



PLANNING COMMISSION MEETING

June 9, 2016

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
May 12, 2016 Minutes
6. **CONSENT AGENDA**
7. **PUBLIC HEARING: HESS ROAD PUBLIC WORKS FACILITY LOT 2 CMRS – Use by Special Review**
Applicant: Town of Parker
Location: Generally located on the west side of Tammy Lane north of Hess Road
Planner: Stacey Nerger
8. **PUBLIC HEARING: DRANSFELDT PLACE – Minor Development Plat**
Applicant: Todd Wright, Dransfeldt Development LLC
Location: Generally located on the east side of Dransfeldt Road south of Lincoln Meadows Parkway
Planner: Ryan McGee
9. **PUBLIC HEARING: CHAMBERS HIGHPOINT - Zoning**
Applicant: Emilio Alba, Compark 190, LLC
Location: Southwest Corner, E-470 and Chambers Road
Planner: Patrick Mulready
10. **PUBLIC HEARING: WESTCREEK PLANNED DEVELOPMENT – PD Amendment**
Applicant: Sean Sjodin, NexGen Properties
Location: North of Pine Lane, West of Parker Road
Planner: Patrick Mulready
11. **PLANNING COMMISSION ITEMS**
12. **STAFF ITEMS**
13. **ADJOURNMENT**



PLANNING COMMISSION MINUTES
May 12, 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 was Commissioner Duane Hopkins. Alternates Eliana Burke and Kathleen Thayer were present and sat for the absent Commissioners Brent Bitz and Sasha Levy. Alternate Robert Moffitt was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the April 28, 2016 meeting minutes. Commissioner Duane Hopkins seconded; a vote was taken and passed 3:0:2 with Commissioners Eliana Burke and Kathleen Thayer abstaining due to not having been seated for the April 28, 2016 meeting.

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

Commissioner John Howe moved to approve the Consent Agenda. Commissioner Eliana Burke seconded; a vote was taken and passed 5:0.

PUBLIC HEARING: PINE CURVE ZONING – TABLED

Applicant: Town of Parker
Location: Northeast corner of Mainstreet and Pine Drive
Planner: Bryce Matthews and Mary Munekata

Mary Munekata, Comprehensive Planning Manager, presented the staff report to table the hearing on the Pine Curve zoning. She said this will allow the Town and staff time to evaluate the substantial feedback from citizens. Ms. Munekata concluded with the determinations in staff’s report and recommended the Planning Commission recommend the Town Council table the hearing.

Commissioner John Howe moved that the Planning Commission recommend the Town Council table the Pine Curve Zoning Ordinances 3.205.29 and 2.246. Commissioner Kathleen Thayer seconded; a vote was taken and passed 5:0.

PUBLIC HEARING: OPENED: 7:04 P.M. HILLTOP CARWASH MINOR DEVELOPMENT LOT 2 - Use by Special Review

Applicant: Shawn Dore
Location: 19745 Parker Square Drive
Planner: Carolyn Parkinson

Carolyn Parkinson, Planner, presented the staff report for the request for the Hilltop Carwash Minor Development Lot 2 – Use by Special Review. Ms. Parkinson concluded with the determinations in staff’s report and recommended the Planning Commission recommend the Town Council approve the Use by Special Review request for Hilltop Carwash Minor Development Lot 2 to allow mixed-use development as conditioned in staff’s report.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Shawn Dore, Highlands Ranch said the request is for a project that will provide a new flair for the Town and will blend well. He said the project will be a great benefit to the Town and the surrounding areas.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:10 P.M. HILLTOP CARWASH MINOR DEVELOPMENT LOT 2 - Use by Special Review

PLANNING COMMISSION DISCUSSION

Commissioner Kathleen Thayer said she liked the vertical mixed-use concept combining commercial and residential.

Commissioner Eliana Burke said the proposed development will add color and flair.

Commissioner Duane Hopkins said mixed-use is reasonable for the location. He said he is interested in how the site plan will pencil-out and he supports the request.

Commissioner John Howe agreed.

Chair Gary Poole concurred.

Commissioner Eliana Burke moved that the Planning Commission recommend the 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 Design Center and subject to the three (3) conditions outlined in staff's report. Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

PUBLIC HEARING: OPENED: 7:12 P.M. NEWLIN CROSSING PLANNED

DEVELOPMENT - Zoning

Applicant: David Brehm, Plan West

Location: Northeast corner of Chambers Road and Mainstreet

Planner: Patrick Mulready

Patrick Mulready, Planner, presented the staff report for the Newlin Crossing Planned Development rezone request. Mr. Mulready concluded with the determinations in staff's report and recommended the Planning Commission recommend the Town Council approve the rezoning request for the Newlin Crossing Planned Development.

Commissioners discussed with staff:

- if Chambers Road will be widened as part of this development; (*Staff said the developer will provide some widening; Douglas County will widen the remainder of the project.*)

APPLICANT PRESENTATION

David Brehm, Plan West, 767 Santa Fe, Denver, CO presented:

- their team has been working on the project since 2000 in collaboration with civil engineering, marketing, design and the Town
- the development will blend with the surrounding residences
- the development fits with the Master Plan Neighborhood Center
- a variety of housing will provide residential diversity for the Town
- open space and regional trail connections will be provided
- the development will provide a great place to live, work and play
- appreciation for Planning Commission recommendation for approval to Town Council

Commissioners discussed with staff:

- the density for the multi-family development; (*Staff said the multi-family density will provide 11.5 dwelling-units per acre. Mr. Brehm said the number of units have limits that can't be increased.*)
- if the development will provide for a bridge over the Newlin Gulch Road; (*Mr. Brehm said it is anticipated that series of box culverts will work instead of a bridge but the plans are preliminary.*)

PUBLIC COMMENT OPENED

Ray Traffis, 10690 Stonemeadow Drive requested the Planning Commission recommend a delay in recommending Town Council approve the request until a plan is acceptable by all parties regarding noise, odor and dirt abatement with consideration to property owner rights.

PUBLIC COMMENT CLOSED

Chair Gary Poole asked staff to clarify the location of the commercial area.

Mr. Mulready said the commercial area is planned to the south of the residential development.

PUBLIC HEARING: CLOSED: 7:32 P.M. NEWLIN CROSSING PLANNED DEVELOPMENT - Zoning

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said the zoning change will enhance the gateway into Parker and define the Town as more than just an open field. He said this is a preliminary request that will be watched as it develops. He said he supports the request.

Commissioner Duane Hopkins said this corner needs to be developed. He said the buffers and open space between the residences to the north is a starting point for development. He said keeping the commercial area on the corner is appropriate and the buffers and lower density in the north are a good transition. He said this is a reasonable approach to move the project to the next step.

Commissioner Kathleen Thayer agreed. She said adding West Parker Road will help with the traffic flow in the area.

Commissioner Eliana Burke agreed.

Chair Gary Poole concurred and he said he appreciates the proposed open space blending with the open space in Stonegate and the walkable connectivity to the commercial area. He said we need to begin thinking about not getting in a car to go where we need to go and hopefully this will help folks.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Newlin Crossing Planned Development zoning request. Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole thanked Steve Greer, Deputy Community Development Director for all his assistance working with the Planning Commission. He said Steve would be missed and the City of Centennial is getting a great new Director. He and the Planning Commissions said they appreciate all he has done.

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



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*
Bryce Matthews, Comprehensive Planning Manager

Through: John Fussa, Community Development Director

Date: June 9, 2016

Regarding: Public Hearing:
Hess Road Public Works Facility Lot 2 Commercial Mobile Radio Service
(CMRS) Facility- Use by Special Review
[Application Z16-010]

**Section I.
Subject & Proposal:**

Location: 9045 Tammy Lane; located north of Hess Road and west of Tammy Lane

Applicant: Town of Parker

Proposal: The applicant is proposing to construct a sixty-foot (60') tall freestanding Commercial Mobile Radio Service (CMRS) facility for emergency services on the Hess Road Public Works facility.

**Section II.
Background:**

History: In July 2012, the property was annexed into the Town and zoned Public Facilities (PF). In August 2012, the property was platted as Lot 1 of the Hess Road Public Works Facility Subdivision Exemption Plat. In November 2013, the property was replatted as Lot 2 of the Hess Road Public Works Facility First Amendment Subdivision Exemption Plat. On April 21, 2014, Town Council approved a site plan for the construction of the Public Works operations facility.

Land Use Summary Data:

Total Area: 2.001 acres (87,177 square feet)

Zoning: PF – Public Facilities

Existing Use: Town of Parker Public Works salt storage barns and magnesium chloride tanks

Surrounding Zoning

& Land Use:

- North:** Douglas County (A1 Zoning); outside storage facility for Douglas County Public Works
- East:** Douglas County (A1 Zoning); Douglas County Public Works maintenance facility
- South:** Hess Road Right-of-Way/PD - Planned Development; Anthology (Currently vacant)
- West:** Douglas County (Rural Residential (RR) Zoning); Cherry Creek Highlands subdivision

Section III.

Analysis:

Conformance with the Town's Land Development Code:

The applicant is proposing to install a new freestanding CMRS facility to provide a needed link to the emergency communications system for the Town of Parker and Douglas County. The Parker Land Development Ordinance requires new freestanding CMRS facilities for public emergency services to be reviewed and approved through a Use by Special Review.

The applicant is proposing to construct a 60-foot tall freestanding lattice type tower. The 60-foot tower will be constructed on a three-foot by three-foot concrete pad located within a 400-square foot fenced-in facility area. The fenced-in facility area will screen the base of the tower and any associated equipment.

To ensure compatibility with the existing development the following conditions are required for approval:

1. Installation of a windmill at the top of the tower to blend with the barn-like existing architecture
2. Lattice materials to be constructed to minimize visibility of the tower

Section 13.12.030 of the Parker Land Development Ordinance requires any freestanding CMRS facility to be setback from each property line one foot of distance for every foot of height, plus an additional 25 feet. This would require the proposed facility to be setback a minimum of 85 feet from all property lines.

The proposed location for the facility was reviewed and agreed upon by the Town and Douglas County for several reasons including accessibility, provision of the required microwave path and line of sight, located within a secured property, not within a future development area and the existing salt barns could be used to screen the facility from the views of the existing residential located to the west.

Section 13.01.100 of the Parker Municipal Code authorizes waivers from the Parker Land Development Ordinance "if it is deemed by the Town Council to be in the public interest and does not impair the intent and purposes of this Title. The conditions of any waiver authorized shall be stated in writing by the Town Council with the justifications set forth." Therefore, the applicant is seeking to waive the setback requirement allowing the tower to be constructed closer than 85-feet from the property lines. The proposed waiver will be heard by Town Council concurrently with the Use by Special Review request on June 20, 2016.

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.

Analysis and findings:

The site currently consists of two salt storage barns and 12 magnesium chloride cylinders. The properties located directly to the north and east are used by Douglas County Public Works for offices and storage of materials. The 60-foot tall tower and 400-square foot facility area located adjacent to the existing salt storage barns. To ensure compatibility with the existing development the following conditions are required for approval:

1. Installation of a windmill at the top of the tower to blend with the barn-like existing architecture
2. Lattice materials to be constructed to minimize visibility of the tower

2. Will be consistent with the Town Master Plan;

Analysis and findings:

The Parker 2035 Master Plan lists the following Goals:

- Provide sustainable and reliable public services to Town residents, businesses and visitors in an efficient and effective manner

- Provide coordinated law enforcement resources concurrent with population growth and service levels desired by the community, to ensure the level of safety, security and life quality our community desires

The proposed new CMRS facility will provide a needed link to the emergency communications system for the Town of Parker and Douglas County. The proposal meets the intent of the Parker 2035 Master Plan by providing a needed service to the Town residents.

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

Analysis and findings:

The proposed 400 square-foot CMRS facility will be unstaffed and will be located within an existing development. The facility will not result in an over-intense use of the land.

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

Analysis and findings:

The proposed facility is a public facility that will be constructed and maintained by the Douglas County Sheriff's Office Radio System. The unmanned facility will not require any municipal infrastructure and therefore will not impact the community's capital improvement program.

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

Analysis and findings:

The purpose of the facility is to provide a needed link to the emergency communications system for the Town of Parker and Douglas County. This facility will enhance the effectiveness of the countywide public safety radio communications system and the Douglas County communications contractor that already serves the system will undertake ongoing maintenance. The tower will not have any staff and therefore will not result in the need for additional police or fire protection, drainage, sanitation, waste removal or water and sewer.

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

Analysis and findings:

The proposed facility is unstaffed and will only be accessed by staff when maintenance is required.

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

Analysis and findings:

The unstaffed facility will not cause significant air, water or noise pollution.

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

Analysis and findings:

The facility is proposed to be located in such a way that it will be screened from the west by the existing salt barns. Several conditions of approval have been added which will ensure that the facility and any associated equipment is adequately screened. These conditions include the addition of a windmill, constructing the tower with materials that ensure it blends with the existing use of the property, the addition of a solid screen fence around the facility area and the placement of trees and shrubs around the exterior of the fenced area.

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

Analysis and findings:

The purpose of the facility is to provide improve the communications capabilities for all first responder organizations in our community resulting in a positive effect on current and future town resident's health, safety and welfare.

Section V.

Referral Agency Comments:

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

Town of Parker Building Dept.:

The project will require building review and permit.

Intermountain Rural Electric Association (IREA):

No comment

Town of Parker Engineering Dept.:

Approved

Xcel:

No apparent conflict

Fire Life Safety:

No comment

CenturyLink:

No comment

Parker Water & Sanitation District:

Approved

Comcast:

No comment

**Section VI.
Recommendations:**

Staff recommends that the Planning Commission recommend that the Town Council approve the Use by Special Review request for the CMRS facility at Hess Road Public Works Facility Lot 2 subject to the Parker Municipal Code and the following conditions:

1. The Use by Special Review exhibit submitted to the Community Development Department on March 1, 2016 and reviewed by the Planning Commission on June 9, 2016 shall be the approved plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, BUILDING PLACEMENT, MASSING, SITE ACCESS, LANDSCAPING AND SITE LIGHTING 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. **THIS APPROVAL SHALL EXPIRE SIX (6) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR.** The Community Development Director, upon written request, may grant a ninety-(90) day extension.
3. Prior to the release of any Building Permit for the CMRS facility the applicant shall submit the addition of a windmill to the top of the facility for review and approval by the Community Development Department.
4. Prior to the release of any Building Permit for the CMRS facility the applicant shall submit the materials and colors of the facility for review and approval by the Community Development Department.
5. The applicant shall install screen fencing, as approved by the Community Development Department, around the facility and any associated equipment to minimize the view of the facility.
6. The applicant shall install landscaping, as approved by the Community Development Department on the exterior of the screen fence to minimize the view of the facility.

**Section VII.
Attachments:**

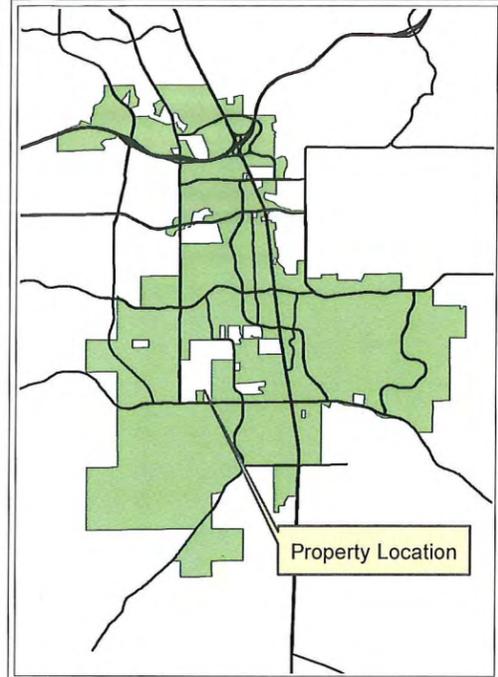
1. Vicinity Map
2. Freestanding CMRS Exhibit
3. Applicant response to Use by Special Review Criteria
4. Referral Agency Comments

Section VII.
Proposed Motion(s):

"I move the Planning Commission recommend that the Town Council approve the Hess Road Public Works Facility Lot 2 CMRS Use by Special Review, subject to the six conditions listed in staff's report."

Hess Road Public Works Facility Lot 2 CMRS Facility

Use by Special Review



Legend

- Town Boundary
- Site
- Parcels

Narrative:
 Use by Special Review to allow the construction of a new freestanding Commercial Mobile Radio Service (CMRS) Facility for public emergency services on the property.

