



**PLANNING COMMISSION MEETING**

**7:00 P.M. May 12, 2016**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**  
April 28, 2016 Minutes
6. **CONSENT AGENDA**
  - (A) **PARKER CENTER ANIMAL CLINIC FREESTANDING MONUMENT SIGN – Unplatted TR IN SW1/4SE1/415-6-66 Town of Parker**  
Applicant: Judy Cruz, Representative  
Location: 10702 Parker Road  
Planner: Mary Lockwood
  - (B) **DOVE VILLAGE COTTONWOOD HIGHLANDS SUBDIVISION FREESTANDING MONUMENT SIGN**  
Applicant: Mikes Pekas, Lennar of Colorado  
Location: 16517.5 Cottonwood Drive  
Planner: Stacey Nerger
7. **PUBLIC HEARING: PINE CURVE ZONING – TABLED**  
Applicant: Town of Parker  
Location: Northeast corner of Mainstreet and Pine Drive  
Planner: Bryce Matthews and Mary Munekata
  - (A) **ORDINANCE NO. 3.205.29**  
A Bill for an Ordinance Amending Ordinance No. 3.205, Series of 2002, by the Deletion of Certain Property Commonly Known as the Villa Parker Property and the Pine Curve Property from the GD-Greater Downtown District, Historic Center, Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith
  - (B) **ORDINANCE NO. 2.246**  
A Bill for an Ordinance Rezoning Certain Property Commonly Known as the Villa Parker Property and the Pine Curve Property, from GD-Greater Downtown District to Pine Curve Planned Development, Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith
8. **PUBLIC HEARING: HILLTOP CARWASH MINOR DEVELOPMENT LOT 2 - Use by Special Review**  
Applicant: Shawn Dore  
Location: 19745 Parker Square Drive  
Planner: Carolyn Parkinson
9. **PUBLIC HEARING: NEWLIN CROSSING PLANNED DEVELOPMENT - Zoning**  
Applicant: David Brehm, Plan West  
Location: Northeast corner of Chambers Road and Mainstreet  
Planner: Patrick Mulready
10. **STAFF ITEMS**
11. **ADJOURNMENT**



**PLANNING COMMISSION MINUTES**  
**April 28, 2016**

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, Sasha Levy and Brent Bitz. Alternates Eliana Burke, Robert Moffitt and Kathleen Thayer were present.

**ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**APPROVAL OF MINUTES**

Commissioner John Howe moved to approve the April 14, 2016 meeting minutes. Commissioner Brent Bitz seconded; a vote was taken and passed 4:0:1 with Commissioner Sasha Levy abstaining due to being absent from the April 14, 2016 meeting.

**CONSENT AGENDA**

**PUBLIC HEARING: OPENED: 7:01 P.M. SETBACK VARIANCE AT LOT 1B, PARKER AUTO PLAZA FILING 2, THIRD AMENDMENT**

Applicant: Chad Wheeler, Dimension Group Engineering

Location: Generally located north of the northwest corner of the intersection of Lincoln Avenue and Ponderosa Drive

Planner: Patrick Mulready

Patrick Mulready, Planner, presented the staff report for the setback variance request for Lot 1B, Parker Auto Plaza Filing 2, Third Amendment. Mr. Mulready concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the variance request for Lot 1B as conditioned in staff's report.

Commissioners discussed with staff:

- if building A encroaches into the 10-foot easement; (*Staff said yes it does; this is the nature of the condition for approval.*)

- the planned location for trash collectors; (*Staff said the trash collectors are planned to be placed away from Ponderosa Drive with the buildings concealing their location.*)

### **APPLICANT PRESENTATION**

Chad Wheeler, Dimension Group Engineering, 5600 S Quebec, Suite 310B, Greenwood Village, CO thanked Mr. Mulready for the presentation on the variance request and asked for questions from the Planning Commission.

Commissioners discussed with Mr. Wheeler:

- if, based on the setback request, access to the back of the buildings will be restricted; (*Mr. Wheeler confirmed there would be no access to the west side of the buildings for both vehicles and pedestrians.*)

### **PUBLIC COMMENT OPENED**

None

### **PUBLIC COMMENT CLOSED**

### **PUBLIC HEARING: CLOSED: 7:11 P.M. SETBACK VARIANCE AT LOT 1B, PARKER AUTO PLAZA FILING 2, THIRD AMENDMENT**

### **PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said this is a straight-forward request to allow any type of building adequate space in the usable piece of the property. He said hopefully, new jobs and revenue will be provided for the Town and he supports approval for the request.

Commissioner Duane Hopkins said the design looks fine with the placement of the buildings, the open space as a buffer and the site should function well. He said the variance request is reasonable and he supports the approval.

Commissioner Sasha Levy agreed as well since variances are allowed by ordinance.

Commissioner Brent Bitz said the lot is a challenge to build on. He said the design is good; and he supports the variance that will add value to the Town.

Chair Gary Poole concurred. He said the item is in compliance with the Town's Land Development Ordinance.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the variance request for Lot 1B, Parker Auto Plaza Filing 2, Third Amendment subject to the one condition in staff's report. Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

### **PLANNING COMMISSION ITEMS**

None

**STAFF ITEMS**

Steve Greer, Deputy Community Development Director, advised the Planning Commission of an upcoming hearing on the Pine Curve property. He advised there should be a large turnout for the meeting and wanted to ensure the Planning Commission understands their responsibilities in what can and cannot be considered during deliberations. He said a rezone land use application is the Planning Commission's opportunity to carefully consider development for the Town. He said the deliberations should conclude with a motion for approval, approval with modifications or conditions, or be denied. Mr. Greer asked if there were any questions regarding the process.

Chair Gary Poole asked if Planning Commissioners will be able to attend the May 12, 2016 meeting.

Commissioner Sasha Levy said she would not be available. Commissioners Brent Bitz and Duane Hopkins needed to confirm their attendance.

All Alternates would be available to attend May 12, 2016.

Bryce Matthews, Comprehensive Planning Manager presented a matrix identifying the items the Planning Commission can consider for a rezoning request. He emphasized that the Planning Commission address their deliberation with consideration to the rezone request meeting the nine criteria and in accordance with the Master Plan for approval.

Commissioner Brent Bitz asked how to make a motion with conditions.

Mr. Greer sited an example on how to modify a particular land use in a plan area and said the Planning Commission would need to reword the motion to accommodate modifications and conditions.

Commissioner John Howe asked if this item will be part of a regular meeting that begins at 7:00 p.m.

Mr. Greer confirmed that to be true and asked the Alternate Commissioners if they had any questions. There were none.

**ADJOURNMENT**

The meeting was adjourned at 7:22 p.m.

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Rosemary Sietsema  
Recording Secretary

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Gary Poole  
Chair



**Community Development Department Memorandum  
Development Review Division**

**To:** Town of Parker Planning Commission

**From:** Mary Lockwood, Community Development Technician *ML*  
Steve Greer, Deputy Community Development Director *SG*

**Through:** John Fussa, Community Development Director

**Date:** May 12, 2016

**Regarding:** Consent Agenda:  
Parker Center Animal Clinic Freestanding Monument Sign – Unplatted TR IN  
SW1/4SE1/415-6-66 Town of Parker  
[Application PSGN15-00059]

**Section I.  
Subject & Proposal:**

**Location:** Parker Center Animal Clinic, 10702 Parker Road, Parker CO 80134

**Applicant:** Judy Cruz, Representative

**Proposal:** The applicant is proposing to construct one 47-square-foot freestanding monument sign at the Parker Center Animal Clinic entrance.

**Section II.  
Background:**

**History:** On February 10, 1994, the Planning Commission approved the site plan for the Parker Center Animal Clinic. The existing freestanding monument sign was approved in June 1995. It features the blue Parker Center Animal Clinic (PCAC) lettering with an ivory background mounted on a cobblestone base.

### **Section III. Analysis:**

#### **Conformance with the Town's Land Development Code:**

The Town of Parker Land Development Code states that nonresidential parcels may have one freestanding sign per subdivision entrance from an arterial road at a maximum height of eight feet. The maximum area per sign is 50-square-feet.

Freestanding signs must also be setback a minimum of 10 feet. The minimum setback measured from the nearest public right-of-way must be in accordance with the Town of Parker Roadway Design and Construction Criteria Manual.

The applicant has proposed one-freestanding monument sign approximately six-feet high located at the northeast entrance off Parker Road. The double-faced-illuminated freestanding monument sign features an 18" deep aluminum cabinet painted in MP 10658 and a 16" deep outer shroud décor painted in PM 7500c mounted around the cabinet revealing three-inch square tubing painted Dark Burgundy. A Dark Burgundy Opaque Vinyl applied to the face of the cabinet with the address logo reversed routed and backed with White Acrylic Ivory and Cobalt Blue Trans Vinyl applied. The lettering Parker Center Animal Clinic is in ½" Clear Acrylic push thru letters with ivory Trans Vinyl applied. The website and phone number will feature ½" Clear Acrylic push thru letters with Burgundy Trans Vinyl applied. The base will feature a 16" aluminum pole cover painted in Navy Blue PMS 281c. The pole is 3½" schedule-40 steel that will be five feet into the ground.

The double-faced-illuminated freestanding sign is 47-square-feet in total area. The freestanding monument sign meets the minimum setback requirement of 10 feet from the right-of-way. However, the freestanding monument sign would be located within the Magellan pipeline easement. The Magellan Midstream Partners, L.P. has provided a letter of authorization giving Parker Center Animal Clinic permission to locate and install their monument sign within the easement.

Parker Center Animal Clinic will be landscaping, leveling and grading around the sign base within Magellan's pipeline easement. The intent is to level the grade and not have the sign atop a large mound or hill.

Staff has reviewed the proposal and determined that the freestanding monument sign conforms to the minimum standards for signage of Section 13.09 of the Town's Land Development Code.

**Section IV.**

**Recommendation:**

Staff recommends that the Planning Commission approve the Parker Center Animal Clinic freestanding monument sign subject to the following conditions:

1. The sign exhibits submitted to the Community Development Department on May 19, 2015, and reviewed by the Planning Commission on May 12, 2016, shall be the approved plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, OR PLACEMENT SHALL BE AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, WHO RESERVES THE RIGHT TO REQUIRE SAID PROPOSED CHANGES TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.**
2. **A SIGN PERMIT IS REQUIRED.** This approval is for one freestanding monument sign located at 10702 Parker Road. In addition to the sign application fee, a sign permit fee is also required for the sign. Failure to obtain a sign permit prior to any construction of the sign site is a violation of the Town of Parker Municipal Code and subject to enforcement and possibly the removal of any sign or work.

**Section V.**

**Attachments:**

1. Vicinity Map
2. Freestanding Monument Sign Exhibit
3. Letter of Authorization

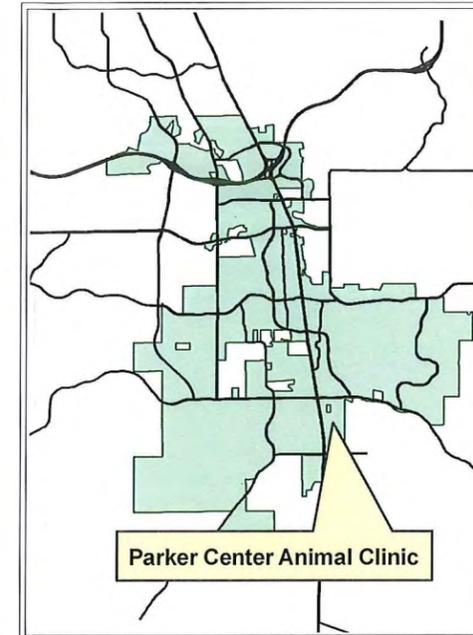
**Section VI.**

**Proposed Motion(s):**

*None required, approve as part of the Consent Agenda.*

*Or*

*"I move to approve the Parker Center Animal Clinic freestanding monument sign, subject to the two conditions listed in staff's report."*



**Legend**

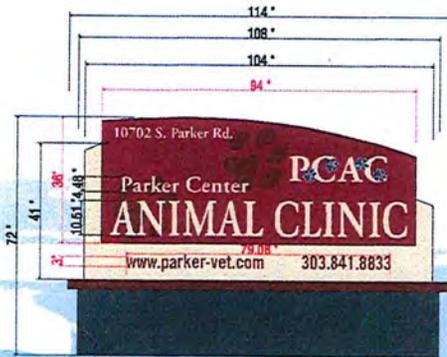
-  Sign Location
-  Site
-  Roads

**Narrative:**  
 The applicant is proposing to construct one 47-square-foot freestanding monument sign.

Planner: Mary Lockwood  
 Hearing Schedules:  
 Planning Commission:  
 May 12, 2016

Parker Center Animal Clinic Freestanding Monument Sign

# double sided monument sign



front view 1(north bound)



side view 1

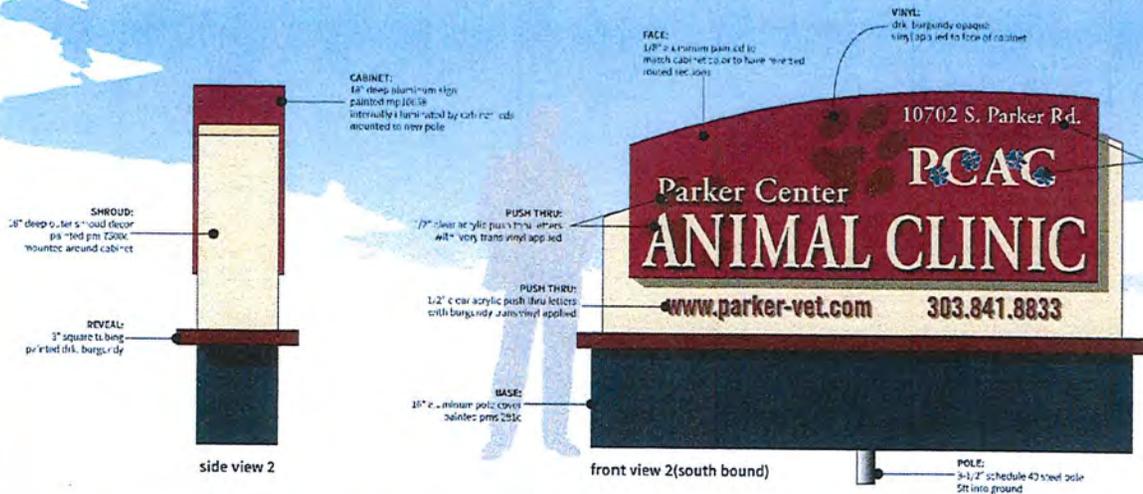
### sign colors

- mp10658 claret jug
- clear acrylic
- 7447 white acrylic
- 230-157 cobalt
- 230-005 ivory
- 220-68 drk. burgundy vinyl
- 230-49 burgundy vinyl
- pms 281c
- pms 7500c

existing cabinet size: 61-1/2" x 85-1/2" = 36 sqft  
to be removed completely(customer removing stone base)



new sign to be 10ft from right a way - will need to stake area/location

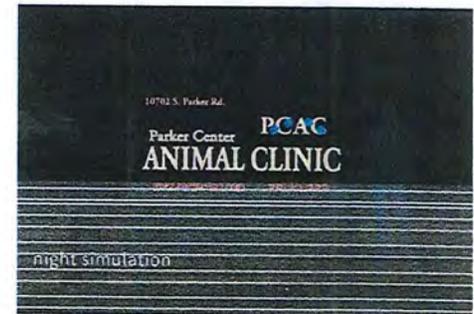


side view 2

front view 2(south bound)

POLE:  
3-1/2" schedule 40 steel pole  
5ft into ground

REVERSE ROUTED:  
address and logo to be  
reversed routed and backlit  
where acrylic vinyl and cobalt blue  
trans vinyl applied



BSC WILL ENDEAVOR TO CLOSELY MATCH COLORS, INCLUDING PMS, WHERE SPECIFIED WE CANNOT GUARANTEE MATCHES DUE TO VARYING COMPATIBILITY OF SURFACE MATERIALS AND PAINTS USED. ALL ILLUMINATED DISPLAYS BURN 120 VOLT UNLESS OTHERWISE SPECIFIED. 120 VAC. PRIMARY POWER TO AND FINAL WIRING BY OTHERS SIGN CIRCUIT(S) REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL.

