



PLANNING COMMISSION MEETING

7:00 p.m.

September 8, 2016

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

Training 2: Development Review Processes

- **Annexation and Zoning**
- **Sub-Divisions & Platting**
- **Site Plans**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
August 25, 2016 Minutes
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARING: MEADOWLARK - Zoning**
Applicants: Henry Design Group, Karen Henry
Meritage Homes, Richard Cross
Location: Northeast corner of Crowfoot Valley Road and Richlawn Parkway
Planner: Ryan McGee, Associate Planner
- 8. PLANNING COMMISSION ITEMS**
- 9. STAFF ITEMS**
- 10. ADJOURNMENT**



PLANNING COMMISSION MINUTES
August 25, 2016

Chair Gary Poole called the meeting to order at 7:01 p.m.

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

Also, present were Commissioners Duane Hopkins and Sasha Levy. Alternate Richard Foerster sat for the absent Commissioner Robert Moffitt. Alternates Elaina Burke and Erik Frandsen were present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the August 11, 2016 meeting minutes. Commissioner Sasha Levy seconded; a vote was taken and passed 4:0:1 with Commissioner Richard Foerster abstaining due to not having been seated for the August 11, 2016 meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:03 P.M. HIDDEN RIVER F7 B1 L17 GROUP RESIDENTIAL FACILITY – Conditional Use

Applicant: Mandi Mouw, Aurora Residential Alternatives
Location: 20780 Bridlewood Lane
Planner: Carolyn Parkinson

Carolyn Parkinson, Planner, presented the staff report the Group Residential Facility – Conditional Use at Hidden River Filing 7 Block 1 Lot 17. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend the Town Council approve the Group Residential Facility as conditioned in staff's report.

Commissioners discussed with staff:

- confirmation that the proposal is for five residents; not eight; (*Staff confirmed the proposal is for five; the State allows up to eight, as stated in the staff report.*)

- the number of available bedrooms/square footage of the home; (*Staff believed there are six bedrooms in the approximately 1800 square foot home but deferred to the applicant to address.*)
- if the residents increase from five to eight will additional Town approval be required; (*Staff said the Town and State regulations allow up to eight residents for approval of the proposed Conditional Use; there may be additional building code requirements if the number of residents exceeds five.*)

APPLICANT PRESENTATION

Mandi Mouw, 4473 W Mountain Vista Lane, Castle Rock, Aurora Residential Alternatives presented:

- the facility is for individuals that have been hospitalized and have received acute care for severe brain injuries
- residents receive training on independent life-skills
- the treatment allows for learning in a normal family environment as out-patients

Commissioners discussed with the applicant:

- if the residents are permanent; or if there is typically high turn-over; (*Ms. Mouw said the residents are typically permanent, with a low turn-over.*)
- the size of the facility; (*Ms. Mouw said there are four rooms on the upper level; two on the lower level; there may be room sharing.*)
- if there will be 24-hour care available; (*Ms. Mouw said State regulations on this type of facility requires 24-hour on-site care.*)
- if contact information for management of the facility is available to the neighbors; (*Ms. Mouw said facility management contact information is available to the neighbors.*)
- if there will be a ramp installed to accommodate wheelchairs; (*Ms. Mouw said there will not be a wheelchair ramp; all residents are ambulatory.*)
- how yard maintenance will be handled; (*Ms. Mouw said the facility management will be responsible for maintenance; may contract out yard maintenance.*)
- how much visitor traffic is anticipated; (*Ms. Mouw said the facility has an open-door policy for visitors between 8 a.m. to 10 p.m.; most patients have limited family and friends visit.*)

PUBLIC COMMENT OPENED

Comments against recommending approval of the group residential facility were made by:

- Peggy Daily, 20670 Bridlewood Lane, Parker, CO 80138
- Becky Ring, 20790 Bridlewood Lane, Parker, CO 80138
- Janet Oliver, 20765 Bridlewood Lane, Parker, CO 80138
- Jim Linton, 20770 Bridlewood Lane, Parker, CO 80138

PUBLIC COMMENT CLOSED

Commissioners discussed with staff:

- what happens if the applicant sells to another group residential facility of a different type; (*Staff said if ARA moved on and left the property vacant for six months the home would revert to single-family residential; any new request for a group residential facility would come before the Planning Commission for approval.*)
- if another group residential facility moved in within six months of ARA leaving would a public hearing for approval be necessary; (*Staff said if within six months ARA would leave and a similar group residential facility moved in, approval through a public hearing would not be required unless the residential occupancy increased from five to eight as that would trigger a need for a public hearing.*)
- if the type of group residential facility changes from a traumatic brain injury use to say a drug/alcohol rehab facility, would that require a public hearing; (*Staff said under the Federal/State Fair Housing Act group residential facilities are protected regardless of type.*)
- if there is a compliance review regarding the eight conditions, annually; (*Staff said there is an annual administrative review by staff. If there are operational deviations from the approved conditions at that time or by complaint at any time, a notice of violation will be issued that if not fixed within a reasonable time (usually 30 days), the situation progresses to a second notice of violation (usually 15 days) and if still not remedied, will result in a summons to court.*)
- if the use is in violation will the annual review be increased; (*Staff said no, the reviews are annual unless superseded by complaint.*)
- which of the eight conditions addresses yard maintenance; (*Staff said conditions six and seven address yard maintenance. The strongest maintenance enforcement lies with the Hidden River Homeowners' Association.*)