Planner: Stacey Neger
Project Schedule
Planning Commission Date: June 9, 2016
Town Council Date: June 20, 2016

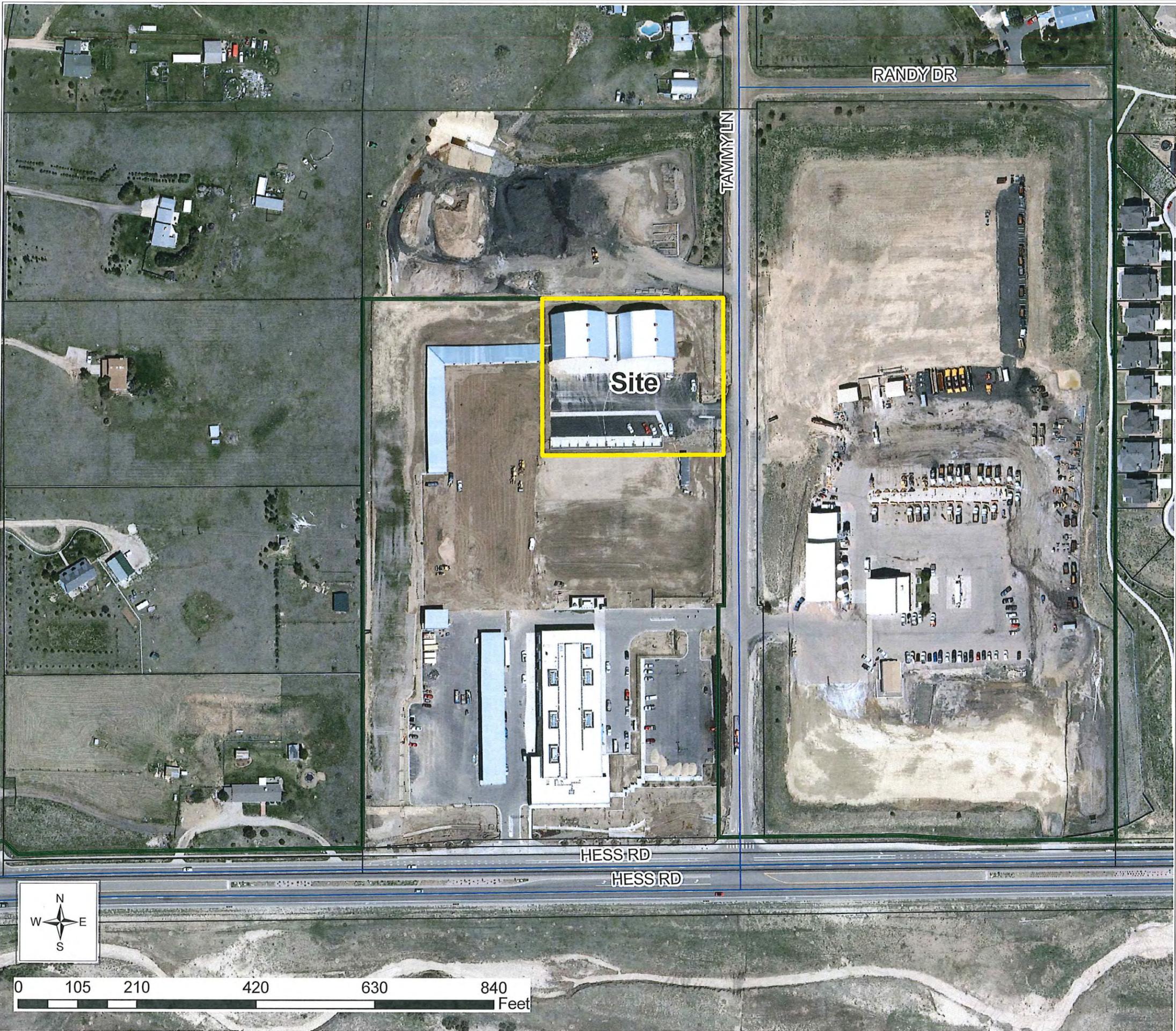


EXHIBIT A

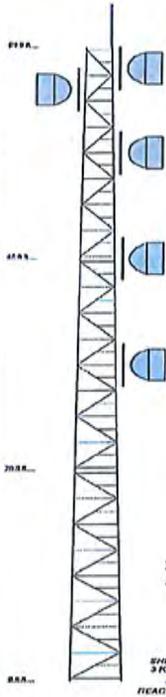


20' x 20' Outer
Perimeter Fenced Area

9.5' x 9.5' Concrete Pad

3' x 3' Tower Footing

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	STEEL TOWER	1	EA	12000.00	12000.00
2	CONCRETE PAD	1	EA	1500.00	1500.00
3	FOUNDATION	1	EA	1000.00	1000.00
4	WIND BRACE	1	EA	500.00	500.00
5	WIND BRACE	1	EA	500.00	500.00
6	WIND BRACE	1	EA	500.00	500.00
7	WIND BRACE	1	EA	500.00	500.00
8	WIND BRACE	1	EA	500.00	500.00
9	WIND BRACE	1	EA	500.00	500.00
10	WIND BRACE	1	EA	500.00	500.00
11	WIND BRACE	1	EA	500.00	500.00
12	WIND BRACE	1	EA	500.00	500.00
13	WIND BRACE	1	EA	500.00	500.00
14	WIND BRACE	1	EA	500.00	500.00
15	WIND BRACE	1	EA	500.00	500.00
16	WIND BRACE	1	EA	500.00	500.00
17	WIND BRACE	1	EA	500.00	500.00
18	WIND BRACE	1	EA	500.00	500.00
19	WIND BRACE	1	EA	500.00	500.00
20	WIND BRACE	1	EA	500.00	500.00
21	WIND BRACE	1	EA	500.00	500.00
22	WIND BRACE	1	EA	500.00	500.00
23	WIND BRACE	1	EA	500.00	500.00
24	WIND BRACE	1	EA	500.00	500.00
25	WIND BRACE	1	EA	500.00	500.00
26	WIND BRACE	1	EA	500.00	500.00
27	WIND BRACE	1	EA	500.00	500.00
28	WIND BRACE	1	EA	500.00	500.00
29	WIND BRACE	1	EA	500.00	500.00
30	WIND BRACE	1	EA	500.00	500.00



DESIGNED APPURTENANCE LOADING				
DESCRIPTION	TYPE	ELEVATION	TYPE	ELEVATION
ROOF	ROOF	14	ROOF	14
WIND BRACE	WIND BRACE	14	WIND BRACE	14
WIND BRACE	WIND BRACE	14	WIND BRACE	14
WIND BRACE	WIND BRACE	14	WIND BRACE	14
WIND BRACE	WIND BRACE	14	WIND BRACE	14

MATERIAL STRENGTH				
GRADE	TYPE	STRENGTH	TYPE	STRENGTH
A36	STEEL	36	A36	36
A572	STEEL	50	A572	50

- TOWER DESIGN NOTES**
- Tower is located in Douglas County, Colorado.
 - Tower designed for Exposure C to the TIA-222-G Standard.
 - Tower designed for a 60 mph (100 km/h) wind speed in accordance with the TIA-222-G Standard.
 - Tower designed Class II.
 - Tower designed for 100 mph (160 km/h) wind speed in accordance with the TIA-222-G Standard.
 - Tower is designed for design loading factor.
 - Tower is designed for design loading factor.
 - Tower is designed for design loading factor.
 - All loaded legs and/or wind bracing legs shall have bracing connections.
 - Structural members shall be designed for both wind directions with and without racking device.
 - Structural members shall be designed for both wind directions with and without racking device.
 - Tower members shall be designed in accordance with AISC 360 and AISC 341 Standards.
 - All structural steel welding shall be in accordance with AWS D1.1, Tables 1.1 and 1.2 and shall be E7018 or E7018-1 electrodes.
 - All members and bracing shall be assumed to be placed symmetrically about the centerline of the structure.
 - ** Preliminary Design - Not for Construction **
 - Final design may incorporate structural changes to improve performance, safety, and keep pace with changing industry standards, provided any such changes will not adversely affect the ability to use the product as intended.
 - TOWER RATING: 60 MPH

	Allstate Tower Inc. P.O. Box 28 Henderson, NV 89116 Phone (702) 650-8812 Fax: (702) 650-8114	AN 4288 - 60640FT / AST-6064 10000 S. 100th St. & Public Works, Douglas County, CO Phone: (303) 650-8812 Fax: TIA-222-G	Date: 08/17/18 Drawn: [Name] Check: [Name]
	Scale: 1/4" = 1'-0" Date: 08/17/18 Drawn: [Name] Check: [Name]		

UbSR Review Criteria
Public Safety Communications Tower

- (1) This use will be compatible with the character and surrounding uses in that the tower is buffered on four sides by existing governmental, industrial-type uses and will be mostly shielded from view of residential sites in the area.
- (2) As the Master Plan designates this site and zoning as “Public Facility” it is consistent with the Plan.
- (3) This tower site will not create an over-intense use of land parcels as it is only 400 square feet within a nearly two-acre parcel.
- (4) This use will have no effect on any future capital improvement program.
- (5) This addition to the effectiveness of the countywide public safety radio communications system is an enhancement, and ongoing maintenance will be undertaken by the Douglas County communications contractor that already serves the system.
- (6) This tower installation and use will have no effect on traffic in any way.
- (7) This tower installation and use will have no effect on the quality of air, water nor will it contribute to noise pollution.
- (8) The easterly edge of this site is heavily landscaped with seven trees and more than two dozen shrubs—which will buffer and screen the base area. The view from the west is shielded by the two large salt storage buildings and the view from the east (a Douglas County Public Works facility and Tammy Lane) will have the broad side of a salt storage building as a backdrop, so the tower will be less visible. To the north there is a slope and a Douglas County materials (piles) storage site shielding the view, and to the south is Parker’s Public Works facility and Hess Road, with more than 800 feet to the edge of right-of-way.
- (9) Rather than being a detriment to health, safety and welfare of inhabitants it will be an asset as it will improve the communications capabilities for all first responder organizations in our community.

TOWN OF PARKER- BUILDING

View Notes

Z16-010

Go Type (Asc) ▾

REVIEWS

Gil Rossmiller Project will require a building review and permit. 3/28/2016 1:12:22 PM	Building 20
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Close

TOWN OF PARKER- ENGINEERING

Edit Review

Z16-010

Review Type **USE BY SPECIAL REVIEW - PW**

Reviewer **Tom Williams**

Date Sent **3/3/2016** Today

Date Due **3/30/2016** Today

Status **APPROVED**

Remarks

Date Returned **3/7/2016** Today

Add to Timesheet

+ Add Standard Notes

Save **Cancel**

CENTURYLINK COMMUNICATIONS

No comments submitted

COMCAST

No comments submitted

FIRE LIFE SAFETY

Edit Review

Z16-010

Review Type **FIRE LIFE SAFETY 20**

Reviewer **Randy Capra**

Date Sent **3/3/2016** Today

Date Due **3/30/2016** Today

Status **NO COMMENT**

Remarks

Date Returned **3/16/2016** Today

Add to Timesheet

Add Standard Notes

Save **Cancel**

IREA

Edit Review

Z16-010

Review Type	IREA 20	+ Add Standard Notes
Reviewer	Brooks Kaufman	
Date Sent	3/3/2016 Today	
Date Due	3/30/2016 Today	
Status	NO COMMENT	
Remarks		
Date Returned	3/21/2016 Today	
Add to Timesheet		

[Save](#) [Cancel](#)

PARKER WATER AND SANITATION DISTRICT

Edit Review

Z16-010

Review Type: **Parker Water and Sanitation District 20** + Add Standard Notes

Reviewer: **Robert Ramsey** ▼

Date Sent: **3/9/2016** Today

Date Due: **3/30/2016** Today

Status: **APPROVED** ▼

Remarks:

Date Referred: **3/9/2016** Today

Add to Timesheet:



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 29, 2016

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

Attn: Stacey Nerger

Re: Hess Road Public Works Facility L2 CMRS, Case # Z16-010

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the use by special review plans for **Hess Road Public Works Facility L2 CMRS** and has **no apparent conflict**.

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



**Community Development Department Memorandum
Development Review Division**

To: Town of Parker Planning Commission

From: Ryan McGee, AICP, Associate Planner *Rm*
Bryce Matthews, Comprehensive Planning Manager *Bm*

Through: John Fussa, Community Development Director

Date: June 9, 2016

Regarding: Public Hearing: Dransfeldt Place Minor Development Plat [Planning Case File No. SUB16-001]

**Section I.
Subject & Proposal:**

Location: Generally located on the west side of Dransfeldt Road south of Lincoln Meadows Parkway

Applicant/Owner: Dransfeldt Development LLC, Todd Wright

Proposal: This Minor Development Plat will create 10 legal lots and three tracts of record to enable development on the site.

**Section II.
Background:**

History: This undeveloped parcel of land was annexed and zoned into the Town of Parker in 2008. A one-story ranch home with an attached garage was recently removed from the property.

Land Use Summary Data:

Total Area: 17.177 acres (748,230 square feet)

Zoning: Dransfeldt Place Planned Development (PD)

Existing Use: Vacant and undeveloped

**Surrounding Zoning
& Land Use:**

- North: Lincoln Meadows Planned Development (PD), Town of Parker Police Station
- East: Light Industrial (LI), Arrowhead Auto-Sport pre-owned vehicle sales, Enterprise Car Rental, Auto Repair
- South: Clarke Farms Planned Development (PD), Oralabs, Pase Contracting Inc.
- West: Clarke Farms PD and Lincoln Meadows PD, Pine Lane Nursery, Vacant and undeveloped land

**Section III.
Analysis:**

Conformance with Land Development Code:

Major Roads: The property owner is required to reimburse the Town for costs associated to design, construct and dedicate right-of-way (ROW) for widening a portion of Dransfeldt Road adjacent to the development at time of plat recordation. A cash-in-lieu payment for the portion of Dransfeldt Road widening that cannot be constructed at this time without additional ROW acquisition to the south will also be required at time of plat recordation.

The entire development will have two points of vehicular access off Dransfeldt Road. Tract B (aka Dransfeldt Place and Apache Drive) will be a privately owned and maintained roadway that lot owners and the public will use to access the development.

Land Use: Land use and development within the Dransfeldt Place Minor Development is regulated by the Dransfeldt Place Planned Development Guide and Plan. On April 18, 2016 Town Council approved a Use by Special Review request to allow indoor self-storage on Lot 8 and indoor RV storage on Lot 10 of the Dransfeldt Place Minor Development. A condition of that Use by Special Review approval requires that the applicant submit site plans for the indoor self-storage on Lot 8 and indoor RV storage on Lot 10 by September 7, 2016.

Utilities: Adequate utility capacity exists to serve this site and Parker Water and Sanitation District will provide water and sanitary sewer service to the development.

Water and sewer service will come from the west of the site and the applicant has submitted a Replat application to secure utility easements necessary for Parker and Water and Sanitation District service. Xcel Energy and IREA will also serve the site.

Environment: Engineering has reviewed and approved the construction drawings for compliance with the Town of Parker Storm Drainage and Environmental Criteria manual.

Drainage, Grading & Erosion Control:

The northerly 2/3 of this site slopes down from the east to the south and west into a drainage channel swale. The southerly 1/3 of the site slopes down from the south to the north into that same drainage channel swale. The runoff for the development will be diverted to an on-site detention pond platted as Tract C, diverted to the Twenty Mile regional detention pond west of this site and ultimately discharged into Cherry Creek. Lot specific drainage will be completed at time of individual lot development.

Access and Circulation:

Two points of vehicular access are proposed to enter and exit the site from Dransfeldt Road. A detached pedestrian sidewalk along Dransfeldt Road is proposed to provide continuous pedestrian connectivity along the west side of Dransfeldt Road. Tract B (aka Dransfeldt Place and Apache Drive) will be a privately owned and maintained roadway that lot owners and the public will use to access the development.

Public Dedications and Improvements:

Tract A is being dedicated to the Town of Parker as public right-of-way. The property owner will be required to construct Dransfeldt Road improvements and drainage improvements in accordance with Town of Parker standards to support the proposed land use.

Section IV.

Referral Agency Comments:

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

Town of Parker Engineering Dept.:

No comment

South Metro Fire & Rescue Authority:

No comment

Town of Parker IT:

No comment

Parker Water & Sanitation District:

No comment

Aztec Consultants:

No comment

Town of Parker Building Department:

No comment

Town of Parker Comprehensive Planning:

No comment

Cherry Creek Basin Water Quality Authority:

No comment

Centennial Airport:

The development will be subjected to numerous aircraft overflights and their associated effects.

Town of Parker Economic Development:

No comment

Xcel Energy:

No comment

IREA:

The Association will maintain existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

Comcast:

No comment

Tri-County Health Department:

No comment

CDOT:

No comment

CenturyLink Communications:

No comment

E470 Public Highway Authority:

No comment

Parker Water and Sanitation District:

No comment

Douglas County Assessor:

All lots/tracts will be updated to reflect the accurate acreage listed by surveyor on the plat.

Town of Parker Fire Life Safety:

No comment

Douglas County Planning:

No comment

Urban Drainage and Flood Control:

No comment

US Postal Service:

No comment

Douglas County School District:

No comment

Colorado Geological Survey:

No comment

Section V.

Recommendation:

Staff recommends that the Planning Commission recommend that the Town Council approve the Dransfeldt Place Minor Development Plat request subject to the Town of Parker Municipal Code and the following conditions:

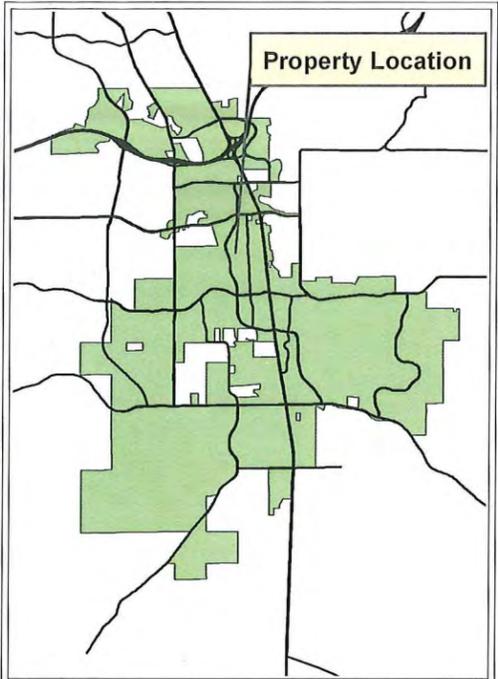
1. Failure by the applicant to submit all required documentation, including applicable security, within 90 days shall render approval of the minor development plat null and void and result in the necessity for the resubmittal of a minor development plat, along with all required fees and documentation. The Planning Director may grant no more than one extension of time, of no more than 30 days, upon a written request by the applicant or staff for good cause being shown. An extension request, received prior to the extension of the 90 day submittal period, shall include a fee and a narrative stating the reasons for the applicant's inability to comply with the specified deadlines, listing any changes in the character of the neighborhood, any changes in the Town Master Plan or this Title that have occurred since approval of the plat as these changes affect the plat and the anticipated time schedule for completing the platting process. A fee schedule is available from the Planning Department. Additional review of the plat may occur resulting in additional conditions as applicable.
2. Approval of this Minor Development Plat does not include signage. All signage for this site will be required to meet the Town of Parker Sign Code Chapter 13.09.010 and will require a separate sign permit application submittal.

Section VI.
Attachments:

1. Vicinity Map
2. Dransfeldt Place Minor Development Plat
3. Referral Agency Comments

Section VII.
Proposed Motion(s):

"I move that the Planning Commission recommend the Town Council approve the Minor Development Plat for Dransfeldt Place subject to the two conditions in staff's report."



Narrative:
 A Minor Development Plat to subdivide a 20 acre parcel into 10 lots and private access drive(s) for light industrial/commercial uses.

Planner: Ryan McGee
Project Schedule

Planning Commission Date:
 June 9, 2016

Town Council Dates:
 June 20, 2016



PARKER
 COLORADO

Dransfeldt Place
Minor Development Plat

DRANSFELDT PLACE MINOR DEVELOPMENT PLAT

DRANSFELDT PLACE PLANNED DEVELOPMENT LOCATED IN WEST 1/2 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 3

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 BEING CONSIDERED TO BEAR SOUTH 00°00'30" EAST, A DISTANCE OF 1,966.71 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS: -NORTHWEST CORNER OF SECTION 15 BEING A FOUND 3.25" ALUMINUM CAP PLS 19003 MATCHING MONUMENT RECORDS ON FILE.

-WEST QUARTER CORNER OF SECTION 15 BEING A FOUND 3.25" ALUMINUM CAP PLS 12405 MATCHING MONUMENT RECORDS ON FILE.

