



PLANNING COMMISSION MEETING

7:00 PM

October 11, 2018

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

Study Session – Projects Update – Immediately following Adjournment

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
 - A. **September 13, 2018**
6. **CONSENT AGENDA**
7. **ORDINANCES**
 - A. **ORDINANCE NO. 3.01.115 (Continued from 9.13.18)**
A Bill for an Ordinance to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Bryce Matthews
 - B. **ORDINANCE NO. 5.74.2 (Continued from 9.13.18)**
A Bill for an Ordinance to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans

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

8. **RESOLUTION**

A. **RESOLUTION NO. 18-068**

A Resolution to Adopt the 2018 Three-Mile Area Plan

Applicant: Town of Parker

Location: Townwide

**Department: Community Development, Carolyn-Washee
Freeland**

9. **PLANNING COMMISSION ITEMS**

10. **STAFF ITEMS**

11. **ADJOURMENT**



PLANNING COMMISSION MINUTES
September 13, 2018

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

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Duane Hopkins, Eliana Burke, and Kelly Hickler. Alternate Kimberly Rodell was present and seated for the absent Commissioner Richard Foerster. Alternate Tracie Manske was present and seated for the absent Commissioner Erik Frandsen. Alternate Ruth Ann Nelson was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the July 26, 2018 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 4:0:3 with Commissioners Duane Hopkins, Kimberly Rodell and Tracie Manske abstaining due to being absent from the July 26, 2018 meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:02 P.M. ORDINANCE NO. 3.01.115 - A Bill for an Ordinance to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses and

ORDINANCE NO. 5.74.2 - A Bill for an Ordinance to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans

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

Bryce Matthews, Planning Manager, presented the staff report for the update to the Land Development Ordinance concerning temporary structures and uses and unlawful acts and penalties related to Stage 1 and Stage 2 Fire Bans concurrently; advising a separate motion is required for each.

Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendments.

Commissioners discussed with staff:

- if this change will only apply during a fire ban or can it be used for other cause; *(Staff said the change would only apply during a fire ban.)*
- if a recommendation could be made to use signage saying that we are under a Stage 1 or 2 fire ban instead of a denial once they have applied for a permit and obtained inventory; *(Staff said there has been outreach done through our Police Department to clarify the rules and it has not worked thus far.)*
- if this is driven by complaints from residents or some other reason; *(Staff said it is primarily due to residents complaining especially when approached by police or South Metro Fire and told they cannot use the fireworks.)*
- if it is possible to have more discussion with the police about using signs instead of banning businesses; *(Staff said that there are other jurisdictions that have instituted a similar ordinance.)*

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:09 P.M. ORDINANCE NO. 3.01.115 - A Bill for an Ordinance to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses and

ORDINANCE NO. 5.74.2 - A Bill for an Ordinance to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans

PLANNING COMMISSION DISCUSSION

Commissioner John Howe stated that this is a two-fold issue concerning both fire safety and personal safety. He said that we have a difficult time getting the residents to adhere to the law so we need to go one step further by eliminating some of the risk. He supported recommending Town Council approval.

Commissioner Eliana Burke said that the majority of these businesses are not owned locally and the products are not manufactured locally in addition to the safety concerns. She is in favor of the ordinance amendment.

Commissioner Kelly Hickler stated that due to the number of unincorporated pockets in Town that would still sell fireworks, people would not realize that they are not buying fireworks from the Town. She said that while the amendments have good intentions; it is not a solution.

Commissioner Kimberly Rodell agreed; she said when a business pays for a permit to sell goods they should not be faced with a potential ban to sell. She said there are better ideas such as requiring signage that states a fire ban is in effect and that you can be fined if fireworks are set-off. She does not support recommending approval for this amendment.

Commissioner Tracie Manske said that if you are banning fireworks because of a fire ban then you should ban other combustible items during a fire ban. She said that one should not be able to distinguish between products that can cause a fire.

Commissioner Duane Hopkins said that the amendments have good intent, but we are trying to solve a big problem with a small answer and that the ultimate question is should we sell fireworks in our jurisdiction or not. He said that this does not address the larger question, but this could be a band aid we need. He asked if the Planning Commission has the ability to make a broader recommendation.

Bryce Matthews, Planning Manager, stated that the Planning Commission does have the ability to amend the recommendation. He said that conditions for recommending approval can address that fireworks should not be permitted at all or add the requirement to post signs addressing the fire ban and possible fines for violations.

Chair Gary Poole said the Planning Commission also has the ability to propose a motion that these items be continued to have staff look at some of the concerns raised by the Planning Commission for further discussion with Town Council and the Town attorney.

Bryce Matthews, Planning Manager, said that it could be continued. He stated that he would have representatives from the Police Department and the Fire Marshall at the next meeting to share their experiences and concerns. He advised the proposed amendments appear at the request of the Police Department.

Commissioner John Howe moved that the Planning Commission continue Ordinance No. 3.01.115 to amend Section 13.04.210 of the Parker Municipal Code concerning temporary structure and uses to the October 11, 2018 Planning Commission meeting. Commissioner Duane Hopkins seconded; a vote was taken and passed 7:0.

Commissioner John Howe moved that the Planning Commission continue Ordinance No. 5.74.2 to amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code concerning unlawful acts and penalties related to Stage 1 and Stage 2 fire bans to the October 11, 2018 Planning Commission meeting. Commissioner Duane Hopkins seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:23 P.M. ORDINANCE NO. 5.28.23 - A Bill for an Ordinance to Amend Various Sections of Title 5, Section 6.02.020, Section 8.08.010, Section 11.17.020, Section 13.13.010, and Section 13.13.020 of the Parker Municipal Code Concerning Alcohol Beverages and Marijuana

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

Bryce Matthews, Planning Manager, presented the staff report for the update to the Land Development Ordinance concerning alcohol beverages and marijuana. Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:25 P.M. ORDINANCE NO. 5.28.23 - A Bill for an Ordinance to Amend Various Sections of Title 5, Section 6.02.020, Section 8.08.010, Section 11.17.020, Section 13.13.010, and Section 13.13.020 of the Parker Municipal Code Concerning Alcohol Beverages and Marijuana

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said that this is a cut and dry clean up and he supported recommending Town Council approval.

All Commissioners agreed.

Commissioner Duane Hopkins moved that the Planning Commission recommend the Town Council approve Ordinance No. 5.28.23 to amend various Sections of Title 5, Section 6.02.020, Section 8.08.010, Section 11.17.020, Section 13.13.010 and Section 13.13.020 of the Parker Municipal Code concerning alcohol beverages and marijuana. Commissioner John Howe seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

ADJOURNMENT

The meeting was adjourned at 7:26 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 9/13/2018 (Continued to 10.11.18)

Town Council Date: 10/1/2018

Hearing Type: Public Hearing

ORDINANCE NO. 3.01.115 - A Bill for an Ordinance to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses

ORDINANCE NO. 5.74.2 - A Bill for an Ordinance to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: The proposed Municipal Code amendments would make it unlawful to offer the sale of any fireworks in Town when a Stage 1 or Stage 2 fire ban is in place, including fireworks stands. Additionally, this ordinance would authorize the Town to seize impermissible fireworks offered for sale.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve Ordinance No. 3.01.115 to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses."

"I move the Planning Commission recommend Town Council approve Ordinance No. 5.74.2 to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve Ordinance No. 3.01.115 to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

“I move that the Planning Commission recommend that Town Council approve Ordinance No. 5.74.2 to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans subject to the following conditions:”

-List conditions (either by staff or Planning Commission)

“I move that the Planning Commission recommend that Town Council deny Ordinance No. 3.01.115 to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses:”

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

“I move that the Planning Commission recommend that Town Council deny Ordinance No. 5.74.2 to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans:”

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

“I move that the Planning Commission vote to continue Ordinance No. 3.01.115 to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses.”

“I move that the Planning Commission vote to continue Ordinance No. 5.74.2 to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans.”

I. BACKGROUND/DISCUSSION

The Land Development Ordinance (LDO) allows for firework stands to be reviewed and approved as a temporary use. These firework stands are often applied for in May or early June before temperatures heat up and fire risk increases. Currently firework stands are allowed to continue to sell fireworks even when a Stage 1 or Stage 2 fire ban is in place which restricts private firework use. This has caused confusion in the community and complaints from residents.

The attached ordinances will be considered contemporaneously by Town Council and will address the sale of fireworks when a Stage 1 or Stage 2 fire ban is in effect. The purpose of Ordinance No. 3.01.115 is to authorize the Planning Director or designee to deny an application for a temporary use permit for a fireworks stand or suspend a temporary use permit that was issued for a fireworks stand when a Stage 1 or Stage 2 fire ban is in effect. The purpose of Ordinance No. 5.74.2 is to make the purchase or sale of all fireworks in the Town unlawful while a Stage 1 or Stage 2 fire ban is in effect, including fireworks sold by a fireworks stand.

II. PRIOR ACTIONS

Date	Action
	None

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	Land Use 1.J
Inconsistent Goals/Strategies	None
Staff Analysis	The Town of Parker 2035 Master Plan, Chapter 7 (Land Use) includes Strategy 1.J. <i>‘Continue to review our Land Development Ordinance to assure that it is fair, consistent and understandable.’</i> The proposed Municipal Code amendments are consistent with this goal and the Town 2035 Master Plan.

IV. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments

V. CONCLUSION

The proposed amendment to the Municipal Code will allow the Town to do the following during Stage 1 and Stage 2 fire bans:

- Deny applications for temporary use permits for fireworks stands;
- Suspend temporary use permits that are issued for fireworks stands; and
- Otherwise not permit the sales of fireworks.

Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendments.

VI. ATTACHMENTS

1. Ordinance No. 3.01.115
2. Ordinance No. 5.74.2

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

ORDINANCE NO. 3.01.115, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.04.210 OF THE PARKER MUNICIPAL CODE CONCERNING TEMPORARY STRUCTURES AND USES

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

Section 1. Section 13.04.210 of the Parker Municipal Code is amended to correct the numbering of paragraph (d) to (c), and read as follows:

13.04.210 Temporary structures and uses.

* * *

(d)(c) Temporary uses.

* * *

(10) The temporary use shall be operated in compliance with Title 6 of this Code, including, but not limited, to noise, litter, trash and debris from such use. **A fireworks stand is not eligible for a temporary use permit when a Stage 1 Fire Ban or a Stage 2 Fire Ban, as defined in Chapter 6.06 of the Code, is in effect.**

* * *

(d) Revocation/Suspension. The Planning Director or designee may revoke a temporary use permit for failure to comply with the terms of the permit or the Code. The Planning Director or designee shall suspend any permit issued for a fireworks stand during the period of time that a Stage 1 Fire Ban or a Stage 2 Fire Ban, as defined in Chapter 6.06 of the Code, is in effect. The decision of the Planning Director or designee to terminate or suspend a temporary use permit may be appealed to the Town Council within fifteen (15) days of the date of the decision.

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

Section 3. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court

of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

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

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Planning Commission Staff Report

Planning Commission Date: 9/13/2018 (Continued to 10.11.18)

Town Council Date: 10/1/2018

Hearing Type: Public Hearing

ORDINANCE NO. 3.01.115 - A Bill for an Ordinance to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses

ORDINANCE NO. 5.74.2 - A Bill for an Ordinance to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans

Location: Townwide

Project Planner: Bryce Matthews, Planning Manager

Applicant: Town of Parker

Executive Summary: The proposed Municipal Code amendments would make it unlawful to offer the sale of any fireworks in Town when a Stage 1 or Stage 2 fire ban is in place, including fireworks stands. Additionally, this ordinance would authorize the Town to seize impermissible fireworks offered for sale.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve Ordinance No. 3.01.115 to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses."

"I move the Planning Commission recommend Town Council approve Ordinance No. 5.74.2 to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve Ordinance No. 3.01.115 to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses subject to the following conditions:"

-List conditions (either by staff or Planning Commission)

“I move that the Planning Commission recommend that Town Council approve Ordinance No. 5.74.2 to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans subject to the following conditions:”

-List conditions (either by staff or Planning Commission)

“I move that the Planning Commission recommend that Town Council deny Ordinance No. 3.01.115 to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses:”

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

“I move that the Planning Commission recommend that Town Council deny Ordinance No. 5.74.2 to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans:”

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

“I move that the Planning Commission vote to continue Ordinance No. 3.01.115 to Amend Section 13.04.210 of the Parker Municipal Code Concerning Temporary Structures and Uses.”

“I move that the Planning Commission vote to continue Ordinance No. 5.74.2 to Amend Section 6.06.050 and Section 6.06.100 of the Parker Municipal Code Concerning Unlawful Acts and Penalties Related to Stage 1 and Stage 2 Fire Bans.”

I. BACKGROUND/DISCUSSION

The Land Development Ordinance (LDO) allows for firework stands to be reviewed and approved as a temporary use. These firework stands are often applied for in May or early June before temperatures heat up and fire risk increases. Currently firework stands are allowed to continue to sell fireworks even when a Stage 1 or Stage 2 fire ban is in place which restricts private firework use. This has caused confusion in the community and complaints from residents.

The attached ordinances will be considered contemporaneously by Town Council and will address the sale of fireworks when a Stage 1 or Stage 2 fire ban is in effect. The purpose of Ordinance No. 3.01.115 is to authorize the Planning Director or designee to deny an application for a temporary use permit for a fireworks stand or suspend a temporary use permit that was issued for a fireworks stand when a Stage 1 or Stage 2 fire ban is in effect. The purpose of Ordinance No. 5.74.2 is to make the purchase or sale of all fireworks in the Town unlawful while a Stage 1 or Stage 2 fire ban is in effect, including fireworks sold by a fireworks stand.

II. PRIOR ACTIONS

Date	Action
	None

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
2035 Master Plan	Choose an item. ☒ Consistent ☐ Inconsistent
Consistent Goals/Strategies	Land Use 1.J
Inconsistent Goals/Strategies	None
Staff Analysis	The Town of Parker 2035 Master Plan, Chapter 7 (Land Use) includes Strategy 1.J. <i>‘Continue to review our Land Development Ordinance to assure that it is fair, consistent and understandable.’</i> The proposed Municipal Code amendments are consistent with this goal and the Town 2035 Master Plan.

IV. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments

V. CONCLUSION

The proposed amendment to the Municipal Code will allow the Town to do the following during Stage 1 and Stage 2 fire bans:

- Deny applications for temporary use permits for fireworks stands;
- Suspend temporary use permits that are issued for fireworks stands; and
- Otherwise not permit the sales of fireworks.

Staff recommends the Planning Commission recommend Town Council approve the proposed Municipal Code amendments.

VI. ATTACHMENTS

1. Ordinance No. 3.01.115
2. Ordinance No. 5.74.2

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

ORDINANCE NO. 5.74.2, Series of 2018

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTIONS 6.06.050 AND SECTION 6.06.100 OF THE PARKER MUNICIPAL CODE CONCERNING UNLAWFUL ACTS AND PENALTIES RELATED TO STAGE 1 AND STAGE 2 FIRE BANS

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

Section 1. Section 6.06.050 of the Parker Municipal Code is amended to read as follows:

6.06.060 Unlawful acts.

* * *

(b) It shall also be unlawful for any person to offer for sale any fireworks, as defined in Section 6.06.050 above, in the Town when a Stage 1 Fire Ban or a Stage 2 Fire Ban, as defined in herein, is in effect, ~~including public, private, state and federal lands; provided, however, that it shall not be a violation of this Section if the person offering fireworks for sale has provided the notice described in Section 6.04.050 of this Title and prominently displays a public notice sign at each point of sale location that is clearly visible to purchasers. Each such public notice sign shall measure not less than two (2) feet by three (3) feet and shall consist of a white background with black lettering. Letter size shall be a minimum of three (3) inches high. The public notice sign shall read:~~

PUBLIC NOTICE

~~When Town of Parker Fire and Burning Restrictions are in effect, the use of all fireworks is strictly prohibited. Information on current restrictions can be found at the Town Web site at www.parkeronline.org~~

* * *

Section 2. Section 6.06.100 of the Parker Municipal Code is amended by the addition of new paragraph (b) and renumbered paragraph (c) to read as follows:

6.06.100 Penalty for violation.

* * *

(b) The Town may seize, take, and remove, at the expense of the owner all stocks of impermissible fireworks offered or exposed for sale, stored or held in violation of this Chapter.

~~(b)~~(c)

Section 3. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2018.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Planning Commission Staff Report

Planning Commission Date: 10/11/2018

Town Council Date: 11/5/2018

Hearing Type: RESOLUTION NO. 18-068
A Resolution to Adopt the 2018 Three-Mile Area Plan

Location: Town of Parker – Three-Mile Radius

Project Planner: Carolyn Washee-Freeland, Associate Planner

Applicant: Town of Parker

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

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council adopt the Town of Parker’s 2018 Three-Mile Area Plan.”

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council deny adoption of the Town of Parker’s 2018 Three-Mile Area Plan.”

“I move that the Planning Commission vote to continue adoption of the Town of Parker’s 2018 Three-Mile Area Plan to a future date.”

I. BACKGROUND/DISCUSSION

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

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

Overview of 2018 Three-Mile Area Plan

The Plan was prepared to address the requirements as outlined in the Colorado Revised Statute Section 31-12-105(e)(I), regarding unincorporated lands located within three (3) miles of the Town's current municipal boundaries. The unincorporated land described in the Plan includes properties located in Douglas, Arapahoe and Elbert Counties. The Plan boundary perimeters also encompass incorporated areas located within portions of the City of Lone Tree, City of Centennial, City of Foxfield, City of Aurora, Town of Castle Rock and the City of Castle Pines. Unincorporated lands within the three-mile boundary total approximately 49,803 acres or 77.82 square miles.

This year, the framework for the Plan has been modified into a more detailed report format that provides an analysis of unincorporated land that may become annexed into the Town. In addition, the 2018 three-mile boundary has been divided into six (6) Sub-Areas to assist in the analysis of such a large area. Each of the six Sub-Areas have been examined individually.

The framework for the Plan now includes:

- an introduction section that describes how the Town complies with the state requirements and is consistent with the Parker 2035 Master Plan;
- the methodology used to divide the three-mile radius into six (6) Sub-Areas;
- a description of unincorporated lands located within each Sub-Area; and
- map exhibits showing annual changes.

The Plan includes references to various applicable plans, policies, maps and other documents adopted by the jurisdictions that are located within the three-mile radius. This modified Plan format will help facilitate tracking changes in unincorporated areas within the three-mile boundary.

On May 14, 2018, the Town of Parker and Douglas County Intergovernmental Agreement and Comprehensive Development Plan (IGA) was terminated. Previously, the IGA between the Town of Parker and Douglas County stipulated an agreed upon 'Urban Growth Boundary' for the Town. The former 'Urban Growth Boundary' will now be referred and labeled on the map exhibits as the 'Parker Planning Area.'

II. PRIOR ACTIONS

Date	Action
12-11-2017	Town Council Adopted the 2017 Three-Mile Area Plan

III. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend Town Council adopt the 2018 Three-Mile Area Plan.

IV. ATTACHMENTS

1. 2018 Three-Mile Area Plan with maps including changes
2. Resolution 18-068

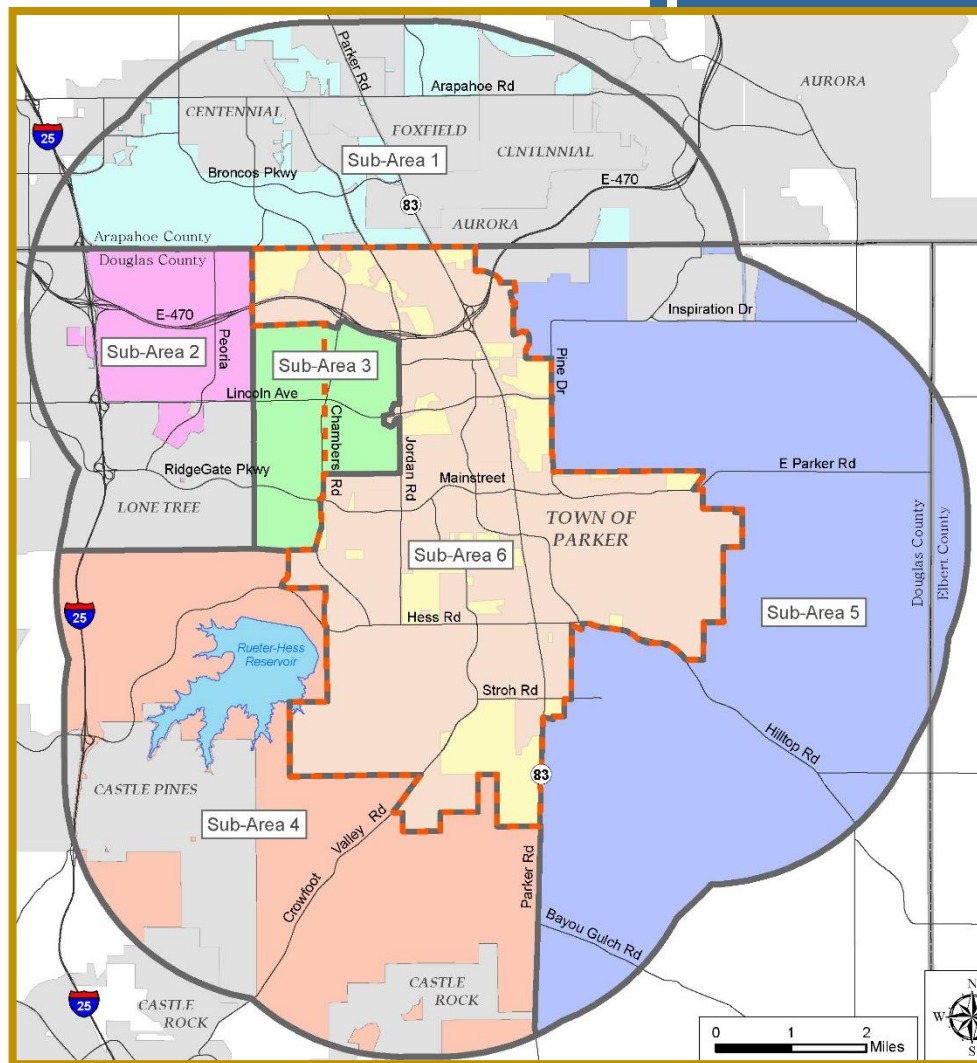
Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director



PARKER
COLORADO

2018 Three-Mile Area Plan for the Town of Parker, Colorado



Updated: October 2018

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Introduction

Purpose

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

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

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

Methodology

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

Parker’s three-mile boundary, which is based on the Town’s municipal boundaries, has been further broken down into ‘Areas of Inclusion’ which consists of all unincorporated properties that the Town of Parker may consider for annexation in the future. Land not included in the Plan has been identified as ‘Areas of Exclusion’ which includes incorporated land located within a municipal boundary.