PUBLIC HEARING: CLOSED: 7:38 P.M. HIDDEN RIVER F7 B1 L17 GROUP RESIDENTIAL FACILITY – Conditional Use

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said he heard and understands the neighbors' concerns but by statute and the Fair Housing Act limits what the Planning Commission can decide. He said he believes if the neighbors communicate with the facility operator and the HOA, this can be a viable residential property.

Commissioner Sasha Levy shared her personal experience living next to a group residential facility in Clarke Farms. She said she had the same concerns regarding safety, traffic and property values. She said she has not experienced an increase in traffic, any decrease in property values, can document only one instance where an Emergency Medical Technician (EMT) ambulance came through the neighborhood and she supports the request.

Commissioner Duane Hopkins said there have been a couple of group residential facility requests come before the Planning Commission and the Commission is becoming familiar with what can and cannot be addressed regarding local ordinances and federal/state statutes.

Commissioner Duane Hopkins said consideration for this request is to increase the occupancy from four to five, as not a significant request; along with the eight conditions for approval in conjunction with the requirements of the HOA to meet the neighbors' concerns with maintaining the character of the neighborhood. He said he appreciates families' concerns with safety for their children but hopes there is an appreciation for the Planning Commissioners' local, statutory and federal constraints. He believes the conditions for approval are adequate and he supports recommending approval to Town Council.

Commissioner Rich Foerster said he appreciates the concerns of the neighbors but feels a residential environment is more suitable for the individuals rather than nursing homes or hospitals. He said within the constraints of local/statutory/federal requirements the Planning Commission has limits to a decision. He said he feels comfortable with the analysis of the 13 criteria for consideration of approval and with the eight conditions for approval, the home will fit in with the neighborhood; the operation will not get out of hand and he supports recommending approval to Town Council.

Chair Gary Poole said it was nice to hear staff indicate that the Hidden River HOA is one of the stronger ones to ensure properties are well maintained in response to concerns from the neighbors. He said per the applicant that the individuals are ambulatory with less chance for EMT visits. He concurred that the laws of the land are such that the Planning Commission is obliged to follow and with the conditions in place to ensure the facility is done well; he supports recommending approval.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Conditional Use for the ARA in Hidden River Group Residential Facility at 20780 Bridlewood Lane subject to the eight conditions contained in staff's report. Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

PUBLIC HEARINGS: OPENED: 7:45 P.M. COMPARK VILLAGE SOUTH
FILING 1 – Minor Development Plat and COMPARK VILLAGE SOUTH FILING
2 – Sketch/Preliminary Plan

Applicant: Michael Vickers, 470 Compark LLC
Location: South of E-470, north of Grandview Estates
Planner: Patrick Mulready

Patrick Mulready, Planner, presented the staff reports for the Compark Village South Filing 1 – Minor Development Plat and Compark Village South Filing 2 – Sketch/Preliminary Plan concurrently. Mr. Mulready concluded with the determinations in the staff reports and recommended the Planning Commission recommend the Town Council approve both requests by two separate motions as conditioned for each.

Commissioners discussed with staff:

- if the park in the southern area is the same size as originally proposed; (*Staff said if the question relates to the separation buffer being wider, the answer is yes, due to the location of the park not determined at the time of zoning.*)

APPLICANT PRESENTATION

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

- the project engineers
- details of the project
- how concerns from the Grandview Estates residents have been addressed
- a request of the Planning Commission to recommend approval to Town Council with the agreed upon conditions

Commissioners discussed with the applicant:

- the extent of interaction with the Grandview Estates neighbors and details of the agreements achieved; (*Mike Vickers, 507 Clayton Street, Denver, CO said the agreements include:*
 - * *generous setbacks*
 - * *the berm*
 - * *landscaping and important trail connections*
 - * *improvements on First Street to mitigate flooding*
 - * *provision of fire hydrants*
 - * *limited access into and out of the Grandview Estates subdivision*
 - * *limit construction access off Peoria Drive*
 - * *agreed to residential as a use adjacent to the existing residential*
 - * *approximately eight to 10 million dollars' worth of regional transportation improvements*
 - * *agreed to a less dense product immediately adjacent to the existing residences*
 - * *developers have exceeded the requirements of the Town and the County*
 - * *have addressed the neighbors' and Town staff's concerns)*
- the square footage for the single-family residential; (*Mr. Brehm said the low-end duplexes will be approximately 1600 square feet; in the low \$200's.*)
- the price range for the duplexes and single-family residences; (*Mr. Brehm said the prices will be market driven.*)