COMMENCING AT SAID NORTHWEST CORNER SECTION 15;

THENCE SOUTH 00°00'30" EAST, A DISTANCE OF 1,966.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°59'49" EAST, A DISTANCE OF 846.39 FEET TO THE WESTERLY RIGHT-OF-WAY OF DRANSFELDT ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES;

1) THENCE ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 00°54'53", WHOSE CHORD BEARS SOUTH 04°05'14" EAST A DISTANCE OF 16.60 FEET, FOR AN ARC LENGTH OF 16.60 FEET;

2) THENCE SOUTH 04°32'40" EAST, A DISTANCE OF 229.63 FEET;

3) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 12°08'46", WHOSE CHORD BEARS SOUTH 01°31'43" WEST A DISTANCE OF 203.13 FEET, FOR AN ARC LENGTH OF 203.51 FEET;

4) THENCE SOUTH 07°36'07" WEST, A DISTANCE OF 154.19 FEET;

5) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 11°33'31", WHOSE CHORD BEARS SOUTH 01°49'21" WEST A DISTANCE OF 209.45 FEET, FOR AN ARC LENGTH OF 209.81 FEET;

6) THENCE SOUTH 03°57'25" EAST, A DISTANCE OF 256.43 FEET;

THENCE SOUTH 88°38'39" WEST, A DISTANCE OF 856.78 FEET TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID WESTERLY LINE NORTH 00°50'49" EAST, A DISTANCE OF 383.00 FEET TO SAID WEST QUARTER CORNER;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER, BEING ALSO THE BASIS OF BEARINGS NORTH 00°00'30" WEST, A DISTANCE OF 703.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 915,430 SQUARE FEET OR 21.015 ACRES, MORE OR LESS.

10 LOTS, 3 TRACTS

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF DRANSFELDT PLACE MINOR DEVELOPMENT PLAT. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). OWNERSHIP OF TRACT "A" IS HEREBY DEDICATED TO THE TOWN OF PARKER FOR RIGHT-OF-WAY PURPOSES.

OWNER:

DRANSFELDT DEVELOPEMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____, AS _____

STATE OF COLORADO)
):SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

20____, BY _____, AS _____

WITNESS MY HAND AND OFFICIAL SEAL. _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

(OWNERS/MORTGAGEE)

BY: _____

TITLE: _____

ATTEST:

SECRETARY _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

- 1.) THE LINEAL UNITS USED ON THIS PLAT ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- 3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 4.) FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 508-F0506495-017-PNB, EFFECTIVE DATED MAY 6, 2015 AT 3:29 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) JEHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDED/UNRECORDED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- 7.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15 LINE BEING CONSIDERED TO BEAR (ASSUMED) SOUTH 00°00'30" EAST BETWEEN MONUMENTS AS SHOWN AND DESCRIBED WITHIN THIS PLAT.
- 8.) THIS PLAT CONSISTS OF 10 LOTS AND 3 TRACTS.
- 9.) NON-EXCLUSIVE UTILITY EASEMENTS, DENOTED AS U.E. ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE SIDE AND REAR LOT LINES AND AS OTHERWISE SHOWN HEREON. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, TELECOMMUNICATIONS FACILITIES, WATER, DRAINAGE, AND SANITARY SEWER. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- 10.) A NON-EXCLUSIVE UTILITY, DRAINAGE, AND ACCESS EASEMENT, DENOTED AS U.D.&A.E. ARE HEREBY GRANTED ON PRIVATE PROPERTY AS SHOWN HEREON. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, TELECOMMUNICATIONS FACILITIES, WATER, DRAINAGE, SANITARY SEWER, THE GENERAL CROSS ACCESS EASEMENT FOR THE BENEFIT OF LOT OWNERS AND ALL EMERGENCY EQUIPMENT AND PERSONNEL AND ALL CITY OR COUNTY OFFICIAL VEHICLES AND PERSONNEL. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID EASEMENT.
- 11.) TREES SHALL NOT BE PLANTED IN PUBLIC RIGHT-OF-WAY CLOSER THAN EIGHT (8) FEET FROM THE CENTER OF WATER MAINS AND SANITARY SEWER MAINS. TREES SHALL NOT BE PLANTED CLOSER THAN SEVEN (7) FEET FROM THE EDGE OF ANY DRAINAGE INFRASTRUCTURE.
- 12.) TRACT B (AKA "DRANSFELDT PLACE" AND "APACHE DRIVE") SHOWN HEREON IS PRIVATELY OWNED AND MAINTAINED AND IS HEREBY DEDICATED FOR THE USE OF THE PUBLIC AND LOT OWNERS FOR INGRESS AND EGRESS WITHIN THE DRANSFELDT PLACE MINOR DEVELOPMENT PLAT SUBDIVISION.
- 13.) RIGHT OF WAY TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JUNE 1, 1937 IN BOOK 91 AT PAGE 505. NOTE THAT THIS RIGHT-OF-WAY IS GENERAL AND AFFECTS THE PORTION OF THE PROPERTY LYING WITHIN THE NORTHWEST QUARTER OF SECTION 15. THERE IS NO DEFINED RIGHT-OF-WAY GIVEN.
- 14.) WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- 15.) TRACT A IS HEREBY DEDICATED TO THE TOWN OF PARKER AS PUBLIC RIGHT-OF-WAY.
- 16.) A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN FO PARKER OVER AND ACROSS TRACT C FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILTEIS IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

TITLE VERIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE INSURANCE COMPANY DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS PLATTED HEREON AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATOR'S, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES OF RECORD, EXCEPT THOSE LIENS AND ENCUMBRANCES SHOWN IN TITLE INSURANCE COMMITMENT NUMBER 508-F0506495-017-PNB

SIGNED AND DATED THIS _____ DAY OF _____, 20____.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

NAME _____ AS _____

NOTARY:

STATE OF _____)

):SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

20____, BY _____, AS _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

TOWN COUNCIL:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____, FOR FILING SUBJECT TO THE CONDITIONS SET FORTH BY THE TOWN COUNCIL. THE DEDICATIONS ARE HEREBY ACCEPTED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT OF THE TOWN OF PARKER. THE RESPONSIBILITY FOR MAINTAINING PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATION. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

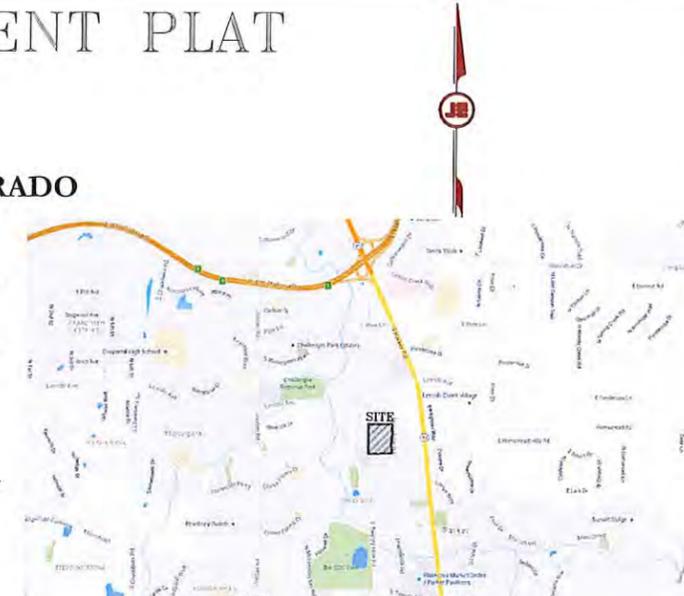
THE TRACTS AND EASEMENTS SHOWN ON THE PLAT OF DRANSFELDT PLACE MINOR DEVELOPMENT PLAT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION # _____ ARE HEREBY ACCEPTED THIS _____ DAY OF _____, 20____.

MAYOR, TOWN OF PARKER COLORADO _____

ATTEST: _____
TOWN CLERK

DATE PLAT BEGUN 3/25/15

J:\2255\215-021\SURVEY\PLAT\5021 PLAT.DWG



VICINITY MAP

SCALE: 1"=2000'

TRACT USE TABLE:

TRACT	OWNERSHIP/MAINTENANCE	USE	SQ. FT.	ACRES
TRACT "A"	TOWN OF PARKER	PUBLIC RIGHT-OF-WAY	11106	0.255
TRACT "B"	BUSINESS OWNERS ASSOC.	PRIVATE ACCESS AND DRAINAGE/UTILITY PURPOSES	85575	1.965
TRACT "C"	BUSINESS OWNERS ASSOC.	DRAINAGE AND UTILITY PURPOSES	46282	1.062

* TRACTS B & C TO BE CONVEYED TO BUSINESS OWNER ASSOCIATION BY SEPARATE DOCUMENT

SURVEYOR'S CERTIFICATE:

I, ROBERT J. HENNESSY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF DRANSFELDT PLACE MINOR DEVELOPMENT PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 25TH DAY OF MARCH, 2015, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

ROBERT J. HENNESSY, P.L.S. 34580
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

CLERK AND RECORDER:

STATE OF COLORADO)
):SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____

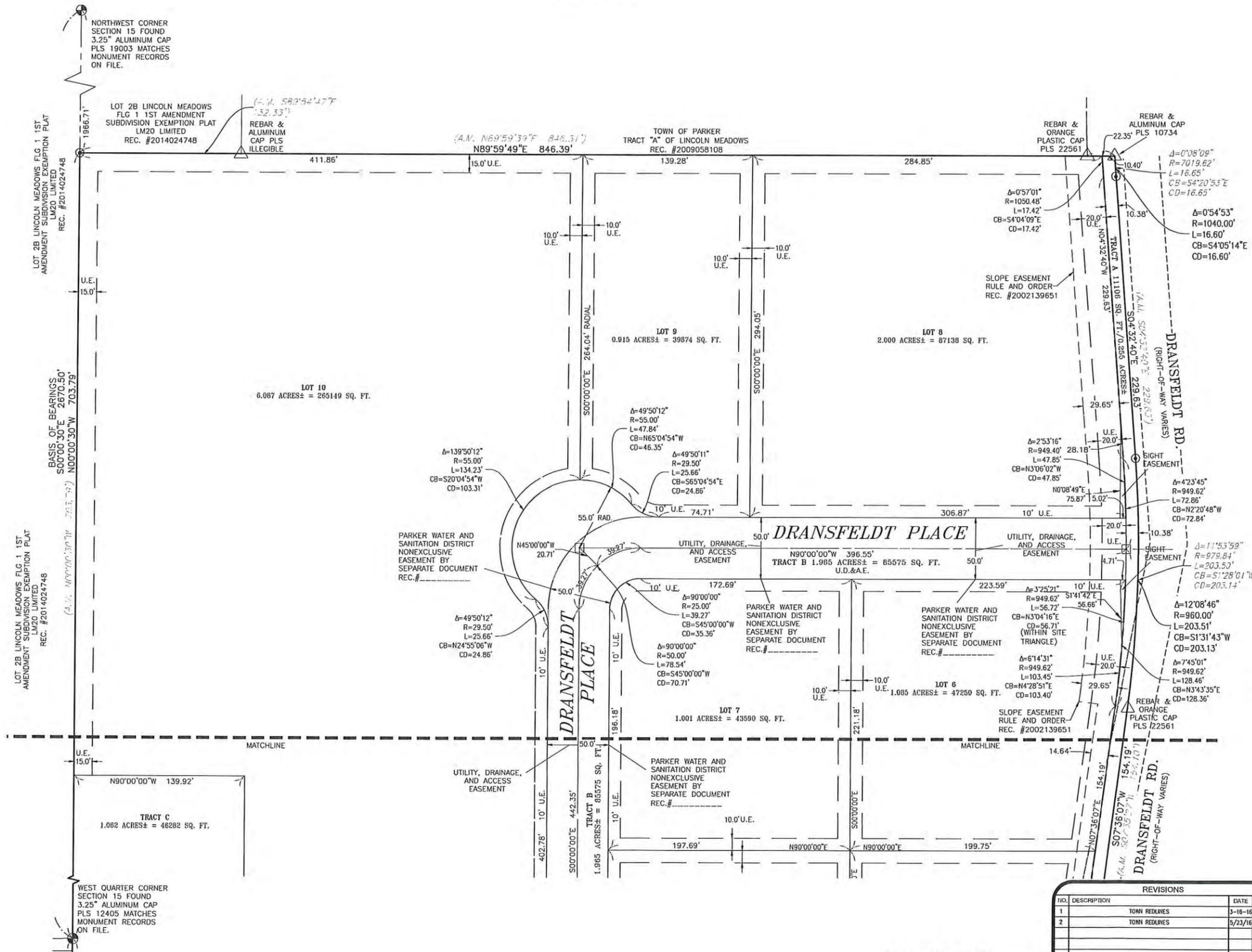
COUNTY CLERK AND RECORDER _____

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	TOWN REDLINES	3-16-16	R.H.
2	TOWN REDLINES	5/23/16	R.H.

5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6100 FAX (303) 467-9438

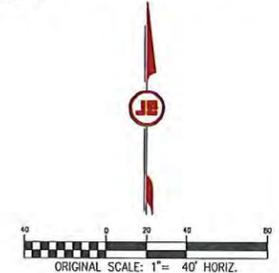
DRANSFELDT PLACE MINOR DEVELOPMENT PLAT

DRANSFELDT PLACE PLANNED DEVELOPMENT
 LOCATED IN THE WEST HALF OF SECTION 15,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 3



LEGEND

- FOUND REBAR AND 1" YELLOW PLASTIC CAP PLS 34580
- SET BLOCK MONUMENTATION PER C.R.S. 38-51-105 SUBSECTION 4 1" YELLOW PLASTIC CAP PLS 34580
- △ FOUND MONUMENTATION AS DESCRIBED
- FOUND SECTION CORNER AS DESCRIBED HEREON
- LOT LINE
- - - EASEMENT LINES
- SECTION LINE
- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJOINERS LOT LINE
- - - PRIVATE ACCESS CENTERLINE
- - - PARKER WATER AND SANITATION
- ITALICIZED TEXT IS AS-MEASURED BETWEEN EXISTING MONUMENTS.
- U.E.=UTILITY EASEMENT
- U.D.&A.E.=UTILITY, DRAINAGE AND ACCESS EASEMENT (SEE NOTE 10)



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	TOWN REDLINES	3-16-16	R.H.
2	TOWN REDLINES	5/23/16	R.H.

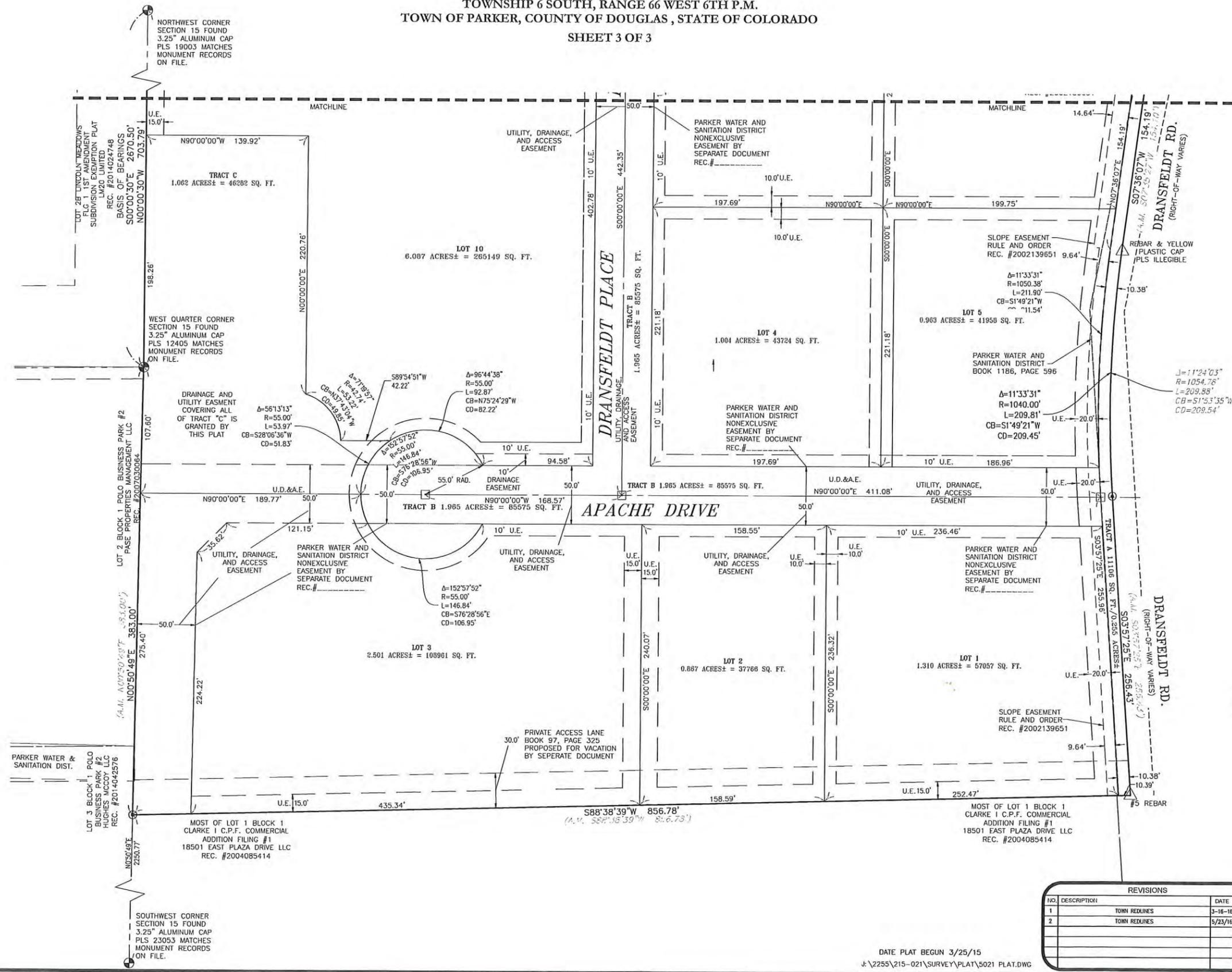
JēHN ENGINEERING J.E.
 5690 WEBSTER STREET
 ARVADA, CO 80002
 PH. (303) 423-6038 FAX (303) 457-9438

DATE PLAT BEGUN 3/25/15
 J:\2255\215-021\SURVEY\PLAT\5021 PLAT.DWG

DRANSFELDT PLACE MINOR DEVELOPMENT PLAT

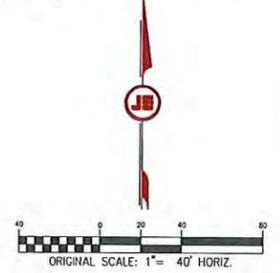
DRANSFELDT PLACE PLANNED DEVELOPMENT
 LOCATED IN THE WEST HALF OF SECTION 15,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 3



LEGEND

- FOUND REBAR AND 1" YELLOW PLASTIC CAP PLS 34580
- △ FOUND MONUMENTATION AS DESCRIBED
- SET BLOCK MONUMENTATION PER C.R.S. 38-51-105 SUBSECTION 4 1" YELLOW PLASTIC CAP PLS 34580
- ⊙ FOUND SECTION CORNER AS DESCRIBED HEREON
- LOT LINE
- - - EASEMENT LINES
- - - SECTION LINE
- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJOINERS LOT LINE
- - - PRIVATE ACCESS CENTERLINE
- - - PARKER WATER AND SANITATION
- ITALICIZED TEXT IS AS-MEASURED BETWEEN EXISTING MONUMENTS.
(A.M. N90°00'00"E 125.45')
- U.E.=UTILITY EASEMENT
- U.D.&A.E.=UTILITY, DRAINAGE AND ACCESS EASEMENT (SEE NOTE 10)



NO.	DESCRIPTION	DATE	BY
1	TOWN REDLINES	3-16-18	R.H.
2	TOWN REDLINES	5/23/18	R.H.