# bscsigns

303-464-0644  
FAX: 303-464-0608

THIS DESIGN IS THE PROPERTY OF BSC AND IS SUBMITTED FOR YOUR USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY BSC. IT CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT	CLIENT PARKER CENTER VET	W.O.# ***
	JOB MONUMENT SIGN	ADDRESS
	DATE 042915	10702 S. PARKER RD. PARKER, CO
	SALES REP JOE LANDIN	
	DESIGNER RICO ARAGON	
	EMAIL JOE@BSCSIGNS.COM	
ART LOC:13015 Customer Art/Parker Animal Clinic/Parker,CO;Sign Design Concepts		

ARTWORK PHASE:	
<input checked="" type="checkbox"/>	CONCEPTUAL #F
<input type="checkbox"/>	REVISION #
<input type="checkbox"/>	FINAL ARTWORK
<input type="checkbox"/>	PRODUCTION
<input type="checkbox"/>	SHOP DRAWING

CLIENT APPROVAL		LANDLORD APPROVAL	
SIGNATURE:	DATE:	SIGNATURE:	DATE:

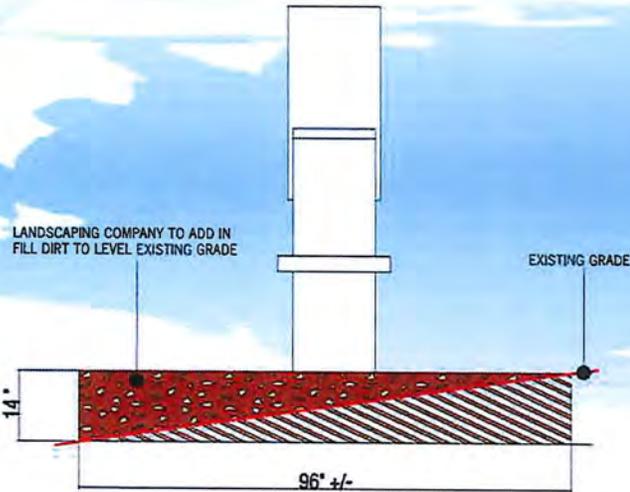
**DO NOT MANUFACTURE WITHOUT APPROVALS**  
THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING



Parker Center  
**ANIMAL CLINIC**

APPROXIMATE GRADING/FILL DIRT SPECS

APPROXIMATE SCOPE OF AREA



EAST VIEW - PARALLEL

ALL MEASUREMENTS ARE APPROXIMATE LANDSCAPING COMPANY TO VERIFY ALL



NORTH VIEW - PERPENDICULAR (ROTATED)

BSC WILL ENDEAVOR TO CLOSELY MATCH COLORS, INCLUDING PAINT, UNLESS SPECIFIED WE CANNOT GUARANTEE MATCHES DUE TO VARYING COMPATIBILITY OF SURFACE MATERIALS AND PAINTS USED. ALL ILLUMINATED DISPLAYS BUILT 120VOLT UNLESS OTHERWISE SPECIFIED. 120 VAC. PRIMARY POWER TO ADD FINAL HOOKUP BY OTHERS (SIGN CONTRACTORS) REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL.

**bscsigns**  
303-464-0644  
FAX: 303-464-0608

THIS DESIGN IS THE PROPERTY OF BSC AND IS SUBMITTED FOR YOUR USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY BSC. IT CANNOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

CLIENT	PARKER CENTER VET	W.O. #	***
JOB	MONUMENT SIGN	ADDRESS	10702 S. PARKER RD. PARKER, CO
DATE	04/29/15		
SALES REP	JOE LANDIN		
DESIGNER	RICO ARAGON		
EMAIL	JOE@BSCSIGNS.COM		
ART LUC/0215 Customer Art/Parker Animal Clinic/Parker CO/Sign Design/Concepts			

ARTWORK PHASE:	
<input type="checkbox"/>	CONCEPTUAL #F
<input type="checkbox"/>	REVISION #
<input type="checkbox"/>	FINAL ARTWORK
<input type="checkbox"/>	PRODUCTION
<input checked="" type="checkbox"/>	SHOP DRAWING

CLIENT APPROVAL		LANDLORD APPROVAL	
SIGNATURE:	DATE:	SIGNATURE:	DATE:
<b>DO NOT MANUFACTURE WITHOUT APPROVALS</b>			
THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING			

UL  
ISA  
COLORADO SIGN ASSOCIATION MEMBER



April 25, 2016

Motichka Properties, LLC  
Attn: Mark S. Motichka  
10702 S Parker Rd.  
Parker, CO 80134

Re: Parker Center Animal Clinic Sign  
10702 S Parker Rd., Parker, CO 80134  
S/2 Sec. 15, T6S, R66W  
Magellan Tract Number: 7165-DO-76

Dear Mr. Motichka:

Magellan Pipeline Company, L.P. ("Magellan") is in receipt of your plan drawings for the project captioned above. Magellan has no objection to the installation of dirt and the 9.5' wide x 6' tall monument sign, a part of which will be constructed on Magellan's pipeline easement, provided the following conditions are met and understood:

1. The monument sign and dirt (the "Encroachment") will be constructed at the location shown and in accordance to the following plan sheets attached hereto:
  - Exhibit "A" Page 1-4
2. You will not perform any excavation activity or undertake any work within twenty-five feet (25') of Magellan's pipeline without the presence of Magellan personnel being on site unless said representative declines to participate or remain on site. You will need to contact Magellan representative Terry Gallegos at (303) 877-7198 at least three (3) business days in advance of the work.
3. Prior to construction, you will execute a Magellan prepared encroachment agreement.
4. No damages will be owed to you, your successors and assigns for any damage that may result to the referenced Encroachment as a result of Magellan's legal and lawful exercise and use of its easement rights.
5. No trees, shrubbery, fences or any other encroachments not authorized by this letter are to be placed, constructed and or installed upon Magellan's easement.

Magellan submits the foregoing requirements to your attention. Please indicate your acceptance of the above mentioned conditions by signing in the space below. If we have not received a written response of discord by May 25, 2016, we will assume that you agree with and will comply with all statements addressed in this letter.

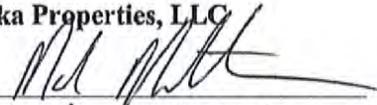
Cordially,



Patrick Dunakey  
Real Estate Representative  
Magellan Pipeline Company, L.P.  
One Williams Center, MD OTC-8  
Tulsa, OK 74172  
(918) 574-7872  
[patrick.dunakey@magellanlp.com](mailto:patrick.dunakey@magellanlp.com)

AGREED AND ACCEPTED:

**Motichka Properties, LLC**

By: 

Name: Mark Motichka

Title: Manager

Date: 4/27/16



Magellan Company Contact:

Phone: ( )

**In the Event of an Emergency:**

Phone: ( )

Distribution: Original - Asset Integrity Records Coordinator at - One Williams Center, MD 27-3, Tulsa, OK 74172 (Maintain for life of asset)

Copy - Coordinator of Maintenance / Line Locator  
Copy - Encroaching Party / company

## **ENCROACHMENT REQUIREMENTS - Encroaching Party responsible unless otherwise specified**

### **1. SAFETY EVALUATION BY COMPANY ENGINEER**

Prior to any Encroachments being constructed, by the Encroaching Party, a Company representative shall have the opportunity to make an inspection of its underground pipeline, and Company shall have the option to perform an "engineering impact study" and pipeline integrity review to evaluate safety concerns and proper safeguards for construction of the encroachment(s) and to insure the additional longitudinal stress due to external loads is acceptable. Notification will be given to Encroaching Party of approval to begin subject to any defined requirements.

### **2. PIPELINE COVER**

Any change in the surface grade or elevation on or over the pipeline and within Company's Easement Tract must be approved in advance by the Company in a separate written agreement.

### **3. TEMPORARY EQUIPMENT CROSSINGS, UNPAVED PRIVATE DRIVEWAYS**

- A. Driveways and equipment crossings shall be installed with a **minimum compacted cover** over the carrier pipe, as measured from the top of the driveway or crossing surface to the top of the pipe, of 4.0 feet, and a minimum of 3.0 feet in any adjoining drainage ditches, *except that* (1) if the pipeline to be crossed is used to transport a highly volatile liquid, then the minimum cover in drainage ditches must also be 4.0 feet, and (2) no heavy equipment or any loads with a gross weight in excess of 80,000 lbs. will be permitted to cross or operate over a pipeline without *additional written authorization* from Company, after a Company engineer has been allowed to analyze and calculate additional depth requirements needed to protect the pipeline. The Encroaching Party shall maintain the depth of cover across the full width of the Easement Tract. Depth of cover shall be measured from top-of-pipe to top of road surface (or drainage ditch).
- B. Driveways and equipment crossings shall not run lengthwise (parallel to pipeline) within the Easement Tract and crossings of any pipeline must be at no smaller angle to the pipeline than 45 degrees.
- C. Warning tape (or mesh where required), McMaster-Carr No. 8288T12 or equal, shall be placed by the Encroaching Party along the route of and at least 12 inches above each Company pipeline for all portions of the pipeline that will be under any driveway or equipment crossing, and such tape shall extend outward from the edges of the driveway or crossing a minimum of 10 feet on each side.

### **4. EXCAVATION**

- A. Encroaching Party's plans for excavation and shoring on the Easement Tract must be approved by Company prior to Encroaching Party commencing any work and must be in compliance with the Common Ground Alliance Best Practices which can be found of the web site: [www.commongroundalliance.com](http://www.commongroundalliance.com) (see "Program Information"/ "Common Ground Best Practices"). Excavation closer than 2.0 feet to any pipeline shall be done **by hand** until the pipeline is exposed and shall be done only in the presence of a Company authorized representative.
- B. Any excavation of soil on the Easement Tract, shall not be performed without the Company's prior approval and observation.
- C. When using a backhoe or excavating equipment, Encroaching Party shall comply with the following:
  1. side cutting teeth must be removed from buckets
  2. bucket teeth shall be curled under each time it is brought back into the ditch to reduce the chance of teeth contact to the pipe.

### **5. FENCES**

No fence shall be allowed to be constructed parallel closer than ten (10) feet to any Company pipeline within the boundaries of Company's Easement Tract. No fence post shall be allowed to be within five (5) feet of any Company pipeline or facility.

### **6. FOREIGN BURIED LINE CROSSINGS**

#### **A. GENERAL REQUIREMENTS -**

*(APPLIES TO ALL TYPES OF CROSSINGS)*

1. An **Authorized Company Representative** must be on-site during all excavation work performed on the Easement Tract.
2. **Angle of Crossing** - crossings of the Company Easement Tract by any pipeline must be at no smaller angle to any Company pipeline than 45 degrees.
3. **Separation** - All buried lines (except as specified below) crossing any Company pipeline shall maintain a minimum vertical separation of **24 inches**, with the same elevation depth carried across the entire Easement Tract. *Any variance from the standards set out in this Agreement requires written permission.*
4. **Warning Tape** - As a protective measure for buried lines crossing Company's Easement Tract, vinyl direct buried warning tape (or mesh where required), McMaster-Carr No. 8288T12 or equal, shall be placed at least 15 inches above the crossing line for the entire width of the Company pipeline Easement Tract.
5. **Surface Markers**, where reasonably feasible, shall be installed by the Encroaching Party on each side of company's pipeline for each buried utility crossing of company's pipeline and shall exhibit the type of utility and the depth of the buried utility line crossing Company's pipeline.

#### **B. ELECTRICAL AND COMMUNICATION LINES**

*(cable TV, telephone, etc.)*

1. **Code** - Such lines shall be installed in accordance with guidelines of the National Electric Safety Code (public utility power and light companies) or the National Electric Code (private power and light companies).
2. **Crossing Requirements**. Electrical, fiber optic, local service communication, long distance carrier telephone, and utility cables should cross Magellan pipeline(s) with a **minimum of 24-inches of vertical separation**. All such lines must be covered with a **Concrete Slab** for the full width of the Easement Tract, if requested by Magellan. If such lines have an exposed concentric neutral, a test point from the ground wire shall be installed by the power company.
3. **Crossing Requirements For Lines Going Over a Magellan Pipeline**. In the event the electrical, fiber optic, local service communication, long distance carrier telephone, and utility cable crosses **over** a Magellan pipeline, such line shall be **encased in red concrete across the full width of Magellan's Easement Tract**, unless a variance is granted by Magellan.

#### **C. SEWER LINES, WATER LINES, DRAIN TILE and SPRINKLER SYSTEMS**

1. Water and Sewer line crossings are limited to fully enclosed, non-perforated lines (no perforated or open end septic lines allowed).
2. Lawn Sprinkler system (or similar) lines and associated equipment and low-voltage power wire installed over Company pipelines or on the Easement Tract shall be permitted only on the condition that Encroaching Party assumes all risk for any damage and repair to such system.
3. Septic systems are *not* permitted on the easement tract.
4. Warning tape is not required for Sprinkler Systems or drain tile.