PUBLIC COMMENT OPENED

Comments requesting consideration of changes to the development guide prior to recommending approval of the sketch/preliminary plan were made by:

- Karen Hickman, 12784 N Third Street, Parker, CO
- Charles Buckman, 12460 N Third Street, Parker, CO
- Jerri Hill, 12460 N Third Street, Parker, CO
- Frank McLister, 12985 N Fourth Street, Parker, CO
- Steve Crout, 12984 N Fourth Street, Parker, CO
- Chuck Hemenway, 12955 N Fourth Street, Parker, CO

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 9:04 P.M. COMPARK VILLAGE SOUTH FILING 1 – Minor Development Plat and COMPARK VILLAGE SOUTH FILING 2 – Sketch/Preliminary Plan

Mr. Brehm and Mr. Mulready addressed the comments from the public:

- the applicant's depiction of the Chambers Highpoint property zoned Agricultural is an inaccurate reference of an adjacent property; it is currently zoned Planned Development (PD)
- an error in the zoning statement for Grandview Estates is due to a misinterpretation of the colors on the map's legend for Large Lot\Rural-residential and Planned Development\Non-urban; the density in Grandview Estates should be stated as one dwelling unit per 2 ½ acre lot; not 2 ½ dwelling units per acre
- Town of Parker Engineers agreed and the applicant has complied with, two studies from Urban Drainage and Flood Control District's recommending the channelization of the Green Acres Tributary
- through the application process, referrals were sent to both the Grandview Estates Homeowners' Association and the Grandview Estates Rural Water Rural Water Conservation District; staff received comments, passed them on to the applicant and were included as responses in the eTRAKiT system; new referral requests were not readdressed by Grandview Estates Homeowners' Association and the Grandview Estates Rural Water Rural Water Conservation District
- notices are sent only to property owners that pay property tax
- school fees have been assessed
- regulations allow density to be averaged over all areas in a development that are not considered open space with 100-Year Floodplain associated with it; is established in the PD
- access for asbestos abatement is determined by Douglas County and will be abided by the Town of Parker
- Mr. McLister's concerns have been addressed with the inclusion of a berm

PLANNING COMMISSION DISCUSSION

Commissioner John Howe complimented staff and the applicant in being thorough in accommodating the buffer area to the south. He said overall, the development is well done for residential in the south and commercial to the north. He said with the potential for employment, the landscaping, and the noise buffer for the residents the project is well thought out and he supports recommending approval.

Commissioner Duane Hopkins this project is well designed and provides a buffer to the existing residents. He said he hopes the developer and Mr. McLister can work out a viable and long-term solution to the effects on the existing historical structure, as that does fall within the purview of the Town of Parker jurisdiction. He said the buffer zone, density, process and compliance issues have been diligently reviewed by staff. He said the Town has worked with the developer to ensure compliance with conditions of approval and he supports recommending approval.

Commissioner Sasha Levy said she understands the neighbors' concerns but the applicant has met the Town's standards and requirements. She said the Planning Commission is being asked to deliberate on Tract H and since the conditions are met, she supports recommending approval.

Commissioner Rich Foerster said what he has heard tonight indicates the developer has gone above and beyond to provide a good development for single-family and duplex homes. He said the proposed buffer is more than is seen in most subdivisions and he agrees with recommending approval.

Chair Gary Poole said he supports encouraging Mr. Brehm to reasonably work with Mr. McLister to protect the historic home in the best interest of being a good neighbor. He said the purview of the Planning Commission is limited and does not extend to decisions made by the school district and on roads utilized in the demolition and abatement process but historically those operations are closely monitor by the Town of Parker to ensure minimal disturbance of the adjacent neighborhood. He said it appears the developer has done everything that has been asked from the Town and the Planning Commission to make this a quality project; something that the Town can be proud of and he supports recommending approval.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Compark Village South Filing 1 Minor Development Plat subject to the Town's Land Development Ordinance and the three conditions of approval recommended in staff's report. Commissioner Sasha Levy seconded; a vote was taken and passed 5:0.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Compark Village South Filing 2 Sketch/Preliminary Plan subject to the Town's Land Development Ordinance and the four conditions of approval recommended in staff's report. Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

Mr. Mulready advised, in the interest of the public, that the Town Council public hearing on these Compark Village South items, originally scheduled for September 6, 2016, will be continued to September 19, 2016 due a delay in receipt of documents.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 9:14 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



PARKER

CO L O R A D O

Community Development Department Memorandum Development Review Division

To: Town of Parker Planning Commission

From: Ryan McGee, AICP, Associate Planner *RM*
Bryce Matthews, Planning Manager *BM*

Through: John Fussa, Community Development Director

Date: September 8, 2016

Regarding: Public Hearing: MEADOWLARK PROPERTY - Zoning [Z16-020]

Section I. Subject & Proposal:

Location: Northeast corner of Crowfoot Valley Road and Richlawn Parkway

Applicant(s): Henry Design Group, Karen Henry
Meritage Homes, Richard Cross

Owner: Cherry Creek Project Water Authority

Proposal: Meritage Homes proposes to zone a 91 acre parcel of land to PD – Planned Development as part of a related annexation request. The PD will be called Meadowlark and will consist of 268 detached single-family residential dwelling units, parks, open space buffers and a recreational trail along Lemon Gulch.