2018 Three-Mile Area Plan Town of Parker, Colorado

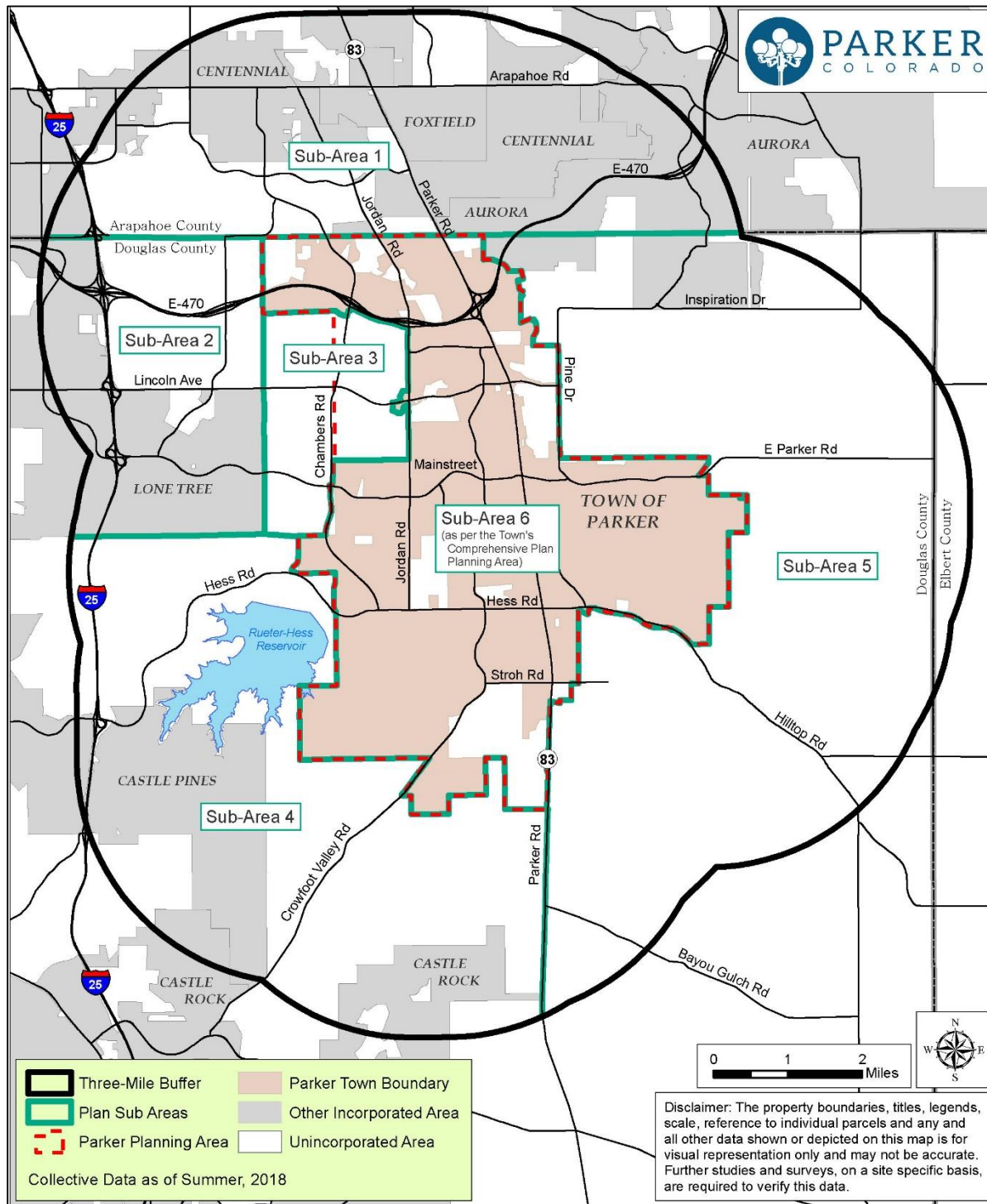


Figure 1 – Town of Parker Three-Mile Boundary – based on the Town's Municipal Boundary

Overview of Sub-Areas

The land described in this Three-Mile Area Plan includes properties located in Douglas, Arapahoe, and Elbert Counties. The Three-Mile Area Plan boundary perimeters also encompass the municipal boundaries of the City of Lone Tree, City of Centennial, City of Foxfield, City of Aurora, Town of Castle Rock, and the City of Castle Pines. The general character of land ranges from rolling hills, high plains grasslands, bluffs, forest, as well as highly developed urban areas. Unincorporated lands within the three-mile boundary total approximately 49,803 acres or 77.82 square miles (see table 1).

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

Parker Three-Mile Area Plan Sub-Areas	Total Unincorporated Acreage
Sub-Area One	4,579
Sub-Area Two	2,959
Sub-Area Three	2,968
Sub-Area Four	12,870
Sub-Area Five	23,530
Sub-Area Six	2,897
Grand Total Acreage	49,803

Relevant Plans, Policies and Other Documents

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

Transportation

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

Streets, Bridges and Parkways

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Town of Parker Transportation Master Plan
- Town of Parker Bike Lane Plan
- Town of Parker Salisbury Estates Neighborhood Objective
- Douglas County Comprehensive Master Plan 2035
- Douglas County 2030 Transportation Plan
- Douglas County Comprehensive Bike Plan/Map
- Arapahoe County Comprehensive Plan
- Arapahoe County 2035 Transportation Plan
- Arapahoe County Bicycle/Pedestrian Master Plan
- City of Aurora Comprehensive Plan
- City of Castle Pines Comprehensive Plan
- City of Centennial Comprehensive Plan

- City of Centennial Transportation Master Plan
- City of Lone Tree Comprehensive Plan
- Town of Castle Rock 2020 Comprehensive Plan
- Town of Castle Rock Transportation Plan
- Elbert County Master Plan
- West Elbert County Transportation Master Plan

Transit Services and Terminals for Public Transportation

- Town of Parker Transit Feasibility Study
- Town of Parker Fixed Guideway Transit Study
- Regional Transportation District Southeast Corridor Service Plan

Airport/Aviation Fields

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

Other Public Ways

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

Parks, Natural Areas, and Open Land Related Items

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

Waterways

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

Waterfronts

Any and all waterfronts associated with waterways within the Plan area.

Playgrounds, Squares and Parks

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

Open Space

- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Parks, Recreation & Open Space Master Plan 2018-2022
- Douglas County Parks Trails and Open Space Plan
- Elbert County Open Lands, Parks and Trails Plan
- Arapahoe County Open Space Master Plan

Utilities and Related Items

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

Public Utilities*

- The attached map entitled “Map 5: Water and Sanitation Districts, Three-Mile Area Plan”
- Cottonwood Water and Sanitation District Plan
- Parker Water and Sanitation District Water and Sanitation Plan
- Stonegate Village Metro District Master Plan
- The Town of Parker does not provide any terminals for water, light, sanitation, transportation and power.

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

Proposed Land Uses

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

Land Uses defined within the Planning Area

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Douglas County Comprehensive Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

Land Use defined outside the Planning Area

- Douglas County Comprehensive Plan
- Arapahoe County Comprehensive Plan
- Elbert County Master Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

Sub-Area One

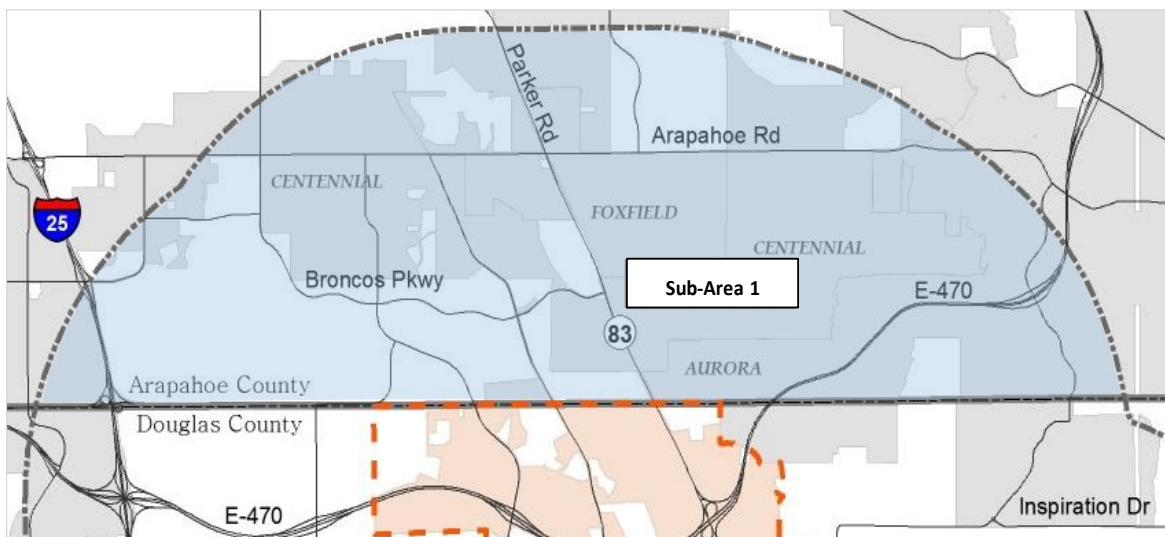


Figure 2 – Sub-Area 1

Location

Sub-Area One is located entirely within Arapahoe County and is generally bound by Orchard Road to the north, County Line Road to the south, Interstate 25 (I-25) to the west, and Gartrell Road to the east. Parker Road (Highway 83) runs north-south through the Sub-Area. Unincorporated lands in this Sub-Area are located north of the Town of Parker. Sub-Area One also encompasses incorporated areas within portions of the Cities of Centennial, Foxfield, and Aurora.

Areas of Inclusion

The areas of inclusion for Sub-Area One include all unincorporated lands located in Arapahoe County currently zoned as follows:

Table 2 – Total acreage of all unincorporated land in Sub-Area One

Sub-Area One Areas of Inclusion	County	Acres
Agricultural	Arapahoe	792
Business		21
Floodplain		139
Industrial		472
Mixed Use		1963
Office		305
Residential		742
Federal Land		145
Total Acreage		4,579

Areas of Exclusion

Incorporated areas located within the Cities of Centennial, Foxfield, and Aurora.

Character and Land Use

Unincorporated areas of Sub-Area One consist of a full range of land uses including large-scale commercial, industrial, single-family and multi-family residential developments. The western portion is located within the Inverness Business Park which is a highly urbanized business and commercial area and serves as a major economic and employment center for the Denver Metro Area. There are large parcels of undeveloped land scattered throughout the Sub-Area. These unincorporated areas are further described in more detail by the following segments.

East of Interstate 25 (I-25) and West of Parker Road

- Stretching east from the I-25 Interchange, north of County Line Road is the Inverness Business Park featuring a mix of business, industrial, and mixed use developments, with a golf-course and open space interspersed within.
- A large concentration of land located north of Centennial Airport is zoned as Mixed Use, and is bordered by Arapahoe Road and Peoria Street. This area is mainly developed with commercial uses, Arapahoe County government facilities, the Arapahoe Library District Headquarters and Arapahoe County Sheriff Offices.
- Land east of Centennial Airport contains the largest concentration of undeveloped land along with clusters of mixed use, light industrial/flex space and warehouse distribution land uses. The Denver Broncos Football Club and training facilities, Dove Valley Regional Park, and a large multi-family developments are located within this general vicinity.
- Federal land located in the southern tip of Cherry Creek State Park and Reservoir falls within the north portion of the Town of Parker's three-mile boundary.
- Unincorporated parcels located between Jordan Road and Parker Road are zoned as mixed use and contain residential subdivisions.

East of Parker Road

- A large portion of unincorporated land located east of Parker Road falls within Foxfield, Centennial, and Aurora municipal boundaries.
- A small subdivision located east along the Arapahoe County boundary line is zoned as Rural Residential.

Utilities and Services

Utilities and Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Improvement Districts

Antelope Water System Improvement District
Inverness Metro Improvement District
Southeast Public Improvement Metro District

Metropolitan Districts

Columbia Metro District
Cornerstar Metro District
Dove Valley Metro District

East Valley Metro District
Goodman Metro District
Interstate South Metro District
Inverness Metro Improvement District
Inverness North Metro District
Kingspoint Metro Districts #1, 2, and 3
Liverpool Metro District
Parker Jordan Metro District
Valley Club Pointe Metro District
Vermilion Creek Metro District

Water and Sanitation

Arapahoe County Water & Wastewater Authority
Castlewood Water & Sanitation District A
Castlewood Water & Sanitation District D

East Cherry Creek Valley Water & San. District
East Valley Metro Water & Sanitation District
Havana Water & Sanitation District
Inverness Water & Sanitation District

School District

Cherry Creek School District #5

Freeway/Interstate

Highway E-470
Interstate 25

Transit Services

RTD Access-a-Ride
RTD Bus Routes
RTD County Line Light Rail Station
RTD Call-n-Ride

Subways

None

Streets, Bridges and Transportation

*Roads and Bridges are further referenced in the
Arapahoe County 2035 Transportation Plan*

Airport/Aviation Fields

*Airports and aviation fields are further referenced in
Centennial Airport Authority's Airport Influence
Area (AIA) Map and Centennial Airport Land Use
Guidelines*

Significant Parks

17 Mile House & Farm Park
Cherry Creek Valley Ecological Park
Dove Valley Regional Park

Sub-Area Two

Location

Sub-Area Two is generally located northwest of Parker, east of the City of Lone Tree within the northern boundary of Douglas County. Interstate 25 runs north-south and Highway E-470, Lincoln Avenue and RidgeGate Parkway cross east-west through Sub-Area Two.

Areas of Inclusion

The areas of inclusion for Sub-Area Two include unincorporated lands located in Douglas County currently zoned as follows:

Table 3 – Total acreage of all unincorporated land in Sub-Area Two

Sub-Area Two Areas of Inclusion	County	Acres
Agricultural One	Douglas	262
Commercial		90
Estate & Suburban Residential		3
Light Industrial		348
Planned Development		2,256
Total Acreage		2,959

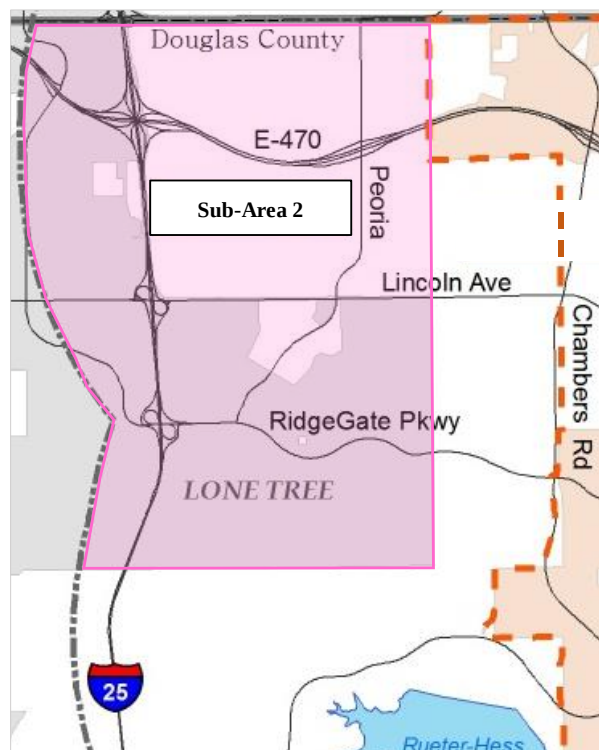


Figure 3 – Sub-Area Two

Areas of Exclusion

Incorporated areas within the City of Lone Tree.

Character and Land Use

The character of land use in the northern portion of Sub-Area Two (north of Lincoln Avenue) can be described as large commercial, office, and light industrial land uses. The southern part of the Sub-Area (south of Lincoln Avenue) falls within the City of Lone Tree, and is currently undeveloped. Sub-Area Two contains a network of existing streets, public areas, utilities, public services, infrastructure, and transportation facilities and is further described by the following segments.

East of I-25 and North of E-470

- Unincorporated lands located east of I-25 and north of E-470 are zoned as Planned Development, Commercial, and Light Industrial, and are part of the Meridian International Business Center North. This large Planned Development allows a mix of light industrial, large-scale office, open space, and residential development.

- A large portion of Centennial Airport’s physical runway is located in the central portion of Sub-Area Two and is zoned as Agricultural One. Parcels located east of Centennial Airport are zoned as Light-Industrial, Planned Development, and Commercial.
- Commercial developments, as well as the County Line Light Rail Station are located adjacent to I-25.

West of Interstate-25

A small area of unincorporated land is located west of I-25. This area contains the Lincoln Light-Rail Station, Multi-Family housing, Office, Mixed-Use developments, and is zoned as Planned Development.

Lincoln Avenue Corridor

- There are two large parcels of undeveloped land zoned as Planned Development, located west of First Street on the north side of the Lincoln Avenue corridor.
- The majority of land located south of Lincoln Avenue falls within the City of Lone Tree municipal boundaries. Within the City of Lone Tree, there is a large unincorporated area which is zoned Planned Development containing a mix of commercial, office, multi-family, and single-family residential development.

Utilities and Services

Utilities and Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Water and Sanitation

Meridian Metropolitan District
Inverness Water and Sanitation District
Parker Water and Sanitation District

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

Road and Bridges are further referenced in the Douglas County 2030 Transportation Master Plan

Subways

None

Transit Services

RTD Bus Routes
RTD Access-a-Ride
RTD Call-n-Ride
RTD Light Rail Stations: County Line Station, Lincoln Station
Future Southeast Rail Line Extension: Sky Ridge Station, Lone Tree City Center, and RidgeGate Parkway Station

Airport/Aviation Fields

Airports and aviation fields are further referenced in Centennial Airport Authority’s Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines

Significant Parks

None

Sub-Area Three

Location

Sub-Area Three is generally located east of I-25 between the City of Lone Tree and the Town of Parker, and south of Highway E-470. The eastern portion of Sub-Area Three is located within the Parker 2035 Master Plan planning area.

Areas of Inclusion

The areas of inclusion for Sub-Area Three include all unincorporated lands located in Douglas County currently zoned as follows:

Table 4 – Total acreage of all unincorporated land in Sub-Area Three

Sub-Area Three Areas of Inclusion	County	Acres
Agricultural	Douglas	18
Planned Development		2,341
Estate Residential		608
Total Acreage		2,968

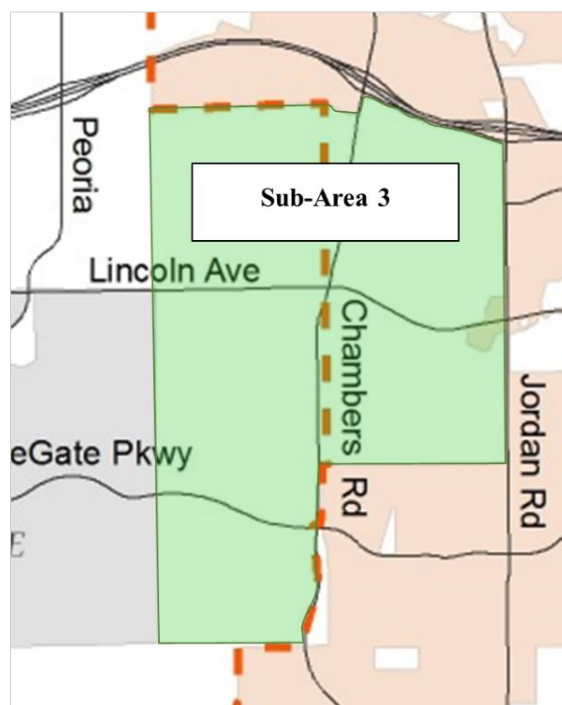


Figure 4 – Sub-Area Three

Areas of Exclusion

None

Character and Land Use

Unincorporated areas of Sub-Area Three fall within Douglas County's Estate Residential and Planned Development zoning districts. Sub-Area Three contains a network of existing streets, public areas and infrastructure. Major roads that provide access to this area include E-470, Lincoln Avenue, Chambers Road, Jordon Road, and RidgeGate Parkway. The character of Sub-Area Three is further described as follows.