JehN
 ENGINEERING
 5650 WEBSTER STREET
 ARVADA, CO 80002
 P.O. (303) 423-6036 FAX (303) 467-9438

DATE PLAT BEGUN 3/25/15
 J:\2255\215-021\SURVEY\PLAT\5021 PLAT.DWG



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

May 18, 2016

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

Attn: Ryan McGee

Re: Dransfeldt Place - 3rd referral, Case # SUB16-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the third referral minor development plat for **Dransfeldt Place** and acknowledges all requested changes made to the plat.

The property owner/developer/contractor is reminded to contact the **Builder's Call Line at 1-800-628-2121** or <https://xcelenergy.force.com/FastApp> (**Register so you can track your application**) and complete the application process for any new gas or electric service, or modification to existing 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.

Should you have any questions with this referral response, please contact me at 303-571-3306.

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



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Paul A. Hindman, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

April 11, 2016

UDFCD Maintenance Eligibility Program Referral Review Comments

Project: **Dransfeldt Industrial Park**
Stream: **Cherry Creek**
UDFCD MEP Phase: **Design**
UD MEP ID: **106011**

Dear Ryan,

This letter is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

- **Cherry Creek**

We have checked our records and the local channel that receives the outfall discharges from on-site detention Pond A is not a major drainageway and is not listed in our Maintenance Eligibility records. Therefore, we have no comment on the proposed outfall from the site. There appear to be no impacts to Cherry Creek from the proposed development.

Please feel free to contact me with any questions or concerns.

Sincerely,
Urban Drainage and Flood Control District

John M. Pflaum, P.E.
Floodplain Management Program



**Community Development Department Memorandum
Development Review Division**

To: Town of Parker Planning Commission

From: Patrick Mulready, Senior Planner 
Bryce Matthews, Comprehensive Planning Manager 

Through: John Fussa, Community Development Director

Date: June 09, 2016

Regarding: Public Hearing:
Chambers Highpoint Planned Development – Zoning
[Case No. Z15-0017]

**Section I.
Subject & Proposal:**

Location: Southwest corner of Chambers Road and E-470

Applicant: Karen Henry, Henry Design Group

Proposal: The applicant proposes to rezone a 44.35 acre parcel to Planned Development (PD) as part of a related annexation request. The applicant proposes a mixture of uses including multi-family residential, highway commercial, office/light industrial and open space associated with Happy Canyon Creek and the community separation buffer from Grandview Estates.

**Section II.
Background:**

History: The subject property is within 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.

Site Data: The subject property is slightly higher than the adjacent E-470 right of way but slopes to a low point near Happy Canyon Creek. It is currently undeveloped and unimproved.

Land Use Summary Data:

Total Area: 44.35 acres

Zoning: A1 – Agricultural in Douglas County

Existing Use: Currently vacant and undeveloped.

Surrounding Zoning & Land Use:

North: E-470 and Compark Village PD. Permitted uses include office/light industrial. The Town approved an application by IREA to construct an electrical substation adjacent to Happy Canyon Creek north of E-470 in 2015.

West: Compark Village South PD. Approved uses include Happy Canyon Open Space, single-family residential and multi-family residential and commercial/office. The site is currently undeveloped.

South: Grandview Estates Subdivision in unincorporated Douglas County. Zoned ER-Estate Residential, the existing neighborhood consists of five to ten acre residential lots.

East: Stonegate PD. Existing zoning permits mixed use commercial and residential. The parcel immediately east of the subject is property is currently undeveloped.

**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 Chambers Highpoint PD proposes 11.4 acres of multi-family residential at 20 dwelling units per acre. The Development Guide for Chambers Highpoint specifies that this land could also be developed as a continuing care community for seniors. The proposal also includes 10 acres of office/light industrial to the northeast of the multi-family land use area and 10.7 acres of highway commercial adjacent to Chambers Road. All of these parcels will be accessed from the extension of Belford Avenue as it crosses Happy Canyon Creek from the Compark Village South PD and connects to Chambers Road.

Happy Canyon Creek and a 100-foot-buffer area between the multi-family residential designation and the existing Grandview Estates will comprise the dedicated open space for this parcel. Total open space is 7.82 areas in area. The remaining 4.43 acres is the Belford Avenue right of way.

Utilities:

The Chambers Highpoint 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 Belford Avenue, a major collector, from Chambers Road to Happy Canyon Creek where a bridge will connect it to Compark Village South.

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 multi-family residential to commercial and office/light industrial. The non-residential uses would abut E-470. An open space buffer separates the multi-family residential area from Grandview Estates. These uses are consistent with the Master Plan's recommendations for land uses in this area.

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.

The completion of E-470 has changed the character of the land uses along the tollway corridor. The transition in uses has included more intensive commercial and light industrial or office adjacent to E-470 with residential uses of varying density set back from this. The proposed Chambers Highpoint PD continues this established pattern.

In addition, the approval of Compark Village South in 2015 established a corridor for a new roadway between Peoria Street and Chambers Road. Designed as Belford Avenue, Chambers Highpoint will participate with Compark Village South in the construction of this roadway as well as the bridge over Happy Canyon Creek.

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

The applicant proposes the construction of Belford Avenue as a major collector classification roadway from Chambers Road west to a future bridge at Happy Canyon Creek. This road will provide internal access to both Chambers Highpoint and Compark Village South. The intersection of Chambers Road and Belford Avenue will be signalized as it is anticipated traffic volumes will necessitate a signal at this location.

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 20.7 acres of commercial and office/light industrial 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 Happy Canyon Creek floodplain will be preserved as open space. There are no known wildlife habitat areas on-site outside of the Happy Canyon Creek 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 E-470 Corridor/Mixed Use. The Master Plan contains the following language concerning this area:

This Character Area will allow residents to walk and bicycle to their daily needs including retail, employment and recreation through a blend of compatible land uses, public amenities and an integrated multimodal transportation system. Land uses appropriate within this Character Area include a variety of higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. No one land use will dominate the overall development pattern within this Character Area.

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 Douglas County School District has requested cash in-lieu of 0.858 acres of land dedication for a school site. These provisions will be satisfied at the time of the first final plat for the property.

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.

Engineering will more closely evaluate the alignment of Belford Avenue during reviews of the forthcoming plat for the property.

Town of Parker Fire/Life Safety:

No comment

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 Economic Development:

Finds that the mix of land use areas is consistent with the Town's Master Plan but is disappointed some of the specific uses permitted at the intersection of Chambers and Belford are not more robust.

Town of Parker Finance Department:

No comment

Town of Parker Police Department:

No comment

E-470 Highway Authority:

No comment

Douglas County Assessor's Office:

No comment

Douglas County Planning:

No Comment

Douglas County School District:

Requests fee in-lieu of 0.858 acre land dedication. The School District did not request a capital mitigation fee. 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

**Grandview Estates Rural Water
Conservation District:**

No comment

Grandview Estates Homeowners

Association:

No comment

Centennial Airport Authority:

Opposes residential uses within the Airport Influence Area, but requests that a seven day noise study be conducted on the residential portion of the project and that avigation easements and overflight disclosures be required for future residents of the residential area.

Section VI.

Recommendation:

Staff recommends that the Planning Commission recommend that Town Council approve the zoning request for the Chambers Highpoint Planned Development.

Section VII.

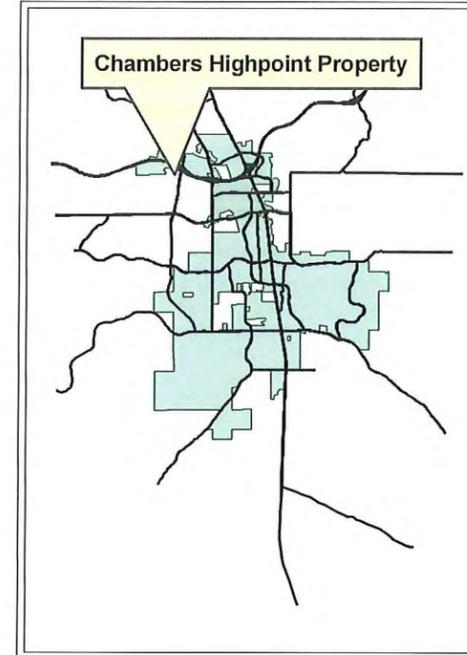
Attachments:

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 Chambers Highpoint Planned Development zoning request."



Narrative:
 Applicant seeks approval to annex 44.4 acres of land located at the SW corner of E-470 and Chambers Road, and zone this property PD -Planned Development.

Planner: Patrick Mulready
Hearing Schedules:
Planning Commission:
 June 9, 2016
Town Council:
 June 6, 2016 (First Reading)
 June 20, 2016 (Second Reading)



PARKER
 COLORADO

Chambers Highpoint
 Annexation & Zoning

CHAMBERS HIGHPOINT

Planned Development
Town of Parker, Colorado
October 12, 2015

Prepared for:

Compark 190, LLC.
c/o Al E.S. Alba
4600 S Ulster #1400
Denver, CO 80237

Prepared by:

Henry Design Group, Inc.
c/o Karen Henry
1501 Wazee Street
Suite 1-C
Denver, CO 80202

INTRODUCTION AND GENERAL CONDITIONS

A. Intent

Chambers Highpoint Planned Development will support the long term goals of Parker by creating new primary and secondary jobs and offer new multi-family homes for the residents of Parker. Chambers Highpoint will serve as a significant regional economic driver by increasing both the ad-valorem tax and sales tax base to the E-470 Town Urban Corridor. Its planned uses will be consistent with the vision of the Town's Master Plan, while providing a plethora of services which will compliment the existing and proposed medical and health care based uses in the immediate area. Heightened sensitivity to both the adjacent residential neighbors as well as the natural character of the floodplains, vegetation, and wildlife habitat will be ensured through the Chambers Highpoint PD development standards. The development guide also provides provisions to promote a pedestrian friendly environment with walkable connections among the commercial uses, the surrounding neighborhood with connections to the existing Cherokee Trail.

These Development Guidelines establish standards to ensure a comprehensive approach to the development, overall enhancement of the property, and a general improvement to the lifestyle of Parker residents. These standards will help to guide the development in an orderly manner supporting the goals of the Town's Master Plan and enhancing its overall tax base.

B. Statement of Purpose

The purpose of this Development Plan and Development Guide is to establish standards for the development and improvement of the property. The standards contained in this Development Guide are intended to carry out the goals of this planned community.

C. Application

These standards shall apply to all property contained within the Chambers Highpoint PD as shown on the Development Plan and this Development Guide. These zoning regulations and requirements shall become the governing standards for review, approval and modification of all uses occurring on the site.

Provisions of this guide shall prevail and govern the use of the site; however, this guide only supersedes the specific zoning category, not the Parker Municipal Code, as amended. The 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 there is a conflict in which case the Parker Municipal Code prevails.

AUTHORITY

- A. **Authority**
The authority of this Development Guide is Section 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.
- B. **Adoption**
Reference Chapter 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.
- C. **Relationship of Town Regulations**
The provisions of this Development Guide shall prevail and govern development of Chambers Highpoint PD to the extent provided by Chapter 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended, except where the provisions of the Development Guide do not clearly address a specific subject, or are silent. In such a case the provisions of the Parker Municipal Code, or any other codes or regulations of the Town of Parker shall prevail, when applicable.
- D. **Enforcement**
The provisions of the Development Guide relating to the use for land shall run in favor of the Town or 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 Chambers Highpoint PD is located to the extent expressly provided in this Development Guide and in accordance with its terms and conditions, the Parker Municipal Code and Charter, as amended, and where applicable, State law.
- E. **Additions**
The addition of appropriately zoned land to the Chambers Highpoint PD shall be considered a zoning amendment and shall be subject to the procedures and requirements contained in Sec. 13.04.240 of the Parker Municipal Code, as amended.

CONTROL PROVISIONS

- A. **Control Over Use**
After adoption of this Development Guide by Town Council:
 - 1. Any new building or other structure, and any parcel of land may be used as provided for in this Development Guide;
 - 2. The use of any existing building, other structure, or parcel of land may be changed or extended as provided for in this Development Guide; and

CHAMBERS HIGHPOINT PD

3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated for any purpose permitted or required by the provisions of this Development Guide.

B. Control Over Location and Bulk

After adoption of this Development Guide by the Town Council, the location and bulk of all buildings and other structures built after the effective date of the Development Guide shall be in conformance with:

1. All applicable standards contained within the Development Plan and Guide; and
2. Any other applicable standards of the Parker Municipal Code, as amended and where such standards are not specifically addressed in, or are in conflict with the Development Guide.

C. Incorporation of the Development Plan

The plan for development of Chambers Highpoint including the type, location and boundaries of land use area as shown on the Chambers Highpoint PD Development Plan, which is attached as Exhibit A and is hereby incorporated by reference into this Development Guide

GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standard and requirements for development which may occur in the Chambers Highpoint PD.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within Chambers Highpoint Planned Development are shown on the Development Plan. Changes in the boundaries and area of Planning Areas shall be permitted as follows:

The size of any Planning Area may increase or decrease after final determination of internal street alignments, arterial street alignments, 100-year floodplain boundary, open space and buffer zone areas. Amendments to planning areas shall be subject to Section 13.03.030 of the Town of Parker Municipal Code, as amended.

DEFINITIONS

All terms not defined in these Guidelines shall have the meanings as assigned to them in the Town of Parker Municipal Code, as amended. To the extent that a term is defined in both these Guidelines and the Town of Parker Land Development Ordinance, as amended, the definitions contained in these Guidelines shall control.

1. Continuing Care Facility:

Continuing Care Neighborhood means a mix of residential (any type), assisted living, congregate care, group home and/or nursing home facilities designed to provide progressively increasing levels of care to residents as their needs for such care increase.

A. Group Home means a structure which provides residential, non-institutional housing for a group of six or more unrelated individuals or related and unrelated individuals, where physical assistance and/or other supportive services are provided by professional support persons at least one of whom lives in the residence.

B. Assisted Living Facilities means a residential facility, that makes available to three or more adults not related to the owner of such facility, either directly or indirectly through an agreement with the resident, room and board and at least the following services: Personal services; protective oversight; social care due to impaired capacity to live independently; and regular supervision that is available on a twenty-four-hour basis, but not to the extent that regular twenty-four-hour medical or nursing care is required.

C. Congregate Care means a shared residential living environment for six or more people which integrate shelter and service needs of people who are over the age of 60 and who are in good health and can maintain a semi-independent lifestyle. Residents do not require constant supervision or intensive health care as provided by an assisted living facility or nursing home. Congregate care facilities are designed so that some living or dining areas are shared among residents or available to be shared among residents who also have private facilities for their own use (e.g., common dining facility, common living areas, common kitchens)

2. Motor Vehicle Repair Garage:

An establishment engaged in performing major repairs to and the servicing of automobiles. Such work excludes commercial wrecking, dismantling, junkyard, and truck-tractor repair. Major repair may include engine overhaul or replacement, upholstery work, glass replacement, transmission overhaul, brake repair with drum and disc grinding, replacement of electrical accessories such as starters and alternators, and frame alignment. Auto body, rebuilding of wrecked automobiles and paint shop are not included. The outdoor storage of damaged vehicles or vehicles in an obvious state of disrepair is not permitted.

2. Parking, Off Street:

A portion of land, other than a street, used for the parking of motor vehicles and available for either private or general public use, either free or for remuneration.

3. Planning Area:

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An area of land within the Planned Development defined by acreage, use, density, etc., and whose boundaries are defined to the edge of right-of-way of arterials or collectors or to the centerline where two Planning Areas are adjacent to each other.

4. Plaza:

An open area at ground level typically accessible to the public at all times, and which is unobstructed from its lowest level to the sky. Any portion of a plaza occupied by landscaping, statuary pools and open recreation facilities shall be considered to be a part of the plaza for the purposes of computing a floor area premium and park and open space credit.

5. Professional or Personal Services:

A service establishment including, but not necessarily limited to, barber shop, beauty shop, medical clinic, day spa, dry cleaner, bank, copy center, health club and other similar services with or without a drive up window.

6. Neighborhood Recreation Facility- Indoor/Outdoor:

Recreation facilities including public or private clubs that may be open to its membership, either public or private or associated with a multi-family neighborhood. Recreational activities may include but are not limited to tennis courts, swimming pools, skateboard parks, golf/driving range, soccer & ball fields, skating rinks, sport courts, picnic facilities, jogging trails and similar facilities.

7. Single Family Attached Homes/Townhomes:

Single-Family Attached means: Two or more dwelling units on a common lot that are designed so that individual units have individual ground-floor access and are separated from each other by unpierced common walls from foundation to roof (e.g., side-by-side duplexes and all types of attached units or townhomes

Townhome means an individual dwelling unit situated on one (1) lot but attached to one (1) or more similar dwelling units by a common wall or party wall. Where such a unit is attached to another, the property line shall be the center of the common wall or party wall. The owner of a townhome unit may have an undivided interest in common areas and elements appurtenant to such units.

8. Storage:

The deposition of all kinds of merchandise in any structure, gratuitous or otherwise, shall be called storage all such storage shall be completely enclosed within a building.

9. Town of Parker Municipal Code:

The Municipal Code as amended by the Town of Parker, Town Council.

10. Warehouse:

A structure or part of a structure or structures that is used for storing goods, merchandise, and other property, whether for the owner or for others, and whether the same being public or private warehouse.

11. Warehouse Trade:

An establishment primarily engaged in selling durable and nondurable goods, typified by but not necessarily limited to, membership buying clubs.

12. Wholesale Business/General Merchandising:

Wholesale business/General merchandising is the fabrication, processing, or assembly of products and the wholesale, mail order sale, or storage of any commodity, retail sale, rental, repair, servicing and warehousing of any commodity.

DEVELOPMENT AREAS

PLANNING AREA A MULTI-FAMILY / CONTINUING CARE

A. Intent

Planning Areas A provides the opportunity to offer flexible land planning and site development while being sensitive to adjacent Happy Canyon Creek and existing residential uses. The Planning Areas may be developed with primarily residential uses with some supporting institutional/non-residential uses such as continuing care and private recreational facilities.

B. Development Program

The design intent for this planning area is to create a residential neighborhood with a strong pedestrian environment. Sidewalks and trails will connect to the regional trail system along E-470 and Happy Canyon Creek. The Development Standards are intended create a compatible and complementary mixed use development with the other Planning Areas within the Chambers Highpoint PD.

C. Land Uses Permitted By Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director

- Agricultural uses such as farming and the grazing of livestock are permitted until a site plan or the first final plat is approved
- Multiple family dwellings
- Single family attached dwellings including duplexes

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- Dormitories
- Parks, plazas and playgrounds
- Private neighborhood recreational facilities
- Continuing care including, nursing homes, convalescent homes, congregate care, assisted living, memory care, respite care home, group homes and like facilities
continuing care facilities uses shall not count against the residential density limits.