Section II. Background:

History: In August of 2007 the Cherry Creek Project Water Authority submitted application(s) to the Town of Parker for Annexation, Zoning, Minor Development Plat, Use by Special Review and Site Plan for this parcel.

These 2007 applications proposed annexing the parcel into the Town and zoning the parcel PF – Public Facility. The Minor Development Plat, Use by Special Review and Site Plan proposed mining the site for marketable mixed-aggregate materials for a period of seven to 10 years. The end result of the proposed excavation of the site was to be two water storage reservoirs.

The Site Plan, Use by Special Review and Minor Development Plat applications expired without going to public hearing in April 2008. The Annexation and Zoning applications expired without going to public hearing in August 2009. No other land use applications were submitted to the Town until the submittal of this Meadowlark annexation and zoning project was submitted in 2016.

Land Use Summary Data:

Total Area: 90.659 acres (3,950,674 s.f.)

Zoning: Unincorporated Douglas County A1 – Agriculture One

Existing Use: Undeveloped

**Surrounding Existing
Zoning & Land
Use(s):**

North: Unincorporated Douglas County A1 – Agriculture One and Town of Parker Hess Ranch PD – Planned Development. Existing uses include one single-family residential dwelling unit and undeveloped land.

East: Unincorporated Douglas County A1 – Agriculture One and Cherry Creek.

South: Unincorporated Douglas County RR – Rural Residential zone district. Existing uses include 14 large lot (4 – 5 acre) single-family residential dwelling units and undeveloped land.

West: Unincorporated Douglas County A1 – Agriculture One and Town of Parker Hess Ranch PD – Planned Development. Existing uses include three single-family residential dwelling units, recreational vehicle storage and undeveloped land.

Proposed Residential

Lots: 268

Proposed Residential

Dwelling Unit

Density: 3.165 dwelling unit(s) per acre

Section III.

Analysis:

Development Plan:

The Development Plan consists of two planning areas. Planning Area One (PA-1) allows for 268 single-family detached residential dwelling units, a community clubhouse building with private indoor and outdoor recreation facilities and six acres of parks.

Planning Area 2 (PA-2) consists of 14.84 acres of open space including the Lemon Gulch Floodplain. The Development Plan depicts undulating open space buffers along Crowfoot Valley Road and Richlawn Drive with the minimum width of the open space buffer along both roads being 50 feet. The entire area north of Lemon Gulch is proposed as open space.

Development Guide:

The Meadowlark PD Guide sets forth development standards for the planning areas identified on the Development Plan. The uses allowed in PA-1 are detached single-family dwelling units, a community clubhouse building including private indoor and outdoor recreation facilities and parks. PA-1 also establishes standards for minimum lot area, lot width and structure setbacks. The PD establishes a minimum lot area of 5,000 square feet with minimum lot widths of 50 feet at the street and 30 feet within cul-de-sacs. Primary structure setbacks are 20 feet from right-of-way to the face of garage doors and 12 feet to the face of home when the garage is side loaded. Primary and accessory structure structure side setbacks are 5 feet. Primary structure rear setbacks are 15 feet and accessory structures rear setbacks are 10 feet.

PA-2 allows for open space, recreation trails, picnic areas and informal gathering places such as outdoor shelters and seating. PA-2 establishes a minimum open space buffer of 50 feet from the ultimate Crowfoot Valley Road right-of-way with an average open space buffer width of 60 to 65 feet and preserves the Lemon Gulch floodplain.

Open Space, Trails, and Parks:

The Land Development Ordinance requires Meritage Homes to provide a minimum 6.41 acres of park and 18.174 acres of open space with the proposed development. 6.44 acres of park and 18.93 acres of open space are being provided meeting the minimum requirement of the Land Development Ordinance.

The open space identified on the Meadowlark Development Plan provides undulating buffers from Crowfoot Valley Road and Richlawn Drive right-of-way that vary in width from a minimum of 50 feet up to 144 feet. The steep slopes, 100 Year Floodplain and area adjacent to Lemon Gulch are designated as open space on the Development Plan.

A 10 foot-wide regional recreation trail is proposed within the open space buffer along Crowfoot Valley Road and along the south side of Lemon Gulch to the northeast property boundary. The trail will eventually continue east over the adjacent Parker Water and Sanitation District property where it will cross an existing bridge over Lemon Gulch and continue northbound to connect to the Cherry Creek Trail.

Four parks totaling 6.44 acres are proposed in the Development Plan. The parks are located so that future residents of Meadowlark have a park within reasonable walking or wheelchair distance from the homes. Park B as depicted on the plan is centrally located and is proposed to be the site of the private community clubhouse/recreation facilities.