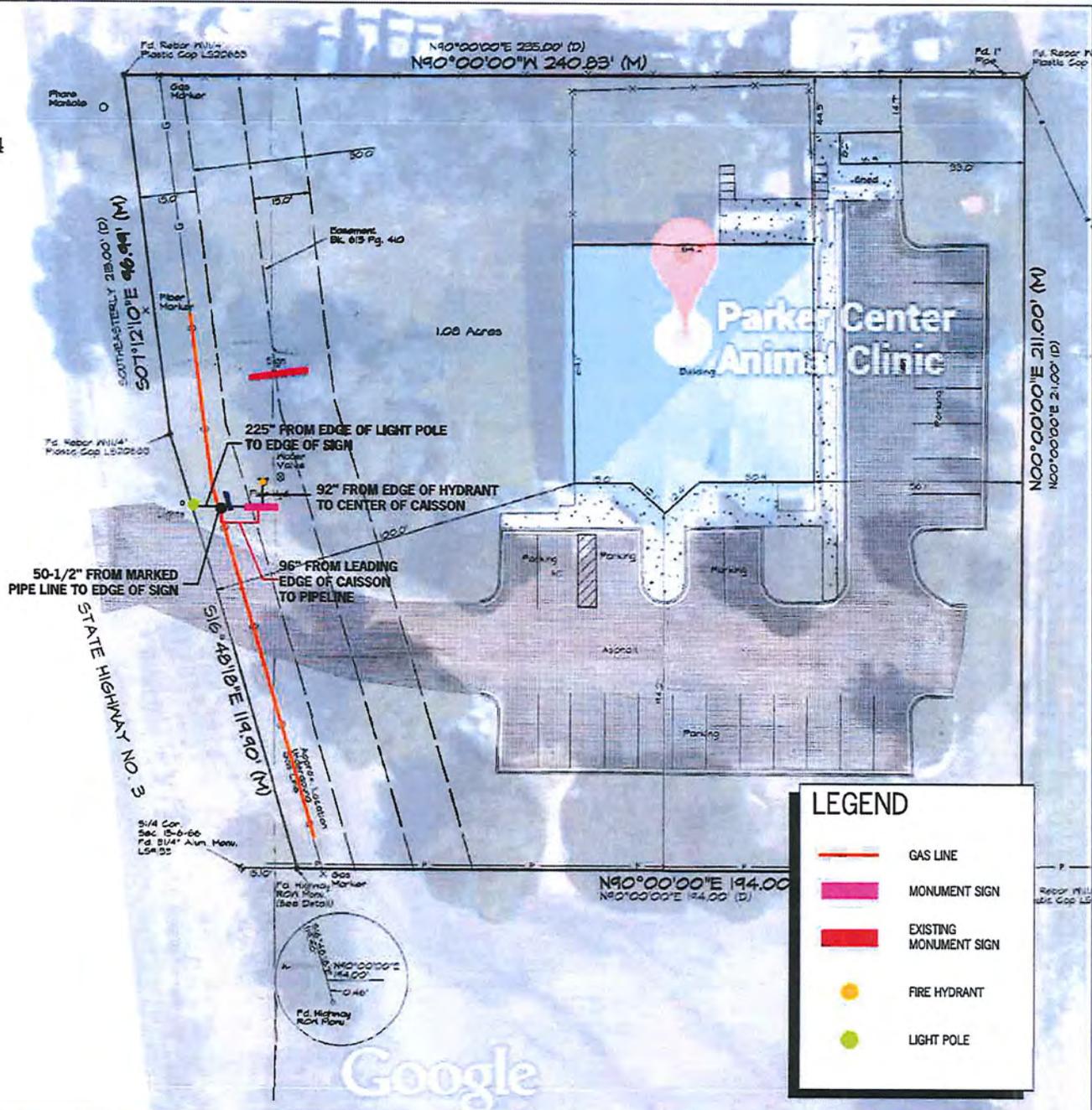
#### **D. METALLIC PIPE CROSSINGS**

Metallic pipe crossings may be permitted only after approval by Company's engineer. Prior to approval, Company may require the Encroaching Party to participate with Company in a joint cathodic protection interference survey. Company may then determine any modifications needed to protect Company's Facilities and the Encroaching Party shall cooperate with Company in the implementation of the modifications.

### **7. UTILITY POLES AND GUY ANCHORS**

Utility poles and guy anchors may be placed *no closer than*

twenty (20) feet to any Company pipeline.





**PARKER**  
C O L O R A D O

**Community Development Department Memorandum  
Development Review Division**

**To:** Town of Parker Planning Commission

**From:** Stacey Nerger, Associate Planner *SN*  
Steve Greer, Deputy Community Development Director *SG*

**Through:** John Fussa, Community Development Director

**Date:** May 12, 2016

**Regarding:** Consent Agenda:  
Dove Village Cottonwood Highlands Subdivision Freestanding Monument  
Sign – Cottonwood Highlands Filing No.1A Tract C  
[Application PSGN16-0051]

**Section I.  
Subject & Proposal:**

**Location:** Cottonwood Highlands, 16517.5 Cottonwood Drive, Parker CO 80134

**Applicant:** Mike Pekas, Lennar of Colorado

**Proposal:** The applicant is proposing to construct one 21.7-square-foot freestanding monument sign at the entrance to the Dove Village Subdivision.

**Section II.  
Background:**

On October 6, 2003, Town Council approved the Cottonwood Highlands annexation and rezoning. On April 7, 2014, Town Council approved the Cottonwood Highlands Filing No. 1 Preliminary Plan to construct 105 single-family detached lots. On June 2, 2015, the approved and recorded Cottonwood Highlands Filing No. 1A Final Plat allowed construction of 71 single-family detached lots.

**Section III.**  
**Analysis:**

**Conformance with the Town's Land Development Code:**

The Town of Parker Land Development Ordinance states that residential neighborhoods are allowed to have one freestanding sign per subdivision entrance from an arterial road at a maximum height of eight feet. The maximum area per sign is 48 square feet.

Freestanding signs must also be setback a minimum of 10 feet. The minimum setback is measured from the nearest public right-of-way and must be in accordance with the Town of Parker Roadway Design and Construction Criteria Manual.

The applicant has proposed one freestanding monument sign approximately six-feet in height that will be located north of Cottonwood Drive and west of Jordan Road. The monument sign features individual pin mounted black metal lettering on a stucco panel. The stucco panel sits between timber accents and two stone precast concrete columns. The freestanding monument sign is proposed to be 21.7 square feet in total area and will be illuminated. The freestanding sign meets the minimum setback requirement of 10 feet from the right-of-way and is outside of any known easements.

Staff has reviewed the proposal and determined that the freestanding sign conforms to the minimum standards for signage of Section 13.09 of the Town's Land Development Code.

**Section IV.**  
**Recommendation:**

Staff recommends that the Planning Commission approve the Dove Village Cottonwood Highlands freestanding monument sign subject to the following conditions:

1. The sign exhibits submitted to the Community Development Department on May 9, 2016, and reviewed by the Planning Commission on May 12, 2016, shall be the approved plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, OR PLACEMENT SHALL BE AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, WHO RESERVES THE RIGHT TO REQUIRE SAID PROPOSED CHANGES TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.**
2. **A SIGN PERMIT IS REQUIRED.** This approval is for one freestanding monument sign located at 16517.5 Cottonwood Drive. In addition to the sign application fee, a sign permit fee is also required for the sign. Failure to obtain a sign permit prior to any construction of the sign site is a violation of the Town of Parker Municipal Code and subject to enforcement and possibly the removal of any sign or work.

**Section V.  
Attachments:**

1. Vicinity Map
2. Freestanding Monument Sign Exhibit

**Section VI.  
Proposed Motion(s):**

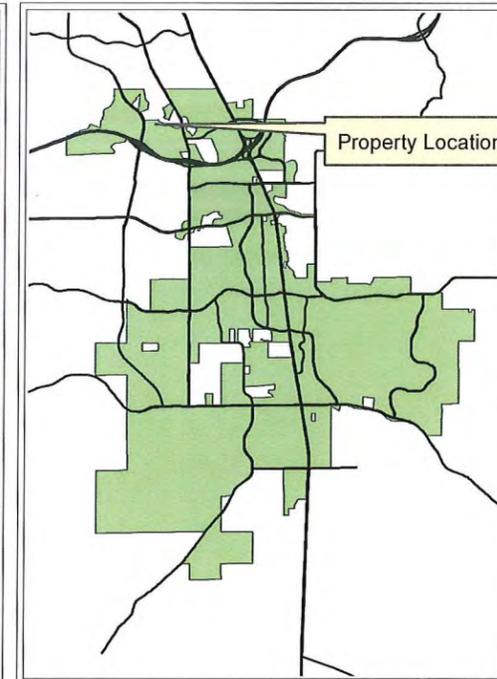
*None required, approve as part of the Consent Agenda.*

*Or*

*"I move to approve the Dove Village Cottonwood Highlands freestanding monument sign, subject to the two conditions listed in staff's report."*

# Cottonwood Highlands Filing No. 1A

## Freestanding Monument Sign



**Legend**

- Town Boundary
- Site
- Parcels

**Narrative:**  
 Applicant seeks approval for a Freestanding Monument Subdivision Sign

**Planner: Stacey Nerger**  
**Project Schedule**  
**Planning Commission Date:**  
 May 12, 2016

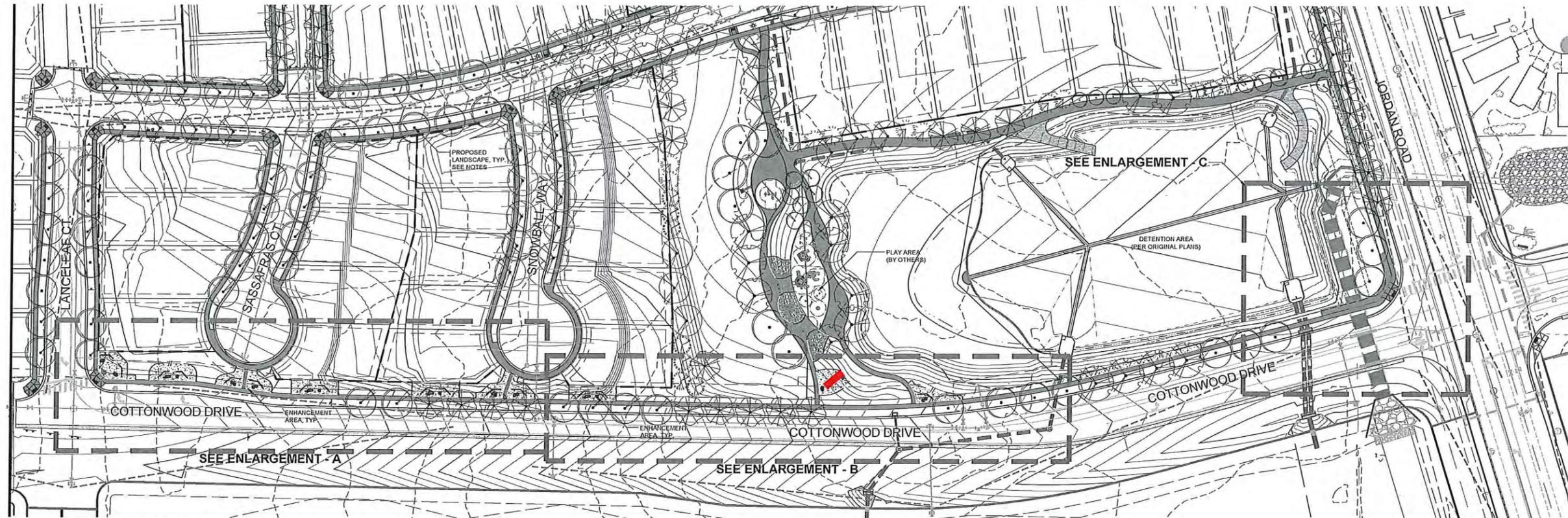


# COTTONWOOD HIGHLANDS FILING NO. 1A LANDSCAPE ENHANCEMENT PLAN

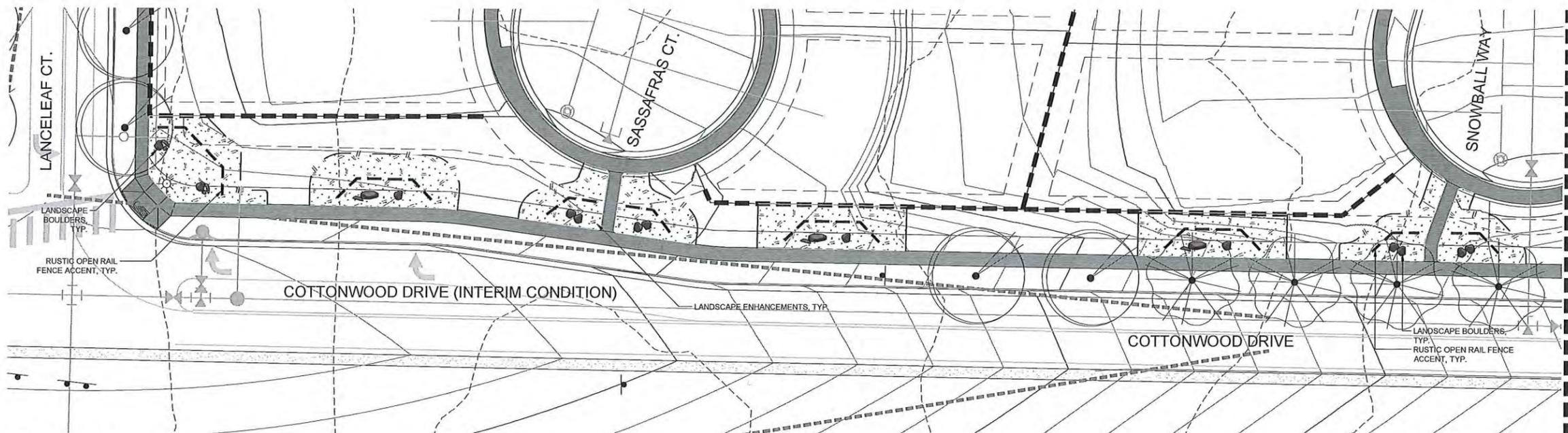
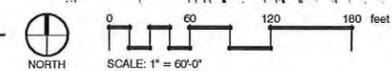
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

**NOTES:**

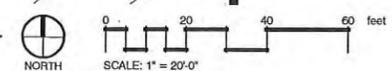
1. THESE PLANS ARE A SUPPLEMENT TO THE TO APPROVED LANDSCAPE PLANS FOR THE COTTONWOOD HIGHLANDS FILING NO. 1A NEIGHBORHOOD. REFER TO APPROVED PLANS FOR MORE INFORMATION.
2. ALL LANDSCAPE NOT CALLED OUT ON THESE PLANS ARE INCLUDED IN APPROVED COTTONWOOD HIGHLANDS FILING NO. 1A.
3. ALL SOD, SEED, AND MULCH SPECIFICATIONS SHALL MATCH THE ORIGINAL APPROVED PLANS, ANY SUBSTITUTIONS SHALL BE APPROVED BY OWNER/OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