D. Accessory Use

Non-residential Land Uses in Support of Multi-family Residential

First-floor non-residential uses with upper floor residential uses are permitted and encouraged but not required. Non-residential uses may include retail products and services including small shops, convenience services and goods, coffee/tea shops, personal care shops, and like services and goods. The intent is to allow ancillary non-residential uses which provide goods and services to the residential community. Such uses may not exceed 10% of the total square footage of the structure

E. Development Standards

1. Maximum Building Height: 40 feet
2. Maximum Density: 20 DU/Ac
3. Building Setbacks:
 - Belford Avenue: 15 feet
 - Local streets: 12 feet
 - Private drives/parking: 10 feet
 - Attached garages: 0 feet
4. Common property line with Grandview Estates:
 - Buildings: 100 feet
 - Parking: 50 feet
 - Building Separation (regardless of lot lines):
 - Front to front: 30 feet
 - Font to side: 20 feet
 - Side to side: 10 feet (0'feet if attached)
 - Rear to rear: 20 feet
 - Rear to side: 15 feet

PLANNING AREA B - OFFICE / LIGHT INDUSTRIAL

A. Intent

Planning Area B will allow for development that supports the retail, office and commercial business character of the Chambers Highpoint PD. This Planning Area is intended to both maximize exposure to E-470, Chambers Road, and Belford Avenue.

B. Development Program

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The development program is to attract higher end users that will build upon and support the regional destination character started with the American Furniture sales center, the medical facilities north of Compark Boulevard, and the new Life Care Center on the east side of Chambers Road. Site planning in Planning Area B will orient primary architectural facades towards E-470, Chambers Road and Belford Avenue. 360 degree architecture should present equally attractive detailing toward the north and south. Special attention to site planning will ensure sensitivity and compatibility with existing and proposed residential uses. Truck loading and service areas shall be oriented and screened to interrupt visibility from E-470 and Belford Avenue. Site design shall encourage a pedestrian environment within each project and pedestrian connections among the various uses within Chambers Highpoint PD.

All non-residential structures, regardless of intended use, shall comply with the Commercial design standards outlined within the Town of Parker Commercial, Industrial Standards, referenced within Section 13.10.200 of the Parker Municipal Code, as amended.

C. Land Uses Permitted by Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director

- Agricultural uses such as farming and the grazing of livestock are permitted until a site plan or the first final plat is approved
- Office/professional, accounting, law, consulting, medical
- Office for research and development, experiments and testing
- Retail showroom
- Warehousing and Distribution Centers
- Warehouse Trade
- Wholesale Business/General Merchandising
- Athletic club- private/public

F. Accessory Uses to Residential

- Accessory uses in accordance with Section 13.04.170 of the Town of Parker Municipal Code, as amended

G. Uses Permitted By Special Review

- Veterinary clinic, small animal hospital, pet day-care, boarding kennels

H. Development Standards

1. Building Heights

Maximum Building Height: 50 feet (Up to 70 feet as a use by special review where a vertical mixture of uses are incorporated into the structure)*

* subject to all restriction applicable to FAA & Centennial Airport Influence Area

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2. Minimum Lot Area
None
3. Density: .35:1 FAR
4. Building Setbacks:
Belford Avenue: 20 feet
E-470: 50 feet
Chambers Road: 30 feet
Happy Canyon Creek: 20 feet
Interior lot lines: to be established by building code and landscape buffer requirements
Parking Setback: to be established by landscape buffer requirements

PLANNING AREA C - HIGHWAY COMMERCIAL/OFFICE

The intersection of Chambers Road and Belford Avenue is intended to become a retail/commercial hub. The proposed uses and zoning provides the flexibility to offer a full complement of retail, commercial, office, lodging and service uses.

A. Land Uses Permitted By Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

- Agricultural uses including farming and the grazing of livestock shall be permitted to continue until the commencement of construction in the Planning Area being developed.
- Hotel/motel & convention facilities
- Office/professional, accounting, law, consulting, medical
- Office for research and development, experimental and testing
- Commercial/retail sales of any product or commodity including those related to highway-oriented commercial
- Restaurants, Eating Establishments, and Entertainment with or without drive thru
- Athletic club-private/public
- Bank with or without drive thru
- Personal service shops
- Recreation facility, indoor/outdoor, public/private clubs

B. Accessory Uses

- Accessory uses in accordance with Section 13.04.170 of the Town of Parker Municipal Code, as amended

C. Uses Permitted By Special Review

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- Parking lot- Commercial- for off-site uses such as an RTD Park-N-Ride
- Veterinary clinic, small animal hospital, pet day-care, boarding kennels
- Automobile repair and automotive sales (car dealerships)

D. Development Standards

1. Building Height: Maximum Building Height- 50 feet – (up to 70 feet as a use by special review where a vertical mixture of uses are incorporated into the structure)*
*subject to all restrictions applicable to the FAA & Centennial Airport Influence Area
2. Minimum Lot Area: None
3. Density: 0.35:1 FAR
4. Building Setbacks:
 - E-470: 50 feet
 - Chambers Road: 30 feet
 - Happy Canyon Creek: 20 feet
 - Interior lot lines: to be established by building code and landscape buffer requirements
 - Parking setback: to be established by landscape buffer requirements

OPEN SPACE (OS) 1 AND 2

A. Intent

- The Open Space Areas depicted on the development plan are intended to provide nature based passive recreation, wildlife habitat enhancement and conservation, buffer areas, pedestrian areas and storm drainage corridors.
- A regional trail serving the site as well as all neighbors in the area will be part of the Happy Canyon Creek Open Space providing a connection to the Cherokee Regional trail that parallels E-470. Alignment options and coordination with the adjacent Compark Village PD across the creek will occur as part of Subdivision process. Consistent with the Town of Parker's *Open Space, Trails, and Greenways Master Plan*, the Chambers Highpoint PD will greatly add to open space opportunities in the Town. The enhancements to the Happy Canyon greenway as result of the urbanization of the area will support and compliment Parker's citizens' vision and commitment to the natural environment and open spaces of their Town.
- The OS adjacent to Grandview Estates neighborhood will ensure a well-developed buffer and screening opportunity which will be further refined via the Subdivision / Site Planning process. Buffer standards are included within the attached Design Guidelines.

Incorporation by Reference

Section 13.04.165, OS - Open Space District, of the Town of Parker Municipal Code, as amended, is hereby incorporated by reference into this Development Guide.

DESIGN GUIDELINES

Community Buffers

1. Open Space 1 on the west side of the site is designated as a Community buffer between Chambers Highpoint and Compark Village. Areas located outside of the 100 year floodplain shall be landscaped with trees and shrubs. The plantings shall be 75% evergreen. A landscape buffer plan shall be provided at time of Site Plan for the adjacent use areas.
2. Open Space 1 on the south side of the site is designated as a Community buffer between Chambers Highpoint and Grandview Estates. The landscape buffer between Chambers Highpoint and Grandview Estates shall be a minimum of 100 feet in width to create a separation and transition to the adjacent property. At a minimum the buffer shall provide 1 tree and 10 shrubs per 1500 square feet of area. The actual design shall be indicated at the time of Site Plan for the adjacent use area.
3. Any proposed fencing shall be placed at the top of the slope to aid in screening the structures, parking and to mask the headlights in parking areas.

Commercial, Industrial and Multi-family Residential Design Standards

In addition to the Town of Parker Guidelines for Commercial, Industrial and Multi-family Residential Design, Chamber Highpoint shall provide the following in any proposed development.

1. Sidewalks, plaza areas should provide pedestrian connections between the structures and the open space and trail corridors including the Happy Canyon Creek Trail and the E-470 Trail.
2. Enhanced elevations shall be provided on all structures where visible from Chambers Road and E-470.

Conceptual Buffer Pan

See the following exhibit.

CHAMBERS HIGHPOINT PD - PLANNED DEVELOPMENT Development Plan

BEING A PART OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
44.35 ACRES

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 8, 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 SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO BEAR SOUTH 87°49'36" WEST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG SAID SOUTH LINE, SOUTH 87°49'36" WEST, 733.88 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 87°49'36" WEST, 353.36 FEET, MORE OR LESS, TO THE CENTERLINE OF HAPPY CANYON CREEK; THENCE ALONG SAID CENTERLINE, THE FOLLOWING TWENTY ONE (21) COURSES:

- 1) NORTH 46°44'52"EAST, 59.45 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 47°17'03", A RADIUS OF 100.00 FEET AND AN ARC OF 82.53 FEET;
- 3) NORTH 00°32'10"WEST, 40.51 FEET;
- 4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 20°09'28", A RADIUS OF 100.00 FEET AND AN ARC OF 35.18 FEET;
- 5) NORTH 20°41'38"WEST, 39.38 FEET;
- 6) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 43°29'20", A RADIUS OF 50.00 FEET AND AN ARC OF 37.95 FEET;
- 7) NORTH 64°10'58"WEST, 23.43 FEET;
- 8) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 23°16'42", A RADIUS OF 50.00 FEET AND AN ARC OF 20.31 FEET;
- 9) NORTH 40°54'16"WEST, 251.99 FEET;
- 10) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 94°27'12", A RADIUS OF 125.00 FEET AND AN ARC OF 206.07 FEET;
- 11) NORTH 53°32'56"EAST, 294.75 FEET;
- 12) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 33°25'14", A RADIUS OF 200.00 FEET AND AN ARC OF 116.66 FEET;
- 13) NORTH 86°58'10"EAST, 308.08 FEET;
- 14) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 09°27'04", A RADIUS OF 500.00 FEET AND AN ARC OF 82.48 FEET;
- 15) NORTH 77°31'06"EAST, 135.79 FEET;
- 16) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 12°56'47", A RADIUS OF 200.00 FEET AND AN ARC OF 45.19 FEET;
- 17) SOUTH 89°32'06"EAST, 9.07 FEET;
- 18) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 24°33'38", A RADIUS OF 200.00 FEET AND AN ARC OF 85.73 FEET;
- 19) NORTH 65°54'16"EAST, 75.57 FEET;
- 20) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 43°58'01", A RADIUS OF 200.00 FEET AND AN ARC OF 153.47 FEET;
- 21) NORTH 21°56'15"EAST, .91.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470;

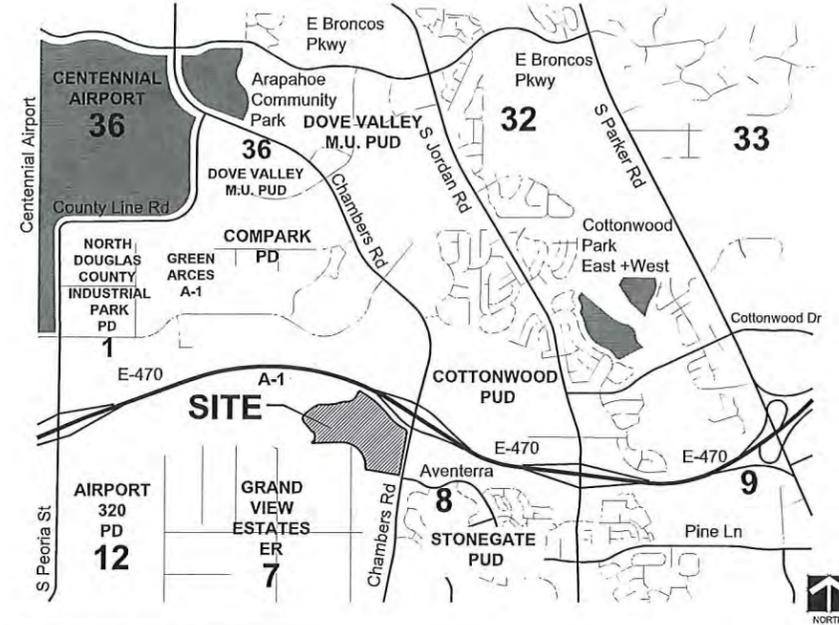
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 01°35'22", A RADIUS OF 3005.03 FEET, AN ARC OF 83.36 FEET, AND A CHORD WHICH BEARS SOUTH 60°45'18" EAST, 83.36 FEET;
- 2) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 02°12'42", A RADIUS OF 2918.21 FEET, AND AN ARC OF 112.65 FEET;
- 3) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 15°07'33", A RADIUS OF 1851.86 FEET, AND AN ARC OF 488.88 FEET;
- 4) SOUTH 42°41'51"EAST, 301.32 FEET;
- 5) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 22°05'50", A RADIUS OF 677.41 FEET, AND AN ARC OF 261.26 FEET;
- 6) SOUTH 64°47'39"EAST, 41.05 FEET;
- 7) SOUTH 26°12'04"EAST, 155.34 FEET;
- 8) SOUTH 10°56'39"WEST, 70.79 FEET;
- 9) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 02°52'51", A RADIUS OF 1969.86 FEET, AND AN ARC OF 99.04 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'25" WEST, 2.72 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD, AS PLATTED IN STONEGATE FILING NO. 16; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 10°56'08"WEST, 383.96 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF A FUTURE FRONTAGE ROAD, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 79°03'15"WEST, 191.23 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 32°59'23", A RADIUS OF 1251.04 FEET, AN ARC OF 720.32 FEET, AND A CHORD WHICH BEARS NORTH 62°32'28"WEST, 710.41 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'25" WEST, 112.21 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 44.35 ACRES, MORE OR LESS.



VICINITY MAP

SCALE: 1:2000

SIGNATURE BLOCK BY OWNER OWNERS/MORTGAGEES

BY: _____

TITLE: _____

WITNESS BY:
STATE OF COLORADO }
COUNTY OF DOUGLAS } ss

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

BY: _____

MY COMMISSION EXPIRES: _____

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 the Chambers Highpoint PD. The zoning information shown hereon was confirmed with the adoption of Ordinance No. _____.

Mayor, Town of Parker

ATTEST: _____
Town Clerk

Clerk and Recorder's Certificate

STATE OF COLORADO }
COUNTY OF DOUGLAS } ss

I hereby certify that this Development Plan was filed in my office on this ___ day of _____, 20___ at _____ o'clock, ___ M. and was recorded with reception number _____.

Douglas County Clerk and Recorder

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 _____, 20___.

Planning Director, on behalf of The Town of Parker Planning Commission

SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FOR AND ON BEHALF OF TST INC. OF DENVER, UTILIZING THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2008083843, AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY CARROLL & LANGE, INC. UNDER JOB NO. 1272, AND EXHIBITS AND LEGAL DESCRIPTIONS PREPARED BY SURVEY SYSTEMS, INC. UNDER JOB NO. 2009-349-01-035, AS PROVIDED TO TST INC. OF DENVER BY COMPARK 190, LLC.

REGISTERED LAND SURVEYOR _____ DATE _____

SHEET INDEX

- 1 COVER SHEET
- 2 DEVELOPMENT PLAN

Planner/Landscape Architect
Henry Design Group
1501 Wazee Street, Suite 1-C
Denver, Colorado 80202
(303) 446-2368

Engineer
TTG
9222 Teddy Lane
Lone Tree, Colorado 80124
(303) 792-0557

Owner
Compark 190, LLC
c/o E.S. Al Alba
8400 East Prentice Ave.
Greenwood Village, CO 80111

Submital Date	10-7-2015
1	4-28-2015
2	10-7-2015



THE HENRY DESIGN GROUP
LAND PLANNING, LANDSCAPE ARCHITECTURE DESIGN
1501 WAZEE STREET, SUITE 1-C DENVER, COLORADO 80202
PHONE: 303-446-2368 FAX: 303-446-9355

CHAMBERS HIGHPOINT
PLANNED DEVELOPEMNT
DEVELOPEMENT PLAN

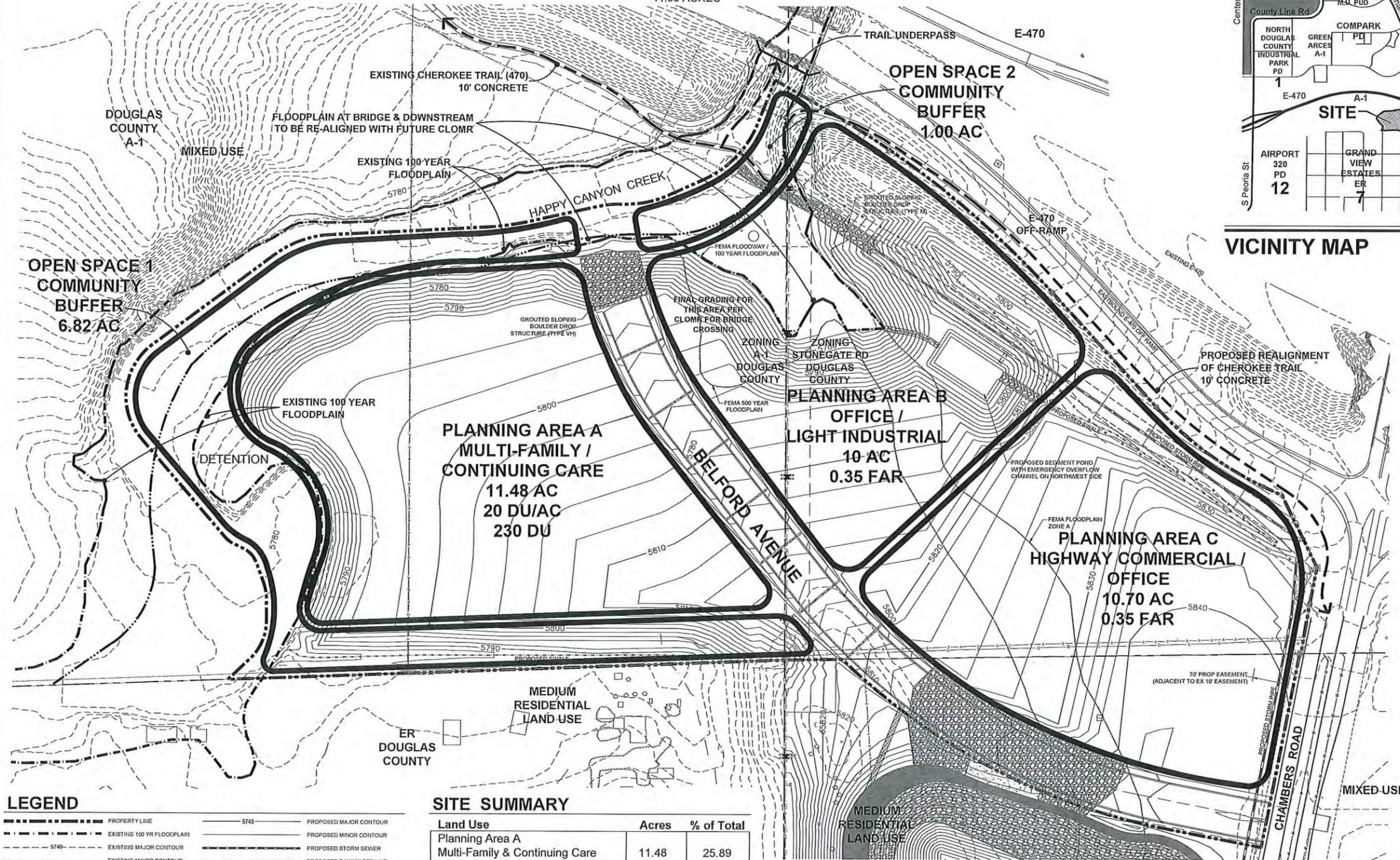
CHAMBERS HIGHPOINT PD - PLANNED DEVELOPMENT Development Plan