- The majority of Sub-Area Three consists of unincorporated single-family residential development. The Grandview Estates (zoned as Estate Residential) is located north of Lincoln Avenue and west of Chambers Road.
- Areas east of Chambers Road are part of the Stonegate Planned Development, and areas south of Lincoln Avenue and west of Chambers Road contains the Meridian International Business Center and the Sierra Ridge Planned Developments consisting of residential, open space, and commercially-designated areas.
- A small 18-acre strip of unincorporated land owned by the Belford South Metropolitan District is zoned Agricultural One, and is located directly north of the Grandview Estates development.

Utilities and Services

Utilities and Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Water and Sewer Providers

Meridian Metropolitan District
Stonegate Village Metropolitan District

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

*Road and Bridges are further referenced in the
Douglas County 2030 Transportation Master Plan
and the Parker 2035 Master Plan*

Subways

None

Transit Services

RTD Access-a-Ride
RTD Bus Route 483
RTD Bus Route P
RTD Park-n-Ride Station with Bus Service

Airports/Aviation Fields

*Airports and aviation fields are further referenced in
Centennial Airport Authority's Airport Influence
Area (AIA) Map and Centennial Airport Land Use
Guidelines*

Significant Parks

None

Sub-Area Four

Location

Sub-Area Four is generally located southwest of the Town of Parker, east of I-25, west of Parker Road, and encompasses portions of the City of Castle Pines and the Town of Castle Rock. Sub-Area Four lies entirely within Douglas County. A significant amount of unincorporated land is undeveloped in this Sub-Area.

Areas of Inclusion

The areas of inclusion for Sub-Area Four include all unincorporated lands located in Douglas County currently zoned as follows:

Table 5 – Total acreage of all unincorporated land in Sub-Area Four

Sub-Area Four Areas of Inclusion	County	Acres
Agricultural	Douglas	7,923
Light Industrial		2
Open Space Conservation		515
Planned Development		3,692
Residential		739
Total Acreage		12,870

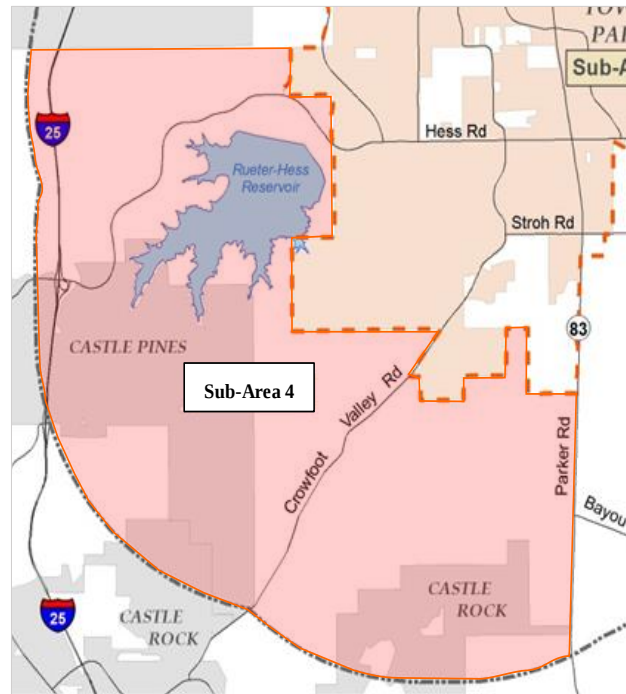


Figure 5 – Sub-Area Four

Areas of Exclusion

Incorporated areas located within the Cities of Castle Pines and the Town of Castle Rock.

Character and Land Use

Unincorporated areas of Sub-Area Four are generally described as rural in character, with small pockets of large-lot residential estates interspersed throughout. The topography consists of gently rolling hills, minor ridges and valleys, and a mix of open grasslands and shrubbery. Land within Sub-Area Four has been used for ranching activities as a large portion is zoned Agricultural One. The character of Sub-Area Four is further described as follows.

- Reuter-Hess Reservoir (drinking-water reservoir) is located in Sub-Area Four. This 425-acre site is owned by Parker Water and Sanitation District, located on Hess Road, one mile east of I-25 at the Castle Pines Parkway Exit 188, approximately three miles west of Parker Road immediately west of the Town of Parker.
- A 1,113-acre unincorporated property surrounds the Douglas County's Glendale Open Space area and is zoned as Agricultural One in Douglas County.

- Unincorporated areas east of Castle Pines and south of Reuter-Hess Reservoir are zoned as Agricultural One, with several properties just north of Crowfoot Valley Road that are zoned as Large Rural Residential and Estate Residential in the County.
- Unincorporated areas north of Castle Rock, and west of Parker Road are zoned as Planned Development, Estate Residential, Rural Residential, Open Space, and Agricultural One.
- Approximately two (2) acres of unincorporated land west of Crowfoot Valley Road is zoned for Light Industrial uses. There are two unincorporated enclaves that fall within Castle Rock municipal boundaries.

Utilities and Services

Utilities and Telecommunications

CenturyLink

Intermountain Rural Electric Association (IREA)

Xcel Energy

Xfinity

Water and Sanitation

Parker Water & Sanitation District

Pinery – Denver SE Suburban

Town of Castle Rock

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

Refer to Douglas County 2030 Transportation Master Plan

Subways

None

Transit Services

RTD Bus Route P (along Parker Road)

RTD Park-n-Ride Station with Bus Service

Airport/Aviation Fields

Airports and aviation fields are further referenced in Centennial Airport Authority's Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines

Substantial Parks

Glendale Farm Open Space

Sub-Area Five

Location

Sub-Area Five is generally located east of the Town of Parker within the northeastern corner of Douglas County. This Sub-Area also includes small portions of western Elbert County and City of Aurora municipal boundaries.

Areas of Inclusion

All unincorporated areas of Douglas and Elbert Counties located within Sub-Area Five currently zoned as follows:

Table 6 – Total acreage of all unincorporated land in Sub-Area Five

Sub-Area Five Areas of Inclusion	County	Acres
Agricultural	Douglas	6,665
Commercial		4
Residential		10,360
Open Space		
Conservation		605
Planned Development		5,029
Subtotal Acreage		22,663
Agricultural	Elbert	365
Agricultural-Residential		2
Planned Development		91
Residential-Agricultural		388
Right-of-Way		21
Subtotal Acreage		867
Grand Total Acreage (Douglas & Elbert Counties)		23,530

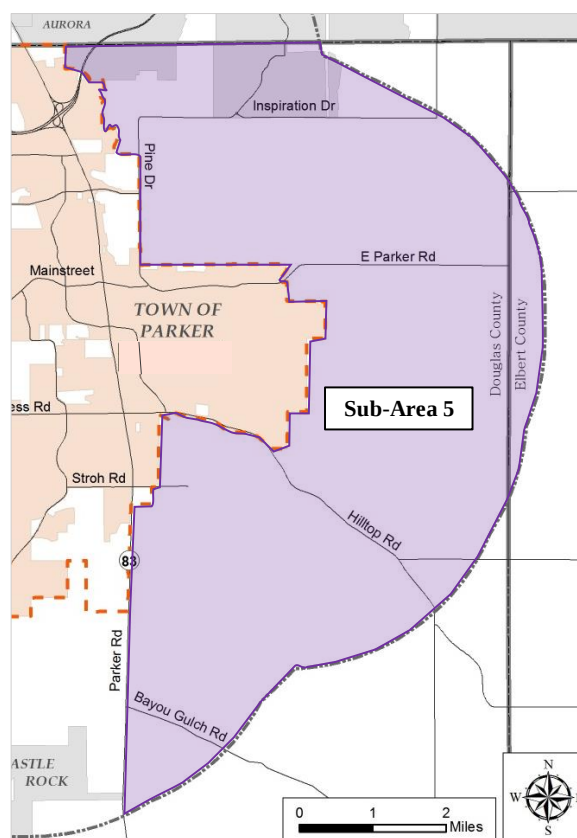


Figure 6 – Sub-Area Five

Areas of Exclusion

Incorporated areas located within the City of Aurora.

Character and Land Use

The predominant character of land use in Sub-Area Five can be described as large lot residential and rural in nature with large areas of open space, natural landscapes, natural grade and terrain. Sub-Area Five contains a network of existing streets, public areas and infrastructure. A short segment of Highway E-470 is located at the northwestern edge of this Sub-Area. The character of Sub-Area Five is further described as follows.

Douglas County

- Unincorporated lands located in the northeastern portion of Sub-Area Five, south of County Line Road to Hilltop Road are zoned Rural Residential, Large Rural Residential, Planned Development, Estate Residential, Agricultural One and Open Space and consist of primarily large lot residential uses.
- Unincorporated land located between Hilltop Road and Parker Road is comprised of the Pinery Planned Development, Estate Residential, Rural Residential, and Large Rural Residential. The Douglas County 2035 Master Plan has designated this area as a ‘Separated Urban Area.’

Elbert County

Unincorporated lands located east of N. Delbert Road (at the Douglas and Elbert County line) are zoned as Agricultural, Planned Unit Development (PUD), and Residential Agricultural-1 (RA-1).

Utilities and Services

Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Water and Sewer Providers

Aurora Water
Cottonwood Water and Sanitation District
Parker Water and Sanitation District
Pinery – Denver SE Suburban
Sierra Vista Douglas Mutual Water Company

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

*Refer to Douglas County 2030 Transportation
Master Plan & Elbert County 2018 Comprehensive
Plan*

Freeway/Interstate

Highway E-470

Subways

None

Transit Services

RTD Bus Route P (Along Parker Road)
RTD Park-n-Ride Station with Bus Service

Airport/Aviation Fields

None

Significant Parks

Bayou Gulch Regional Park

Sub-Area Six

Location

Sub-Area Six contains unincorporated properties that are located within the Town of Parker's municipal boundaries. Sub-Area Six is located in its entirety within Douglas County, east of I-25. Highway E-470 travels through the northern portion of the Sub-Area and Parker Road (Highway 83) runs north-south through Town.

Areas of Inclusion

The areas of inclusion for Sub-Area Six includes all unincorporated lands located in Douglas County currently zoned as follows:

Table 7 – Total acreage of all unincorporated land in Sub-Area Six

Sub-Area Six Areas of Inclusion	County	Acres
Agricultural	Douglas	832
Business		4
Commercial		12
Light Industrial		19
Open Space Conservation		73
Planned Development		1,152
Residential		805
Total Acreage		2,897

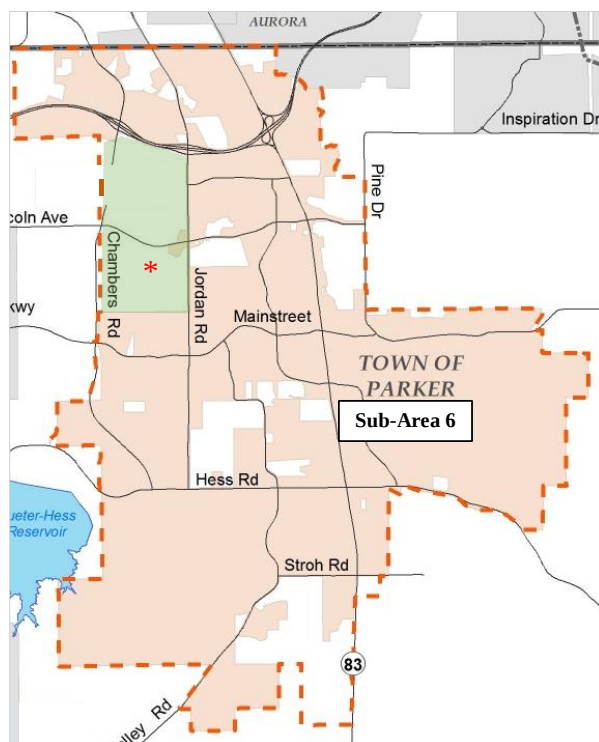


Figure 7 – Sub-Area Six

***Note: Sub-Area Six does not include the Stonegate Planned Development**

Areas of Exclusion

Incorporated areas located within the Town of Parker.

Character and Land Use

The Town of Parker is characterized as a suburban community with a 'home-town feel.' The land base consists of varied topography ranging from shrub-land, ridgelines, hills, riparian areas, drainages and grass-covered plains. Natural resources in the area include of the Cherry Creek corridor, waterways and gulches, natural vegetation, tree cover, and wildlife habitat. Sub-Area Six contains a network of existing streets, public areas and infrastructure, as well as a checkerboard of unincorporated parcels. Unincorporated areas are further described in the following segments.

Peoria Street & James E. Casey Avenue (South of County Line Road & North of Highway E-470)

Unincorporated land located in the northern portion of Sub-Area Six is zoned Planned Development. Major land uses include light industrial, flex-office and the American Furniture Warehouse and Showroom is located in this Sub-Area. Centennial Airport is located adjacent to Sub-Area.

Jordan Road & the Arapahoe County Boundary

This unincorporated area consists of the Compark and Cottonwood Planned Developments, of which the majority of land use is residential.

East of Parker Road & Highway E-470

This area is located within the northern portion of Douglas County and is zoned Agricultural One, and Estate Residential.

Pine Drive & Pine Lane (Northwest)

Unincorporated lands in this area are zoned as Rural Residential and mainly consist of large lot residential uses.

Lincoln Avenue & Pine Drive (Southwest)

This unincorporated area is zoned as Suburban Residential, Planned Development (Lincoln Creek Village), and Rural Residential. Major land use is residential.

Parker Road & Richlawn Drive

This area is zoned as Rural Residential and contains the Richlawn Hills large lot residential units.

Stroh Road & Crowfoot Valley Road

A large parcel of unincorporated land in this area is zoned as Agricultural One and contains Lemon Gulch, Kinney Creek, and a portion of the Cherry Creek corridor. This parcel is undeveloped.

South of Stroh Road & Parker Road

This unincorporated area contains the Pinery West Planned Development, which is currently undeveloped.

Enclaves Located within Parker

There are a number of unincorporated enclaves that are located entirely within the outer boundaries of the Town of Parker. Predominant land uses for the enclaves are residential, rural residential, agricultural, outdoor storage, light industrial, landscape nursery, and farming activities. Each enclave is further described as follows.

List of Enclaves

Canyon Rim Circle & Chambers Road

Zoned: Planned Development

Land Use: Canyon Creek Condos Residential

Jordan Road & Acer Drive

Zoned: Planned Development (Cottonwood 11 Amendment 1)

Land Use: Single Family Residential

Jordon Road & Apache Plume Dr.

Zoned: Planned Development (Cottonwood 10B1st Amd)

Land Use: Single Family Residential

Jordon Road & Cottonwood Drive

Zoned: Planned Development (Cottonwood Mixed Commercial Industrial 1)

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

Jordan Road & E-470

Zoned: Planned Development (Stonegate Village Metro District)

Land Use: Stonegate Village Metro District

Lincoln Avenue & Jordan Road

Zoned: Planned Development (Stonegate PD)

Land Use: Single Family Residential

Lincoln Avenue & Recreation Drive

Zoned: Unincorporated Douglas County

Land Use: Challenger Regional Park

Lincoln Avenue & Dransfeldt Road

Zoned: Agricultural One

Land Use: Residential/ Peaslee Property

Parker Road & Parkglenn Way

Zoned: Commercial (Parker Pro Park Amd 1 & Parker Professional Park)

Land Use: Commercial

Parker Road & Longs Way

Zoned: Suburban Residential

Land Use: Vacant Undeveloped

Newlin Gulch Blvd & E. Meadow Vista Circle

Zoned: Agricultural One

Land Use: Vacant

Mainstreet & Newlin Gulch Blvd (North)

Zoned: Agricultural One

Land Use: Church Property

Hess Road, Jordan Road, Todd Drive & Motsenbocker Road

Zoned: Agricultural One, Rural Residential and Light Industrial

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

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

Zoned: Agricultural One

Land Use: Landscaping Company

Twenty-Mile Road (west of Parker Road)

Zoned: Agricultural One

Land Use: Flat Acres Farm (Pope Property)

West Side of Parker Road (behind Kohls)

Zoned: Agricultural One

Land Use: KOA Property (I Heart Media)

Motsenbocker Road & King Court

Zoned: Rural Residential

Land Use: Large Lot Residential (King Ranch Estates)

Hess Road & Pine Bluffs Way (on Cockriel Drive)

Zoned: Agricultural One

Land Use: Cockriel Boarding Stables

Hilltop Road

Zoned: Agricultural One

Land Use: Vacant (Kuback Property)

Newlin Gulch Blvd.

Zoned: Agricultural One

Land Use: Vacant

Crowfoot Valley Road

Zoned: Agricultural One

Land Use: Outdoor Storage

Utilities and Services

Utilities and Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Water and Sanitation

Cottonwood Water and Sanitation District
Meridian Metropolitan District
Parker Water and Sanitation District
Pinery – Denver SE Suburban
Stonegate Village Metro

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

Refer to Town of Parker Transportation Master Plan

Freeway/Interstate

Highway E-470

Subways

None

Transit Services

RTD Access-a-Ride
RTD Bus Route 483 (provides commuter service to the Lincoln Light Rail and Nine Mile Stations)
RTD Bus Route P (provides express commuter services to downtown Denver)
RTD Park-n-Ride Bus Stations with Bus Service:
Lincoln Avenue & Jordan Road, Longs Way
RTD Call-n-Ride Services (limited to portions of Parker)

Airport/Aviation Fields

Airports and aviation fields are further referenced in Centennial Airport Authority's Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines

Significant Parks

Challenger Regional Park
Cottonwood Park & Trailhead
Discovery Park
Dog Park & Disk Golf Course
Norton Farm
O'Brien Park
Salisbury Equestrian Park

Map Exhibits

Map 1 – Surrounding Jurisdictions

Map 2 – Transportation Facilities

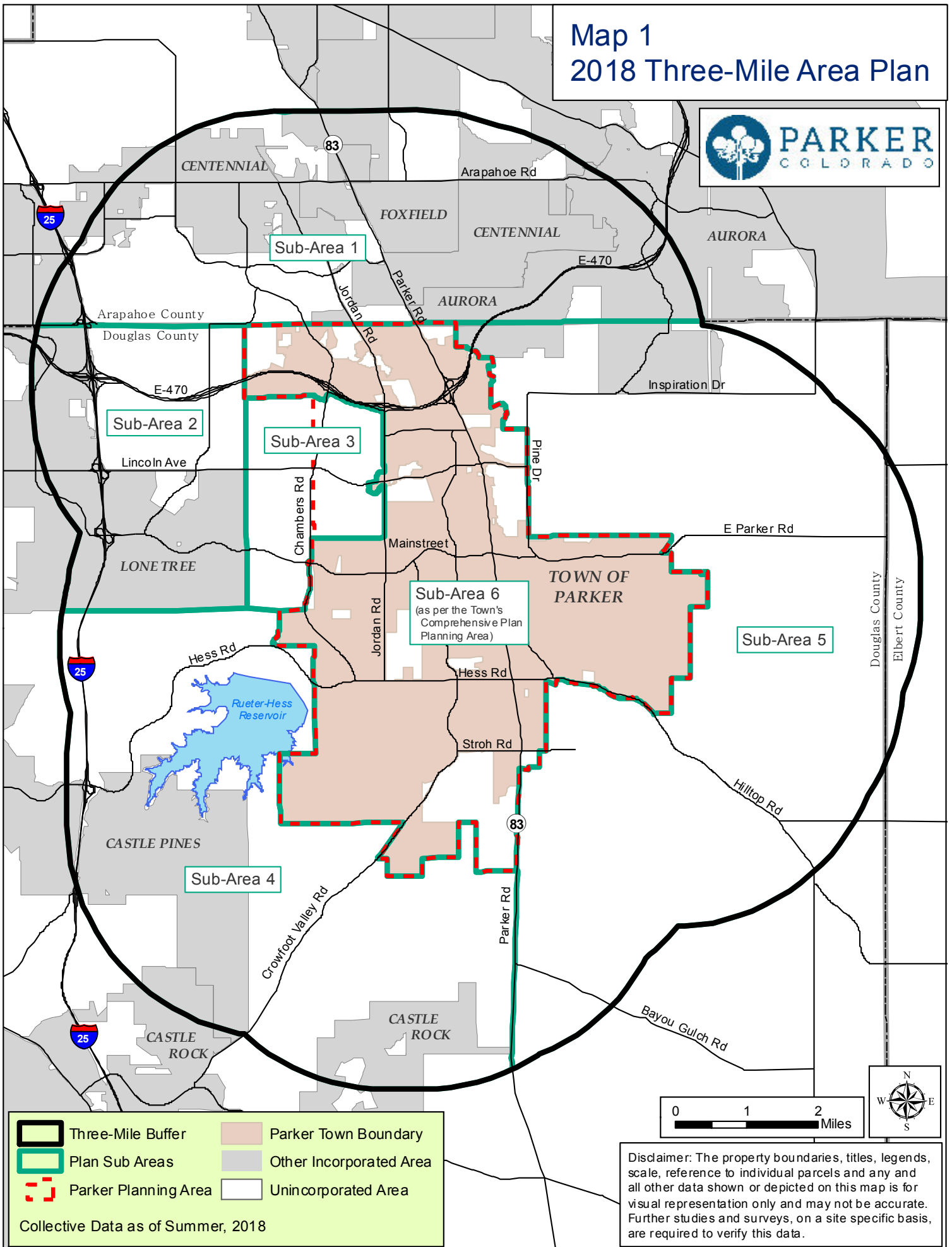
Map 3 – Significant Waterways

Map 4 – Significant Parks

Map 5 – Water and Sanitation Districts

Map 6 – County Zoning

Map 1 2018 Three-Mile Area Plan



Map 1 2018 Three-Mile Area Plan



Overall look of map was updated

Defined sub-areas for more in-depth analysis by Planning Department

Sub-Area 1

Highlands at Kings Point annexations

Grasslands / Prairie Trail annexation

Pine Lane Enclaves annexations

Sub-Area 2

Sub-Area 3

Three-Mile buffer changed in a few areas as per new Town annexations

Lone Tree annexation

Village Center Dr annexation

Harvie O.S. annexation

Heirloom Pkwy annexation

Sub-Area 6
(as per the Town's Comprehensive Plan Planning Area)