1 OVERALL LAYOUT CONCEPT



2 ENLARGEMENT #A



MATERIALS PLAN  
COTTONWOOD HIGHLANDS  
PARKER, COLORADO

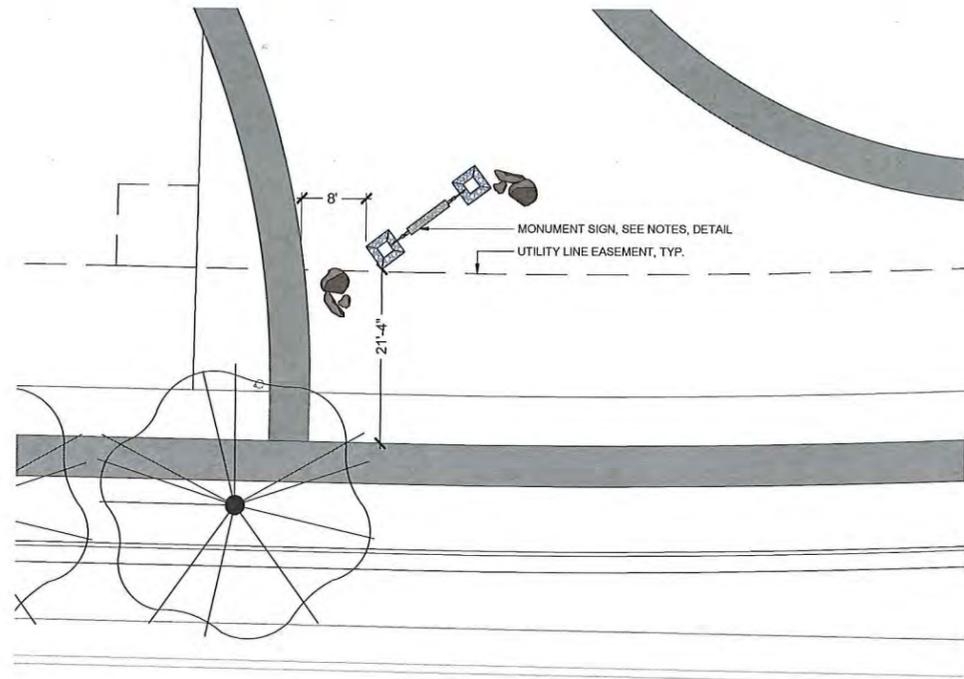
PROJECT # 15-046  
DESIGNED BY PM  
DRAWN BY KR  
CHECKED BY PM  
ORIGINAL DATE SEPTEMBER 25, 2015

#	REVISION	DATE
1	REVISIONS	1/18/16
2	REVISIONS	2/29/16
3	REVISIONS	5/09/16

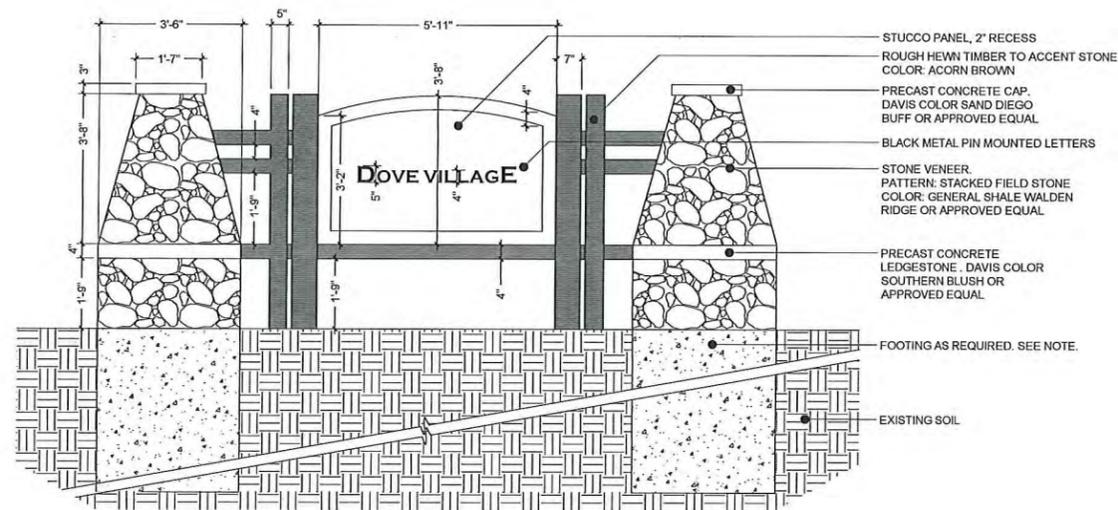
SHEET # L1.01

# COTTONWOOD HIGHLANDS FILING NO. 1A LANDSCAPE ENHANCEMENT PLAN

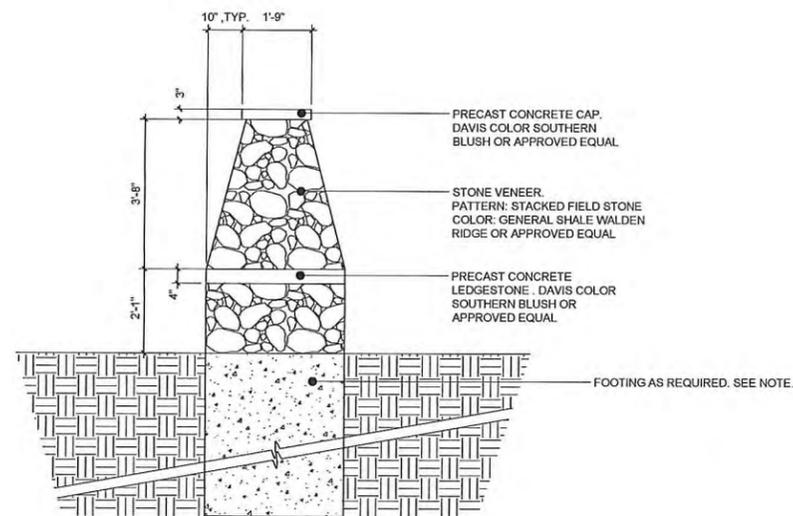
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



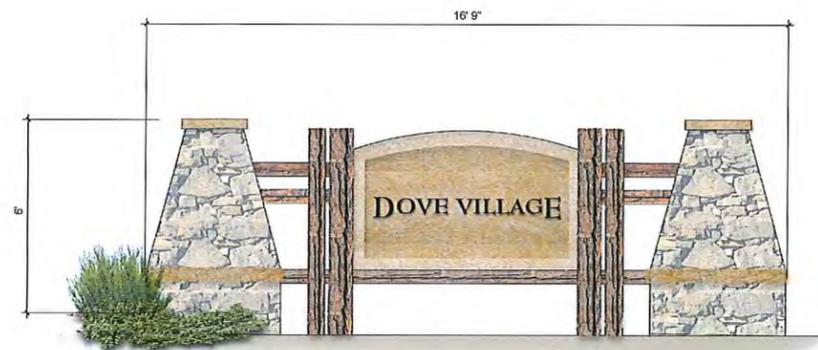
1 MONUMENT ENTRY SIGN- PLAN  
SCALE: 1"=10'-0"



2 MONUMENT ENTRY SIGN- SECTION  
SCALE: 1"=2'-0"



3 MONUMENT ENTRY SIGN- SIDE SECTION  
SCALE: 1"=2'-0"



4 MONUMENT ENTRY SIGN- FRONT ELEVATION  
SCALE: NTS

- NOTES:
- SIGN FABRICATOR TO SPECIFY LIGHTING OPTIONS THAT ADHERE TO TOWN OF PARKER CODE REGULATION.
  - SIGN FABRICATOR SHALL PROVIDE FOOTING AND STRUCTURAL DETAILS.
  - STRUCTURAL ENGINEERING SHALL BE PROVIDED BY LICENSED STRUCTURAL ENGINEER.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO PROVIDE SAMPLES OF ALL COLORS/MATERIALS FOR FINAL APPROVAL BY OWNER, PRIOR TO INSTALLATION.
  - SIGNAGE LETTERING, FONT AND SIZE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
  - ALL ELEVATIONS SHOW ARE GENERAL GUIDELINES AND ARE INTENDED TO SHOW DESIGN INTENT, FIELD ADJUST AS REQUIRED FOR CONSTRUCTABILITY.

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1.800.922.1987  
CALL 2 (TWO) BUSINESS DAYS IN  
ADVANCE BEFORE YOU DIG,  
GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND  
MEMBER UTILITIES.

**CONSTRUCTION  
APPROVED BY**

SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_



MONUMENT SIGN DETAILS

COTTONWOOD HIGHLANDS  
PARKER, COLORADO

PROJECT #	15-046
DESIGNED BY	PM
DRAWN BY	KR
CHECKED BY	PM
ORIGINAL DATE	SEPTEMBER 25, 2015
REVISION	DATE
1 REVISIONS	1/18/16
2 REVISIONS	2/29/16
3 REVISIONS	5/09/16
SHEET #	

L3.00



**Community Development Department Memorandum  
Development Review Division**

**To:** Town of Parker Planning Commission

**From:** Mary Munekata, Associate Planner <sup>MM</sup>  
Steve Greer, Deputy Community Development Director <sup>SG</sup>

**Through:** John Fussa, Community Development Director

**Date:** May 12, 2016

**Regarding:** Public Hearing: Rezoning [Case No. Z16-012]

**Section I.  
Subject & Proposal:**

**Location:** North of the Pine Drive and Mainstreet intersection

**Applicant:** Town of Parker

**Proposal:** Rezone the 29.8 acre property from GD - Greater Downtown District, Historic Center to a Planned Development (PD). The proposed rezoning would allow a mix of uses, including a large format grocery with gas station and drive-through uses, subject to the PD standards and guidelines.

**Section II.  
Background:**

**History:** The Pine Curve Property is located north of the Pine Drive and Mainstreet intersection and made up of two Town owned parcels of approximately 24.65 acres and the northerly parcel known as Villa Parker of approximately 5.15 acres. All three parcels are currently zoned Greater Downtown District - Historic Center. The Town of Parker is in the process of rezoning the property to PD - Planned Development.

**Section III.**

**Analysis:**

The proposed Pine Curve rezoning ordinances are described as follows:

1. Ordinance 3.205.29; Amends ordinance 3.205 by the deletion of certain property from the GD-Greater Downtown District, Historic Center zoning
2. Ordinance 2.246; Ordinance rezoning certain property from GD-Greater Downtown District, Historic Center to Planned Development (PD)

The following message regarding tabling the Pine Curve rezoning project has been conveyed to the public and those interested citizens who have participated in the rezoning process:

**Pine Curve Update:**

The Town of Parker is currently engaged in a project to prepare Planned Development (PD) zoning for the Pine Curve property located at the intersection of Mainstreet and Pine Drive. The purpose of the PD zoning is to prepare the site for future commercial development based upon reasonable development costs. The Town values public participation in the zoning process and has received substantial public input about the project from residents especially those living in the neighborhoods closest to the site.

The Mayor and Town Council have therefore determined that it is appropriate to table the zoning process to review the many public comments that have been received and consider how they may inform the proposed PD zoning. The tabling of the zoning process is intended to be limited in duration and will provide the Mayor, Town Council and staff the opportunity to review the comments, address potential concerns and incorporate appropriate responses in the final zoning to be considered at a future date. This decision will also enable the Town to further evaluate the financial aspects of the project related to infrastructure needs, site development costs and economic development benefits such as retail sales tax and employment.

The Town of Parker recognizes the substantial public interest in the Pine Curve PD zoning process and appreciates the efforts of residents to make their voice heard in this project. For further information, please contact the Community Development Department at (303) 841-2332 and go to the Town web-site at <http://www.parkeronline.org/1992/Pine-Curve-Property-Proposed-Rezoning>.

**Section IV.**

**Recommendation:**

Staff recommends the Planning Commission recommend Town Council table the Pine Curve zoning ordinances.

**Section V.**

**Proposed Motion(s):**

*"I move the Planning Commission recommend Town Council table the Pine Curve Zoning Ordinances 3.205.29 and 2.246"*



# PARKER

CO L O R A D O

## Community Development Department Memorandum Development Review Division

**To:** Town of Parker Planning Commission

**From:** Carolyn Parkinson, Planner *CP*  
Steve Greer, Deputy Community Development Director *SG*

**Through:** John Fussa, Community Development Director

**Date:** May 12, 2016

**Regarding:** Public Hearing:  
Hilltop Carwash Minor Development Lot 2 Use by Special Review (UbSR)  
[Case No. Z16-013]

### Section I. Subject & Proposal:

**Location:** 19745 Parker Square Drive

**Applicant:** Shawn Dore

**Proposal:** Mr. Dore is requesting approval of a UbSR for a mixed-use development containing eight residential units and two commercial units.

### Section II. Background:

**History:** In 2004, the Town of Parker approved the Hilltop Carwash Minor Development for the creation of two lots on .86 acres located on the southwest corner of Parker Square Drive and Pine Drive. A Site Plan was approved for Lot 1 in 2009 and now contains the Hilltop Carwash. Lot 2 remains vacant.

**Land Use Summary Data:**

**Total Area:** .51 acres

**Zoning:** Central Commercial-Greater Downtown District-Market Center

**Existing Use:** Undeveloped

**Surrounding Zoning & Land Use:**

North:	Commercial (Hilltop Station Carwash)
East:	Commercial (Retail)
South:	Commercial (Office)
West:	Commercial (Office)

**Section III.**

**Analysis:**

The Parker 2035 Master Plan designates this site as part of the Central Commercial District Character Area. The focus in this area includes core retail, services, offices, lodging, restaurants, entertainment and higher density residential uses.

The site is zoned Greater Downtown District Market Center with standards and guidelines that identify the permitted commercial uses. However, multi-family residential uses require approval of a UBSR.

**Section IV.**

**Additional Staff Findings:**

The Town of Parker Land Development Ordinance §13.04.200(b), specifies nine criteria to be used in evaluating a request for UBSR. If the proposed use meets these criteria, or can meet them subject to reasonable mitigation conditions, the use may be approved.

- 1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood.**

**Applicant analysis and findings:**

The multi-use building with both light commercial and residential is consistent with the existing businesses in the neighborhood, in both its scale and diversity. A person standing on the vacant property will see other medical, professional, small-business buildings and a neighboring residential area. This project will continue with this theme but will have a more modern concept of combining commercial with residential units.

**Staff analysis and findings:**

The mixed-use and vertical design concepts incorporated into this proposal are consistent with the preferred uses described in both the Master Plan and the Market Center Design District guidelines. The commercial component of this development is compatible with adjacent commercial uses. The residential component will provide an alternative housing type currently unavailable in the area. This proposal will be in harmony and compatible with the character of the surrounding areas and neighborhood.

**2. Will be consistent with the Town Master Plan;**

**Applicant analysis and findings:**

The project will add a multi-use building of commercial and residential units into an area of the Town with a master plan for commercial that encourages variety of use, appearance and landscape. The building will be compatible with the existing neighborhood character. The bottom floor will consist of two commercial and three residential units. The second level will have five residential units. The commercial businesses could consist of local coffee shop, travel agency and real estate agents. The outside of the building will be stone and stucco with metal roofs off the porches and covered walkways. There will be professionally landscaped common areas with a courtyard for all to enjoy.

**Staff analysis and findings:**

The Central Commercial District character area identified in the 2035 Master Plan contemplates;

- “higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.”

The proposed use is a small-high-density residential development with a commercial component. The project is vertically mixed, combining ground-floor commercial with first and second story residential units. The proposed common area provides a public space that will help enliven this project and activate the surrounding area. Vehicular and pedestrian connectivity to and between nearby retail uses, offices and a neighborhood restaurant are existing. The proposed use is consistent with the Parker 2035 Master Plan.