Utilities:

Parker Water and Sanitation District will hold a hearing to include the Meadowlark property into the Parker Water and Sanitation District service area. Parker Water and Sanitation District will provide water and sanitary sewer to the development with inclusion. Xcel Energy, IREA, CenturyLink and Comcast will also serve the site.

Major Roads, Access and Circulation:

Primary access to the Meadowlark development will be from a full-movement signalized intersection at Crowfoot Valley Road. A secondary access is proposed off Richlawn Drive.

A west to east running residential collector road bisects the development and will move motorists, bicyclists and pedestrians to the local streets within the development as well as provide access to the park containing the Meadowlark community clubhouse and associated recreational facilities and provide access to the vacant parcel to the east.

The developer will be required to construct public improvements to Crowfoot Valley Road to accommodate the Meadowlark development as included in the Annexation Agreement. These road improvements include, but are not limited to designing and constructing one-half of the widening of Crowfoot Valley Road to a four-lane arterial road section adjacent to the Meadowlark property, constructing sidewalks adjacent to Crowfoot Valley Road, as well as acceleration and deceleration turn-lanes into the development.

Richlawn Parkway is a Douglas County owned and maintained right-of-way. Improvements to Richlawn Parkway will require review, approval and permitting from Douglas County Engineering.

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.

Applicant analysis and findings:

This area of Douglas County is very desirable as evidenced by the continued growth within the Town of Parker. Meritage Homes will provide homes within Meadowlark that will meet the needs of families desiring to live within Parker. Meritage is known for their energy efficient homes which are very appealing to many new homeowners. Meadowlark is planned for a reasonable number of homes, which combined with the limited infrastructure needs, aid in the completion of the neighborhood within the immediate future.

Staff analysis and findings:

Meritage Homes has submitted applications to the Town requesting to annex the Meadowlark property into the Town of Parker. The Town's Charter requires that properties be zoned at the same time as annexation. Therefore a need exists to establish Town of Parker jurisdictional zoning on the Meadowlark parcel.

The Meadowlark property is within the Town's Urban Growth Area and the residential zoning proposed is an appropriate zoning designation given existing and planned residential development in the vicinity of the development. The proposed development is located adjacent to existing Town roadways that are already a part of the Town's Roadway Network Plan.

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

Applicant analysis and findings:

The characteristics of the site and the location are correct for the proposed development. The site is located within the Town's Urban Growth Area and is designated on the Parker 2035 Master Plan as Residential Medium Density. The site is bounded to the southwest by the Hess Ranch Planned Development and to the northwest by Anthology. It is anticipated that land to the north and east will develop in the near future. The site's natural features in no way limit the development of a neighborhood. The vegetation is weedy grasslands and the topography is gently rolling. Lemon Gulch traverses the western and northern edge of the site but the 100 Year Floodplain is contained and does not impact the development area.

Staff analysis and findings:

The Meadowlark property is suitable for the single-family detached residential development proposed with the Meadowlark PD and Development Plan.

The site is within the Town's Urban Growth Area as established in 2003 and the 3.165 dwelling units per acre density proposed is consistent with the intent of the Town of Parker 2035 Master Plan as described in staff analysis and finding number 8.

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

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

Applicant analysis and findings:

There are no errors in the original zoning, however the times have changed. Significant changes in the area include the approval of the Hess Ranch and Anthology Planned Developments, the continued development in The Pinery, Stepping Stone and commercial development in the immediate vicinity. Also, the improvements to and the designation of Crowfoot Valley Road as a four-lane arterial road which intersects with the planned Chambers Road/Bayou Gulch Road extension has improved the transportation system in the area. Stroh Ranch continues to develop as do new subdivisions within Douglas County and the Town of Parker.

Staff analysis and findings:

There has not been an error in the original zoning. The zoning of the Meadowlark property is being established as part of the annexation into the Town.

Significant changes to the area(s) in the vicinity of the Meadowlark property are anticipated with the 2014/2015 approvals of the Hess Ranch and Anthology North Planned Developments. Hess Ranch and Anthology North Planned Developments are located to the south, west and northwest of the Meadowlark parcel and comprises of nearly 6,000 residential dwelling units at varying densities with intermittent nodes of neighborhood mixed use commercial. The Meadowlark PD residential zoning is consistent in land use and density with the Hess Ranch and Anthology North Planned Development zoning.

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

Applicant analysis and findings:

Vehicular and pedestrian circulation will be improved with this development. Additional improvements will be provided to Crowfoot Valley Road. A residential collector which is planned through the site will provide access to the properties to the east therefore eliminating a potential future burden on E. Richlawn Drive. Primary access for Meadowlark will be to Crowfoot Valley Road. Secondary access is provided to E. Richlawn Drive. The neighborhood was designed to limit the use of E. Richlawn Drive by making it more difficult to use Richlawn Avenue for access to the Meadowlark and Crowfoot Valley Road.

Staff Analysis and findings:

As with all new development there will be an increase in traffic on road systems. A traffic impact analysis was submitted with the application and reviewed by the Town of Parker Engineering Department.