Sub-Area 5

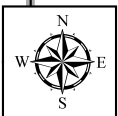
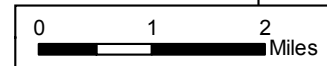
Sub-Area 4

Changed name of Urban Growth Area to Parker Planning Area

Added legend as per overall look of maps

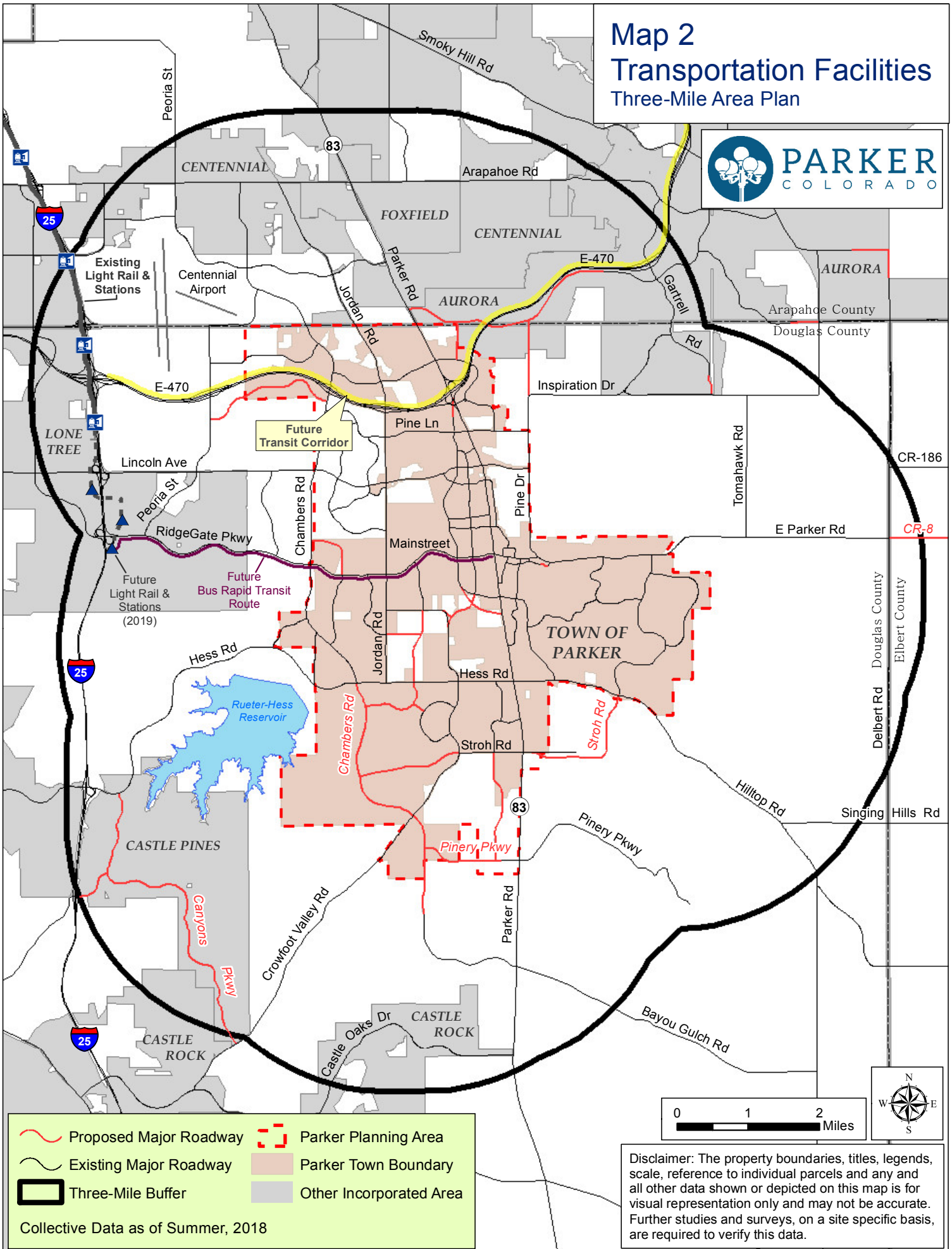
Collective Data as of Summer, 2018

	Three-Mile Buffer		Parker Town Boundary
	Plan Study Areas		Other Incorporated Area
	Parker Planning Area		Unincorporated Area



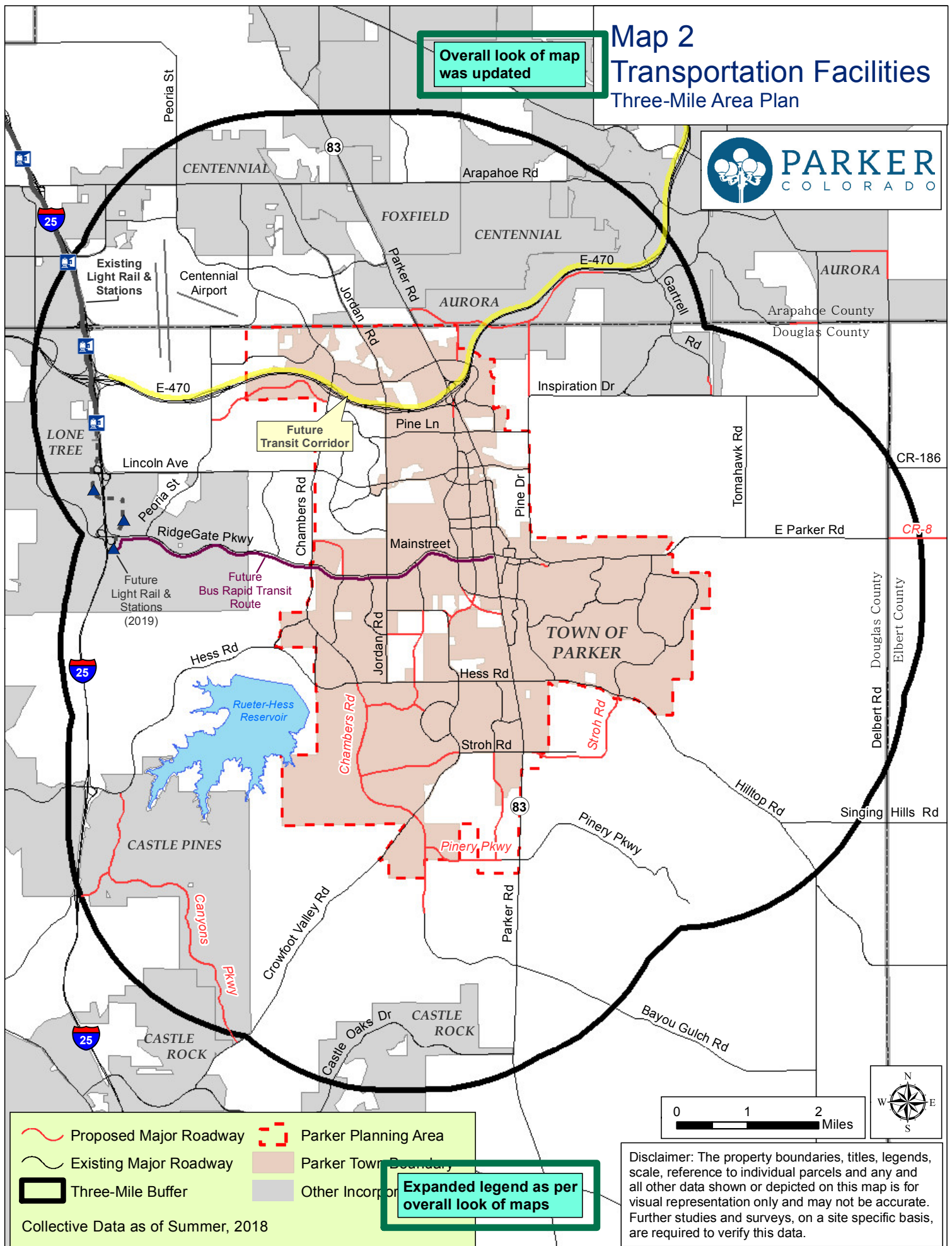
Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.

Map 2 Transportation Facilities Three-Mile Area Plan

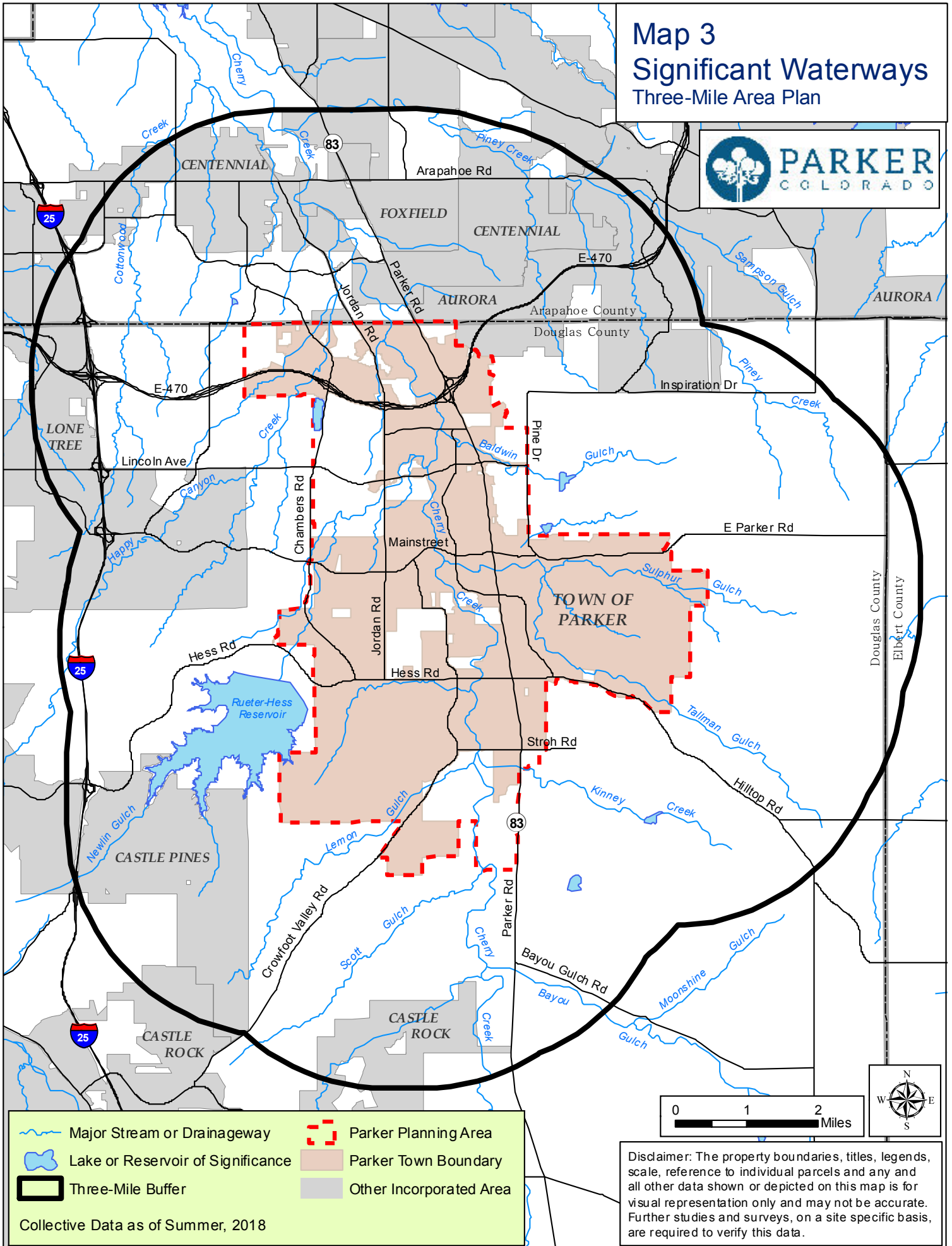


Overall look of map was updated

Map 2 Transportation Facilities Three-Mile Area Plan

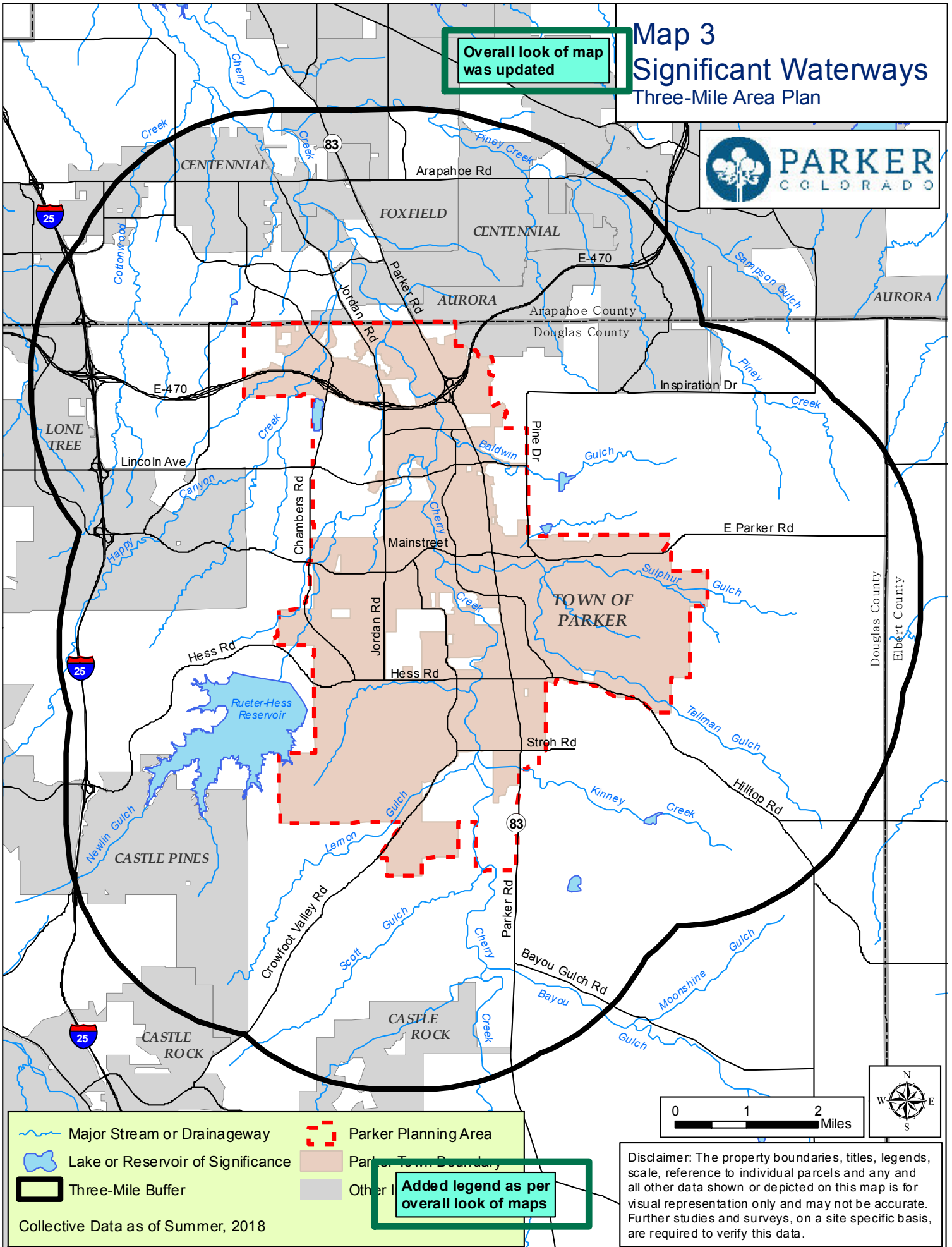


Map 3 Significant Waterways Three-Mile Area Plan

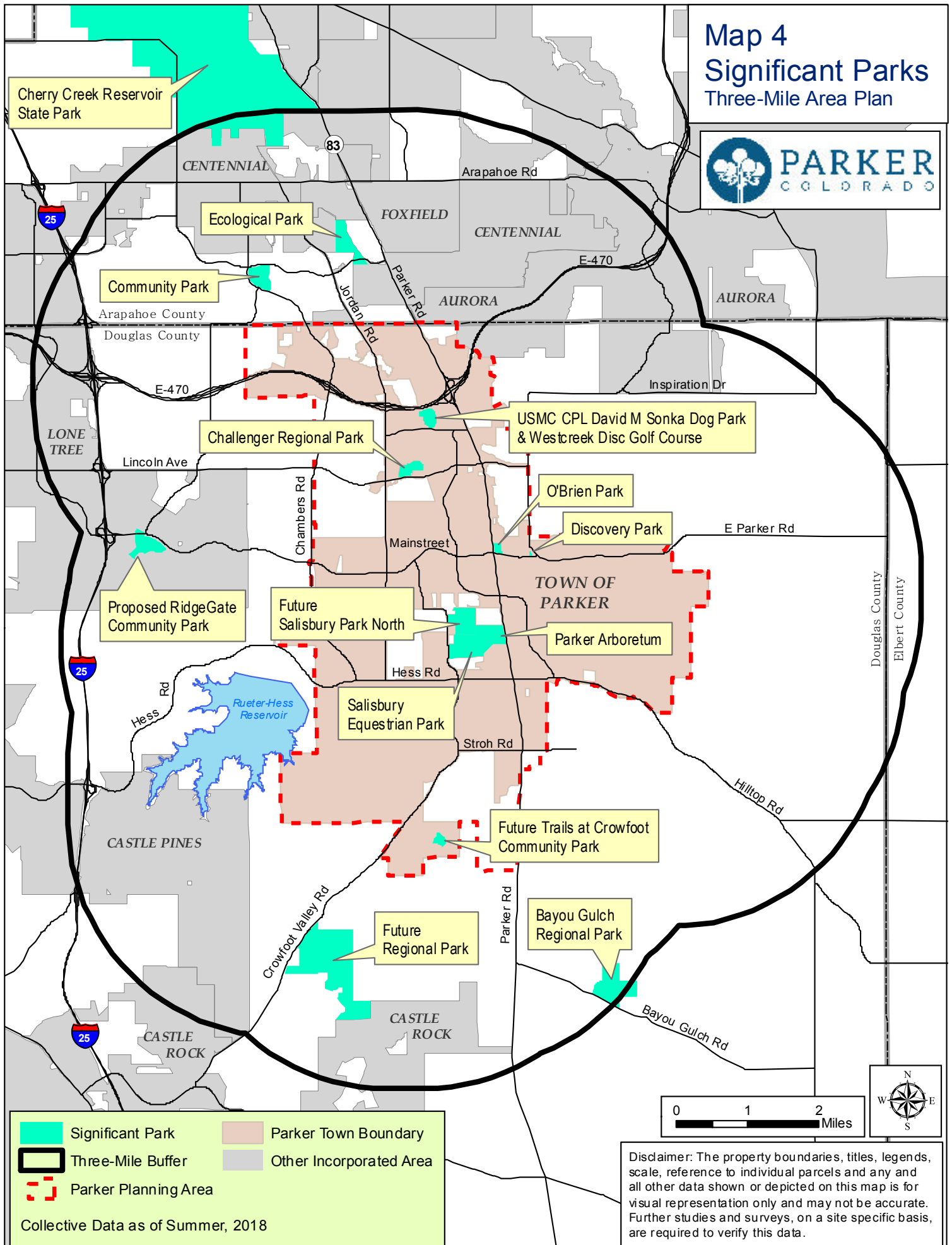


Overall look of map was updated

Map 3 Significant Waterways Three-Mile Area Plan



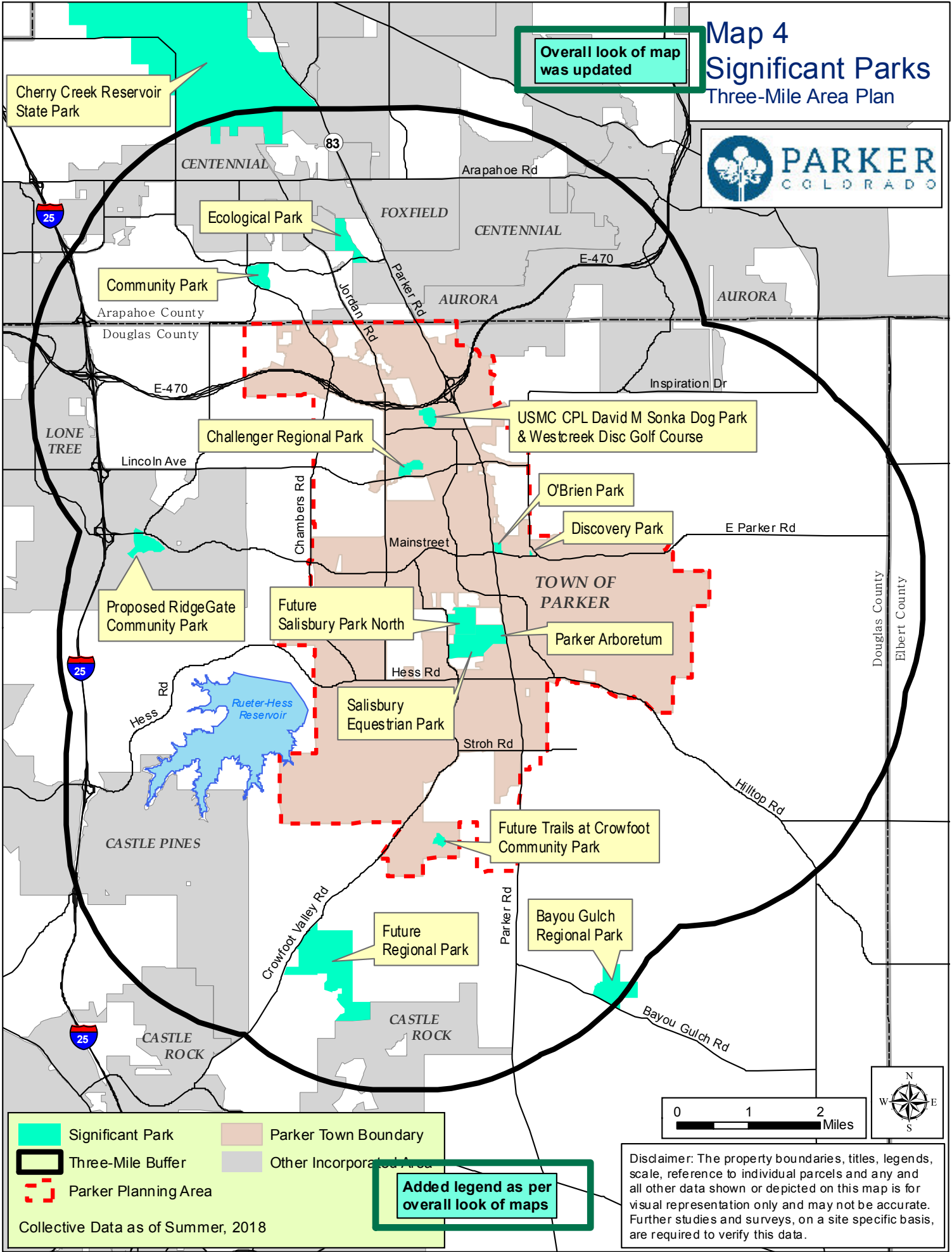
Map 4 Significant Parks Three-Mile Area Plan