**3. Will not result in an over-intensive use of land;**

**Applicant analysis and findings:**

The project is limited in scope by the existing drainage pond and does not approach the maximum of what could be built on the site. This is a 1/2 acre site thus limiting the size of the unit. The structure itself will be no taller than two floors. The private on-site parking is the minimum required for the size of the structure proposed at roughly 25%. The building footprint is less than 25% of the property. With less than half of the property being used by the building and parking lot, there is sufficient space left for landscaping, hardscape and a courtyard.

The main level of the project is 4950 square feet consisting of two commercial and three residential units. The upper level will have five residential units.

**Staff analysis and findings:**

The proposed multi-family and commercial land uses are consistent in mass and scale with nearby developments. The proposed landscaping, existing drainage pond, public gathering area and parking lot will account for approximately half the available land area. Therefore, the proposed mixed-use development will not result in an over intensive use of land.

**4. Will not have a material adverse effect on community capital improvement programs;**

**Applicant analysis and findings:**

All capital improvements are private and will not impact the community capital improvement program. This is a vacant lot in an already improved area. The main streets are Hilltop Road and South Pine Lane. All utilities are at the site and the surrounding area is built out.

**Staff analysis and findings:**

The development is occurring on privately owned property. Access is via a private access drive. Any required public improvements related to the project will be the responsibility of the developer. Therefore, no adverse impacts on capital improvement programs are anticipated.

**5. Will not require a level of community facilities and services greater than that which is available;**

**Applicant analysis and findings:**

The project is small enough in scale to be well within the capabilities of current community services. If project is fully occupied then the projected number of people would not exceed approximately 40. This will minimally impact traffic, fire, police, parks etc.

**Staff analysis and findings:**

Parker Water and Sanitation will provide water and sewer service to the site. On-site storm water detention is already in place. Necessary roadway and infrastructure currently exist within the adjacent right-of-way. This proposed small scale mixed-use project is not anticipated to require a level of community facilities and services greater than that which is available.

**6. Will not result in undue traffic congestion or traffic hazards;**

**Applicant analysis and findings:**

The project is small enough both commercially and residentially to impact traffic in a very minor way and should not create any hazards. If project is fully occupied then the projected number of people would not exceed approximately 40. This should minimally impact traffic, fire, police and parks.

**Staff analysis and findings:**

The current access to the site is from Parker Square Drive and via an existing private drive that serves both lots in the Hilltop Carwash Minor Development. Access and circulation for a project of this size and scale should not exceed what is currently available.

**7. Will not cause significant air, water or noise pollution;**

**Applicant analysis and findings:**

The size and uses of this project should not cause significant noise, air pollution or water pollution. Again, if project is fully occupied, projected numbers of people would not exceed approximately 40. This should not cause significant noise, air pollution or water pollution.

**Staff analysis and findings:**

The site includes an existing on-site storm water detention pond. The project is located in an area with compatible commercial uses. The addition of a residential component of this scale should not add significantly to air or noise pollution. Therefore, the proposed mixed-use project meets this criterion and will not cause significant air, water or noise pollution.

**8. Will be adequately landscaped, buffered and screened; and**

**Applicant analysis and findings:**

The project will meet all town landscape requirements and will enhance the appearance of the neighborhood. The property will be professionally landscaped with trees, shrubs, grass, rock and hardscape, all of which will enhance the surrounding areas. The landscape will include all town required elements, plus a courtyard that will add value to those living and working in the area.

**Staff analysis and findings:**

The proposed mixed-use project will be required to meet the Town of Parker minimum landscape requirements. The development and its uses will be adequately buffered and screened with a variety of trees, shrubs and grasses as a component of the Site Plan approval process.

**9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.**

**Applicant analysis and findings:**

At the scale this project is proposed it will have minimal impact on the health, safety and welfare of the town inhabitants. This project will have a positive impact on the Parker area. As previously stated these units should have minimal impact on the local traffic, fire, police and parks. The project should not cause significant noise or air/water pollution.

**Staff analysis and findings:**

The development will improve the welfare of present and future Town of Parker inhabitants by providing more housing choices within walking distance of well-established commercial uses. The proposed commercial use(s) will add to the Town's sales tax revenue.

Therefore, the proposed mixed-use project will not be detrimental to the health, safety or welfare of present or future inhabitants of Parker.

**Section V.**

**Referral Agency Comments:**

Below are the condensed versions of referral responses received from affected agencies:

**Town of Parker Engineering Department:**

Approved

**IREA:**

Approved

**Town of Parker Comprehensive Planning:**

Approved

**Parker Water and Sanitation Department:**

Approved

**Town of Parker Economic Development:**

No comment

**Public Service Company of Colorado:**

Complete

**Douglas County Planning Department:**

No comment

**Preston Hill HOA:**

No Comment

**Town of Parker Fire Life Safety:**

Approved

**Turtle Creek HOA:**

No comment

**Section VI.**

**Recommendation:**

Staff recommends that the Planning Commission recommend that Town Council approve the Use by Special Review request for Hilltop Carwash Minor Development Lot 2 to allow a mixed-use development with the following three conditions:

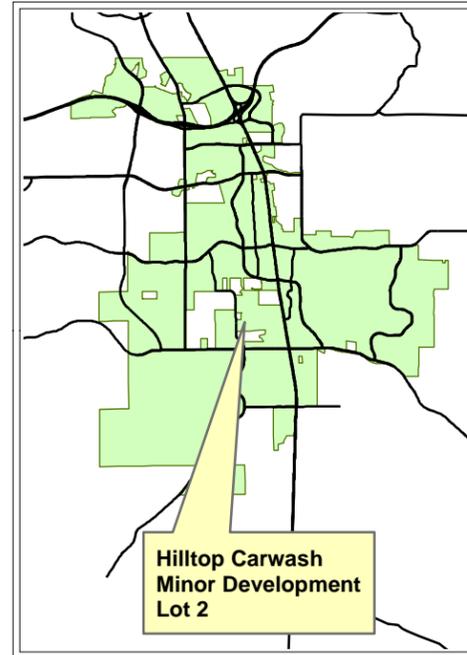
1. That the Use by Special Review materials submitted to the Community Development Department on March 24, 2016 shall be the approved Use by Special Review materials.
2. Approval of this Use by Special Review **DOES NOT** constitutes Site Plan approval. Approval of a separate Site Plan submittal is required.
3. This approval **DOES NOT** include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding sign permit requirements.

**Section VII.**  
**Attachments:**

1. Vicinity Map
2. Referral Agency Comments

**Section VIII.**  
**Proposed Motion(s):**

*"I move the Planning Commission recommend Town Council approve the request for a Use by Special Review to allow a mixed-use development on Lot 2 of Hilltop Carwash Minor Development, located in the Greater Downtown District: Market Center and subject to the three conditions outlined in staff's report"*



**Legend**

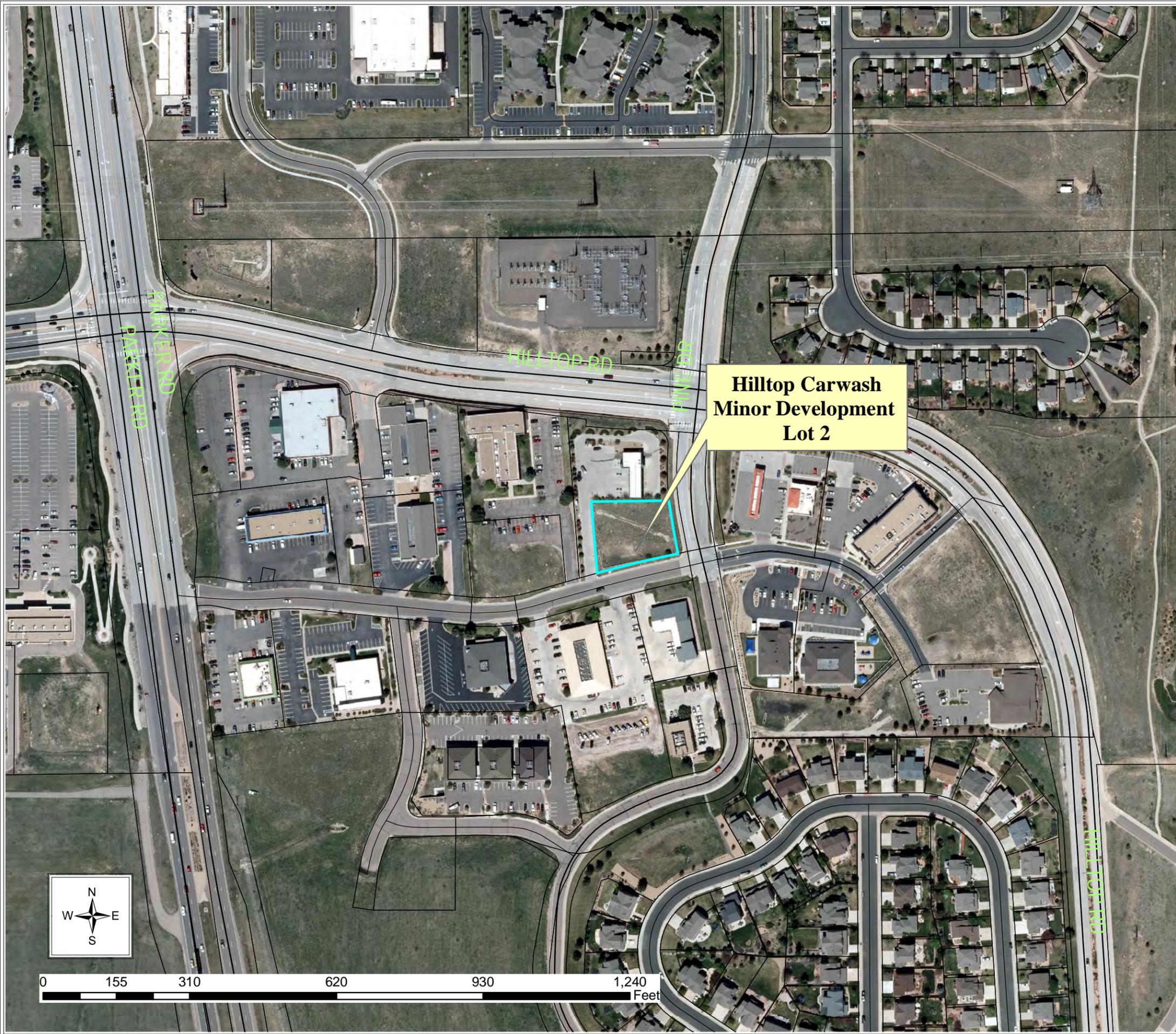
- Site
- Roads

**Narrative:**  
Applicant seeks approval of a use by Special Review for a **Mixed-Use** building that will include 8 residential and 2 commercial uses.

**Planner:** Carolyn Parkinson  
**Hearing Schedules:**

**Planning Commission:**  
May 12, 2016

**Town Council:**  
May 16, 2016



Referral comments

Hilltop Carwash Minor Development Lot 2 Site Plan-Z16-013

Page 1 of 5

<p><b>Carolyn Parkinson</b></p> <p>The applicant is not the current owner and cannot sign as such on the application, the exhibits or the chargeback. Additionally, the narrative does not adequately describe the proposed use. The applicant has been notified by email to revise and resubmit.</p> <p>3/17/2016 12:31:18 PM</p>	<p><b>COMPLETENESS REVIEW</b></p>
<p><b>Carolyn Parkinson</b></p> <p>The address listed is :not released" per Chris Boyd at DC. The address will work, and will be released following approval of the UbSR. Currently this parcel is identified by parcel #223322419002</p> <p>3/25/2016 11:20:08 AM</p>	<p><b>COMPLETENESS REVIEW</b></p>
<p><b>Randy Capra</b></p> <p>The applicant shall include, when submitting for a SIP, an overall utility plan that depicts the location of all fire hydrants within 1000 feet of this project. The applicant will be required to provide a sprinkler system in the building with the SIP indicating the size and location of the riser room (shall be on the parking lot side of the building) as well as a fire hydrant that is to be located within 40 feet or so of the building to be protected.</p> <p>3/25/2016 2:59:42 PM</p>	<p><b>FIRE LIFE SAFETY 20</b></p>
<p><b>Donna George</b></p> <p>see attached letter</p> <p>3/30/2016 6:27:54 AM</p>	<p><b>Public Service Company of Colorado 20</b></p>
<p><b>Carolyn Parkinson</b></p> <p>Changed status from revisions required to completed. Submitted comments do not require revisions, advisory only. Carolyn Parkinson</p> <p>3/30/2016 8:11:09 AM</p>	<p><b>Public Service Company of Colorado 20</b></p>
<p><b>Chris Boyd</b></p> <p>Addressing Comments: No Comments</p> <p>Engineering Comments: No Comments</p> <p>Planner Comments: No Comments</p> <p>4/21/2016 9:24:57 AM</p>	<p><b>Douglas County Planning Services Division 20</b></p>
<p><b>Tom Williams</b></p> <p>The Engineering Department has no objections to the proposed use. However, we strongly recommend that a parking study be prepared to evaluate the proposed/available parking for the project since it will include mixed uses (residential and commercial). The Engineering Department will require a Traffic impact study and drainage conformance letter</p>	<p><b>USE BY SPECIAL REVIEW - PW</b></p>

Referral comments

Hilltop Carwash Minor Development Lot 2 Site Plan-Z16-013

Page 2 of 5

<p>as part of the future Site Plan submittal. 100% civil construction drawing will also be required with the Site Plan submittal. The applicant will have to evaluate the potential vehicular stacking associated with the car wash and the potential impact top the proposed access to the private drive. The Town will also like the applicant to evaluate the feasibility of constructing a shared access with the adjacent property (Parker Square) due to the close proximity of the two driveways as part of the Site Plan application.</p>		
<p>4/22/2016 9:40:19 AM</p>		
<p><b>Bryce Matthews</b></p>	<p><b>Comprehensive Planning 20</b></p>	
<p>Please see attached file titled 'Comp Planning Parker Square Mixed Use Referral Response 042216'</p>		
<p>4/22/2016 2:55:40 PM</p>		
<p><b>Carolyn Parkinson</b></p>	<p><b>USE BY SPECIAL REVIEW 20</b></p>	
<p>See attached Review memo</p>		
<p>4/25/2016 8:26:00 AM</p>		



**Community Development Department Memorandum**

To: Carolyn Parkinson, Planner  
From: Bryce Matthews, AICP, Comprehensive Planning Manager  
Date: April 22, 2016  
Regarding: Hilltop Car Wash Lot 2 Use by Special Review

---

The Comprehensive Planning Division has had the opportunity to review the Hilltop Car Wash Lot 2 Use by Special Review and offers the following comments:

**Compliance with Parker 2035 Master Plan**

The property is currently zoned Greater Downtown District – Market Center which requires a Use by Special Review approval for multifamily as a land use. One of the criteria for a Use by Special Review is compliance with the Parker 2035 Master Plan.