Engineering staff determined that adequate circulation will exist with the proposed roadway improvements and traffic movement will not be unduly impeded by the Meadowlark development. The Meadowlark zoning application is proceeding through annexation and zoning public hearings with the understanding that the developer will be responsible for incorporating all of the necessary traffic/roadway improvements to meet the Town's standards. The developer must also sign an annexation agreement prior to the annexation public hearing that clarifies the developer's obligations to design and construct the traffic and roadway improvements associated with the Meadowlark Development.

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

Applicant analysis and findings:

Municipal services are adequate to serve the site given its close-in location and the existing and planned neighborhoods within the Town. Precautions are made to protect the Town from additional costs in the form of required improvements and the payment of the deficit reduction fee.

Staff Analysis and findings:

A fiscal impact analysis was submitted for the Meadowlark annexation and zoning and reviewed by the Town of Parker Finance Department. Finance analyzed the Meadowlark development revenues generated from property and sales taxes, as well as expenditures for Town service such as police protection, public works and other Town administrative functions. The Finance Department determined that a deficit reduction fee of \$6,928.00 per residential dwelling unit must be paid prior to issuance of a building permit for each residential dwelling unit. The deficit reduction fee ensures that excessive municipal service costs associated with the annexation and zoning of the Meadowlark property will not be incurred.

South Metro Fire Rescue Authority will provide service to this area as it lies within the Authority's boundaries.

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

Applicant analysis and findings:

The site has limited environmental features and natural resources. The rolling grasslands pose no constraints for development. Lemon Gulch will be stabilized in accordance with the OSP as designed and required by Urban Drainage and Flood Control District. No development is proposed with in the 100 Year Floodplain for Lemon Gulch.

Staff Analysis and findings:

Staff anticipates minimal to no environmental impacts created by zoning the Meadowlark property. Lemon Gulch is the site's most significant environmental feature and area(s) nearest to the gulch are being designated open space per the Meadowlark Development Plan and PD Guide.

The Open Space, Trails and Greenways Master Plan does not identify Lemon Gulch as a significant wildlife corridor but protecting the gulch by designating it open space will allow for potential wildlife to use the gulch as a corridor to Cherry Creek.

The applicant has proposed to improve the Lemon Gulch 100 Year Floodplain in accordance with Urban Drainage and Flood Control District requirements. Meritage Homes also hired Environmental Resources Group to conduct a preliminary analysis and report of the Meadowlark site. ERO found that there were no endangered species on the property, no riparian or wetlands habitats, or any aquifer recharge areas or important historical or archeological areas on the site. The site does have potential for Colorado Burrowing Owl habitat and Meritage Homes will conduct a Burrowing Owl survey in accordance with U.S. Fish and Wildlife regulations prior to construction.

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

Applicant analysis and findings:

The proposed development is consistent with the Residential Medium Density residential designation of the Parker 2035 Master Plan. It meets the maps, goals and policies of the Master Plan as follows:

a. *Master Plan Vision and Guiding Principles*

Meadowlark meets all of the Guiding Principles of the Master Plan but notably it will maintain native open spaces, it will provide high quality architecture and land use design that reflect the aesthetic excellence of the Town; the neighborhood will provide housing choices that allow people to remain in Parker throughout their lives; and promote transportation improvements that provide local and regional connectivity including a regional trail segment that is safe for the community.

b. *Land Use*

Meadowlark is planned in an area that has continued to grow limiting the impacts and need to extend community services long distances given the surrounding planned and existing neighborhoods. The neighborhood will support a high quality of life through excellence in housing design and energy efficiency, parks, trails and open space.

The site is located within the Town's Urban Growth Boundary and the proposal is in compliance with the General Land Use Plan. The Land Use Plan designates this area as Medium Density which allows for up to 3.5 dwelling units per acre. Meadowlark is planned for 268 homes at density of 2.95 dwelling units per acre.

As stated, Meadowlark is planned as a residential neighborhood which will become one of the primary building blocks of the community.

c. *Housing and Neighborhoods.*

Meadowlark contributes to the housing choices within the Town while being sensitive to the environment, quality of design, housing cost, neighborhood characteristics, parks, open spaces and trails and ease of transportation.

d. *Community Appearance and Design*

Meadowlark will contribute to the Town's established character by providing tree lined streets, housing constructed of high quality materials; variety in elevations to enhance the streetscape, energy efficiency and an open feel with parks and open space all contributing to a sense of neighborhood. These elements will be realized by both the residents and visitors to the community.

e. *Natural Resource Protection*

- The Meadowlark site is ideal for a neighborhood given its limited natural resources. The site is primarily weedy grasslands with limited vegetation and cover for wildlife.
- The most significant feature of the site is Lemon Gulch which will be improved and enhanced to manage flows better and to stabilize the eroding banks. Lemon Gulch is proposed as open space as part of the PD Plan.
- There are no endangered species or environmental hazards on the site.
- Visual resources are limited to internal views. There are no views of the Front Range of the Rocky Mountains to the west due to existing land forms.
- The rolling topography of the site does not pose any problems for development. Covenants conditions and restrictions established for the neighborhood will establish controls on light and noise pollution.
- Meritage Homes is nationally recognized for its energy efficient homes
- Landscaping of common areas will incorporate water wise techniques in plantings and irrigation systems. The CC&R's will establish design guidelines for water wise landscaping within the private lots as well.