Map 4 Significant Parks Three-Mile Area Plan



Overall look of map was updated



Significant Park

Parker Town Boundary

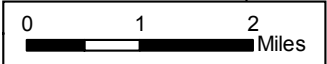
Three-Mile Buffer

Other Incorporated Area

Parker Planning Area

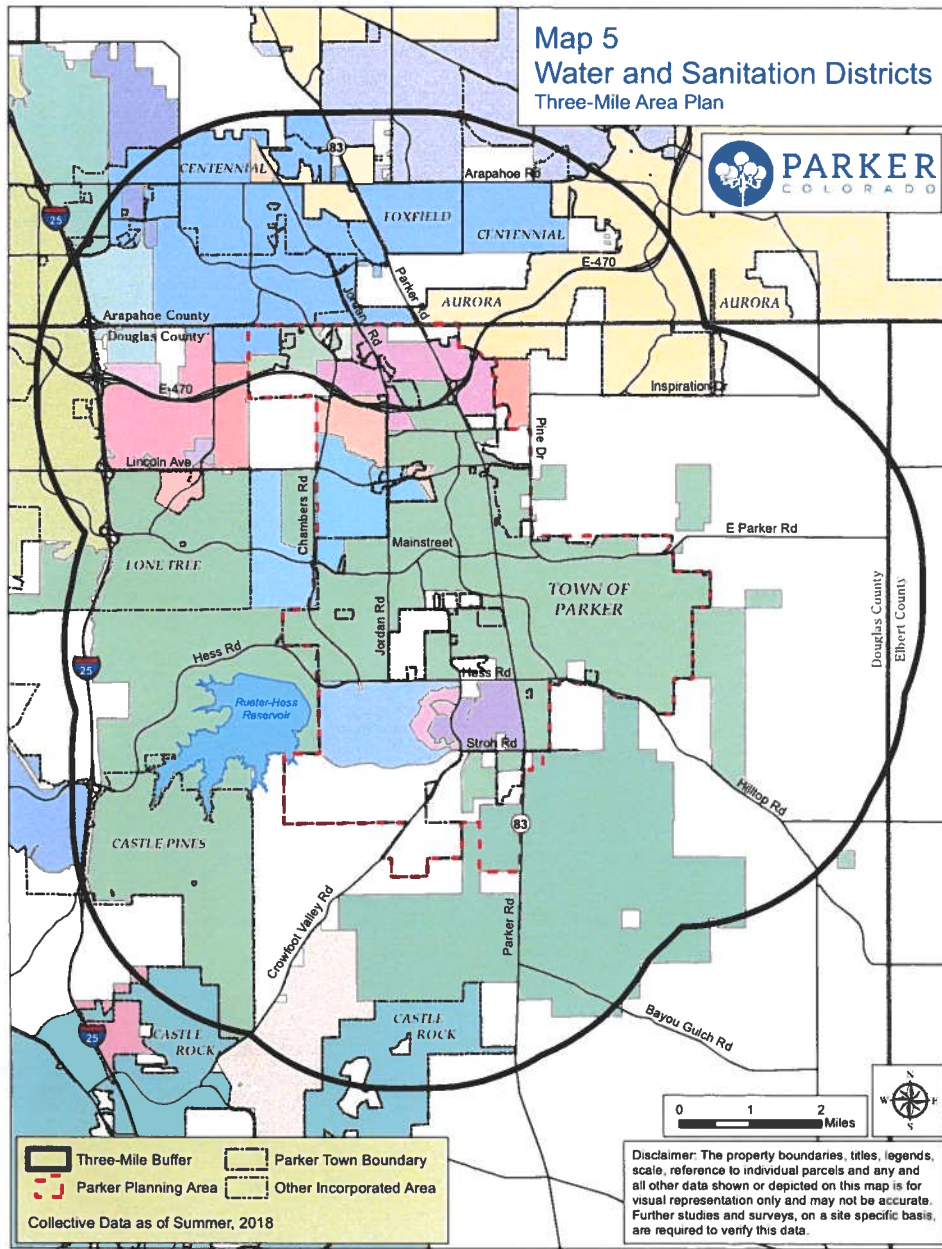
Collective Data as of Summer, 2018

Added legend as per overall look of maps



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

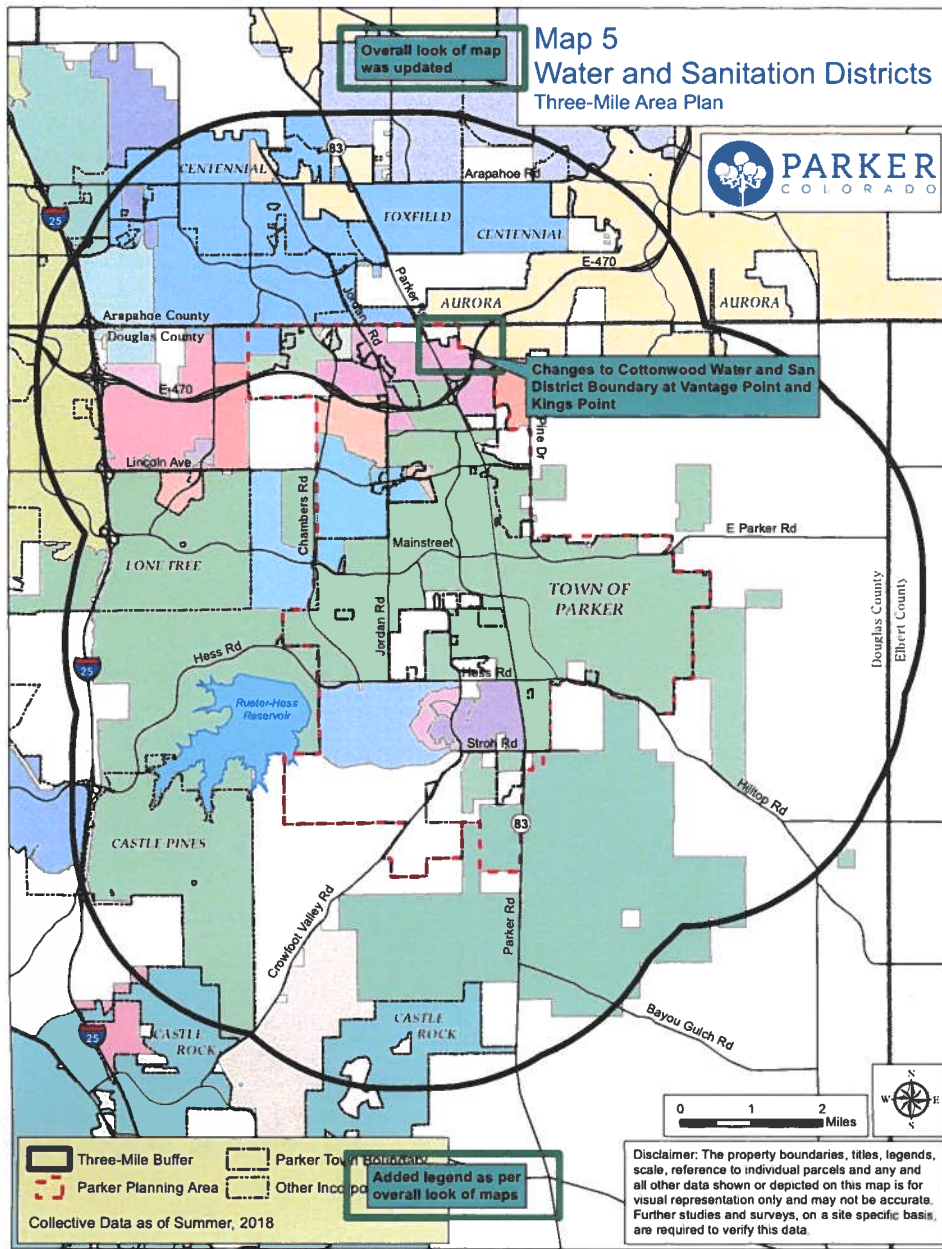
Map 5
Water and Sanitation Districts
 Three-Mile Area Plan



Water & Sanitation Districts

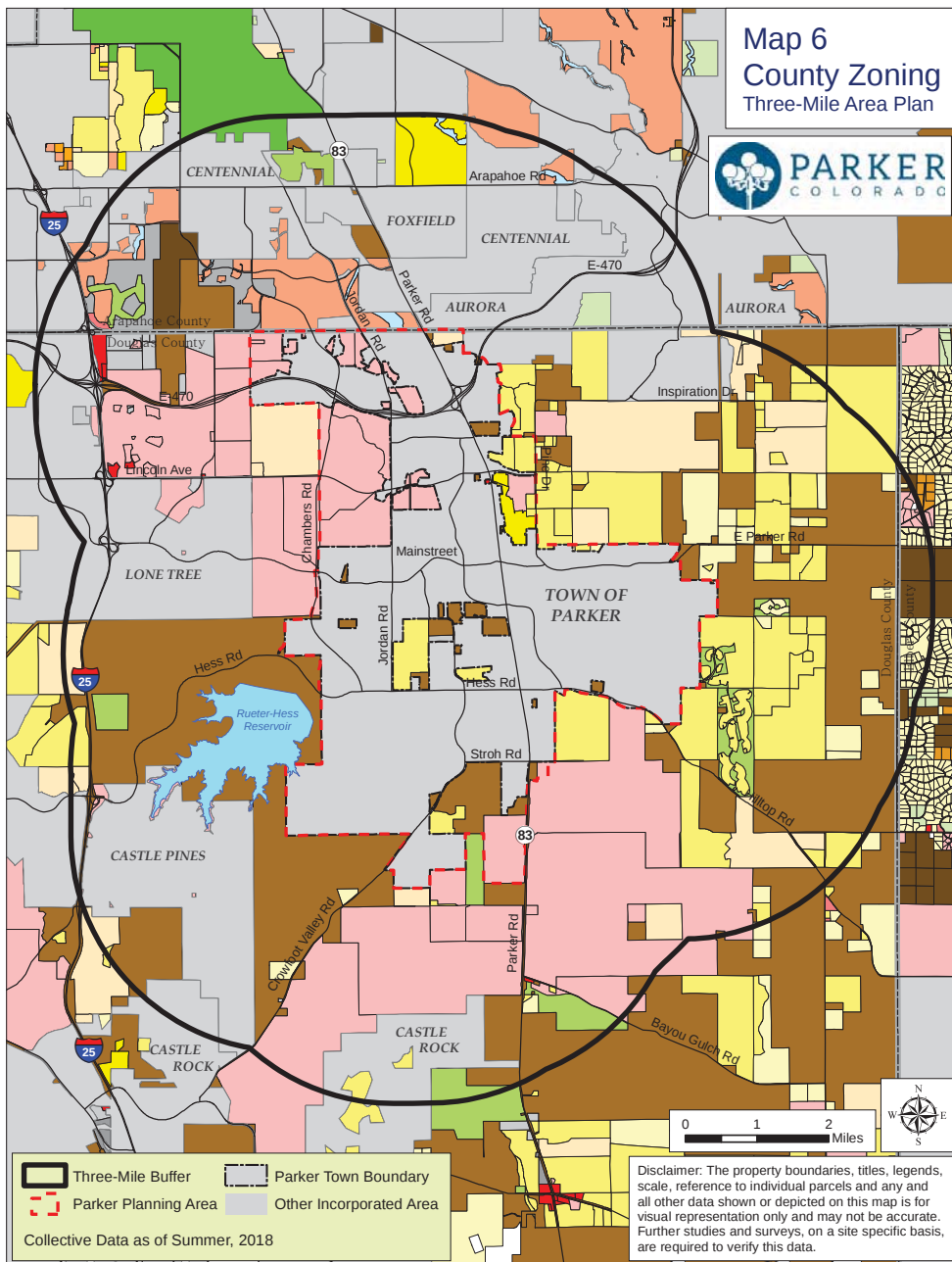
- Airport Vista Metro District 2
- Anthology West Metro District 2-6
- Arapahoe County Water & Wastewater Authority
- Aurora Water
- Castle Pines North Metro District
- Castlewood Water & Sanitation District A, B & D
- Cherry Creek South Metro District 1
- Cherry Creek South Metro District 4-11
- Compark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

Map 5 Water and Sanitation Districts Three-Mile Area Plan



Water & Sanitation Districts

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



Arapahoe County Zoning

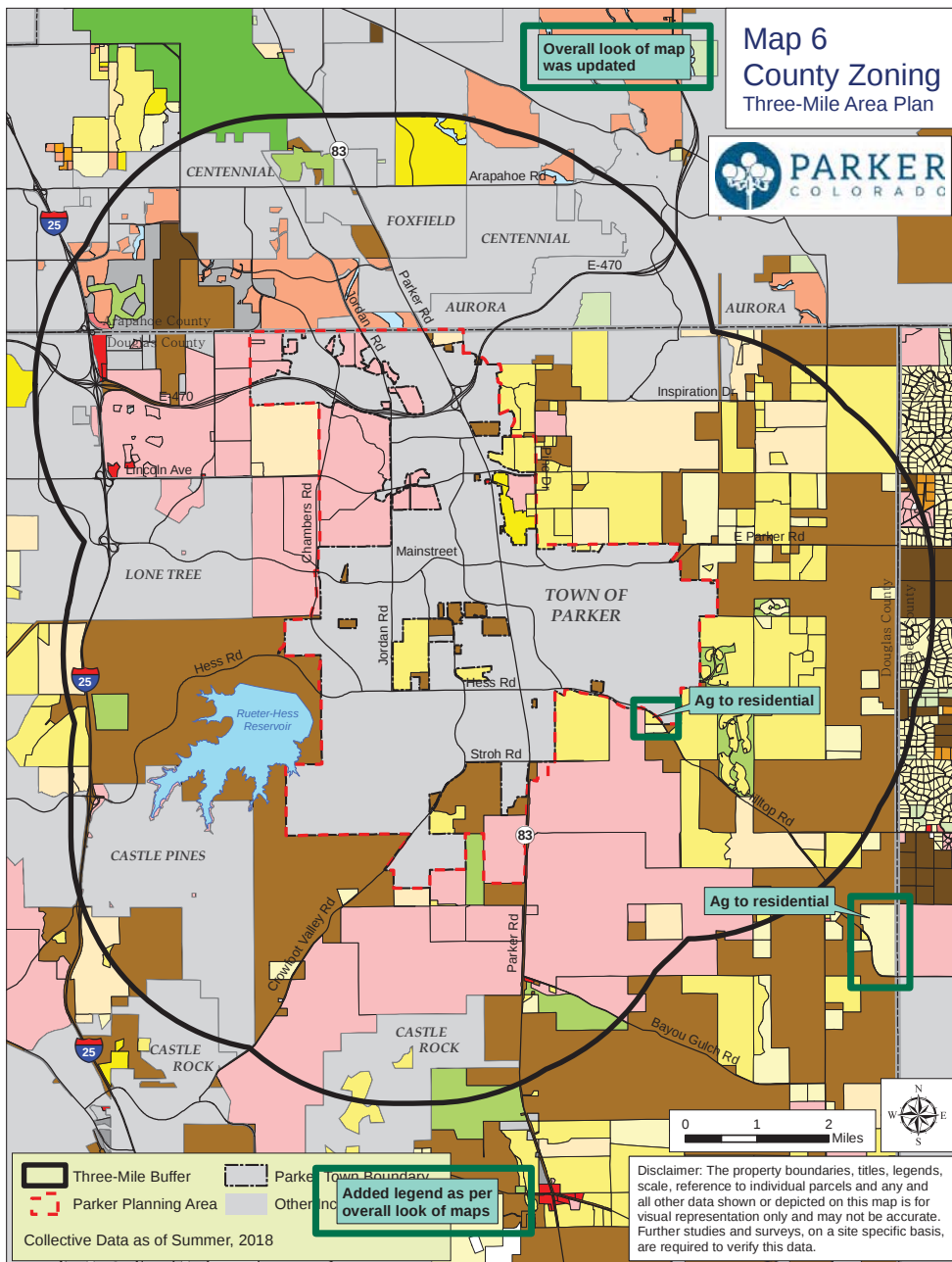
- A-1 (Agriculture)
- A-2 (Agriculture)
- B-5 (Business)
- F (Floodplain)
- I-1 / I-1 PUD (Industrial)
- M-U PUD / MDP (Mixed Use)
- O (Office)
- R-1 (Residential)
- R-3 / R-3 PUD (Residential)
- R-4 / R-4 PUD (Residential)
- R-A (Residential -
- R-E (Residential - Estate)
- R-P / R-P PUD (Residential)
- R-PH (Residential - High Density)
- R-PM / R-PM PUD (Residential - Moderate Density)
- R-PSF (Residential - Single Family)
- U.S.A. (Federal Land)

Douglas County Zoning

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

Elbert County Zoning

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



Arapahoe County Zoning

- A-1 (Agriculture)
- A-2 (Agriculture)
- B-5 (Business)
- F (Floodplain)
- I-1 / I-1 PUD (Industrial)
- M-U PUD / MDP (Mixed Use)
- O (Office)
- R-1 (Residential)
- R-3 / R-3 PUD (Residential)
- R-4 / R-4 PUD (Residential)
- R-A (Residential -)
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Douglas County Zoning

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

RESOLUTION NO. 18-068, Series of 2018

**TITLE: A RESOLUTION TO ADOPT THE TOWN OF PARKER, COLORADO,
THREE-MILE AREA PLAN**

WHEREAS, the Municipal Annexation Act of 1965 provides that municipalities need a three-mile area plan (the "Plan");

WHEREAS, the Plan should generally describe the proposed location, character and extent of roads, bridges, parks, open spaces, public utilities and transportation facilities within the three-mile plan area; and

WHEREAS, the Municipal Annexation Act of 1965 requires the Plan to be updated at least once annually.

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

Section 1. The Town Council of the Town of Parker hereby adopts the Three-Mile Area Plan, which is attached hereto as **Exhibit 1** and incorporated by this reference.

RESOLVED AND PASSED this ____ day of _____, 2018.