Hilltop Car Wash Lot 2 is located within the Central Commercial Character Area, described in the Town of Parker 2035 Master Plan. The Central Commercial is described as follows:

*The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.*

The proposed use fits within the Central Commercial Character Area and mixed use as proposed is highly encouraged. This proposal meets the intent of the Parker 2035 Master Plan

Referral comments  
Hilltop Carwash Minor Development Lot 2 Site Plan-Z16-013  
Page 4 of 5



Department of Community Development

[www.douglas.co.us](http://www.douglas.co.us)

Planning Services

**Project Name:** Hilltop Carwash L2 Mixed Use Bldg UbSR

**Project Number:** Z16-013

**Jurisdiction:** Town of Parker

**Date Received:** 2016-03-25 00:00:00

**Due Date:** 2016-04-08 00:00:00

**Addressing Comments:**

No Comments

**Engineering Comments:**

No Comments

**Planner Comments:**

No Comments



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303.571.3504  
donna.l.george@xcelenergy.com

March 30, 2016

Town of Parker Community Development Department  
20120 E. Mainstreet  
Parker, CO 80138

Attn: Carolyn Parkinson

Re: **Hilltop Carwash Lot 2 Mixed Use Building, Case # Z16-013**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the use by special review plans for **Hilltop Carwash Lot 2 Mixed Use Building**. Please be aware PSCo owns and operates existing natural gas distribution facilities within the subject property along Pine Drive. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado



**PARKER**  
C O L O R A D O

**Community Development Department Memorandum  
Development Review Division**

**To:** Town of Parker Planning Commission

**From:** Patrick Mulready, Senior Planner *PM*  
Steve Greer, Deputy Community Development Director *SG*

**Through:** John Fussa, Community Development Director

**Date:** May 12, 2016

**Regarding:** Public Hearing:  
Rezoning: Newlin Crossing Planned Development  
[Case No. Z15-0018]

**Section I.  
Subject & Proposal:**

**Location:** Northeast corner of Mainstreet and Chambers Road

**Applicant:** David Brehm, Plan West

**Proposal:** The applicant proposes to rezone a 100.76 acre assemblage of parcels to Planned Development (PD) as part of a related annexation request. This assemblage is comprised of 94 acres under the control of property owner 98 West Parker LTD and 6.76 acres of interim detention ponds at the intersection of Mainstreet and Chambers Road which the Town acquired from Douglas County. The PD will be called Newlin Crossing. The applicant proposes a mixture of uses including single-family residential, multifamily residential, commercial, open space associated with Newlin Gulch and community separation buffer from Stonegate.

**Section II.  
Background:**

**History:** The subject property is part of the Town's Urban Growth Boundary area as defined by the Intergovernmental Agreement (IGA) between the Town and Douglas County. There have been no previous attempts to develop this property beyond the current limited agricultural uses currently employed on site.

**Site Data:** Slightly under seven acres exists as an interim detention pond to handle run-off from Chambers Road. The Town acquired this property from Douglas County and has agreed to transfer ownership to 98 West Parker LTD in exchange for construction of a regional detention facility internal to development. The most significant topographical feature of the remaining 94 acres is that it is bisected by the 100-year floodplain for Newlin Gulch.

**Land Use Summary Data:**

**Total Area:** 100.76 acres

**Zoning:** A1 – Agricultural in Douglas County

**Existing Use:** Currently vacant and undeveloped. The site has historically been used for horse boarding and breeding purposes previously.

**Surrounding Zoning  
& Land Use:**

- North: Stonegate PD in unincorporated Douglas County. Single-family detached residential at 3.9 to 4.5 Du/Ac and Open Space.
- West: Sierra Ridge PD in unincorporated Douglas County. Currently under construction. Permitted uses include single-family residential up to 6 DU/Ac and up to 60,000 square feet of commercial.
- Southwest: Meridian International Business Center PD unincorporated Douglas County. Currently under construction. Permitted uses include detached and attached residential and office/commercial development.
- South: Hunters Chase PD. Contains an existing horse boarding, Newlin Gulch floodplain and open space  
New Horizons PD. Contains a church, school, recreation and single-family residential as permitted land uses.
- East: Carousel Farms PD. Permitted zoning allows for single-family residential on 5,000 lots and contains an existing church on an A1-Agricultural parcel in unincorporated Douglas County.

### **Section III.**

#### **Analysis:**

The entirety of the area under this rezoning request is within the Town's Urban Growth Boundary area. The IGA between the Town and Douglas County specifies that properties within this boundary area must approach the Town concerning annexation should they propose to rezone.

The Newlin Crossing PD proposes 34 acres of single-family residential along its eastern boundary. The Newlin Gulch floodplain is contained with a 13.2 acre open space dedication and is joined by a 5.63 acre open space parcel. Portions of this smaller open space area will be constructed as a regional detention pond to serve the areas within Newlin Crossing west of the Gulch. This smaller open space area is also intended to serve as a community separation buffer to the existing lots within Stonegate. There are two internal land use areas proposing multifamily residential. One is adjacent to Mainstreet and is 9.0 acres. The other is adjacent to Chambers Road and is 21.27 acres. Finally, there are two internal land use areas proposing commercial land uses. The smaller of this is north of the proposed West Parker Road alignment and is 2.0 acres. The larger of the two commercial parcels is at the northeast corner of Mainstreet and Chambers Road and is 12.5 acres.

The Newlin Gulch PD also proposes the construction of regional trail within the Newlin Gulch floodplain. It will connect to an existing trail within Stonegate located off-site to the north. The proposed south end will be under the Mainstreet bridge over Newlin Gulch. The Newlin Gulch trail will be extended in the future and provide a link between Reuter Hess Reservoir and the Town's Recreation Center as well as Cherry Creek Trail.

#### **Utilities:**

The Newlin Gulch PD is within the Stonegate Metropolitan District. The Town has received a Will Serve letter from Stonegate Metropolitan District concerning their ability to provide water and sanitary sewer services. Xcel Energy and IREA also serve the site.

#### **Major Roads, Access and Circulation:**

The major arterials around the site have already been constructed. Planned internal roadways include West Parker Road to connect Mainstreet to Chambers via a box culvert over the Newlin Gulch floodplain and the extension of Newlin Gulch Boulevard into the site.

### **Section IV.**

#### **Additional Staff Findings:**

The Town of Parker Land Development Code, §13.04.240(f), specifies nine criteria to be used in evaluating zoning requests. If the proposed use meets these criteria, or can meet them subject to reasonable mitigation conditions, the use may be approved.

**1. A need exists for the proposal.**

The Town's Charter requires that properties be zoned contemporaneously with annexations. Therefore, a need exists to establish Town of Parker jurisdictional zoning should Council decide to accept the annexation request.

**2. The particular parcel of ground is indeed the correct site for the proposed development.**

The proposed PD Zoning incorporates a variety of internal land use areas ranging from single-family residential to commercial in a logical progression of intensity of use as one nears the intersection of Chambers and Mainstreet. Chambers and Mainstreet and two major arterial roadways connecting western Parker with both the Denver Tech Center and Interstate 25 respectively.

**3. There has been an error in the original zoning, or;**

Not applicable

**4. There have been significant changes in the area to warrant a zone change.**

Chambers Road was constructed from Lincoln Avenue to Mainstreet as a Douglas County project in 2006. The following year, the construction of Chambers Road from Lincoln Avenue to Hess Road was a Town project. These two construction efforts established Chambers Road and a major regional arterial roadway. It is planned for future extensions south of Hess Road, and is the subject of a major widening project through 2016.

Similarly, Mainstreet was improved to a four-lane arterial road between Chambers and Jordan Roads in 2007. With the completion of two additional segments of Mainstreet through Douglas County and the City of Lone Tree in 2008, Mainstreet became the second roadway in Parker with a direct connection to Interstate 25.

These regional roadway improvements around the site as well as Douglas County's approvals of residential and commercial development within Sierra Ridge and Meridian International Business Center represent significant changes in the area to warrant a zone change on the subject property.

**5. Adequate circulation exists and traffic movement would not be impeded by the development.**

The applicant proposes the construction of West Parker Road as a collector right-of-way between Mainstreet and Chambers. Both the Chambers Road and Mainstreet intersections with West Parker Road will be full movement and signalized. The applicant is also extending Newlin Gulch Boulevard into the site from the adjacent Carousel Farms development. These roadway improvements have been found to provide adequate internal access and circulation.

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

No significant additional municipal service costs will be incurred by the Town due to the establishment of zoning for these properties. The proposed annexation proposes 14.5 acres of commercial area. The Town's Finance Department has determined that this property will not be subject to a deficit reduction fee.

**7. There are minimal environmental impacts, or impacts can be mitigated.**

There are no additional environmental impacts created by zoning these properties. The Newlin Gulch floodplain will be preserved as open space. There are no known wildlife habitat areas on site outside of the Newlin Gulch migratory corridor.

**8. The proposal is consistent with the Town of Parker Master Plan maps, goals and policies.**

The Parker 2035 Master Plan identifies these properties as being located within the Medium Density Land Use Area. It also contains a Neighborhood Center overlay at the corner of Mainstreet and Chambers Road. The Neighborhood Center overlay encourages higher density residential and between 50,000 square feet and 250,000 square feet of commercial land uses. The applicant's proposed internal arrangement of land use areas is consistent with the Master Plan's recommendation for this area.

**9. There is adequate water and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land use(s).**

Stonegate Metropolitan District will provide water and sanitary sewer service to the property. A Will Serve letter from Stonegate has been provided to the Town. All internal parks and open space will be owned by either a Homeowners' Association or an internally formed Metropolitan District. The Town will ultimately accept ownership of the Newlin Gulch Trail once the section of trail south of Mainstreet is constructed and connects to Newlin Crossing. These are normal impacts and will not create a demand for municipal services beyond what the Town is capable of providing.

**Section V.**

**Referral Agency Comments:**

Below are the condensed versions of referral responses received from affected agencies:

**Town of Parker Engineering Dept.:**

Has comments pertinent to triggers within the annexation agreement for construction or payment of certain public improvement obligations. This has been addressed within the agreement.

**Town of Parker Comprehensive Planning:**

Finds the plan generally consistent with the Town's Master Plan but requests specific language changes to the list of permitted uses in certain land use areas. These changes were incorporated into the last revision of the Development Guide.

**Town of Parker Fire/Life Safety:**

No comment

**Town of Parker Economic Development:**

Requests removal of non-sales tax creating uses from commercial planning areas (Areas PD-4 and PA-4). These modifications were incorporated into the latest iteration of the Development Guide.

**Town of Parker Finance Department:**

No comment

**Town of Parker Police Department:**

No comment

**Colorado Geological Society:**

No comment

**Douglas County Assessor's Office:**

No comment

**Douglas County Planning:**

Requests triggers associated with Chambers Road improvements be included in the annexation agreement. No comment concerning the zoning request. These provisions have been included in the Annexation Agreement.

**Douglas County School District:**

Requests fee in-lieu of 6.084 acre land dedication. Also requests \$2,415 per single-family residential dwelling and \$843 per multifamily dwelling in Capital Mitigation Fees. These provisions have been included in the Annexation Agreement.

**City of Lone Tree:**

No comment

**Urban Drainage & Flood Control District:**

Requests review of project as it moves into subdivision design.

**IREA:**

No comment

**Xcel Energy (Public Service Company):**

No comment

**CenturyLink Communications:**

No comment

**Stonegate Village Metropolitan District:**

No comment

**Stonegate Homeowners Association:**

No comment

**Bradbury Ranch Homeowners Association:**

No comment

**Section VI.  
Recommendation:**

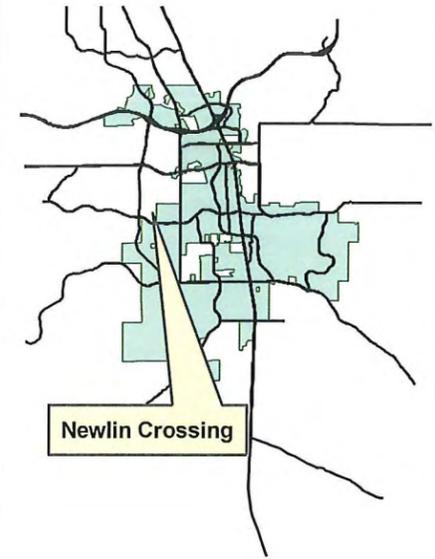
Staff recommends that the Planning Commission recommend that Town Council approve the rezoning request for the Newlin Crossing Planned Development.

**Section VII.  
Attachments:**

1. Vicinity Map
2. Development Guide and Plan
3. Referral Agency Comments

**Section VIII.  
Proposed Motion(s):**

*"I move the Planning Commission recommend Town Council approve the Newlin Crossing Planned Development zoning request."*



**Legend**

-  Town Boundary
-  Site
-  Roads

**Narrative:**

Applicant seeks to annex a 94 acre parcel located at the northeast corner of Mainstreet and Chambers Road, and zone this it PD - Planned Development. The PD will include a 6 acre interim detention pond located immediately east of Chambers Rd..

**Planner:** Patrick Mulready  
**Hearing Schedules:**

**Planning Commission:**  
May 12, 2016

**Town Council:**  
May 16, 2016



# Newlin Crossing Planned Development

## Town of Parker, Colorado

### Development Guide

#### A. Statement of Purpose

The purpose of the Newlin Crossing Development Plan and Guide is to establish standards for the comprehensive development and improvement of the property, except as provided herein. The standards contained in this Development Guide are intended to carry out the goals of this planned community. They are also intended to ensure a unified high-quality community for its residents and other users.

#### B. Application

These Standards, contained in the Development Guide, shall apply to all property contained within the Newlin Crossing PD as shown on the attached Development Plan, except as provided herein. These Standards, contained in the Development Guide, may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the Standards contained in the Development Guide and Plan, and the Parker Municipal Code (excluding Chapter 13.04), then the Parker Municipal Code shall control.

Provisions of this guide shall prevail and govern the development, however, this guide only supersedes the specific zoning category, not the Town of Parker Land Development Code. The subdivision and zoning codes and regulations for the Town of Parker shall apply where the provisions of this guide do not address a specific subject, or where the Planning Commission or Town Council may approve changes subject to the requirements of the modification standards within this Development Guide or other applicable procedures within the Land Development Code.

#### C. Authority

The authority for this Development Guide is Chapter 13.04.150 (PD-Planned Developments) of the Town of Parker Land Development Code, as amended.

#### D. Adoption

The adoption of this Development Guide shall evidence the finding and decision of the Parker Town Council that this Development Guide for the Newlin Crossing PD is authorized by the provisions of Chapter 13.04.150 of the Town of Parker, Municipal Code, as amended.

#### E. Enforcement

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker. All provisions of this Development Guide shall run in favor of the residents, occupants or owners of the land on which the Newlin Crossing PD is located to the extent expressly provided in this Development Guide and in accordance with its terms and conditions, the codes of the Town of Parker, and where applicable, State law.