f. *Open space and Recreation*

The Development Plan for Meadowlark as designed to acknowledge that parks, trails and open spaces are the Town's citizen's most prized amenities. The Plan provides for a regional trail along the north side of Lemon Gulch establishing connectivity eventually to the south within Hess Ranch and to the north to the Cherry Creek Regional Trail. The trail is planned in accordance with the Town's Open Space, Trails and Greenways Master Plan. Four pocket parks are scattered throughout the neighborhood to provide passive and active recreational opportunities within walking distance for all residents.

Staff Analysis and findings:

The 2035 Master Plan identifies the Meadowlark property as being located within the Medium Density Residential Character Area which recommends an overall gross density of 3.5 dwelling units per acre. The Meadowlark PD Guide and Development Plan proposes an overall gross density of 3.165 dwelling units per acre.

The Meadowlark property is also within the Town's Urban Growth Area boundary as established by the 2003 Town of Parker and Douglas County Intergovernmental Agreement and Comprehensive Development Plan which was last amended in 2015. Therefore the Meadowlark property can be annexed, zoned and developed in compliance with applicable Town regulations, Master Plans and IGA standards. The Meadowlark Property annexation, PD Guide and Development Plan satisfies the standards for review of annexation requests for properties within the Town's UGA.

The Meadowlark PD Guide and Development Plan is consistent with the Town's adopted plans, complies with the Land Development Ordinance and provides logical trail connections.

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).**

Applicant analysis and findings:

Water and wastewater services will be provided by Parker Water and Sanitation District. Educational services will be provided by Douglas County School District. Existing and planned schools are located in close proximity to the site. Four pocket parks are scattered throughout the neighborhood within walking distance of all residents. Nearby community and regional parks and recreational facilities include the Cherry Creek Regional Trail, Stroh Ranch Soccer Fields and Salisbury Equestrian Park to name a few.

Staff Analysis and findings:

Parker Water and Sanitation District will continue to provide water and sewage service to the development with inclusion. The costs to extend water and sewer facilities to the project area will be paid for by the developer. Meritage Homes will pay Douglas County School District a cash-in-lieu fee of land dedication for the impact(s) created by the Meadowlark development. Meritage Homes will also pay a capital mitigation fee of \$2558.00 per residential dwelling unit to Douglas County School District. The annexation and zoning of the Meadowlark property to a residential use is not anticipated to generate a disproportionate impact to Town of Parker Parks and Recreation or to Parker Police Department as both entities reviewed and approved this proposal with no further comment.

Section IV.

Referral Agency Comments:

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

Town of Parker Engineering Dept.:

Public Transportation and Stormwater public improvement obligations associated with the Meadowlark property will be required to be designed and constructed prior to issuance of the first building permit for any single family home. Approved

Town of Parker Building Dept.:

Approved

E-470:

No comment

Comcast:

No comment

C-DOT:

No recommendations for modification to Parker Road therefore no new State Highway Access Permits are required.

Town of Parker Comprehensive Planning:

The Comprehensive Planning Division supports the annexation of these parcels into the Town.

Town of Parker Information Technology:

No comment

Town of Parker Police Department:

Approved

City of Lone Tree:

No comment

City of Castle Pines:

No comment

Cherry Creek South Metro District:

No comment

Castle Park Ranch HOA:

No comment

Denver Southeast Suburban Water and Sanitation District:

No comment

Douglas County Planning:

No comment

Douglas County Assessor:

No comment

Douglas County Open Space:

No comment

Denver Regional Council of Governments (DRCOG):

No comment

Douglas County School District:

Payments for cash-in-lieu of land and capital mitigation fee(s) are required at Final Plat and issuance of Building Permits.

Department of the Army Corps of Engineers:

No comment

The Pinery HOA:

No comment

Colorado Interstate Gas Company:

No comment

Town of Parker Forestry and Open Space:

No comment

Colorado Parks and Wildlife:

No comment

Douglas County Attorney:

No comment

Xcel:

Please contact Xcel prior to development

Centennial Airport:

Centennial Airport acknowledges Henry Design Group's response to execute an aviation easement for the property.

Intermountain Rural Electric Association (IREA):

IREA will maintain existing utility easements and facilities on the Meadowlark property.

Cherry Creek Basin Water Quality Authority:

No exceptions taken to the rezoning; however, the Authority reserves the right to review future submittals.

Town of Parker Economic Development:

No comment

Comcast:

No comment

Colorado Geological Survey:

Approved

Tri- County Health Department (TCHD):

TCHD encourages the applicant to consider designing an interconnected system of sidewalks, bike paths and recreation trails to promote walking and bicycling through this development.