TOWN OF PARKER, COLORADO

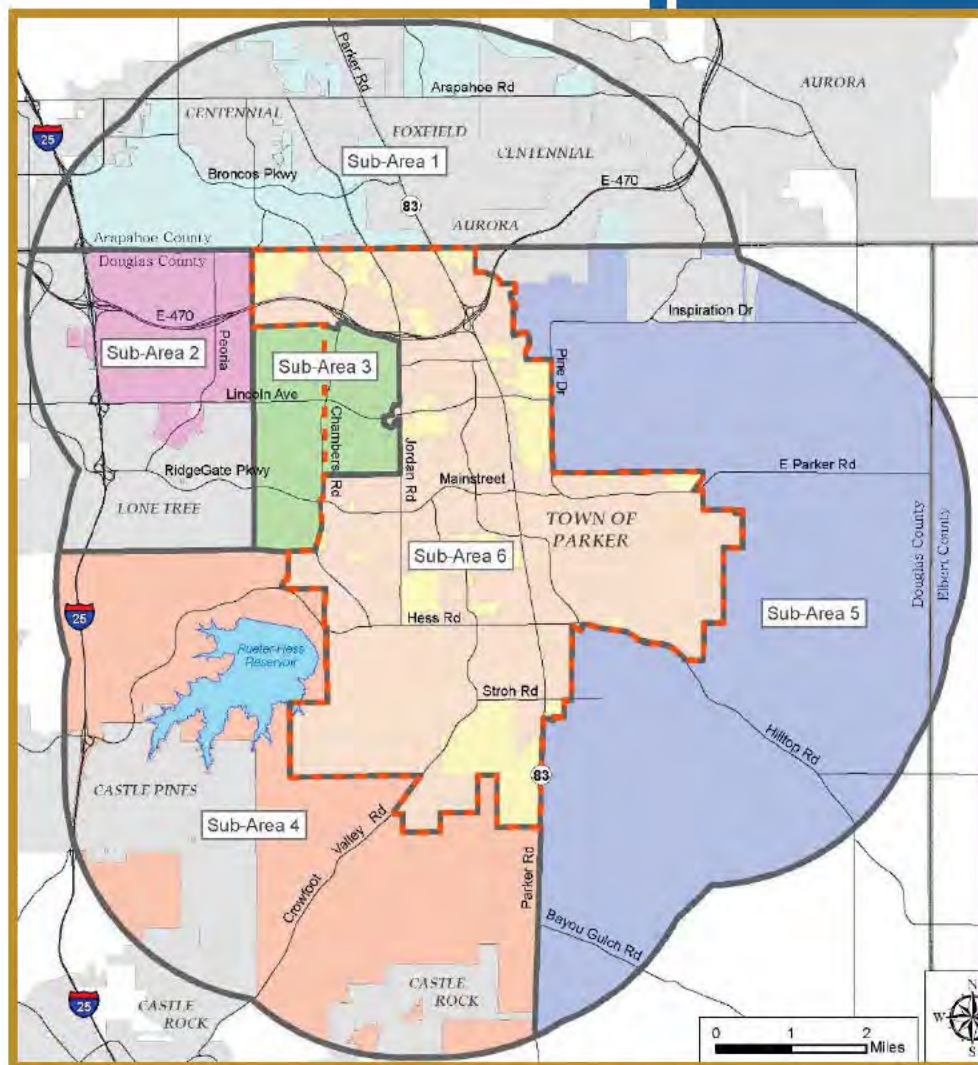
Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



2018 Three-Mile Area Plan for the Town of Parker, Colorado



Updated: October 2018

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Overview of Sub-Areas..... 4

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Introduction

Purpose

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

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

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

Methodology

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

Parker’s three-mile boundary, which is based on the Town’s municipal boundaries, has been further broken down into ‘Areas of Inclusion’ which consists of all unincorporated properties that the Town of Parker may consider for annexation in the future. Land not included in the Plan has been identified as ‘Areas of Exclusion’ which includes incorporated land located within a municipal boundary.

2018 Three-Mile Area Plan Town of Parker, Colorado

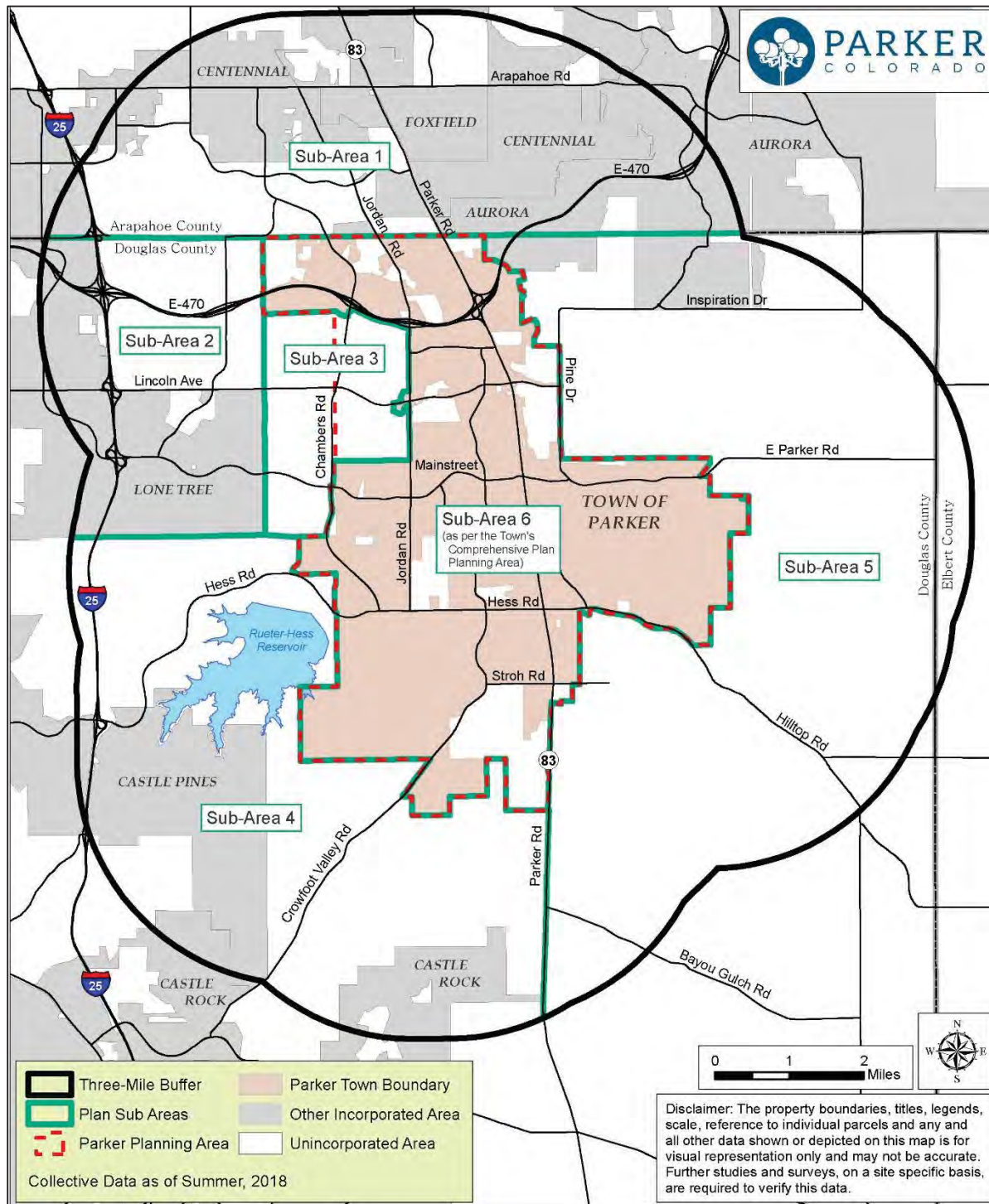


Figure 1 – Town of Parker Three-Mile Boundary – based on the Town's Municipal Boundary

Overview of Sub-Areas

The land described in this Three-Mile Area Plan includes properties located in Douglas, Arapahoe, and Elbert Counties. The Three-Mile Area Plan boundary perimeters also encompass the municipal boundaries of the City of Lone Tree, City of Centennial, City of Foxfield, City of Aurora, Town of Castle Rock, and the City of Castle Pines. The general character of land ranges from rolling hills, high plains grasslands, bluffs, forest, as well as highly developed urban areas. Unincorporated lands within the three-mile boundary total approximately 49,803 acres or 77.82 square miles (see table 1).

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

Parker Three-Mile Area Plan Sub-Areas	Total Unincorporated Acreage
Sub-Area One	4,579
Sub-Area Two	2,959
Sub-Area Three	2,968
Sub-Area Four	12,870
Sub-Area Five	23,530
Sub-Area Six	2,897
Grand Total Acreage	49,803

Relevant Plans, Policies and Other Documents

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

Transportation

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

Streets, Bridges and Parkways

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Town of Parker Transportation Master Plan
- Town of Parker Bike Lane Plan
- Town of Parker Salisbury Estates Neighborhood Objective
- Douglas County Comprehensive Master Plan 2035
- Douglas County 2030 Transportation Plan
- Douglas County Comprehensive Bike Plan/Map
- Arapahoe County Comprehensive Plan
- Arapahoe County 2035 Transportation Plan
- Arapahoe County Bicycle/Pedestrian Master Plan
- City of Aurora Comprehensive Plan
- City of Castle Pines Comprehensive Plan
- City of Centennial Comprehensive Plan

- City of Centennial Transportation Master Plan
- City of Lone Tree Comprehensive Plan
- Town of Castle Rock 2020 Comprehensive Plan
- Town of Castle Rock Transportation Plan
- Elbert County Master Plan
- West Elbert County Transportation Master Plan

Transit Services and Terminals for Public Transportation

- Town of Parker Transit Feasibility Study
- Town of Parker Fixed Guideway Transit Study
- Regional Transportation District Southeast Corridor Service Plan

Airport/Aviation Fields

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

Other Public Ways

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

Parks, Natural Areas, and Open Land Related Items

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

Waterways

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

Waterfronts

Any and all waterfronts associated with waterways within the Plan area.

Playgrounds, Squares and Parks

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

Open Space

- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Parks, Recreation & Open Space Master Plan 2018-2022
- Douglas County Parks Trails and Open Space Plan
- Elbert County Open Lands, Parks and Trails Plan
- Arapahoe County Open Space Master Plan

Utilities and Related Items

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

Public Utilities*

- The attached map entitled “Map 5: Water and Sanitation Districts, Three-Mile Area Plan”
- Cottonwood Water and Sanitation District Plan
- Parker Water and Sanitation District Water and Sanitation Plan
- Stonegate Village Metro District Master Plan
- The Town of Parker does not provide any terminals for water, light, sanitation, transportation and power.

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

Proposed Land Uses

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

Land Uses defined within the Planning Area

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Douglas County Comprehensive Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

Land Use defined outside the Planning Area

- Douglas County Comprehensive Plan
- Arapahoe County Comprehensive Plan
- Elbert County Master Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

Sub-Area One

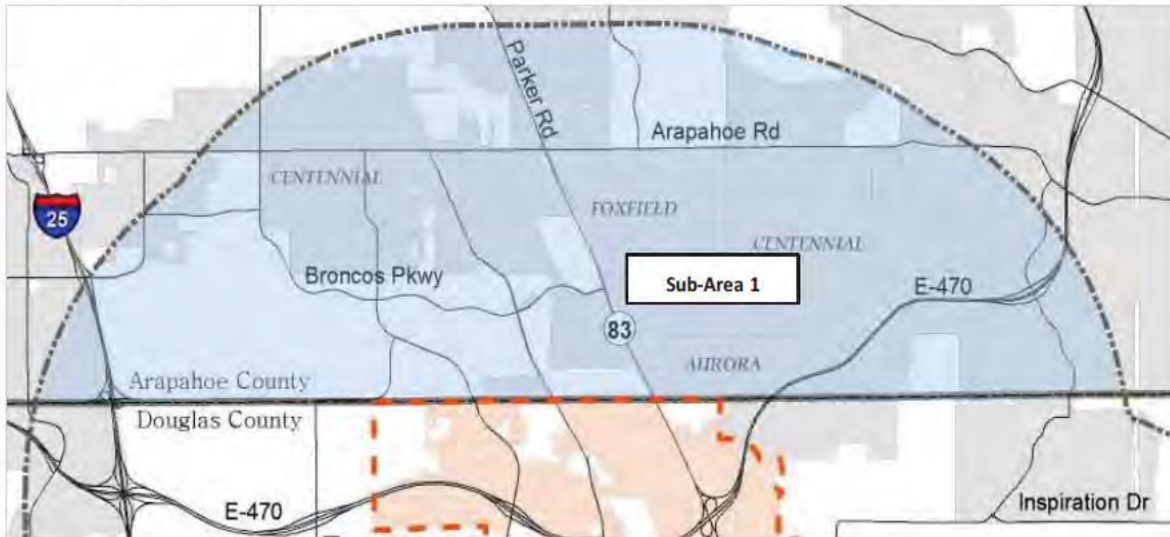


Figure 2 – Sub-Area 1

Location

Sub-Area One is located entirely within Arapahoe County and is generally bound by Orchard Road to the north, County Line Road to the south, Interstate 25 (I-25) to the west, and Gartrell Road to the east. Parker Road (Highway 83) runs north-south through the Sub-Area. Unincorporated lands in this Sub-Area are located north of the Town of Parker. Sub-Area One also encompasses incorporated areas within portions of the Cities of Centennial, Foxfield, and Aurora.

Areas of Inclusion

The areas of inclusion for Sub-Area One include all unincorporated lands located in Arapahoe County currently zoned as follows:

Table 2 – Total acreage of all unincorporated land in Sub-Area One

Sub-Area One Areas of Inclusion	County	Acres
Agricultural	Arapahoe	792
Business		21
Floodplain		139
Industrial		472
Mixed Use		1963
Office		305
Residential		742
Federal Land		145
Total Acreage		4,579

Areas of Exclusion

Incorporated areas located within the Cities of Centennial, Foxfield, and Aurora.

Character and Land Use

Unincorporated areas of Sub-Area One consist of a full range of land uses including large-scale commercial, industrial, single-family and multi-family residential developments. The western portion is located within the Inverness Business Park which is a highly urbanized business and commercial area and serves as a major economic and employment center for the Denver Metro Area. There are large parcels of undeveloped land scattered throughout the Sub-Area. These unincorporated areas are further described in more detail by the following segments.

East of Interstate 25 (I-25) and West of Parker Road

- Stretching east from the I-25 Interchange, north of County Line Road is the Inverness Business Park featuring a mix of business, industrial, and mixed use developments, with a golf-course and open space interspersed within.
- A large concentration of land located north of Centennial Airport is zoned as Mixed Use, and is bordered by Arapahoe Road and Peoria Street. This area is mainly developed with commercial uses, Arapahoe County government facilities, the Arapahoe Library District Headquarters and Arapahoe County Sheriff Offices.
- Land east of Centennial Airport contains the largest concentration of undeveloped land along with clusters of mixed use, light industrial/flex space and warehouse distribution land uses. The Denver Broncos Football Club and training facilities, Dove Valley Regional Park, and a large multi-family developments are located within this general vicinity.
- Federal land located in the southern tip of Cherry Creek State Park and Reservoir falls within the north portion of the Town of Parker's three-mile boundary.
- Unincorporated parcels located between Jordan Road and Parker Road are zoned as mixed use and contain residential subdivisions.

East of Parker Road

- A large portion of unincorporated land located east of Parker Road falls within Foxfield, Centennial, and Aurora municipal boundaries.
- A small subdivision located east along the Arapahoe County boundary line is zoned as Rural Residential.

Utilities and Services

Utilities and Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Improvement Districts

Antelope Water System Improvement District
Inverness Metro Improvement District
Southeast Public Improvement Metro District

Metropolitan Districts

Columbia Metro District
Cornerstar Metro District
Dove Valley Metro District

East Valley Metro District
Goodman Metro District
Interstate South Metro District
Inverness Metro Improvement District
Inverness North Metro District
Kingspoint Metro Districts #1, 2, and 3
Liverpool Metro District
Parker Jordan Metro District
Valley Club Pointe Metro District
Vermilion Creek Metro District

Water and Sanitation

Arapahoe County Water & Wastewater Authority
Castlewood Water & Sanitation District A
Castlewood Water & Sanitation District D

East Cherry Creek Valley Water & San. District
East Valley Metro Water & Sanitation District
Havana Water & Sanitation District
Inverness Water & Sanitation District

School District

Cherry Creek School District #5

Freeway/Interstate

Highway E-470
Interstate 25

Transit Services

RTD Access-a-Ride
RTD Bus Routes
RTD County Line Light Rail Station
RTD Call-n-Ride

Subways

None

Streets, Bridges and Transportation

*Roads and Bridges are further referenced in the
Arapahoe County 2035 Transportation Plan*

Airport/Aviation Fields

*Airports and aviation fields are further referenced in
Centennial Airport Authority's Airport Influence
Area (AIA) Map and Centennial Airport Land Use
Guidelines*

Significant Parks

17 Mile House & Farm Park
Cherry Creek Valley Ecological Park
Dove Valley Regional Park

Sub-Area Two

Location

Sub-Area Two is generally located northwest of Parker, east of the City of Lone Tree within the northern boundary of Douglas County. Interstate 25 runs north-south and Highway E-470, Lincoln Avenue and RidgeGate Parkway cross east-west through Sub-Area Two.

Areas of Inclusion

The areas of inclusion for Sub-Area Two include unincorporated lands located in Douglas County currently zoned as follows:

Table 3 – Total acreage of all unincorporated land in Sub-Area Two

Sub-Area Two Areas of Inclusion	County	Acres
Agricultural One	Douglas	262
Commercial		90
Estate & Suburban Residential		3
Light Industrial		348
Planned Development		2,256
Total Acreage		2,959

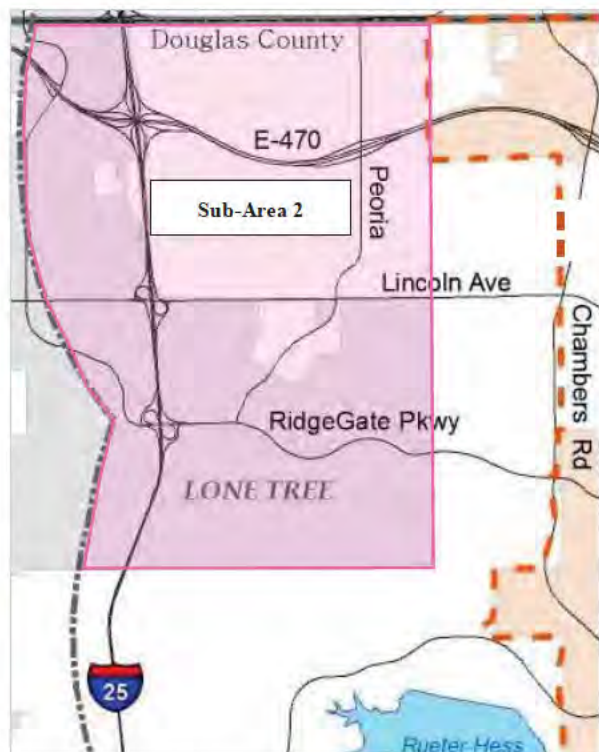


Figure 3 – Sub-Area Two

Areas of Exclusion

Incorporated areas within the City of Lone Tree.

Character and Land Use

The character of land use in the northern portion of Sub-Area Two (north of Lincoln Avenue) can be described as large commercial, office, and light industrial land uses. The southern part of the Sub-Area (south of Lincoln Avenue) falls within the City of Lone Tree, and is currently undeveloped. Sub-Area Two contains a network of existing streets, public areas, utilities, public services, infrastructure, and transportation facilities and is further described by the following segments.

East of I-25 and North of E-470

- Unincorporated lands located east of I-25 and north of E-470 are zoned as Planned Development, Commercial, and Light Industrial, and are part of the Meridian International Business Center North. This large Planned Development allows a mix of light industrial, large-scale office, open space, and residential development.

- A large portion of Centennial Airport’s physical runway is located in the central portion of Sub-Area Two and is zoned as Agricultural One. Parcels located east of Centennial Airport are zoned as Light-Industrial, Planned Development, and Commercial.
- Commercial developments, as well as the County Line Light Rail Station are located adjacent to I-25.

West of Interstate-25

A small area of unincorporated land is located west of I-25. This area contains the Lincoln Light-Rail Station, Multi-Family housing, Office, Mixed-Use developments, and is zoned as Planned Development.

Lincoln Avenue Corridor

- There are two large parcels of undeveloped land zoned as Planned Development, located west of First Street on the north side of the Lincoln Avenue corridor.
- The majority of land located south of Lincoln Avenue falls within the City of Lone Tree municipal boundaries. Within the City of Lone Tree, there is a large unincorporated area which is zoned Planned Development containing a mix of commercial, office, multi-family, and single-family residential development.

Utilities and Services

Utilities and Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Water and Sanitation

Meridian Metropolitan District
Inverness Water and Sanitation District
Parker Water and Sanitation District

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

Road and Bridges are further referenced in the Douglas County 2030 Transportation Master Plan

Subways

None

Transit Services

RTD Bus Routes
RTD Access-a-Ride
RTD Call-n-Ride
RTD Light Rail Stations: County Line Station, Lincoln Station
Future Southeast Rail Line Extension: Sky Ridge Station, Lone Tree City Center, and RidgeGate Parkway Station

Airport/Aviation Fields

Airports and aviation fields are further referenced in Centennial Airport Authority’s Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines

Significant Parks

None

Sub-Area Three

Location

Sub-Area Three is generally located east of I-25 between the City of Lone Tree and the Town of Parker, and south of Highway E-470. The eastern portion of Sub-Area Three is located within the Parker 2035 Master Plan planning area.

