applicable.
 - ~~35.~~ 35. Copies of all pertinent certificates or permits required by any of the referral or regulatory agencies as deemed necessary by the Planning Director to operate the mobile business, as it relates to the public health, safety and welfare. This may include, but is not limited to, health certificates, tent permits, electrical permits, ~~Sign P~~ sign P permits and ~~nursery licenses right-of-way permits.~~
 - ~~46.~~ 46. If a vehicle is used for the mobile business, the vehicle shall be properly licensed and registered through the State of Colorado.

5. ~~An inspection of the mobile business is required by the Town of Parker Building Division to include fire life safety prior to release of a Mobile Business Permit.~~

Location	Duration	Renewal
Private Property	2 years	Permits are valid for a period of two (2) years and, regardless of the date of issue, shall expire on December 31 of each even-numbered year.
Right of Way	2 years	Permits are valid for a period of two (2) years and, regardless of the date of issue, shall expire on December 31 of each even-numbered year.
Town Owned Property (excluding right of way)	2 years	

- d. Where a mobile business operates at one (1) property on a Long-Term basis, a plot plan may be required to show the location, layout, relationship to other uses, and indicate how fuel storage, generator(s), lighting, parking, seating, shelter/tents, trash/recycling, and waste removal are addressed. The plot plan shall be used to determine compliance with the Parker Municipal Code and standards, including those for nuisance impacts.
- e. A mobile business shall store all materials, supplies, trash, recycling, and waste in the vehicle, or, if outside of the vehicle, in a fully-enclosed and screened area meeting Town standards, including those contained within Chapter 13.08 of the Parker Municipal Code. If the mobile business operates on the same property for one (1) week or longer, the operator shall arrange for regular trash, recycling, and waste removal not less than once per week.
- f. The Planning Director may issue such regulations as are necessary to clarify and effectuate this ordinance.
- (4) Temporary use permit submittal requirements. Requests for temporary uses shall require the issuance of a Temporary Use Permit, except that seasonal sales are exempt from the Temporary Use Permit requirement provided such use meets the other standards in this Section 13.05.060(c)(3) and the requirements for outdoor display in Section 13.05.050(d)(7).

Temporary Use	Permit Required	Duration	Renewal
Replacement of existing structure	Building Permit	Upon issuance of a CO or upon substantial completion of a project that does not require a CO	—
Temporary sale/construction trailer	Building Permit		

Temporary school structure	Building Permit	Shall be used for school classroom purposes only	
Seasonal sales	Temporary Use Permit	45 days	Permits are valid for the time allowed through the permit. Each year a new permit is required for the event Additional fees and permits may be required through the Building Department.
Agricultural product stand	Temporary Use Permit	90 days	
Carnival or festival	Temporary Use Permit	10 days	
Outdoor market	Temporary Use Permit	150 days	

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