BEING A PART OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
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44.35 ACRES



VICINITY MAP

SCALE: 1" = 2,500



- UTILITY PROVIDERS**
- ELECTRIC: IREA
 - GAS: XCEL
 - TELEPHONE: QWEST
 - WATER & SEWER: ACWWA

- NOTES**
- 1) EXISTING ZONING: AGRICULTURAL - ONE & STONEGATE P.D. DOUGLAS COUNTY
 - 2) PROPOSED ZONING: PD-PLANNED DEVELOPMENT
 - 3) PROPERTY LOCATED WITHIN THE CENTENNIAL AIRPORT INFLUENCE AREA - PLEASE REFERENCE THE AVIATION AND HAZARD EASEMENT BOOK 465, PAGE 324
 - 4) THE FLOODPLAIN HAS BEEN DEPICTED REFERENCING THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 08035C0058F AND COMMUNITY MAP NO. 08035C0066F, DATED SEPTEMBER 30, 2005

LEGEND

—	PROPERTY LINE	— 5740 —	PROPOSED MAJOR CONTOUR
- - -	EXISTING 100 YR FLOODPLAIN	— 5780 —	PROPOSED MINOR CONTOUR
- - -	EXISTING MAJOR CONTOUR	— 5790 —	PROPOSED STORM SEWER
- - -	EXISTING MINOR CONTOUR	— 5800 —	PROPOSED RAW WATER LINE
- - -	EXISTING FENCE	— 5810 —	PROPOSED BURIED ELECTRIC LINE
- - -	EXISTING EASEMENT	— 5820 —	PROPOSED FENCE
- - -	EXISTING GAS LINE	— 5830 —	PROPOSED SLOPE AND DIRECTION
- - -	EXISTING WATER LINE	— 5840 —	PROPOSED RIPRAP
- - -	EXISTING STORM SEWER	— 5850 —	DAM CREST
- - -	EXISTING RAW WATER LINE	— 5860 —	PROPOSED CONCRETE
- - -	OVERHEAD UTILITY LINES	— 5870 —	RE-ALIGNED FLOODWAY VIA NEW CLOMIR
○	WATER VALVE	— 5880 —	PA BOUNDARY
⊕	GATE VALVE	— 5890 —	
⊕	WATER MARKER	— 5900 —	
⊕	POWER POLE	— 5910 —	

SITE SUMMARY

Land Use	Acres	% of Total
Planning Area A Multi-Family & Continuing Care	11.48	25.89
Planning Area B Office & Light Industrial	10.00	22.55
Planning Area C Highway Commercial & Office	10.70	24.12
Open Space 1 & 2	7.82	17.63
Right of Way	4.35	9.81
Total	44.35 AC	100%

PROJECT TEAM

Planner/Landscape Architect Henry Design Group 1501 Wazee Street, Suite 1-C Denver, Colorado 80202 (303) 446-2368	Engineer TTG 9222 Teddy Lane Lone Tree, Colorado 80124 (303) 792-0557	Owner Compark 190, LLC c/o E.S. Al Alba 8400 East Prentice Ave. Greenwood Village, CO 80111
--	--	--

Submitted Date	4/26/2016
Revision	10/7/2015



THE HENRY DESIGN GROUP
LAND PLANNING & LANDSCAPE ARCHITECTURE
1501 WAZEE STREET, SUITE 1-C DENVER, COLORADO 80202
PHONE: 303-446-2368 FAX: 303-446-0558

CHAMBERS HIGHPOINT
PLANNED DEVELOPMENT
DEVELOPMENT PLAN

Memorandum

To: Patrick Mulready, Senior Planner
Date: November 16, 2015
From: Tom Williams, P.E., Manager of Engineering and Stormwater
Cc: Alex Mestagh, P.E., Senior Development Review Engineer
David Aden, P.E., Traffic Engineer
File

Subject: Chambers Highpoint Annexation and Zoning – 2nd Public Works Review

The Public Works Department has reviewed the documents submitted for Chambers Highpoint Annexation & Planned Development/Zoning. The submittal consisted of the following documents:

<u>Document</u>	<u>Date</u>
PD Guide	October 12, 2015
Conceptual Drainage Report	October 5, 2015
Development Plan	October 7, 2015
Traffic Impact Analysis	October 8, 2015

The Chambers Highpoint site is located at the southwest corner of E470 and Chambers Road. The following comments shall be addressed prior to approval of the submitted plans:

Traffic and Roadway Review Comments

The following comments concern traffic, access, roadway design, and construction standard issues 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, November 2012. Additional referenced in regulatory and planning documents may have been utilized in the review, and are the comments where appropriate.

Annexation and PD General Comments

1. Please verify that the alignment of Belford Avenue, as shown on the Development Plan, is consistent with the concept design prepared by the adjacent developer of the Compark South Property.

2. Please refer to the Public Works review memo dated June 29, 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.

Traffic 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.

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.

General

1. Please refer to the Public Works review memo dated June 29, 2015 for the stormwater public improvements obligations associated with the development of this property. These obligations will be codified in the associated annexation agreement for the Property.

Conceptual Drainage Report

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: June 29, 2015

Regarding: Chamber Highpoint Planned Development

The Comprehensive Planning Division has had the opportunity to review the Chambers Highpoint Development Plan with the PD map dated April 28, 2015 and the PD guidelines dated May 20, 2015 and offers the following comments:

Compliance with the Master Plan

The Chambers Highpoint PD is located in the Mixed Use character area in the E-470 Corridor and includes portions of a Highway Commercial Center; all described in the Parker 2035 Master Plan.

The Mixed Use character area is generally described as follows:

This Character Area will allow residents to walk and bicycle to their daily needs including retail, employment and recreation through a blend of compatible land uses, public amenities and an integrated multimodal transportation system. Land uses appropriate within this Character Area include a variety of higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. No one land use will dominate the overall development pattern within this Character Area. Single family detached residential uses and residential at less than 10 dwelling units per acre are not appropriate in this area. Densities may be reduced as a transition to adjacent residential development.

The Highway Commercial Center is generally described as follows:

Located at major intersections along E-470 these Centers overlay other Character Areas and the land uses may also focus on the demands of the traveling public and the needs of residents returning to or leaving Parker. Appropriate uses in these areas include those of the underlying Character Areas, but also contemplate uses such as convenience retail with gas stations and hotels.

Generally the uses proposed in this PD comply with the Master Plan, however the list and breadth of permitted uses in all of the planning areas needs to be refined.

Uses in Planning Area A should focus on multifamily development with the potential for ancillary commercial uses to be more compatible with the zoning to the south and east across the open space.

Planning Area B is the only site that is appropriate for light industrial uses. Office and commercial uses that are not highway oriented are also appropriate in this area.

Uses in Planning Area C should focus on retail and commercial uses and may include highway oriented uses such as gas stations and car washes. Residential uses should not be permitted within this planning area.

In order to meet the intent of the Master Plan, the PD should establish a minimum density of 10 dwelling units per acre for areas that allow residential uses.

Definitions

Any definition that is already in the land development code should not be shown in the Planned Development Guide.

Land Uses

The following comments are specific to the PD's land uses permitted by right and use by special review. These land use revisions reflect recommendations based on the Parker 2035 Master Plan, land area constraints and compatibility with surrounding uses.

Floodplain – All areas that are currently floodplain should be noted as open space.

Residential – A minimum of 10 dwelling units per acre may not be achievable through single family attached units.

Indoor self-storage – Indoor self-storage is not appropriate at this location and should be removed from the PD.

Light industrial – All light industrial uses such as, but not limited to, wholesale businesses, office warehouse and office showroom are only appropriate in Planning Area B

Auto related uses - Auto related uses such as, but not limited to, service stations and car washes are only appropriate in Planning Area C.

Supporting land uses – Please remove cultural facilities, libraries, police station, sports stadium, community information center and fire stations from all land uses. Please remove schools from Planning Area C

Congregate care, assisted living, convalescent home... - These types of uses are only appropriate in Planning Area A.

Movie theater – Please remove movie theater from the list of uses in this PD

Parking lot – The parking lot/RTD Park-n-Ride is only appropriate in Planning Area B and would have to be developed on coordination with private development as a TOD.

The Town has nearly completed a Planned Development searchable data base. As a part of this data base 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:

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

* *These items need to be defined*

Based on these changes please use the following commercial uniform land use titles where appropriate:

- Retail
 - (1) Grocery store
 - (2) Convenience retail shopping facilities, including but not limited to:
 - a. drug stores
 - b. liquor stores
 - c. convenience grocery
 - (3) Specialty retail including but not limited to:
 - a. art gallery
 - b. antiques
 - c. artisan shops
 - d. gift shop
 - e. pet shops
 - f. florists
 - 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) Hardware and building material stores
 - (5) General retail merchandise and apparel shops, including but not limited to:
 - a. junior department stores
 - b. craft and hobby stores
 - c. discount department stores
 - d. clothing stores
 - e. shoe stores

- f. furniture stores
- g. household appliance stores
- h. floor covering, drapery and upholstery stores
- i. electronics stores
- j. cosmetic store;

(6) Development Sales and Marketing Center

- 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

- Personal Services

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

- Entertainment, Indoor

- (1) bowling alleys
- (2) skating rinks (both ice and roller)
- (3) pool halls
- (4) arcade amusement centers

- 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

- Lodging

- (1) hotels and motels
- (2) bed and breakfast

- Motor Vehicle

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

- Institution of Higher Education
- Vocational Trade School

Based on these changes please use the following light industrial uniform land use titles where appropriate:

- Light manufacturing
- Office warehouse/flex office
- Research and development
- Wholesale sales and distribution
- Retail showroom with warehouse

Please customize this list to meet the needs of your planning areas as described above. Staff has attempted to ensure that the uniform land use list above does not preclude any land uses currently proposed in the PD. If there is a uniform land use that needs to be addressed, please do not hesitate to contact staff.

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 17.63% open space. With the reclassification of the floodplain in Planning Area B the applicant should be able to achieve the 20% goal.

The Open Space Trails and Greenways Master Plan seeks to create an interconnected trail system serving residential and commercial areas throughout Town. This site is adjacent to the E-470 trail, Chambers Road (an important pedestrian and bicycle through connection) and the future Happy Canyon Trail. The applicant should show trail connectivity both on site and to off site trails.

Transportation Master Plan (2014)

Roadway alignments and connectivity are in compliance with the Roadway Network Map in the Parker 2035 Master Plan. Through the subdivision and site plan 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 and trail links.
- A multi modal approach contemplating the movement of pedestrians, bicyclists and vehicles within and between sites.
- Integrating land use and the transportation system at a more refined level.

The applicant should ensure that commercial areas extend an adequate distance from the intersection to allow the level of access desired by future users.

Matt Carlson
Economic Development 25
7/15/2015 10:48:29 AM

Economic Development is in general agreement with the zoning as proposed with the following exceptions:

- 1) The development's location in relation to existing residential development and the overall nature of development in the area does not lend itself to development of light industrial uses and would recommend removal of light industrial as an allowed use in all three planning areas
- 2) The multi-family/mixed use nature of the development suggests the commercial/office uses allowed be limited to supporting retail, office and general retail.
- 3) The expressed desire in the 2035 Master Plan for commercial/retail development at the Belford/Chambers intersection suggests a more robust mix of uses but still limited to commercial/office/retail uses rather than light industrial.



November 2, 2015

Patrick Mulready
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: Chambers Highpoint PD, ANX 15-0005, Z15-0017

Dear Mr. Mulready;

Thank you for the opportunity to respond to the above referenced application.

Douglas County School District (DCSD) does have a comment regarding this application that we would like to resolve prior to approval. DCSD has calculated the amount of land this project would generate and it totals 0.858-acres. Since this amount of land is not enough to serve as a school site or other school purposes, DCSD would ask for cash-in-lieu of land.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "The 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."

We would like to have this agreement as a condition 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



CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY
7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

June 23, 2015

Mr. Patrick Mulready
Town of Parker Community Development
20120 E. Mainstreet
Parker, CO 80138

Re: CHAMBERS HIGHPOINT PD- Z15-0017

Dear Mr. Mulready,

Thank you for the opportunity to review the Annexation and Rezoning for Douglas County A-1 to multifamily, commercial, and light industrial use. Due to the location of the proposed annexation and its proximity to the Airport, the Arapahoe County Public Airport Authority opposes all residential components of this development. We have the following comments to make on the project:

- The proposed development lies within the Restricted Development Area (RDA) of the Airport Influence Area (AIA). Based on the Airport's Land Use Guidelines, all new residential and other noise sensitive developments are prohibited within the RDA. This development will be subjected to numerous aircraft over flights at low altitudes and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.
- Avigation Easements and Overflight Disclosers are required for residential development within the AIA. These documents ensure that home buyers understand that they are buying a house that is in close proximity to an airport. Please forward a copy of the executed Avigation Easement and Overflight Disclosure statement to our office for our records.
- A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 db.
- Any objects on the site (including cranes used during construction) that penetrate the FAA Part 77 airspace surface, or that could impede signals associated with navigational equipment will require filing and approval of FAA Form 7460-1. Please visit <https://oeaaa.faa.gov> for more information and to file FAA Form 7460-1. Please note that this is a State and Federal regulatory requirement. In addition, please have crane operators advise the airport prior to erecting the crane.



CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY
7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

Please feel free to call me if you have any questions.

Sincerely,

Scott Drexler
Noise & Planning Specialist



**Community Development Department Memorandum
Development Review Division**

To: Town of Parker Planning Commission

From: Patrick Mulready, Senior Planner 
Bryce Matthews, Comprehensive Planning Manager 

Through: John Fussa, Community Development Director

Date: June 09, 2016

Regarding: Public Hearing:
Westcreek Planned Development, PD Amendment
[Case No. Z15-0005]

**Section I.
Subject & Proposal:**

Location: West of Parker Road and north of Pine Lane

Applicant: Jody Newton, Masterworks LLC
Sean Sjodin, NexGen Properties

Proposal: The applicant proposes to amend the Planned Development (PD) zoning for Westcreek by re-allocating internal land uses to reflect changes which have occurred since the original zoning was adopted.

**Section II.
Background:**

History: The Westcreek PD was adopted in 2005. It merged several differently zoned parcels into one unified PD. The initial intent behind the Westcreek PD was to create a mixed-use commercial, office and multi-family residential area. Final plat approval for the portion of Westcreek east of Twenty Mile Road occurred in 2006. The areas west of Twenty Mile Road currently exist as unbuildable tracts. Site plans for a Big-5 sporting goods store, 7-Eleven gas station/convenience store and a bank with drive-thru lanes were approved between 2007 and 2009. All three site plans were ultimately constructed. Also approved were site plans for a medical office building and a multi-tenant retail building. These plans were never built as a result of construction financing difficulties during an economic downturn.

Site Data: The approval of the final plat in 2006 allowed for grading and construction of public improvements to serve the property. The property has a slight grade down from Parker Road as it approaches Cherry Creek. Two regional detention ponds were constructed to manage stormwater run-off at the northwest and southwest corners of the property, respectively. Twenty Mile Road was platted as an arterial classification roadway in anticipation of a future connection to Parker Road as recommended by a 2006 Highway 83 Corridor Optimization Study conducted by CDOT and the Town. It is currently built in an interim state as current traffic volumes do not yet warrant a full arterial roadway.

Land Use Summary Data:

Total Area: 45.393 acres

Zoning: PD – Westcreek Planned Development in the Town of Parker

Existing Use: Graded and constructed with public improvements including Twenty Mile Road and Silverado Drive. Three lots within the first filing have been constructed based upon approved site plans.

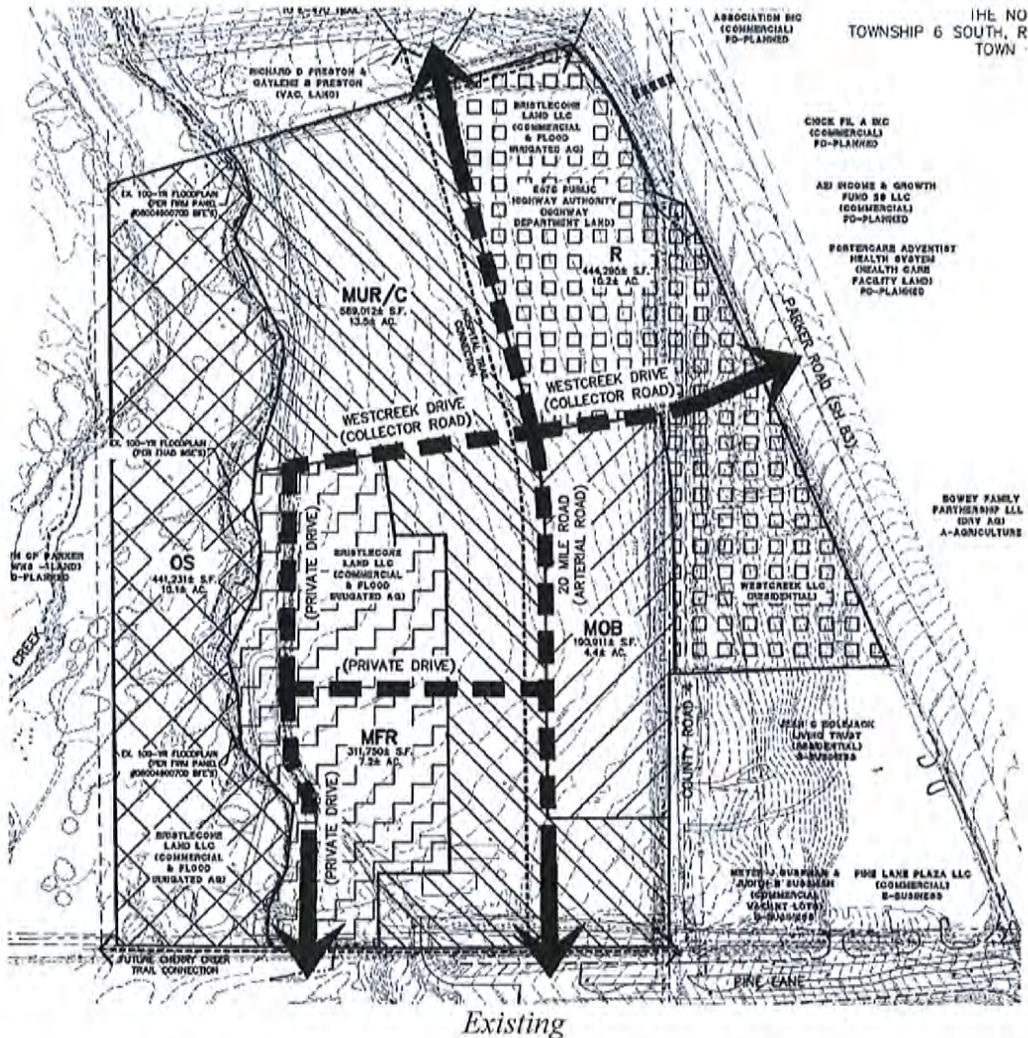
Surrounding Zoning & Land Use:

- North: Kmeciak Parcel, zoned Modified C – Commercial; constructed as the Miramont Family Medical Clinic; E-470 right of way.
- West: Cherry Creek Open Space Corridor and Trail dedicated to the Town with the platting of the Pine Lane Business Park in 1988
- South: Parker Auto Plaza PD in the Town of Parker; fully improved with infrastructure but parcels are vacant, zoning allows for a mixture of commercial retail and office uses
- East: Goblers Nob Subdivision in unincorporated Douglas County; B – Business zoning is in place on the property, one of the two lots has commercial structures on it and Parker Road right-of-way

**Section III.
Analysis:**

The Westcreek PD unified three parcels with different zonings under one unified set of zoning requirements. The intent was to establish internal land use areas for multifamily residential (MFR), retail (R), medical office building (MOB), mixed-use residential/commercial (MUR/C) and open space.