Areas of Inclusion

The areas of inclusion for Sub-Area Three include all unincorporated lands located in Douglas County currently zoned as follows:

Table 4 – Total acreage of all unincorporated land in Sub-Area Three

Sub-Area Three Areas of Inclusion	County	Acres
Agricultural	Douglas	18
Planned Development		2,341
Estate Residential		608
Total Acreage		2,968



Figure 4 – Sub-Area Three

Areas of Exclusion

None

Character and Land Use

Unincorporated areas of Sub-Area Three fall within Douglas County's Estate Residential and Planned Development zoning districts. Sub-Area Three contains a network of existing streets, public areas and infrastructure. Major roads that provide access to this area include E-470, Lincoln Avenue, Chambers Road, Jordan Road, and RidgeGate Parkway. The character of Sub-Area Three is further described as follows.

- The majority of Sub-Area Three consists of unincorporated single-family residential development. The Grandview Estates (zoned as Estate Residential) is located north of Lincoln Avenue and west of Chambers Road.
- Areas east of Chambers Road are part of the Stonegate Planned Development, and areas south of Lincoln Avenue and west of Chambers Road contains the Meridian International Business Center and the Sierra Ridge Planned Developments consisting of residential, open space, and commercially-designated areas.
- A small 18-acre strip of unincorporated land owned by the Belford South Metropolitan District is zoned Agricultural One, and is located directly north of the Grandview Estates development.

Utilities and Services

Utilities and Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Water and Sewer Providers

Meridian Metropolitan District
Stonegate Village Metropolitan District

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

*Road and Bridges are further referenced in the
Douglas County 2030 Transportation Master Plan
and the Parker 2035 Master Plan*

Subways

None

Transit Services

RTD Access-a-Ride
RTD Bus Route 483
RTD Bus Route P
RTD Park-n-Ride Station with Bus Service

Airports/Aviation Fields

*Airports and aviation fields are further referenced in
Centennial Airport Authority's Airport Influence
Area (AIA) Map and Centennial Airport Land Use
Guidelines*

Significant Parks

None

Sub-Area Four

Location

Sub-Area Four is generally located southwest of the Town of Parker, east of I-25, west of Parker Road, and encompasses portions of the City of Castle Pines and the Town of Castle Rock. Sub-Area Four lies entirely within Douglas County. A significant amount of unincorporated land is undeveloped in this Sub-Area.

Areas of Inclusion

The areas of inclusion for Sub-Area Four include all unincorporated lands located in Douglas County currently zoned as follows:

Table 5 – Total acreage of all unincorporated land in Sub-Area Four

Sub-Area Four Areas of Inclusion	County	Acres
Agricultural	Douglas	7,923
Light Industrial		2
Open Space Conservation		515
Planned Development		3,692
Residential		739
Total Acreage		12,870

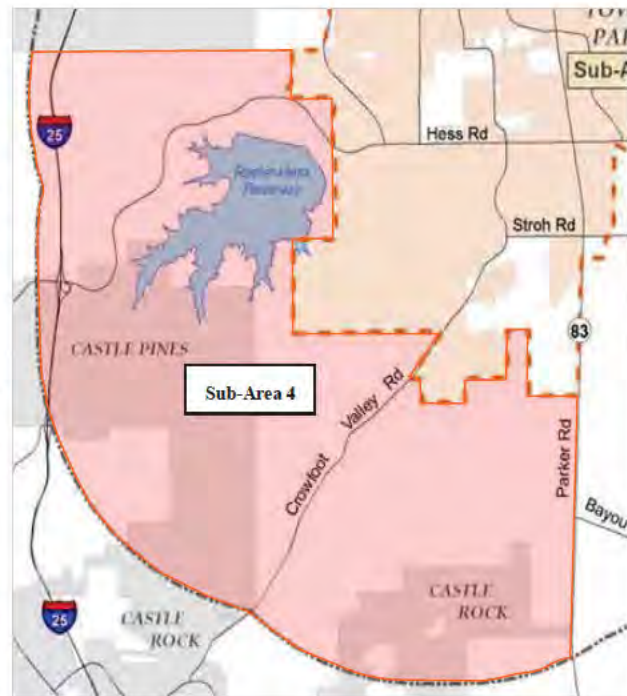


Figure 5 – Sub-Area Four

Areas of Exclusion

Incorporated areas located within the Cities of Castle Pines and the Town of Castle Rock.

Character and Land Use

Unincorporated areas of Sub-Area Four are generally described as rural in character, with small pockets of large-lot residential estates interspersed throughout. The topography consists of gently rolling hills, minor ridges and valleys, and a mix of open grasslands and shrubbery. Land within Sub-Area Four has been used for ranching activities as a large portion is zoned Agricultural One. The character of Sub-Area Four is further described as follows.

- Reuter-Hess Reservoir (drinking-water reservoir) is located in Sub-Area Four. This 425-acre site is owned by Parker Water and Sanitation District, located on Hess Road, one mile east of I-25 at the Castle Pines Parkway Exit 188, approximately three miles west of Parker Road immediately west of the Town of Parker.
- A 1,113-acre unincorporated property surrounds the Douglas County's Glendale Open Space area and is zoned as Agricultural One in Douglas County.

- Unincorporated areas east of Castle Pines and south of Reuter-Hess Reservoir are zoned as Agricultural One, with several properties just north of Crowfoot Valley Road that are zoned as Large Rural Residential and Estate Residential in the County.
- Unincorporated areas north of Castle Rock, and west of Parker Road are zoned as Planned Development, Estate Residential, Rural Residential, Open Space, and Agricultural One.
- Approximately two (2) acres of unincorporated land west of Crowfoot Valley Road is zoned for Light Industrial uses. There are two unincorporated enclaves that fall within Castle Rock municipal boundaries.

Utilities and Services

Utilities and Telecommunications

CenturyLink

Intermountain Rural Electric Association (IREA)

Xcel Energy

Xfinity

Water and Sanitation

Parker Water & Sanitation District

Pinery – Denver SE Suburban

Town of Castle Rock

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

Refer to Douglas County 2030 Transportation Master Plan

Subways

None

Transit Services

RTD Bus Route P (along Parker Road)

RTD Park-n-Ride Station with Bus Service

Airport/Aviation Fields

Airports and aviation fields are further referenced in Centennial Airport Authority's Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines

Substantial Parks

Glendale Farm Open Space

Sub-Area Five

Location

Sub-Area Five is generally located east of the Town of Parker within the northeastern corner of Douglas County. This Sub-Area also includes small portions of western Elbert County and City of Aurora municipal boundaries.

Areas of Inclusion

All unincorporated areas of Douglas and Elbert Counties located within Sub-Area Five currently zoned as follows:

Table 6 – Total acreage of all unincorporated land in Sub-Area Five

Sub-Area Five Areas of Inclusion	County	Acres
Agricultural	Douglas	6,665
Commercial		4
Residential		10,360
Open Space		
Conservation		605
Planned Development		5,029
Subtotal Acreage		22,663
Agricultural	Elbert	365
Agricultural-Residential		2
Planned Development		91
Residential-Agricultural		388
Right-of-Way		21
Subtotal Acreage		867
Grand Total Acreage (Douglas & Elbert Counties)		23,530

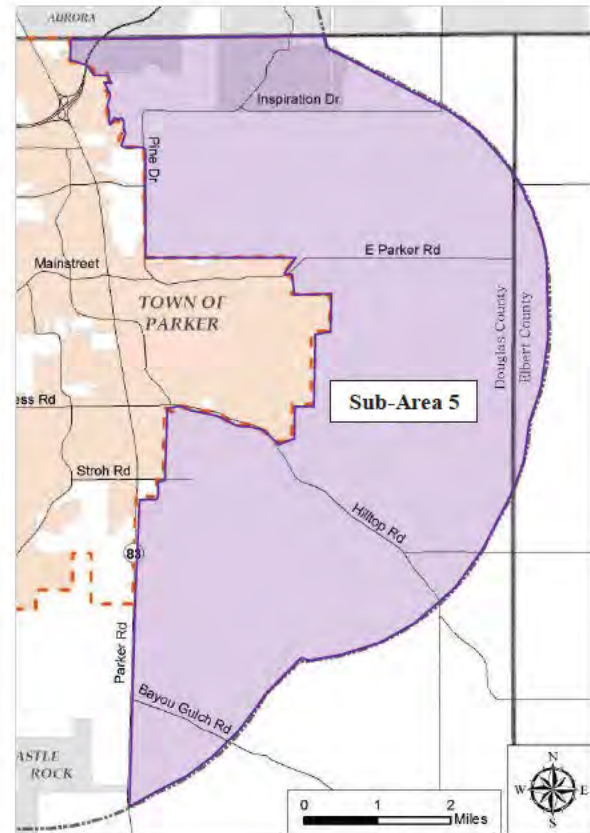


Figure 6 – Sub-Area Five

Areas of Exclusion

Incorporated areas located within the City of Aurora.

Character and Land Use

The predominant character of land use in Sub-Area Five can be described as large lot residential and rural in nature with large areas of open space, natural landscapes, natural grade and terrain. Sub-Area Five contains a network of existing streets, public areas and infrastructure. A short segment of Highway E-470 is located at the northwestern edge of this Sub-Area. The character of Sub-Area Five is further described as follows.

Douglas County

- Unincorporated lands located in the northeastern portion of Sub-Area Five, south of County Line Road to Hilltop Road are zoned Rural Residential, Large Rural Residential, Planned Development, Estate Residential, Agricultural One and Open Space and consist of primarily large lot residential uses.
- Unincorporated land located between Hilltop Road and Parker Road is comprised of the Pinery Planned Development, Estate Residential, Rural Residential, and Large Rural Residential. The Douglas County 2035 Master Plan has designated this area as a ‘Separated Urban Area.’

Elbert County

Unincorporated lands located east of N. Delbert Road (at the Douglas and Elbert County line) are zoned as Agricultural, Planned Unit Development (PUD), and Residential Agricultural-1 (RA-1).

Utilities and Services

Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Water and Sewer Providers

Aurora Water
Cottonwood Water and Sanitation District
Parker Water and Sanitation District
Pinery – Denver SE Suburban
Sierra Vista Douglas Mutual Water Company

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

*Refer to Douglas County 2030 Transportation
Master Plan & Elbert County 2018 Comprehensive
Plan*

Freeway/Interstate

Highway E-470

Subways

None

Transit Services

RTD Bus Route P (Along Parker Road)
RTD Park-n-Ride Station with Bus Service

Airport/Aviation Fields

None

Significant Parks

Bayou Gulch Regional Park

Sub-Area Six

Location

Sub-Area Six contains unincorporated properties that are located within the Town of Parker's municipal boundaries. Sub-Area Six is located in its entirety within Douglas County, east of I-25. Highway E-470 travels through the northern portion of the Sub-Area and Parker Road (Highway 83) runs north-south through Town.

Areas of Inclusion

The areas of inclusion for Sub-Area Six includes all unincorporated lands located in Douglas County currently zoned as follows:

Table 7 – Total acreage of all unincorporated land in Sub-Area Six

Sub-Area Six Areas of Inclusion	County	Acres
Agricultural	Douglas	832
Business		4
Commercial		12
Light Industrial		19
Open Space Conservation		73
Planned Development		1,152
Residential		805
Total Acreage		2,897

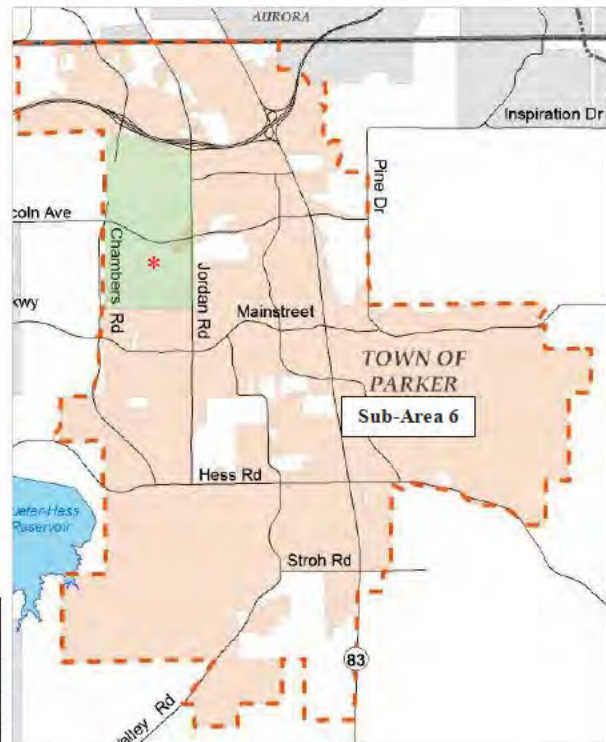


Figure 7 – Sub-Area Six

**Note: Sub-Area Six does not include the Stonegate Planned Development*

Areas of Exclusion

Incorporated areas located within the Town of Parker.

Character and Land Use

The Town of Parker is characterized as a suburban community with a 'home-town feel.' The land base consists of varied topography ranging from shrub-land, ridgelines, hills, riparian areas, drainages and grass-covered plains. Natural resources in the area include of the Cherry Creek corridor, waterways and gulches, natural vegetation, tree cover, and wildlife habitat. Sub-Area Six contains a network of existing streets, public areas and infrastructure, as well as a checkerboard of unincorporated parcels. Unincorporated areas are further described in the following segments.

Peoria Street & James E. Casey Avenue (South of County Line Road & North of Highway E-470)

Unincorporated land located in the northern portion of Sub-Area Six is zoned Planned Development. Major land uses include light industrial, flex-office and the American Furniture Warehouse and Showroom is located in this Sub-Area. Centennial Airport is located adjacent to Sub-Area.

Jordan Road & the Arapahoe County Boundary

This unincorporated area consists of the Compark and Cottonwood Planned Developments, of which the majority of land use is residential.

East of Parker Road & Highway E-470

This area is located within the northern portion of Douglas County and is zoned Agricultural One, and Estate Residential.

Pine Drive & Pine Lane (Northwest)

Unincorporated lands in this area are zoned as Rural Residential and mainly consist of large lot residential uses.

Lincoln Avenue & Pine Drive (Southwest)

This unincorporated area is zoned as Suburban Residential, Planned Development (Lincoln Creek Village), and Rural Residential. Major land use is residential.

Parker Road & Richlawn Drive

This area is zoned as Rural Residential and contains the Richlawn Hills large lot residential units.

Stroh Road & Crowfoot Valley Road

A large parcel of unincorporated land in this area is zoned as Agricultural One and contains Lemon Gulch, Kinney Creek, and a portion of the Cherry Creek corridor. This parcel is undeveloped.

South of Stroh Road & Parker Road

This unincorporated area contains the Pinery West Planned Development, which is currently undeveloped.

Enclaves Located within Parker

There are a number of unincorporated enclaves that are located entirely within the outer boundaries of the Town of Parker. Predominant land uses for the enclaves are residential, rural residential, agricultural, outdoor storage, light industrial, landscape nursery, and farming activities. Each enclave is further described as follows.

List of Enclaves

Canyon Rim Circle & Chambers Road

Zoned: Planned Development

Land Use: Canyon Creek Condos Residential

Jordan Road & Acer Drive

Zoned: Planned Development (Cottonwood 11 Amendment 1)

Land Use: Single Family Residential

Jordon Road & Apache Plume Dr.

Zoned: Planned Development (Cottonwood 10B1st Amd)

Land Use: Single Family Residential

Jordon Road & Cottonwood Drive

Zoned: Planned Development (Cottonwood Mixed Commercial Industrial 1)

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

Jordan Road & E-470

Zoned: Planned Development (Stonegate Village Metro District)

Land Use: Stonegate Village Metro District

Lincoln Avenue & Jordan Road

Zoned: Planned Development (Stonegate PD)

Land Use: Single Family Residential

Lincoln Avenue & Recreation Drive

Zoned: Unincorporated Douglas County

Land Use: Challenger Regional Park

Lincoln Avenue & Dransfeldt Road

Zoned: Agricultural One

Land Use: Residential/ Peaslee Property

Parker Road & Parkglenn Way

Zoned: Commercial (Parker Pro Park Amd 1 & Parker Professional Park)

Land Use: Commercial

Parker Road & Longs Way

Zoned: Suburban Residential

Land Use: Vacant Undeveloped

Newlin Gulch Blvd & E. Meadow Vista Circle

Zoned: Agricultural One

Land Use: Vacant

Mainstreet & Newlin Gulch Blvd (North)

Zoned: Agricultural One

Land Use: Church Property

Hess Road, Jordan Road, Todd Drive & Motsenbocker Road

Zoned: Agricultural One, Rural Residential and Light Industrial

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

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

Zoned: Agricultural One

Land Use: Landscaping Company

Twenty-Mile Road (west of Parker Road)

Zoned: Agricultural One

Land Use: Flat Acres Farm (Pope Property)

West Side of Parker Road (behind Kohls)

Zoned: Agricultural One

Land Use: KOA Property (I Heart Media)

Motsenbocker Road & King Court

Zoned: Rural Residential

Land Use: Large Lot Residential (King Ranch Estates)

Hess Road & Pine Bluffs Way (on Cockriel Drive)

Zoned: Agricultural One

Land Use: Cockriel Boarding Stables

Hilltop Road

Zoned: Agricultural One

Land Use: Vacant (Kuback Property)

Newlin Gulch Blvd.

Zoned: Agricultural One

Land Use: Vacant

Crowfoot Valley Road

Zoned: Agricultural One

Land Use: Outdoor Storage

Utilities and Services

Utilities and Telecommunications

CenturyLink
Intermountain Rural Electric Association (IREA)
Xcel Energy
Xfinity

Water and Sanitation

Cottonwood Water and Sanitation District
Meridian Metropolitan District
Parker Water and Sanitation District
Pinery – Denver SE Suburban
Stonegate Village Metro

School District

Douglas County School District RE-1

Streets, Bridges and Transportation

Refer to Town of Parker Transportation Master Plan

Freeway/Interstate

Highway E-470

Subways

None

Transit Services

RTD Access-a-Ride
RTD Bus Route 483 (provides commuter service to the Lincoln Light Rail and Nine Mile Stations)
RTD Bus Route P (provides express commuter services to downtown Denver)
RTD Park-n-Ride Bus Stations with Bus Service:
Lincoln Avenue & Jordan Road, Longs Way
RTD Call-n-Ride Services (limited to portions of Parker)

Airport/Aviation Fields

Airports and aviation fields are further referenced in Centennial Airport Authority's Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines

Significant Parks

Challenger Regional Park
Cottonwood Park & Trailhead
Discovery Park
Dog Park & Disk Golf Course
Norton Farm
O'Brien Park
Salisbury Equestrian Park