**F. Control Over Use**

After the adoption of this Development Guide by the Town Council of the Town of Parker, these Development Standards, in conjunction with the Town of Parker Municipal Code, shall control development and land use, including the following:

- 1) any new building, structure or land use;
- 2) the use of any existing building, structure or parcel of land; and,
- 3) any existing building or structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan and the Town of Parker Municipal Code.

**G. Incorporation of Development Plan**

The Development Plan for Newlin Crossing PD, including the type, location and boundaries of land use areas, proposed major street alignments and access points is incorporated by exhibit into this Development Guide.

**H. Conflicts**

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

**I. Agricultural and ranching uses permitted to Remain**

Agricultural and ranching uses such as farming, grazing of livestock, the boarding and breeding of horses, horseback riding and training, and other supporting agricultural uses are permitted to remain until a site plan for development is approved, a building permit is issued, and construction begins on the specific planning area. Specifically, Construction for development on the west side of Newlin Gulch will not prohibit agricultural and ranching actives to remain on the east side of the Gulch.

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End of Section

# Newlin Crossing PD

## RESIDENTIAL

### Planning Area 1

#### INTENT

Planning Area 1 is established to provide a low to moderate intensity residential land use as a transition to the existing church and Carousel Farms residential neighborhood,

#### USES PERMITTED BY RIGHT

- (1) Single Family Detached Dwelling
- (2) Duplex
- (3) Parks
- (4) Open Space
- (5) Neighborhood Recreation Centers
- (6) Places of Religious Assembly
- (7) Accessory Uses

#### USES PERMITTED BY SPECIAL REVIEW

- (1) Group Home
- (2) nursery schools / child care centers

#### DEVELOPMENT STANDARDS

- (1) Density – not to exceed:
  - a. four and one-half (4.5) dwelling units per gross acre
- (2) Maximum Building Height:
  - a. thirty-five (35) feet
- (3) Minimum Lot Area:
  - a. single-family – 4,500 square feet
  - b. duplex and attached 2,000 square feet per unit
  - c. all other uses -- none
- (4) Setbacks – All building foundation walls to property lot line:
  - a. north property boundary: 15 feet south of utility easement
  - b. Newlin Gulch Open Space: 10 feet side; 10 feet rear
  - c. Mainstreet 40 feet
  - d. Single-family detached:
    - i. from local street ROW
      1. Front Facade: 15 feet
      2. 10 feet with side loaded garage
      3. 20 feet from sidewalk to face of garage
      4. Side: 10 feet
    - ii. Interior lot line: 5 feet side, 10 feet rear
- (5) Minimum Lot Width:
  - a. at street: 35 feet
  - b. at cul-de-sac, knuckle, or similarly curved frontage at setback: 30 feet

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End of Section

# **RESIDENTIAL / MULTIFAMILY (RMF)**

## **PLANNING AREA 2 and 5**

### **INTENT**

The intent of the Residential / Multifamily Planning Areas is to provide a moderate density residential neighborhood as a transition to retail, office and personal/business services. Multifamily residential is permitted to transition from lower intensity uses located within PA-1, and the commercial/retail uses within PA-3 and PA-4. This village context will create an opportunity for a sustainable, vibrant mixed-use neighborhood where commercial uses provide products, services and employment opportunities for the residential community and the residential uses provide consumers and employees for the non-residential uses. Furthermore, the design intent is to enhance the pedestrian environment with uses interconnected within the property and to the larger community, providing access from alternative modes of transportation.

### **USES PERMITTED BY RIGHT**

- (1) Multifamily
- (2) Congregate Care, Memory Care, and Assisted Living
- (3) Single Family Detached
- (4) Single Family Attached
- (5) Duplex
- (6) Accessory Structures
- (7) Open Space
- (8) Parks
- (9) Neighborhood Recreational Centers and Facilities
- (10) Assisted Living Residence
- (11) Long Term Care Facility/Nursing Home

### **USES by SPECIAL REVIEW**

- (1) Group Home

### **Development Standards**

- (1) Density – not to exceed:
  - a. PA – 2-- thirteen and one-half (13.5) dwelling units per gross acre
  - b. PA – 5 – thirteen and one-half (13.5) dwelling units per gross acre
- (2) Maximum Building Height:
  - a. forty (40) feet
- (3) Minimum Lot Area:
  - a. single-family – 4,500 square feet
  - b. duplex and multi-family attached residential, and all other uses: none
- (4) Setback – All building foundation walls to lot property line:
  - a. north property boundary: 15 feet south of the open space tract
  - b. Newlin Gulch Open Space: 10 feet side; 10 feet rear
  - c. Chambers Road and Mainstreet : 50 feet front, 10 feet side; 10 feet rear
  - d. Residential Collector: 25 feet front, 10 feet side, 10 feet rear
  - e. Single-family detached:
    - i. Front Facade: 15 feet from Right of Way  
10 feet with side loaded garage

- ii. Side: 5 feet  
Along street ROW: 10 feet
  - iii. Rear: 10 feet
  - iv. Garage: 20 feet from sidewalk of a public street
  - f. attached and multifamily
    - i. Front, side, and rear façade: 5 feet from sidewalk
    - ii. Garage: 4 feet minimum from drive lane or sidewalk
  - (5) Setbacks parking lots
    - a. Chambers, Mainstreet, Residential Collector: 10 feet
    - b. Local streets: 10 feet
    - c. From building to parking lot or parking lot sidewalk: 8 feet
    - d. Parking lots shared among adjacent uses and development lots may use a zero setback between lots provided parking lot landscape requirements are met for the combined parking lots and a shared use agreement is executed between the shared users
  - (6) Minimum Lot Width: SFD, SFA
    - a. at street: 35 feet
    - b. at cul-de-sac, knuckle, or similarly curved frontage at setback: 30 feet
    - c. Multifamily and all other users: none
- 

End of Section

# COMMERCIAL RETAIL (CR)

## Planning Areas 3 and 4

### INTENT

The Commercial Retail planning areas (PA-3 and PA-4) are planned to attract users that will benefit from the surrounding residential neighborhoods and provide goods and services to the local and regional businesses and residents. The intent of the Commercial Retail planning area is to promote the combination of retail commercial uses that will support an active neighborhood commercial center.

### USES PERMITTED BY RIGHT

#### Commercial Retail

- (1) Grocery store
- (2) Convenience retail shopping facilities, including but not limited to:
  - a. drug stores
  - b. liquor stores
  - c. convenience grocery with and without gas pumps
- (3) Retail including but not limited to:
  - a. art gallery
  - b. antiques
  - c. artisan shops
  - d. gift shop
  - e. pet shops
  - f. florists
  - g. book store
  - h. stationery stores
  - i. retail food specialty shops which sell food products not intended to be consumed on the premises
  - j. butcher shops
  - k. candy stores
  - l. bakeries
  - m. doughnut shops
  - n. dairy product shops
  - o. toy and game stores
  - p. battery and accessory stores
  - q. bicycle stores
  - r. music stores
  - s. sporting goods store
- (4) General retail merchandise and apparel shops, including but not limited to:
  - a. junior department stores
  - b. craft and hobby stores
  - c. discount department stores
  - d. hardware and building material stores
  - e. clothing stores
  - f. shoe stores
  - g. furniture stores
  - h. household appliance stores
  - i. floor covering, drapery and upholstery stores

- j. electronics stores
- k. cosmetic store;

### **Eating and Drinking Establishments**

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

### **Personal Services**

- (1) Convenience service establishments, including but not limited to:
  - a. barber shops and beauty salons
  - b. dry cleaners and laundries
  - c. photo studio
  - d. shoe repair shops
  - e. watch or jewelry repair
  - f. travel agency
- (2) health clubs exercise, yoga, dance studio, or similar facility
  - a. Not more than 20% of the total gross floor area built in PA-4

### **Commercial Recreation**

The following uses shall be permitted only as a supporting use to a primary use such as a restaurant, bar, night club, lounge, brewery that includes a restaurant or similar use that attracts users for the purchase of goods and services. The following uses are limited to no more than 20% of the total gross floor area of the primary use.

- (1) indoor movie theater
- (2) performing art center
- (3) bowling alley
- (4) skating rink (both ice and roller)
- (5) pool hall
- (6) arcade amusement center

### **General Office and Professional Services**

- (1) business and professional offices
- (2) medical and dental offices and clinics
- (3) banks and other financial service establishments, with or without drive-through facilities

### **Motor Vehicle**

- (1) gasoline stations with gas pumps and car wash with and without convenience grocery store
  - a. Not more than 16 pumps
- (2) auto repair centers
- (3) tire sales and service
- (4) auto parts stores
- (5) car wash

**Educational**

- (1) satellite classrooms limited no not more than 5,000 Gross Square Feet
- (1) Vocational, Trade school, Instructional facility not greater than 5,000 sf

**DEVELOPMENT STANDARDS**

- (1) Maximum Building height:
  - a. 60 feet
- (2) Minimum lot area: none
- (3) Setbacks -- All Uses
  - a. Newlin Gulch Open Space
    - i. building 10 feet front, sideand rear
    - ii. parking 10 feet
  - b. Mainstreet, Chambers Road, Residential Collector
    - i. building 30 feet
    - ii. parking 20 feet
  - c. Interior lot lines
    - i. Distance between buildings subject to fire code
    - ii. zero lot line setback allowed on shared walled developments
- (4) Minimum Lot Width: none
- (5) Pedestrian Connectivity
  - a. Commercial and retail development shall be interconnected by pedestrian-friendly sidewalks, interior walkways, enclosed corridors, concourses, or plazas

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End of Section

## **OPEN SPACE (OS)**

### **Planning Areas OS 1 and 2**

#### **INTENT**

Open Space Areas are intended to provide buffers, passive recreation, pedestrian trails and drainage detention, and water quality ponds to satisfy requirements of residential and non-residential park and development requirements.

#### **USES PERMITTED BY RIGHT**

- (1) As defined in Section 13.04.165 of the Parker Municipal Code
- (2) Nature center/picnic area
- (3) Trails and paths
- (4) Open field play as a supplement to adjacent park improvements
- (5) Other uses consistent with the purposes of this section and compatible with the uses set forth herein, as permitted by Section 13.04.22 of the Parker Municipal Code.

#### **Park Dedication**

Park dedications shall be subject to the provisions of Sections 13.07.140 and 13.07.145 of the Parker Municipal Code, as amended.

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End of Section

# NEWLIN CROSSING PLANNED DEVELOPMENT

## Development Plan

A Portion of the NW 1/4 of Section 20, Township 6 South, Range 66  
West of the 6th Principle Meridian, Town of Parker, County of Douglas, State of Colorado

### LEGAL DESCRIPTION

#### 98 W. PARKER LLLP

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20, SAID POINT BEING THE POINT OF BEGINNING, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 TO BEAR NORTH 00°30'38" WEST WITH ALL BEARINGS HEREIN REFERENCED THERETO; THENCE NORTH 89°38'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 2005.47 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 743 OF THE DOUGLAS COUNTY RECORDS;

THENCE SOUTH 00°17'05" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1292.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 274, PAGE 743 AND TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 145, PAGE 480 OF THE DOUGLAS COUNTY RECORDS;

THENCE SOUTH 89°38'14" WEST A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 145, PAGE 480;

THENCE SOUTH 16°27'41" WEST A DISTANCE OF 1355.59 FEET TO A NON-TANGENT CURVE ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAIN STREET (FORMERLY WEST PARKER BEING THE SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NUMBER 2006048259 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY LINE OF WEST MAIN STREET;

1. THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET, THE CHORD OF WHICH BEARS NORTH 62°40'26" WEST 593.70 FEET, A CENTRAL ANGLE OF 30°11'13", AN DISTANCE OF 600.62 FEET TO A POINT OF TANGENCY;
2. THENCE NORTH 47°34'49" WEST A DISTANCE OF 258.90 FEET TO A POINT OF TANGENT CURVE;
3. THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 28°54'39", AN ARC DISTANCE OF 635.78 FEET TO A POINT OF NON-TANGENCY;
4. THENCE NORTH 48°29'16" WEST A DISTANCE OF 278.85 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20;

THENCE NORTH 00°30'38" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1853.22 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINS 4,108,439 SQUARE FEET OR 94.317 ACRES MORE OR LESS.

### CHAMBERS ROAD WATER QUALITY PONDS-TOWN OF PARKER

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 00°30'38" EAST, A DISTANCE OF 2896.41 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER SOUTH 00°30'38" EAST, A DISTANCE OF 1796.69 FEET;

THENCE NORTH 65°56'47" WEST, A DISTANCE OF 49.52 FEET;

THENCE NORTH 85°31'26" WEST, A DISTANCE OF 51.50 FEET;

THENCE SOUTH 87°22'52" WEST, A DISTANCE OF 20.43 FEET TO THE EASTERLY LINE OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 RECORDED AT RECEPTION NUMBER 2005057700 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EASTERLY LINES OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 THE FOLLOWING (2) COURSES:

1. NORTH 01°14'43" WEST, A DISTANCE OF 181.89 FEET;
2. NORTH 51°09'42" WEST, A DISTANCE OF 91.14 FEET TO THE INTERSECTION OF THE NORTHERLY OF SAID MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7 WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS EXHIBIT 'B' AND RECORDED AT RECEPTION NUMBER 2005052742 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND THE WESTERLY LINES OF SAID PARCEL THE FOLLOWING (3) COURSES:

1. NORTH 03°05'39" EAST, A DISTANCE OF 730.68 FEET THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10080.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°48'49", AN ARC LENGTH OF 665.06 FEET;
3. TANGENT TO SAID CURVE NORTH 00°41'10" WEST, A DISTANCE OF 152.92 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE NORTH 86°20'35" EAST, A DISTANCE OF 128.59 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINS 265,479 SQUARE FEET OR 6.095 ACRES MORE OR LESS.

### TRACT A - TOWN OF PARKER

TRACT "A", MAINSTREET - WEST - RIGHT-OF-WAY SUBDIVISION EXEMPTION PLAT RECORDED AT RECEPTION NUMBER 2015052262 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

TRACT OF LAND CONTAINS 15,335 SQUARE FEET OR 0.352 ACRES MORE OR LESS.

### NOTES:

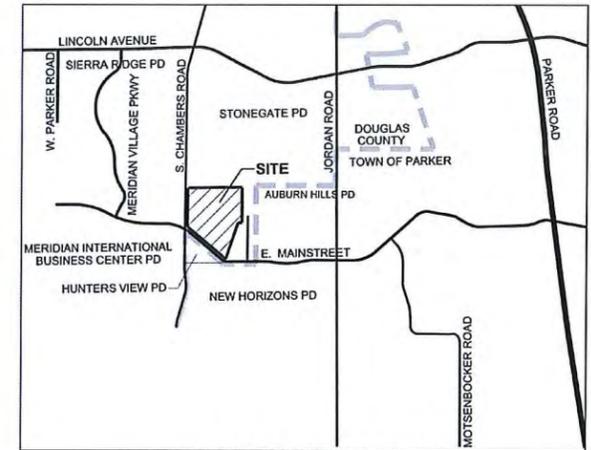
1. DEVELOPMENT OF PA-1 WILL INCLUDE A LOCAL STREET CONNECTION TO CAROUSEL FARMS. THE ALIGNMENT AND CONNECTION TO CAROUSEL FARMS TO BE DETERMINED WITH THE FINAL PLAT FOR PA-1.
2. WEST PARKER ROAD WILL BE A 60' RESIDENTIAL COLLECTOR RIGHT-OF-WAY.
3. ZONING IS TO THE CENTERLINE OF THE ADJACENT INTERNAL STREETS.