This is the currently approved arrangement of those internal land use areas:



The original developer of Westcreek lost the property in a foreclosure sale during the economic downturn of 2008-09. The new owner of Westcreek is NexGen Properties located in Greenwood Village. Since acquiring the property three years ago, NexGen has actively marketed the site but has found the zoning put in place in 2005 to be part of a concept which is no longer viable given the current economic climate.

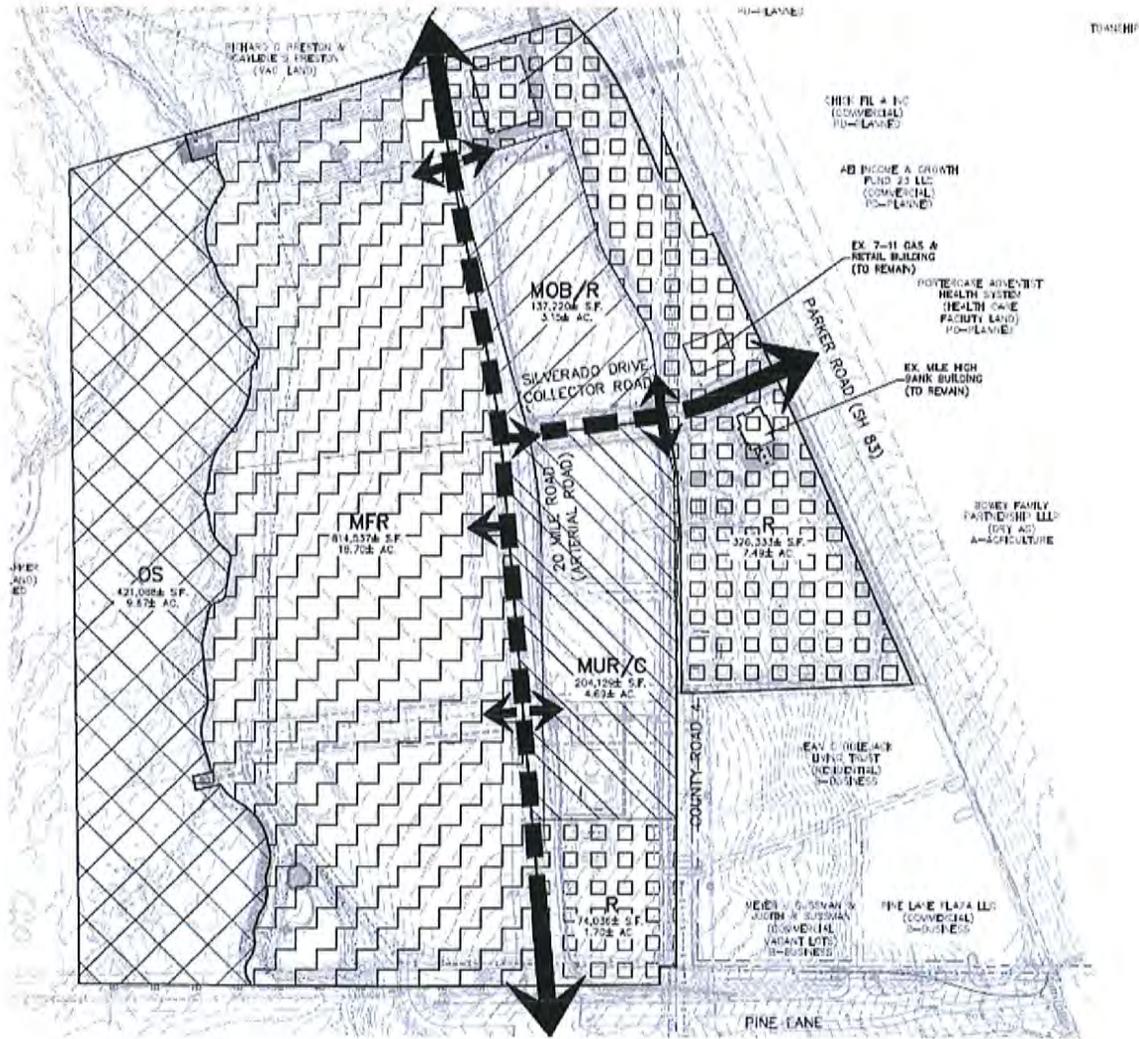
Changes the applicant has proposed to make include:

- Moving the current location of the medical office building planning area as it is more suited as the location of a hotel.
- Removing the mixed-use residential/commercial planning area from west of Twenty Mile Road. The intent is to allow for additional MFR land use area to be developed as a multi-family development immediately north of Pine Lane and as an independent and assisted living care facility along the northern boundary of this area.

The existing MFR regulations allow for multi-family residential at 14.0 DU/acre with a provision that this density could be increased to 35.0 DU/acre as a Use by Special Review if the development met the principals of new urbanism.

- Move the medical office building designated area north of Silverado Drive where it can relate to the proposed independent and assisted living on the west side of Twenty Mile Road.
- Consolidate the mixed use residential/commercial land use area to be at the southeast corner of the intersection of Twenty Mile Road and Silverado Drive. This is the anticipated location of a hotel.
- The balance of the property east of Twenty Mile Road would remain Retail.
- Open Space designations under the plan include the portion of Westcreek within the Cherry Creek floodplain. These designations remain unchanged.

The amended Westcreek PD would arrange internal land use areas thus:



Silverado Drive would not continue west of Twenty Mile Road as a platted right of way under this concept. It is anticipated Silverado west of Twenty Mile Road would take the form of a private drive providing access to the parcels on either side.

The development guide has been similarly revised to provide greater clarity to the list of permitted uses and required setbacks. It has also been revised to allow for a permitted height of 60 feet (approximately four stories) in the R, MUR/C and MOB land use areas which is an increase of 15 feet under the existing zoning. The MFR land use area remains unchanged at permitted height of 45 feet (approximately three stories).

Utilities:

Utilities were extended to the site with initial construction in 2006. The site is fully served by Parker Water & Sanitation District for water and sanitary sewer. Xcel and IREA also have utility services within this area.

Major Roads, Access and Circulation:

The major roadways around and within the site have already been constructed. These include Twenty Mile Road and Silverado Drive. Traffic studies for the original Westcreek PD have demonstrated these roads have adequate capacity. See Engineering comments.

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 applicant seeks to amend the existing Westcreek PD to allow for flexibility and to be able to respond to changed market demands in the wake of a significant economic downturn.

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

A finding was made that this is the correct site for the Westcreek PD when it was adopted in 2005. This proposal does not remove the Westcreek PD in favor of a new zoning. It modifies the existing PD to reallocate certain internal land use areas. Therefore the initial 2005 finding is still applicable.

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.

The Denver metropolitan area has been a part of a changed economic climate since emerging from recession in 2012. This new economic climate has yielded a greater demand for multi-family residential.

It has also seen a demographic shift as there is now greater demand for residential development catering to active seniors. The Westcreek PD Amendment seeks to address these changed circumstances by emphasizing multi-family residential west of Twenty Mile Road. This will facilitate the formation of a resident population within Westcreek which can help drive the success of the non-residential areas east of Twenty Mile Road.

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

Adequate circulation exists within Westcreek given the construction of Twenty Mile Road and Silverado Drive.

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 as a result of this PD Amendment request.

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

There are no additional environmental impacts created by zoning these properties. The open space designations within Cherry Creek will still occur with the next plat to create buildable lots west of Twenty Mile Road.

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 E-470 Corridor with two sub-area designations. The first is Regional Retail and the Master Plan contains the following language concerning this area:

The Parker Road and E-470 intersection is a significant gateway into the community and the only opportunity for E-470 traffic to enter and exit the tollway for free from both directions. This Character Area will provide more intense retail including large format retail (big box) and restaurant uses focused on serving both local and regional needs. Other commercial uses such as office and entertainment may be appropriate on a limited basis.

The second sub-area designation is Mixed Use – Residential Emphasis, and it contains the following recommendations:

This Character Area is located adjacent to regional and locally significant commercial areas. These multifamily residential areas will be interconnected and provide easy and direct pedestrian and bicycle access to nearby commercial and employment areas. Uses appropriate in this Character Area include higher density residential housing, senior housing, assisted living facilities and mixed use developments that include a commercial component.

The proposed modifications to the multifamily residential areas are consistent with these goals.

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).

Parker Water & Sanitation District has previously indicated they have adequate capacity to serve Westcreek. All internal parks will be privately owned and will not pose a maintenance obligation to the Town. And there is an existing agreement in place with the Douglas County School District for cash in-lieu of land dedication.

**Section V.
Referral Agency Comments:**

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

Town of Parker Engineering Dept.:

Indicates that modifications in land use areas will need to be supported by updated Traffic Impact Studies as individual site plans are filed to determine if signalization or additional accel/decel lanes will be required.

Town of Parker Fire/Life Safety:

No comment

Town of Parker Comprehensive Planning:

No comment

Town of Parker Police Department:

No comment

Parker Water & Sanitation District:

No comment

E-470 Highway Authority:

No comment

Douglas County School District:

Consistent with the original zoning, Douglas County will require cash in-lieu of 0.17 acres of land dedication.

Urban Drainage & Flood Control District:

No comment.

IREA:

No comment

Xcel Energy (Public Service Company):

No comment

CenturyLink Communications:

No comment

Comcast:

No Comment

Westcreek Metropolitan District:

No comment

Cherry Creek Basin Water Quality Authority:

No comment

**Section VI.
Recommendation:**

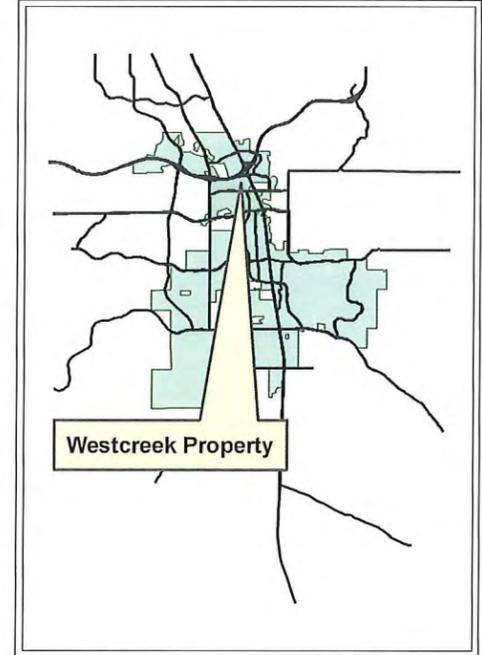
Staff recommends that the Planning Commission recommend that Town Council approve the rezoning request for the Westcreek Planned Development First Amendment.

**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 Westcreek Planned Development First Amendment request."



Legend

- Town Boundary
- Site
- Roads

Narrative:
 Applicant seeks to amend the Westcreek PD, a 45.4 acre parcel located north of Pine Lane and west of Parker Road. The PD Amendment proposes re-allocate internal land use areas.

Planner: Patrick Mulready
Hearing Schedules:
Planning Commission:
 June 9, 2016
Town Council:
 June 6, 2016 (First Reading)
 June 20, 2016 (Second Reading)

WESTCREEK DEVELOPMENT GUIDE

Development Plan 1st Amendment

Planned Development Zoning Regulations for a Mixed-Use Development

Located at E-470 and Parker Road in Parker, Colorado.

Master Developer:

NexGen Westcreek Holdings, LLC
One Denver Tech Center
5251 DTC Parkway, Suite 800
Greenwood Village, CO 80111
303-923-2442

Prepared By:

Masterworks, LLC
360 East Happy Canyon Road
Castle Rock, CO 80108
303-663-1737

May 16, 20

STATEMENT OF INTENT

Westcreek Development is a unique master planned development located at the southwest corner of E-470 and Parker Road, directly adjacent to the Cherry Creek corridor in Parker, Colorado. The development parcel is one of the last infill sites on Parker Road between Main Street and E-470, which is highly visible and easily accessible from E-470, Parker Road and Pine Lane and within a few miles from downtown Parker. The development site consists of 45.39 acres and is zoned Planned Development (PD). The PD development is enhanced by the dedication of 10 acres of Cherry Creek wetlands and open space, which connects to the Town's open space and regional trail system.

In accordance with the Town's vision as identified in the Comprehensive Master Plan, the Westcreek Development Plan is divided into two distinct "land use planning areas" physically divided by the north south access right-of-way created by 20 Mile Road.

Development parcels located west of 20 Mile Road are characterized as "Multifamily Residential and Mixed-Use Residential" and shall be characterized as high density land uses located adjacent to regional and locally significant commercial areas. Envisioned residential uses shall likewise be interconnected to nearby commercial and employment areas and provide for pedestrian trails and open space connections. Uses appropriate in this Character Area include high density residential housing, senior housing, assisted living facilities and mixed use developments that include a commercial component. Commercial uses are encouraged when they are a part of a mixed use development, are of a scale that serve the needs of the area residents or provide support to adjoining uses. Single family detached and or attached residential developments having less than 14 dwelling units per acre are not appropriate in this area.

Development parcels located east of 20 Mile Road are characterized as "Mixed Use Commercial and Retail" and are reserved for land uses consisting of more intense retail, restaurant uses, service related businesses, large medical and small commercial offices, and entertainment uses focused on serving both local and regional needs. The Town of Parker's vision for the northwest quadrant is to be developed as a Character Area where local residents can live, work and play. The Westcreek PUD zoning additionally provides for residential dwellings such as lofts above retail, row and townhouses; and apartment flats.

DEFINITIONS

The Westcreek Development Guide has been prepared in accordance with the Town of Parker Land Development Ordinance, as amended. Definitions specified within the Town's Land Development Ordinance apply to the Westcreek Planned Development.

GENERAL PROVISIONS & SITE DATA

The purpose of the Westcreek Development Guide is to specify the allowable commercial and residential land use and development standards in accordance with Westcreek Development Plan 1st Amendment.

LAND USE AREAS

- A. Multi-Family Residential (MFR) (18.70 acres)** – High Density residential to include apartments and or condominiums, attached single family homes such as row and town houses, assisted living care and convalescent homes and lodging establishments.

The purpose of the MFR land use designation within the Westcreek Planned Development is to allow for an appropriate and sustainable arrangement of high density residential to serve as a transition between the areas of commercial and office intensity within Westcreek and the Cherry Creek Open Space corridor adjacent to Westcreek. It is the intent of the Westcreek Planned Development that the MFR land use area develop in a manner that is compatible with the adjacent land uses. As a result, no non-residential uses will be permitted within the MFR land use area, except where specified as provided below:

- a) Permitted Land Uses:

Multifamily including Apartments, Townhomes, Duplexes, Triplexes,
Condominiums.
Live / Work Dwelling Units
Group Home
Senior Living Independent Care
Neighborhood Recreational Facility (Private Health Club, Recreation
Center) Open Space
Parks

Note: Senior Independent Living Facility, including limited resident services (not to be offered to the general public) including but not limited to cafeteria/kitchen service, salon and beauty service, concierge service, dry cleaning/laundry services or transportation service.

- b) Uses By Special Review:

Churches and Church Schools
Public and private schools
Nursing schools and Day care centers

- c) Development Standards:

Minimum Lot Area	None
Principal Structure Setback (from street, public or private)	10 feet
Auxiliary Structure Setback (from street, public or private)	35 feet
20 Mile Road Build to Line (exclusive of patios and overhangs)	15 feet
Side (from platted lot, public or private street)	10 feet
Side (from attached product property line)	0 feet
Principal Structure Rear (from platted lot, street or alley)	10 feet

Auxiliary Structure Rear (from platted lot, street or alley)	4 feet
Minimum Building Separation (multifamily structure)	20 feet
Minimum Building Separation (auxiliary structure)	15 feet
Principal Structure Maximum Building Height	60 feet
Auxiliary Structure Maximum Building Height	45 feet

d) Density:

The maximum density within MFR areas is twenty-five dwelling units per acre (25 Du/AC) and the minimum density is fourteen dwelling unit per acre (14 DU/AC). Notwithstanding these limits, density can exceed or be reduced through the Town of Parker's Use by Special Review approval process.

B. Mixed Use Residential/Commercial (MUR/C) (4.69 acres) - Combined commercial use with a high density residential component.

The purpose of the MUR/C land use designation within the Westcreek Planned Development is to combine commercial uses with a focus on retail and office character with a high density above ground floor residential in a compact, efficient manner. The MUR/C land use area is intended to function as the neighborhood core and shall be located within close proximity to MFR land use areas. As such, this area is envisioned to be of a more intense character, higher in density, floor area ratio and incorporate greater building heights.

a) Permitted Land Uses:

- Multifamily Residential (Above ground floor only)
- Live / Work Dwelling Units (Above ground floor only)
- Group Home (Senior Living Independent Care)
- Assisted Living Residence (Convalescent Home / Extended Care)
- Long Term Care Facility / Nursing Home
- Accessory Dwelling Unit
- Lodging Establishments (Hotel, Motel, Bed & Breakfast)
- Neighborhood Recreational Facility (Private Health Club, Recreation Center)
- Grocery Store (Limited to 50,000 square feet)
- Convenience Retail Shopping
- Facility Specialty Retail
- Eating and Drinking
- Establishments Personal Services
- General Office and Professional Services (including medical)

b) Uses By Special Review:

- Indoor Entertainment
- Office Uses: general, governmental, or business

c) Development Standards:

Minimum Lot Area	None
Principal Structure Minimum Setback (from street, public or private)	0 feet
Side (from platted lot, public or private street)	10 feet
Side (from attached product property line)	0 feet
Principal Structure Rear (from platted lot, street or alley)	10 feet
Principal Structure Maximum Setback (from street, public or private)	10 feet
Side (from platted lot, public or private street)	8 feet
Side (from attached product property line)	10 feet
Principal Structure Rear (from platted lot, street or alley)	10 feet
Accessory Structure Setback (from street, public or private)	35 feet
Side (from platted lot, public or private street)	0 feet
Side (from public or private streets)	10 feet
Rear (from platted lot, street or alley)	4 feet
Minimum Building Separation (multifamily structure)	15 feet
Accessory Structure Building Separation	10 feet
Principal Structure Maximum Building Height	60 feet, or 75 feet as a use by special review.

d) Density:

The maximum density within MUR/C areas is twenty-five dwelling units per acre (25 Du/AC) and the minimum density is fourteen dwelling unit per acre (14 DU/AC). Notwithstanding these limit, density can exceed or be reduced through the Town of Parker's Use by Special Review approval process.