Map Exhibits

Map 1 – Surrounding Jurisdictions

Map 2 – Transportation Facilities

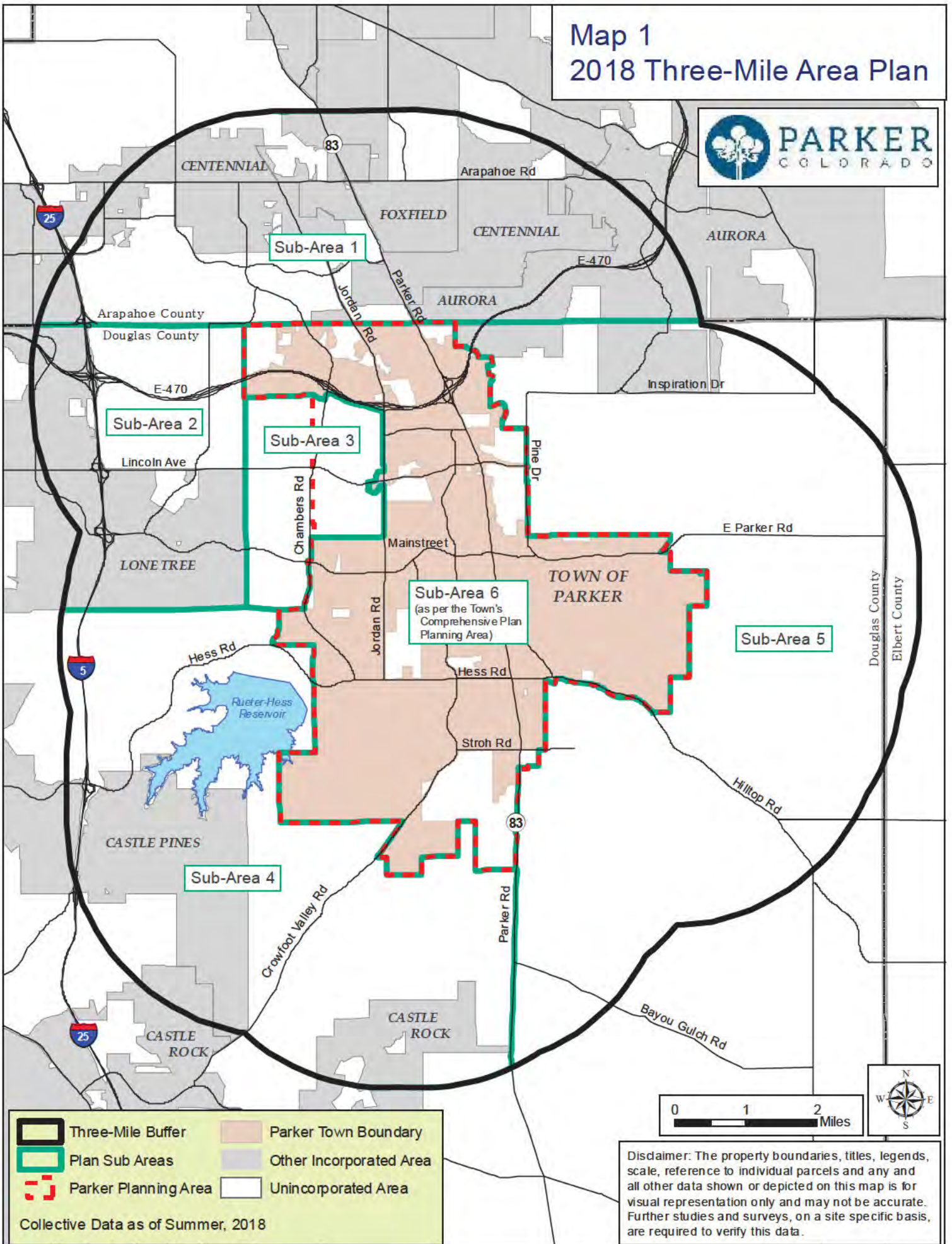
Map 3 – Significant Waterways

Map 4 – Significant Parks

Map 5 – Water and Sanitation Districts

Map 6 – County Zoning

Map 1 2018 Three-Mile Area Plan



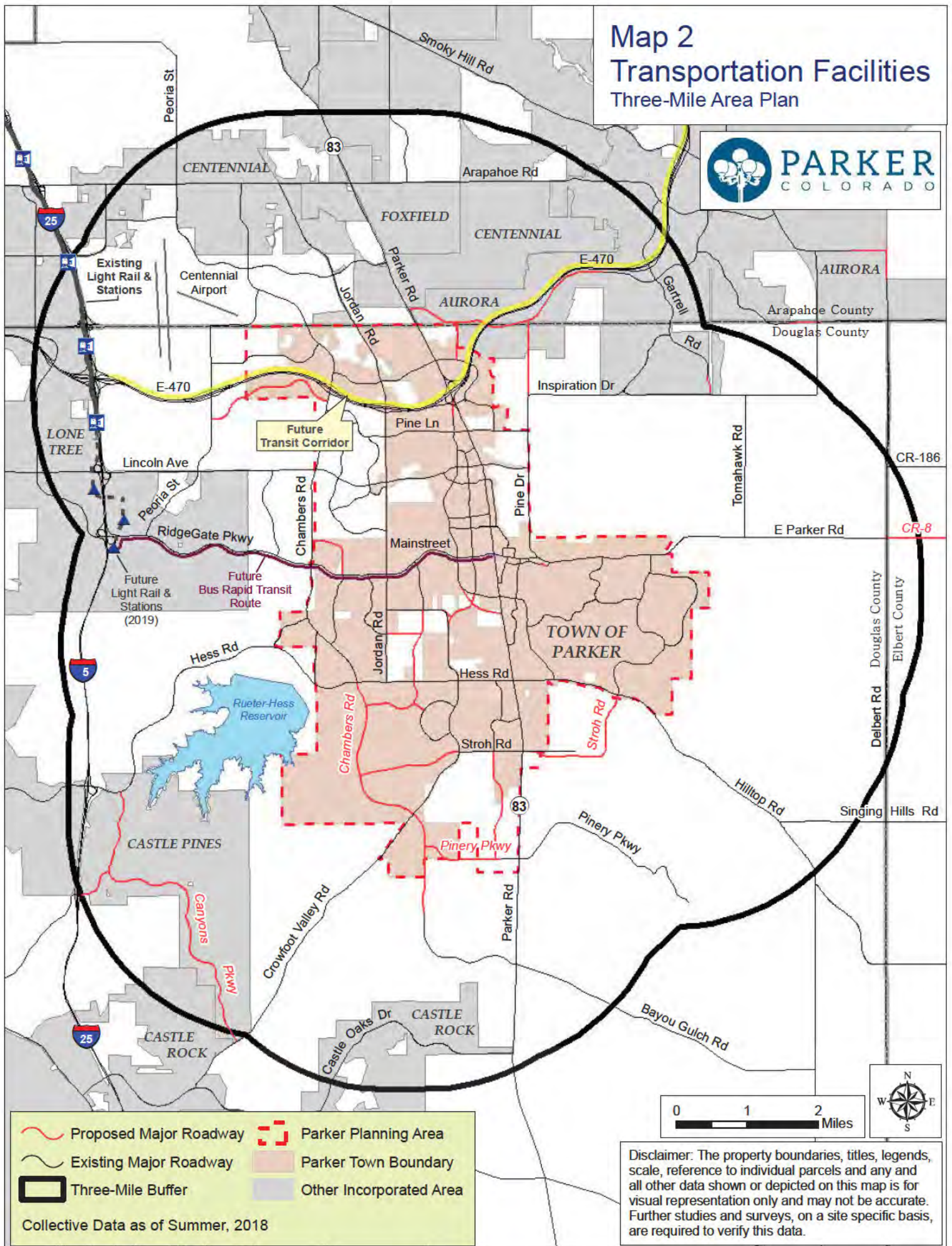
- Three-Mile Buffer
 - Plan Sub Areas
 - Parker Planning Area
 - Parker Town Boundary
 - Other Incorporated Area
 - Unincorporated Area
- Collective Data as of Summer, 2018

0 1 2 Miles

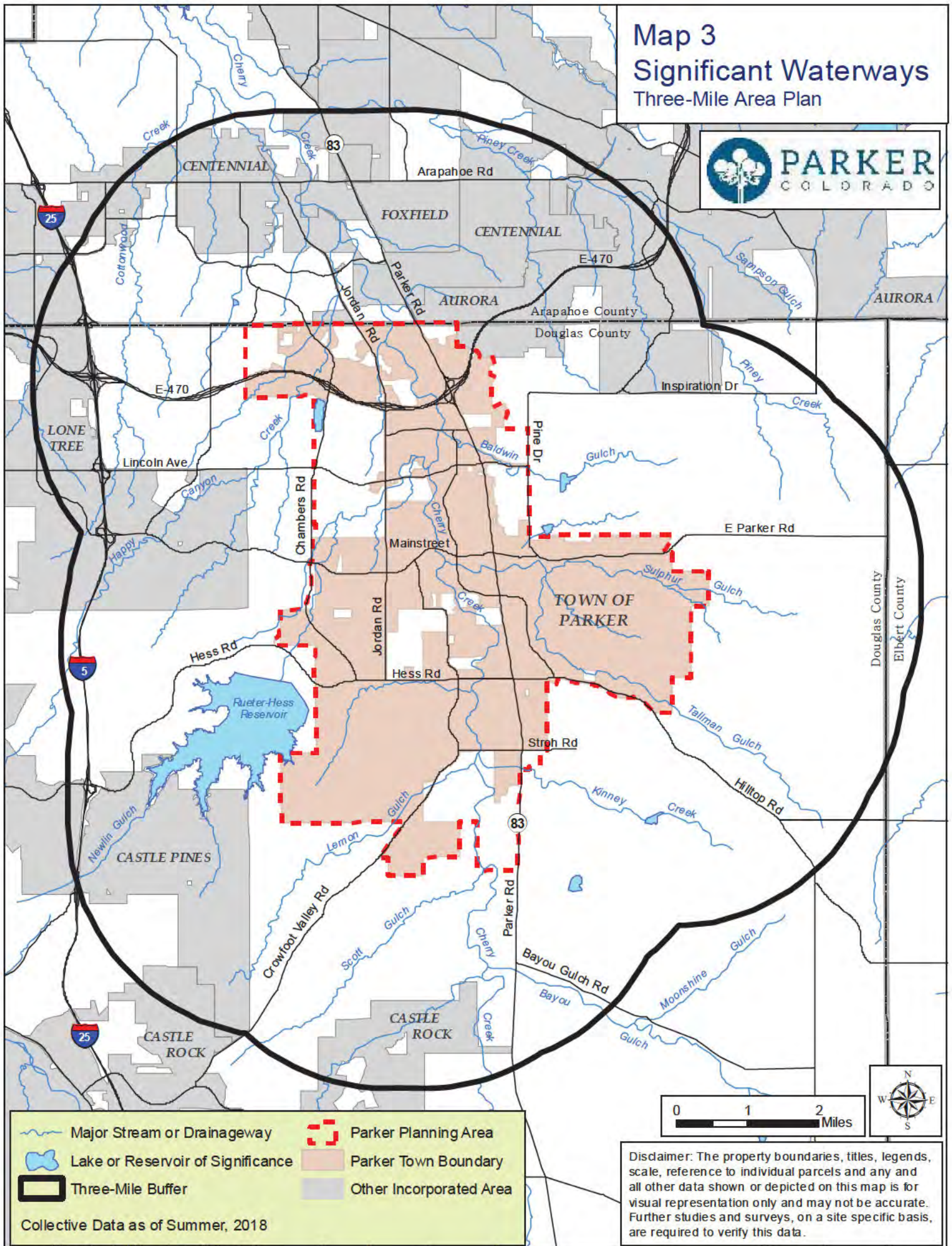


Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.

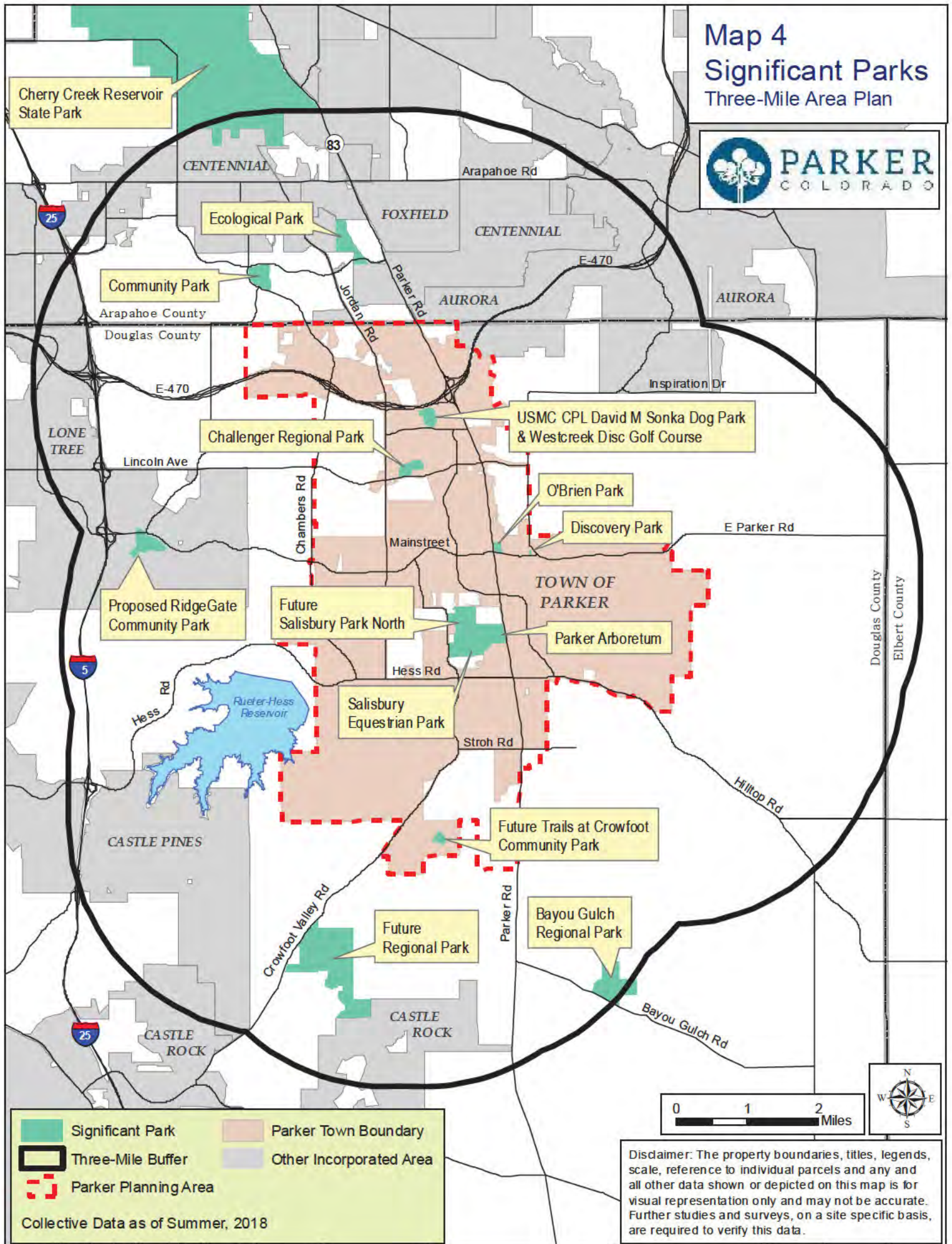
Map 2 Transportation Facilities Three-Mile Area Plan



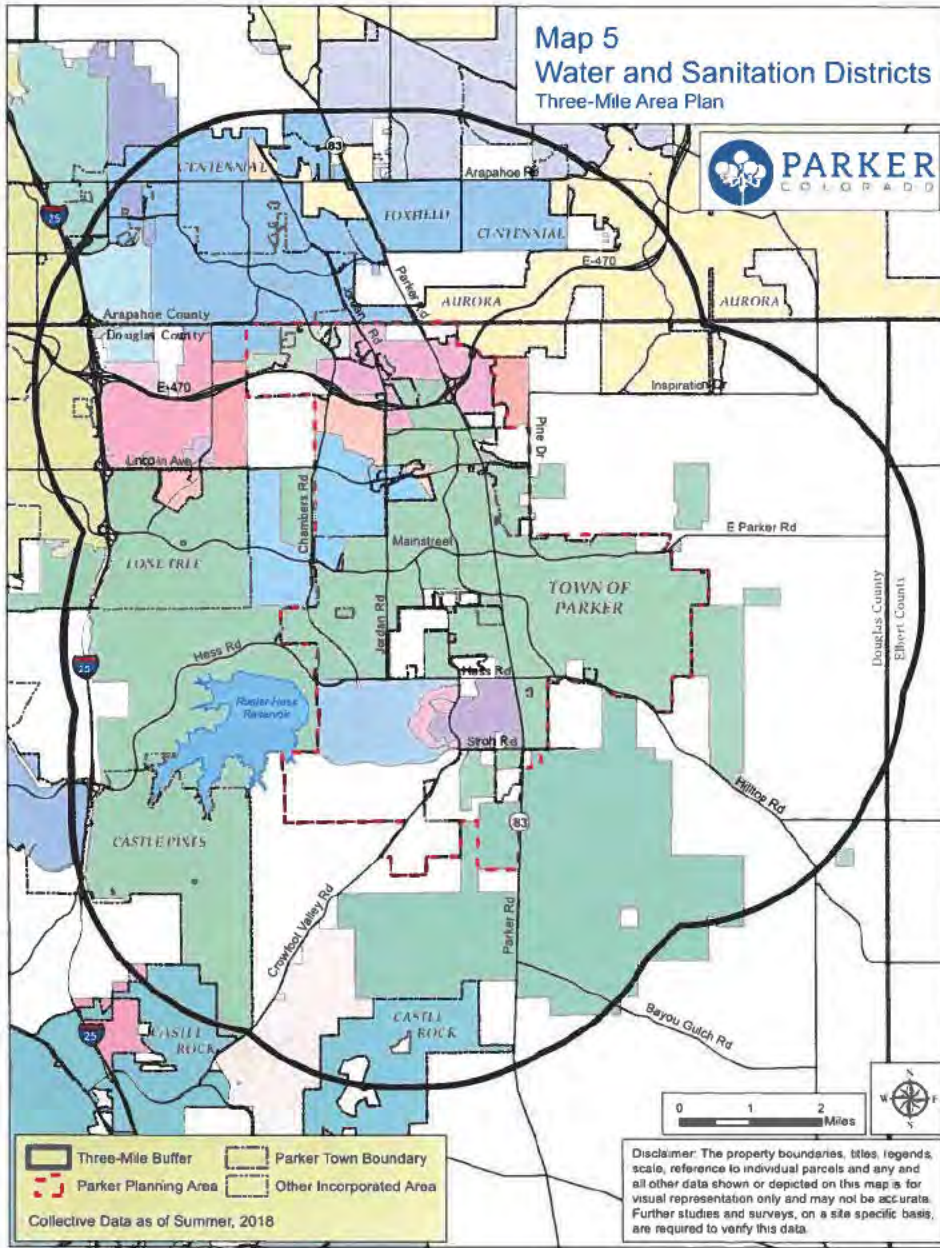
Map 3 Significant Waterways Three-Mile Area Plan



Map 4 Significant Parks Three-Mile Area Plan

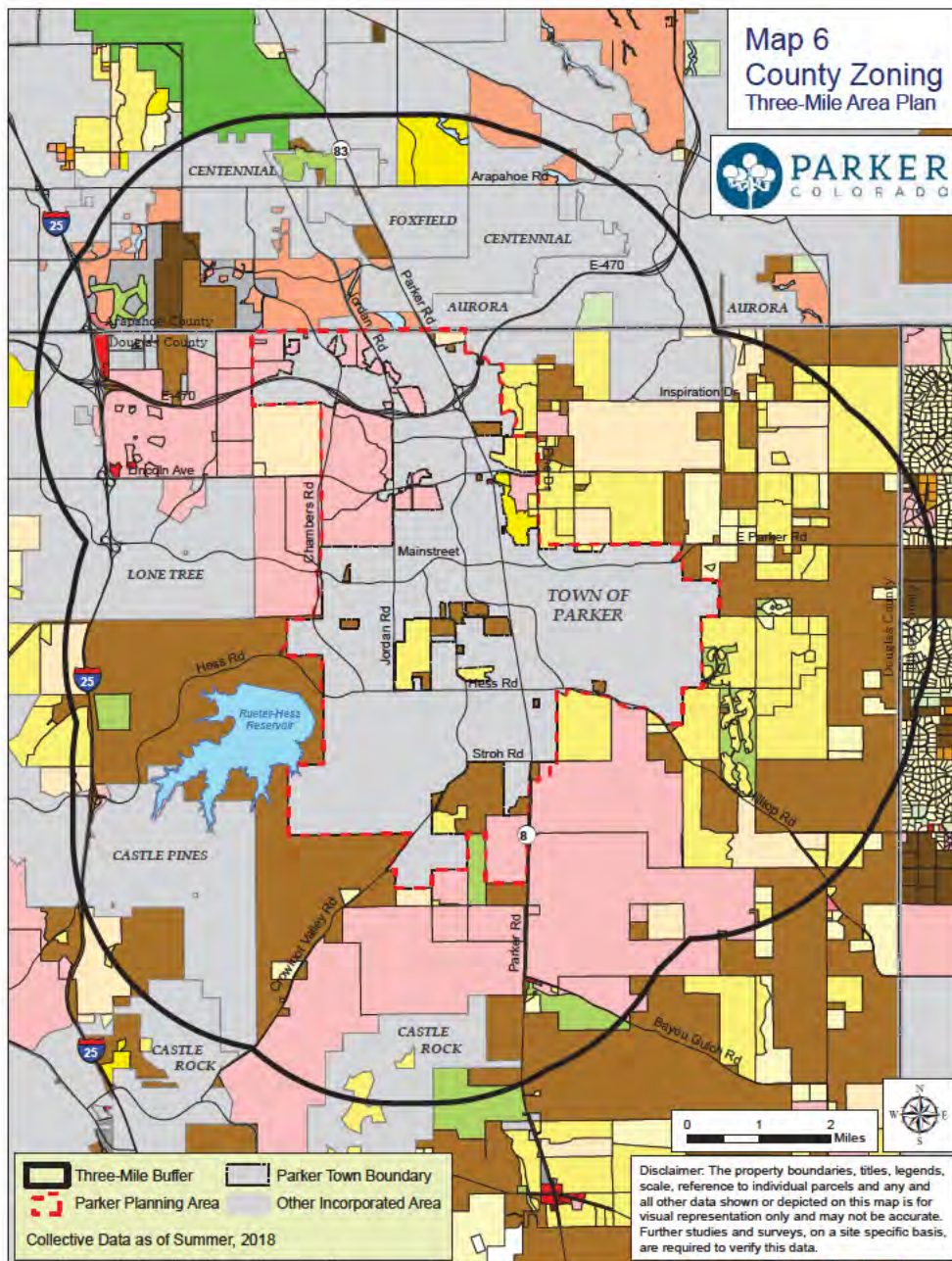


Map 5
Water and Sanitation Districts
 Three-Mile Area Plan



Water & Sanitation Districts

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



Arapahoe County Zoning

- A-1 (Agriculture)
- A-2 (Agriculture)
- B-5 (Business)
- F (Floodplain)
- I-1 / I-1 PUD (Industrial)
- M-U PUD / MDP (Mixed Use)
- O (Office)
- R-1 (Residential)
- R-3 / R-3 PUD (Residential)
- R-4 / R-4 PUD (Residential)
- R-A (Residential -
- R-E (Residential - Estate)
- R-P / R-P PUD (Residential)
- R-PH (Residential - High Density)
- R-PM / R-PM PUD (Residential - Moderate Density)
- R-PSF (Residential - Single Family)
- U.S.A. (Federal Land)

Douglas County Zoning

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

Elbert County Zoning

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