### LAND USE TABULATION

Planning Area	Land Use	Area - Acres (1)	Maximum Density Du/Ac	Maximum number of DU Permitted	Percent of Gross Area
<b>RESIDENTIAL NEIGHBORHOOD</b>					
PA - 1	Residential	34.00	4.5	150 (2)	33.7%
PA - 2	Residential/Multifamily	21.27	13.5	200 (2)	21.1%
			sub total	350	
	<b>Effective Density</b>				
	Gross Area minus Flood Plain = Net Area	100.76 -13.24	87.52	4.0 du/ac	
<b>NEIGHBORHOOD COMMERCIAL</b>					
PA - 3	Commercial/Retail	2.00	--	--	2.0%
PA - 4	Commercial/Retail	12.50	--	--	12.4%
PA - 5	Multifamily	9.00	13.5	100 (2)	8.9%
<b>OPEN SPACE</b>					
OS - 1	Floodplain	13.24	--	--	13.1%
OS - 2	Open Space / Detention	5.63	--	--	5.6%
<b>RIGHT-OF-WAY</b>					
	60' Minor Collector	3.12	--	--	3.1%
	Gross Area	100.76			100.0%
				450	

(1) Boundaries of planning areas and rights-of-way and locations and alignments of rights-of-way, street connections and access points as depicted on this development plan are conceptual in nature and are subject to modification in connection with final engineering and final platting of the subject portion of the property.  
(2) The transfer of dwelling units among residential planning areas is acceptable provided the total number of dwelling units in any planning area does not increase by more than 10%.



### VICINITY MAP

SCALE: 1" = 3000'

### OWNERSHIP CERTIFICATION

98 W. PARKER, A COLORADO LLLP, a Colorado limited liability partnership

By: LSP Investments, LLP, a Colorado limited liability partnership, its General Partner

By: Wesley A. Segelke  
Managing General Partner

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Wesley A. Segelke as Managing General Partner of LSP Investments, LLP, a Colorado limited liability partnership, as General Partner of 98 W. PARKER, LLLP, a Colorado limited liability partnership.

WITNESS my hand and official seal.

Notary Public

My commission expires: \_\_\_\_\_

### PLANNING COMMISSION ACCEPTANCE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

### TOWN COUNCIL ACCEPTANCE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR THE PROPERTY DESCRIBED AS NEWLIN CROSSING. THE ZONING INFORMATION SHOWN HEREIN WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. \_\_\_\_\_

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

### CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

COUNTY CLERK AT RECORDER

## NEWLIN CROSSING PLANNED DEVELOPMENT Development Plan

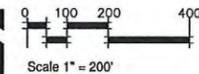
**OWNER**  
98 W. PARKER, A COLO. LLLP  
C/O SEGELKE & CO. STE. 300  
1720 S. BELLAIRE STREET  
DENVER, COLORADO 80222

**PLANNING/LANDSCAPE ARCHITECTURE**  
PLAN WEST INC.  
787 SANTA FE DRIVE  
DENVER, COLORADO 80204  
TEL: (303) 741-1411

job no. 201402  
date 05-03-2016  
revisions

**ENGINEER**  
WBC ENGINEERING & CM, LLC  
224 POTOMAC STREET STE. 102  
AURORA, COLORADO 80011  
TEL: (303)-365-9825

sheet 1 of 1



Scale 1" = 200'



THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS FOR THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND IS NOT A SUBSTITUTE FOR THE ORIGINAL DRAWINGS. ANY REPRODUCTION OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.



## Memorandum

**To:** Patrick Mulready, Senior Planner

**Date:** January 19, 2016

**From:** Tom Williams, P.E., Director of Engineering  
Dave Aden, P.E., Traffic Engineer

**Cc:** Janet Hermann, P.E., Douglas County Engineering  
File

**Subject:** Newlin Crossing Annexation and Rezone – 3<sup>rd</sup> Public Works Review

The Department of Engineering has reviewed the documents submitted for the Newlin Crossing Annexation and Rezoning. The submittal consisted of the following documents:

<u>Document</u>	<u>Date</u>
Traffic Impact Study	December 15, 2015
PD Guide	December 18, 2015
PD Development Plan	December 16, 2015
Annexation Plan	August 31, 2015

The site is primarily located to the northeast of the Chambers Rd. and Mainstreet Intersection. Based on our review of the aforementioned documents, we have the following comments:

### Traffic and Roadway Review Comments

The following comments concern traffic, access, roadway design, and construction standards for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker's Roadway Design and Construction Criteria, as revised, July 2015. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate.

#### *General Comments*

1. Please refer to the Public Works review memo dated October 7, 2015 for the roadway and traffic public improvements obligations associated with the development of this property. These obligations will be codified in the associated annexation agreement for the Property.

***PD Development Plan/Guide***

1. No further comments

***Annexation Plan***

2. No further comments

***Traffic Impact Study***

1. No further comments at this time. However, an updated Traffic Impact Study will be required at the time of platting/site plan to ensure site access spacing/type has been properly analyzed. The updated TIS will need to follow the Town's standard format in accordance with the RDCCM.

**Stormwater Review Comments**

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, *Storm Drainage and Environmental Criteria Manual (SDECM)*, as revised, February, 2014. Additional regulatory and planning documents were utilized in the review, and are referenced in the comments where appropriate.

1. No further comments.

The submittal is in general conformance with the Town of Parker's *Storm Drainage and Environmental Criteria Manual* and/or the *Roadway Design and Construction Criteria Manual*. An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments please do not hesitate to call Tom Williams at (303) 840-9546.



## Community Development Department Memorandum

To: Patrick Mulready, Planner

From: Bryce Matthews, AICP, Comprehensive Planning Manager

Date: January 20, 2016

Regarding: Newlin Crossing Rezoning – REV 2

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The Comprehensive Planning Department has had the opportunity to review the Newlin Crossing Rezoning proposal and has the following comments following up on the October 9, 2015 memorandum:

### **Parker 2035 Master Plan**

The Newlin Crossing PD area is depicted on the Parker 2035 Master Plan as Medium Density Residential Character Areas (3.5 dwelling units per acre) and includes a portion of a Neighborhood Center. The overall density is based on the land area not including floodplains and steep slopes.

The Neighborhood Center is located at the intersection of Chambers Road and Mainstreet. Neighborhood Centers are generally described as follows:

*Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store.*

*Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined. Higher density residential is appropriate in these Centers as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services.*

The Plan as proposed generally meets the intent of the Parker 2035 Master Plan with the changes discussed below in the Land Use section.

### **Land Uses**

The Town is establishing 'uniform uses' to use the same text to consistently describe land uses. Based on these changes please use the following residential land use titles for Planning Area 1 (residential):

#### **Use by Right**

- Single Family Detached Dwellings

- Duplex
- Places of Religious Assembly
- Accessory structures and uses
- Open Space
- Parks
- Neighborhood Recreational Centers and Facilities

Use by Special Review

- Group Home
- Nursery schools / child care centers

Please remove all the following use by special reviews proposed in Planning Area 1.

- a. neighborhood public service, health and education facilities, such as community centers, libraries and museums

Please use the following residential land use titles for a Planning Area 2 (residential/multifamily):

Use by Right

- Single Family Detached Dwellings
- Duplex
- Single Family Attached Dwellings
- Multifamily
- Places of Religious Assembly
- Accessory structures and uses
- Open Space
- Parks
- Neighborhood Recreational Centers and Facilities\*
- Assisted Living Residence\*
- Long Term Care Facility/Nursing Home

Use by Special Review

- Group Home

Do not use pyramid zoning, define all uses allowed in PA 2 and PA-3 individually rather than referencing uses in PA 1.

PA-3 should be revised to Mixed Use, allowing either multifamily residential or commercial uses in the planning area.

Please remove the following from PA-4 as they are not recommended uses in a Neighborhood Center.

- Health clubs
- Day Care Centers
- Indoor movie theaters
- Bowling alleys
- Skating rinks
- Arcade amusement centers
- Hotels and motels
- Bed and breakfast

Please use the following residential land use titles for the open space planning area:

- Open space
- Parks
- Accessory structures and uses

Open Space 1 & 2 should not permit active recreational uses such as Community Building/Clubhouse and indoor and outdoor public and private recreational activities. If the applicant desires to have these types of uses they need to be included in other planning areas or create a new planning area entitled 'Parks'.

The Development Plan shows a planning area PF which is not defined. If the intent of the applicant is to rezone to Town of Parker Public Facilities (PF) this should not be shown on the Development Plan. If the intent is to create a planning area for this detention pond, staff recommends designating it as Open Space rather than creating an additional planning area.

#### **Open Space, Trails and Greenways Master Plan**

The Land Development Code goal of 20% open space is calculated at zoning with a Planned Development, in this case the applicant has provided adequate open space to meet the intent of the goal.

Please use a thicker line weight to show trail locations.

The Newlin Gulch Regional Trail should go under Newlin Gulch Boulevard, if this is not possible, an enhanced crossing integrated into the design of Newlin Gulch Boulevard will be required.

The east west trail in the CIG easement does not need to go west of the Newlin Gulch Trail, it can end at the Newlin Gulch Trail. Construction of this trail should be entirely on the parcel and will be a single trail connecting to the Carousel Farm trail system which connects to trails to the east. The trail connection from the Newlin Gulch Trail to the boundary with Carousel Farm will be the responsibility of this development.

#### **Transportation Master Plan (2014)**

The collector connecting south to Mainstreet may be considered if it meets the Town's Roadway Design and Criteria Manual. If the applicant cannot make the connection to Mainstreet meet standards, the collector must connect Newlin Gulch Boulevard on the east side of the property. Through the subdivision process the Town will continue to seek consistency with the Parker 2035 Master Plan and the Transportation Master Plan including:

- Development patterns that include connectivity between neighborhoods through local roads, collector roads and trail links.
- A multi modal approach contemplating the movement of pedestrians, bicyclists and vehicles within each subdivision and between neighborhoods.
- Integrating land use and the transportation system at a more refined level.

October 9, 2015

Stacey Nerger  
Town of Parker Community Development Department  
20120 E. Mainstreet  
Parker, CO 80138

**Re: Newlin Crossing Planned Development, First Amendment, Case No. Z15-0018  
(Douglas County Project No. RE2015-080 and RE 2015-131)**

Dear Ms. Nerger:

Douglas County Planning Services has reviewed the Second Submittal of the Newlin Crossing Planned Development and offers comments as described below:

**Engineering Comments:**

Douglas County would request of the Town that the applicant be required to design and construct the ultimate roadway widening for Chambers Road adjacent to this proposed Planned Development, including any auxiliary lanes required for access points. Access permits (from Douglas County) will be required for any proposed access to Chambers Road. Prior to the approval of any construction on Chambers Road, the applicant must submit and obtain approval from Douglas County for any proposed construction in the Chambers Road ROW. All improvements should be constructed prior to the issuance of any building permit within the Planned Development.

**Planning Services Comments:**

Planning Services has no additional comments on this application.

Douglas County appreciates the opportunity to review and comment on this application.

Regards,

Joe Fowler, AICP  
Chief Planner

C: Matt Williams, Development Review Manager, Public Works Engineering



June 11, 2015

Stacey Nerger  
Associate Planner  
Town of Parker  
Community Development Department  
Town Hall  
20120 East Mainstreet  
Parker, CO 80138

**RE: Newlin Crossing PD Annexation and Zoning ANX15-0006 & Z15-0018**

Dear Ms. Nerger ;

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval. DCSD has calculated the amount of school site land this project would generate totaling 6.084- acres of school land dedication. DCSD hereby requests the applicant to dedicate or to provide cash-in-lieu of dedication of 6.084- acres of land to the District to meet this need. 6.084- acres of land is sufficient for a Support Facility, Early Childhood Center, Program Center, All-Day Kindergarten, or other school district facility.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "a cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu-fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by a qualified appraiser." DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of final plat.

Additionally, DCSD would ask for a voluntary mid-range contribution towards the Capital Mitigation component to be paid directly to the District. In this case the contributions would amount to \$2415 per single-family residential dwelling, and \$843 per multi-family dwelling unit due at final plat.

We would like to have these agreements as conditions of approval for the application to move forward. Once we receive that confirmation, DCSD fully supports this application for approval. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

A handwritten signature in cursive script that reads "Steve Ormiston".

Steve Ormiston  
Consultant to DCSD



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

July 15, 2015

Town of Parker Community Development Department  
20120 E. Mainstreet  
Parker, CO 80138

Attn: Stacey Nerger

**Re: Newlin Crossing Annexation and Zoning, Case #s ANX15-0006 and Z15-0018**

Public Service Company of Colorado (PSCo) has reviewed the plans for **Newlin Crossing Annexation and Zoning**. PSCo owns and operates electric distribution facilities located in this area and has no objection to this annexation proposal. PSCo is requesting that the Town of Parker send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Sandi Cardenas (303-571-3635) at: Xcel Energy, 1123 West 3<sup>rd</sup> Avenue, Denver, Colorado 80223 or [sandra.cardenas@xcelenergy.com](mailto:sandra.cardenas@xcelenergy.com). This will allow our mapping department to make the necessary updates to our mapping system.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Please be aware PSCo has an existing high pressure gas transmission pipeline along the northerly and westerly property lines, and a gas regulator station near the project. Should there be any off-site improvements in the areas of these facilities, PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact Cheryl Diedrich, Senior Right-of-Way Agent at [cheryl.diedrich@xcelenergy.com](mailto:cheryl.diedrich@xcelenergy.com) or (303) 571-3116, for development plan review and execution of a License Agreement.

The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

**Matt Carlson**

Economic Development 20

1/19/2016 8:13:27 AM

Economic Development renews its objections to non-sales tax producing uses in the commercial sectors of this PD.

Prior to submission, applicant, community development and economic development agreed to eliminate the following uses:

All Residential Use -- vertical mixed use or otherwise

Commercial Uses -- Personal Services #2 - Daycare of any size

Commercial Recreational Uses - Performing Arts, Bowling Alleys, Pool Halls, Arcades unless they are in conjunction with another use approved by right

General Office / Professional Services - #4 Congregate Care/Assisted Living

**Mike Sarmiento**

Urban Drainage and Flood Control 25

6/17/2015 10:49:33 AM

Channel is currently approved for UDFCD MEP. We would like to review future road and other improvement design and construction plans.

**City of Lone Tree Community Development Department 25**

7/16/2015 11:10:34 AM

Lone Tree has no comment on ANX15-0006 and the subsequent rezoning to PD, Z15-0018.  
Thank you for the referral.