C. Retail (R) (9.19 acres) – Commercial Retail Land Use Area. Traditional pad and main street retailing.

A significant portion of the Westcreek Planned Development borders the Parker Road corridor. The purpose of the R/ Commercial Retail Area is to establish commercial uses of a retail sales and service character along the Parker Road frontage in a well- planned manner. Given this area's proximity to the MUR/C and the MFR core land uses within Westcreek, pedestrian connectivity internally within individual lots, as well as building placement as close to Parker Road as possible for screening purposes, are both principal goals of the Commercial Retail Area.

a) Permitted land Uses:

Grocery Store
Convenience Retail Shopping
Facility Specialty Retail
Hardware and Building Material Stores
General Retail Merchandise and Apparel
Shops Development Sales and Marketing
Center Eating and Drinking Establishments
Indoor Entertainment
General Office and Professional Services (including medical)
General Government

b) Uses By Special Review:

Personal Services
Motor Vehicle (fuel stations with or without car wash)

c) Development Standards:

Minimum Lot Area	None
Principal Structure Minimum Setback (from street, public or private)	10 feet
Side (from platted lot)	0 feet
Side (from public or private streets)	10 feet
Parker Road (front or side per CDOT)	40 feet
Rear (from public or private streets)	10 feet
Rear (from platted lot)	0 feet
Principal Structure Minimum Building Separation	15 feet
Principal Structure Maximum Setback (Parker Road front or side)	50 feet
Front of Side (from platted lot, public or private street)	18 feet
Side (from street, public or private))	18 feet
Parking and Access Drives Minimum Setback (from Parker Road)	40 feet
Side (from platted lot, public or private street)	7.5 feet
Side (from platted lot lines shared with a Re use)	7.5 feet
Side (from platted lot lines shared with a MUR/C use)	15 feet
All Structure Maximum Building Height	60 feet

d) Density:

Structures within R areas may not exceed a 0.35:1 Floor Area Ratio (FAR), with exception to medical office buildings, which may not exceed a 5:1 FAR.

e) Medical Office Building:

If a Medical Office Building is proposed for any lot within R – Commercial Retail land Use Area, the Medical Office Building shall follow the development standards as follows:

Minimum Lot Area	None
Principal Structure Minimum Setback (from street, public or private)	10 feet
Side (from platted lot)	0 feet
Side (from public or private streets)	10 feet
Parker Road (front or side per CDOT)	40 feet
Rear (from public or private streets)	10 feet
Rear (from platted lot)	0 feet
Principal Structure Minimum Building Separation	15 feet
Accessory Structure Setback	35 feet
Principal Structure Maximum Setback (Parker Road front or side)	50 feet
Front (from street, public or private)	35 feet
Side (from platted lot)	0 feet
Side (from street, public or private))	10 feet
Rear (from street of alley)	4 feet
Rear (from platted lot)	10 feet
Accessory Structure Maximum Building Separation	10 feet
All Structure Maximum Building Height	60 feet

D. Medical Office Building & Retail (MOB/R) (3.15 acres) - Large medical, small office spaces and retail land uses.

The central portion of the Westcreek Development Plan is intended as the MOB Land Use Area. By design, this area is intended for hospital and health care related uses, given Westcreek's proximity to a major hospital facility. In keeping with the neighborhood core theme of uses and development standards in the MUR/C area, as the MOB Land Use Area also borders Twenty Mile Road, the MOB land use area will employ many of the same standards.

a) Permitted land Uses:

General Office and Professional Services (including medical)
Personal Services
Neighborhood Recreational Facility (Private Health Club, Recreation Center)
Convenience Retail
Eating and Drinking Establishments
General Office Services
General Retail Merchandise

b) Uses By Special Review:

Caretaker Accessory Dwelling Unit

c) Development Standards:

Minimum Lot Area	None
Principal Structure Minimum Setback (from street, public or private)	10 feet
Side (from platted lot)	0 feet
Side (from public or private streets)	10 feet
Parker Road (front or side per CDOT)	40 feet
Rear (from public or private streets)	10 feet
Rear (from platted lot)	0 feet
Principal Structure Minimum Building Separation	15 feet
Accessory Structure Setback	35 feet
Principal Structure Maximum Setback (Parker Road front or side)	50 feet
Front (from street, public or private)	35 feet
Side (from platted lot)	0 feet
Side (from street, public or private))	10 feet
Rear (from street or alley)	4 feet
Rear (from platted lot)	10 feet
Accessory Structure Maximum Building Separation	10 feet
All Structure Maximum Building Height	60 feet, or 75 feet as a use by special review

Note: Maximum Building Height can exceed 60 feet as a Use by Special Review.

d) Density:

Structures within MOB area may not exceed a 5:1 Floor Area Ratio (FAR).

E. Open Space (OS) (9.67 acres) - Dedication of the adjacent Cherry Creek wetlands and open space to the Town of Parker's public open space and regional trail program.

The westerly perimeter of the Westcreek Development Plan area is defined as OS – Open Space. The purpose of this district is for the preservation of a balanced system of open space which constitutes an important physical, environmental, social, aesthetic and economic assets to the residents to Westcreek. The OS land use area is intentionally left in its natural state, free of development in order to:

Preserve wildlife corridors and natural habitats.

Establish and maintain scenic lands.

Protect culturally significant lands.

Conserve landforms and natural resources.

a) Permitted land Uses:

Open Space

WESTCREEK DEVELOPMENT PLAN 1ST AMENDMENT

A PART OF THE NORTHEAST QUARTER OF SECTION 9 AND
 THE NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS,
 STATE OF COLORADO
 45.39± ACRES

SIGNATURE BLOCK BY OWNERS:

I/WE, THE UNDERSIGNED, BEING ALL THE OWNERS,
 MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND
 HOLDERS OF OTHER INTERESTS IN THE PLANNED
 DEVELOPMENT KNOWN AS WESTCREEK, DO HEREBY
 INDICATE THAT THIS DEVELOPMENT PLAN REPRESENTS
 THE APPROVED LAND USE CONCEPT FOR THE PROPERTY
 DESCRIBED AS FOLLOWS:

A PARCEL BEING ALL OF WESTCREEK FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 2007012850, ALL OF WESTCREEK FILING NO. 1, FIRST AMENDMENT, AS RECORDED UNDER RECEPTION NUMBER 2007046724, ALL OF WESTCREEK FILING NO. 1, FIRST AMENDMENT TRACT C SUBDIVISION EXEMPTION PLAT, AS RECORDED UNDER RECEPTION NUMBER 2008036536, ALL OF WESTCREEK FILING NO. 2, AS RECORDED UNDER RECEPTION NUMBER 2008047702, ALL OF WESTCREEK FILING NO. 2, FIRST AMENDMENT, AS RECORDED UNDER RECEPTION NUMBER 2011003799, TOGETHER WITH OTHER UNPLATTED PARCELS OF LAND ALL BEING LOCATED IN THE EAST HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO BEAR NORTH 00°09'45" WEST, A DISTANCE OF 2669.48 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°03'33" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°09'15" EAST, A DISTANCE OF 32.80 FEET;

THENCE SOUTH 89°28'13" WEST, A DISTANCE OF 486.33 FEET;

THENCE NORTH 89°31'19" WEST, A DISTANCE OF 570.76 FEET;

THENCE NORTH 00°56'27" WEST, A DISTANCE OF 1473.10 FEET;

THENCE NORTH 73°16'20" EAST, A DISTANCE OF 949.16 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°39'43", A RADIUS OF 549.41 FEET, AN ARC LENGTH OF 198.13 FEET, THE CHORD OF WHICH BEARS SOUTH 34°42'55" EAST, A DISTANCE OF 197.06 FEET;

THENCE SOUTH 24°23'04" EAST, A DISTANCE OF 135.34 FEET;

THENCE NORTH 00°09'45" WEST, A DISTANCE OF 86.01 FEET;

THENCE SOUTH 24°19'43" EAST, A DISTANCE OF 207.43 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2005015177 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE NORTH 79°42'34" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 10.31 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83 AS RECORDED IN BOOK 857 AT PAGE 307 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 24°19'43" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 893.77 FEET TO A POINT ON THE NORTHERLY LINE OF GOBLERS NOB AS RECORDED UNDER RECEPTION NUMBER 181406 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 87°40'17" WEST, ALONG SAID NORTHERLY LINE OF GOBLERS NOB, A DISTANCE OF 401.25 FEET TO THE NORTHWEST CORNER OF SAID GOBLERS NOB;

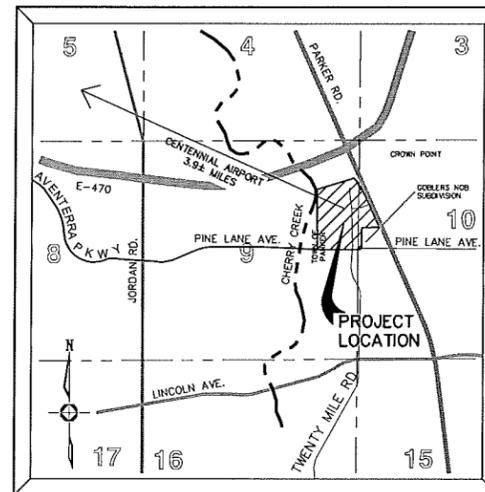
THENCE SOUTH 89°50'15" WEST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 00°09'45" EAST, ALONG SAID EAST LINE, A DISTANCE OF 495.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,977,333 SQUARE FEET, OR 45.39± ACRES, MORE OR LESS.

OWNERS/MORTGAGEES:

BY: _____
 NEXGEN WESTCREEK HOLDINGS, LLC



VICINITY MAP
 1" = 2000'

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 _____

PLANNING 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 WESTCREEK. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK, ____M. AND WAS RECORDED WITH AT _____ O'CLOCK, ____M. AND WAS RECORDED WITH RECEPTION NUMBER _____.

DOUGLAS COUNTY CLERK AND RECORDER

APPLICANT / DEVELOPER

NEXGEN WESTCREEK HOLDINGS, LLC
 ONE DENVER TECH CENTER
 5251 DTC PARKWAY, SUITE 800
 GREENWOOD VILLAGE, COLORADO 80111

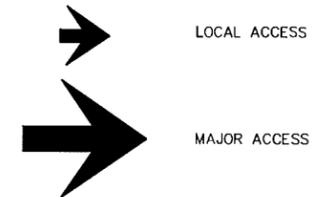
ENGINEER & SURVEYOR:

Manhard
 CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Denver, CO 80116, ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

WESTCREEK DEVELOPMENT PLAN 1ST AMENDMENT PARKER, COLORADO

A PART OF THE NORTHEAST QUARTER OF SECTION 9 AND
THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS,
STATE OF COLORADO
45.39± ACRES

	R - RETAIL PROPOSED AREA = 9.19±AC EXISTING AREA = 10.2±AC
	OS - OPEN SPACE PROPOSED AREA = 9.67±AC EXISTING AREA = 10.1±AC
	MOB/R - MEDICAL OFFICE BUILDING / RETAIL PROPOSED AREA = 3.15±AC EXISTING AREA = 4.4±AC
	MUR-C - MIXED USE RESIDENTIAL / COMMERCIAL PROPOSED AREA = 4.69±AC EXISTING AREA = 13.5±AC
	MFR - MULTI-FAMILY RESIDENTIAL PROPOSED AREA = 18.70±AC EXISTING AREA = 7.2±AC
	TOTAL 45.4±AC



UTILITY PROVIDERS FOR WESTCREEK:

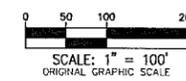
1. DRAINAGE - TOWN OF PARKER
2. WATER - PARKER WATER & SANITATION DISTRICT
3. WASTEWATER - PARKER WATER & SANITATION DISTRICT
4. GAS - XCEL ENERGY
5. ELECTRIC - INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

APPLICANT / DEVELOPER

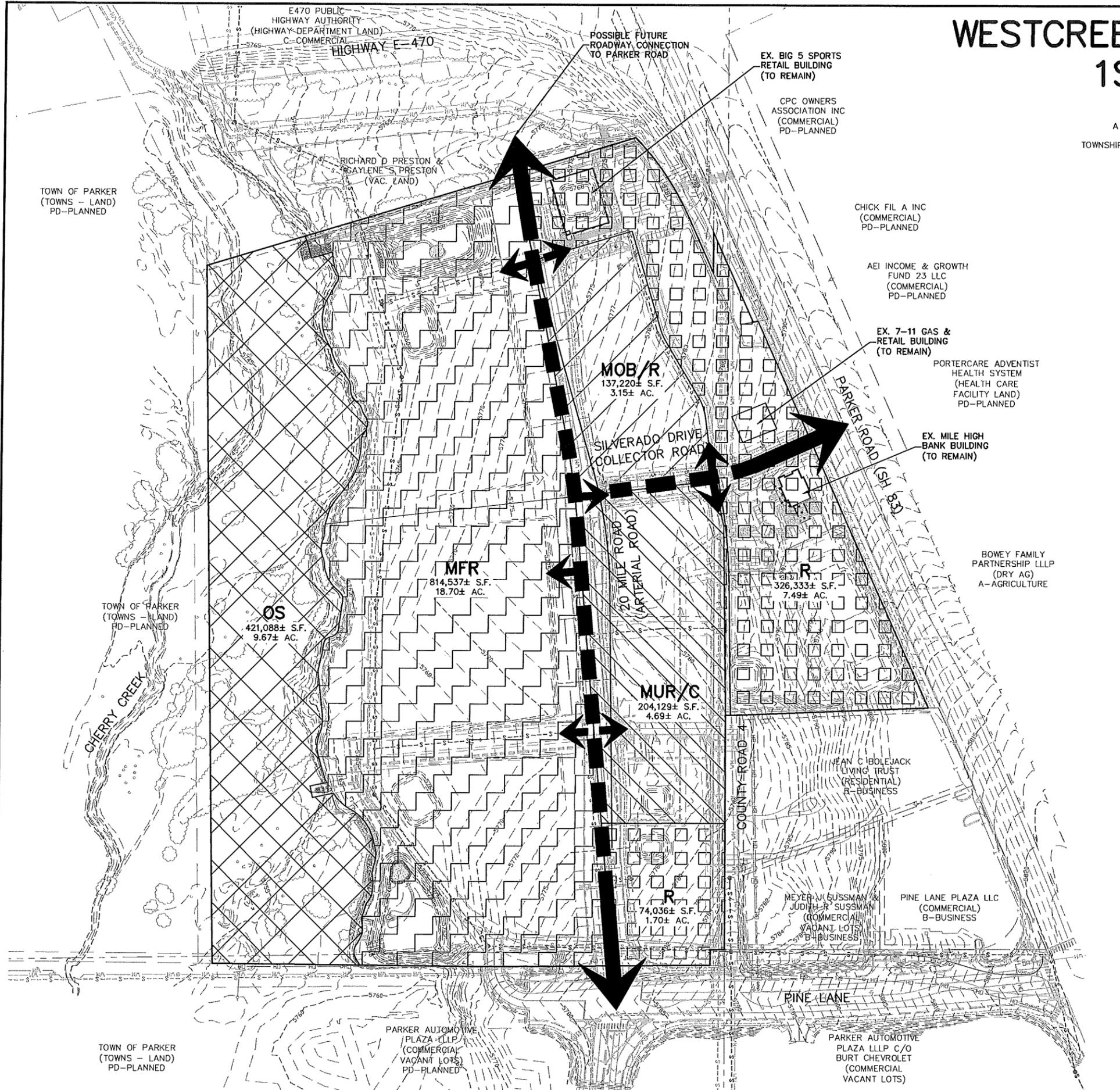
NEXGEN WESTCREEK HOLDINGS, LLC
ONE DENVER TECH CENTER
5251 DTC PARKWAY, SUITE 800
GREENWOOD VILLAGE, COLORADO 80111

ENGINEER & SURVEYOR:

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Greenwood, CO 80116 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



Comments to Trakit:

Alex Mestdagh
PLANNED DEVELOPMENT / ZONING PLAN - PW
5/16/2016 4:56:39 PM

Please note that any deviations in land use from the original TIS assumptions will need to be vetted through updated traffic studies for individual developments.

Joanna Czarnecka
Urban Drainage & Flood Control District 25
4/16/2015 9:18:46 AM

No Comment. Recommend verifying existing detention capacity for the proposed additional stormwater runoff.



Community Development Department Memorandum

To: Patrick Mulready, Planner

From: Bryce Matthews, AICP, Comprehensive Planning Manager

Date: March 17, 2016

Regarding: West Creek Planned Development – First Amendment

The Comprehensive Planning Division has had the opportunity to review the West Creek Development Plan – First Amendment with the PD map and offers the following comments:

Compliance with the Master Plan

The West Creek Planned Development is located in the E-470 Character Area of the Parker 2035 Master Plan. Areas west of Twenty Mile Road are ‘Mixed Use Residential’ and are described as:

This Character Area is located adjacent to regional and locally significant commercial areas. These multifamily residential areas will be interconnected and provide easy and direct pedestrian and bicycle access to nearby commercial and employment areas. Uses appropriate in this Character Area include higher density residential housing, senior housing, assisted living facilities and mixed use developments that include a commercial component. Commercial uses are encouraged when they are part of a mixed use development, are of a scale that serve the needs of the area residents or provide support to adjoining uses. Single family detached residential uses and residential developments at less than 10 dwelling units per acre are not appropriate in this area.

The residential character of uses proposed within this area is in compliance with the Master Plan.

Areas east of Twenty Mile Road are ‘Regional Commercial Retail’ and are described as:

The Parker Road and E-470 intersection is a significant gateway into the community and the only opportunity for E-470 traffic to enter and exit the tollway for free from both directions. This Character Area will provide more intense retail including large format retail (big box) and restaurant uses focused on serving both local and regional needs. Other commercial uses such as office and entertainment may be appropriate on a limited basis.

Uses proposed within these planning areas meet these planning areas intent of the Master Plan,

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 goal.

Transportation Master Plan (2014)

Through the subdivision process the Town will continue to seek consistency with the Parker 2035 Master Plan and the Transportation Master Plan including:

- A multi modal approach contemplating the movement of pedestrians, bicyclists and vehicles within each subdivision and throughout the development area.
- Integrating land use and the transportation system at a more refined level.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660
donna.l.george@xcelenergy.com

March 19, 2015

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

Attn: Patrick Mulready

Re: Westcreek Development Plan 1st Amendment Rezone, Case # Z15-0005

Public Service Company of Colorado (PSCo) has reviewed the request for the **Westcreek Development Plan 1st Amendment Rezone**. Please be advised that PSCo has existing natural gas distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado'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.

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