Town of Parker Finance:

Deficit reduction fee payment of \$6,928.00 per unit is due prior to issuance of Building Permits.

Ironstone Condominiums:

No comment

Urban Drainage and Flood Control:

No further comment on Zoning. Please provide development plans for Lemon Gulch.

United States Post Office:

No comment

Town of Parker Parks and Recreation:

No comment

Town of Parker Town Clerk:

Approved

CenturyLink:

No comment

Pinery Water and Waste Water District:

No comment

Magellan Pipeline:

This project should not impact any Magellan pipelines.

Town of Parker Fire and Life Safety:

No comment

Parker Water and Sanitation District:

Zoning is approved. The Meadowlark Property is in the process of being included into the Parker Water and Sanitation District service area.

Regional Transportation District (RTD):

No comment

Public Service Company of Colorado (Xcel Energy):

Easements will be required for natural gas distribution and indicated at the time of plat.

E-470:

No comment

South Metro Fire and Rescue District:

No comment

U.S. Fish and Wildlife:

No comment

Section V.

Recommendation:

Staff recommends that the Planning Commission recommend that the Town Council approve the zoning request for the Meadowlark Property.

Section VI.

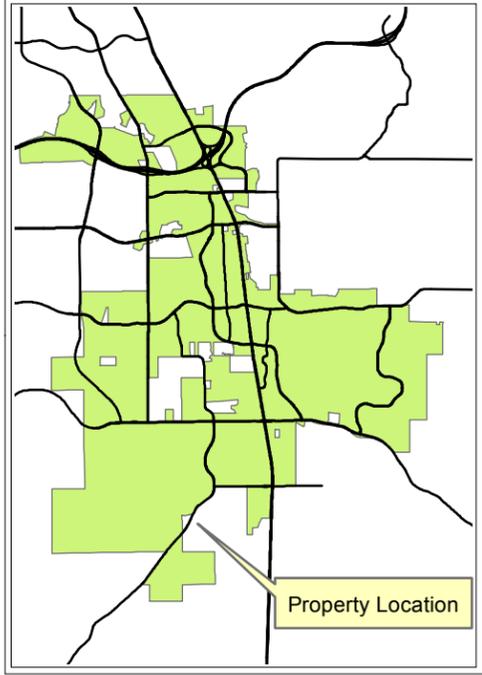
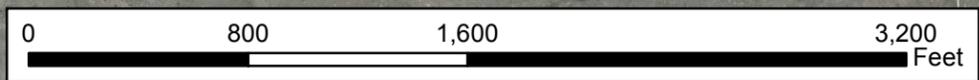
Attachments:

1. Vicinity Map
2. Meadowlark PD Guide and Development Plan
3. Referral Agency Memorandums
4. Maggi Pritchard email

Section VII.

Proposed Motion(s):

"I move that the Planning Commission recommend the Town Council approve the zoning request for the Meadowlark Property."



Legend

- Site
- Town Boundary
- Parcels

**Unplatted Tract of Land
in the northwest quarter
of Section 4 Township 7
South, Range 66 West of
the 5th Principle Meridian
Douglas County, Colorado**

Planner: Ryan McGee

TC Date: September 6, 2016
(Zoning Ord. 1st Reading)

PC Date: September 8, 2016

TC Date: September 19, 2016
(Zoning and Annexation
Ord. 2nd Reading)



**Meadowlark Property
Annexation and Zoning**

PLANNED DEVELOPMENT GUIDE

A. Statement of Purpose

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

B. Application

These standards shall apply to all property encumbered by 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 Development Guide shall prevail and govern the use of the site. 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 for this Development Guide is Section 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.

B. Adoption

Adoption of this Development Guide shall be governed by Section 13.04.150 of the Parker Municipal Code, as amended.

C. Enforcement

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker.

D. Additions

The addition of land to this Planned Development 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
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 this Development Guide shall be in conformance with:

1. All applicable standards contained within the Development Plan and this Development 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 this Development Guide.

C. Incorporation of the Development Plan

The plan for development of the property subject hereto, including the type, location and boundaries of land use area as shown on the Meadowlark 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 standards and requirements for development of the subject lands.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within this Planned Development are shown on the Development Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way line of that street as indicated on the Development Plan. Where a Planning Area abuts another Planning Area, the boundary shall be the centerline of the abutting boundaries as shown on the Development Plan.

1. The size of the Planning Area may increase or decrease a maximum of 10% after final determination through the platting process of the alignments of any of the streets and drives, open space areas, shown on the Development Plan.
2. No amendment to this Development Guide shall be required for modifications to Planning Area boundaries internal to the site which results in changes to those areas amounting to less than 10% of the area of each such Planning Area. However, the developer shall keep and submit accurate records of such boundary revisions and shall inform the Town of the same, as required by the Community Development Director if the modification is determined to be minor.
3. Any modifications to a Planning Area that increases or decreases such Planning Area by more than 10% of its size as shown on the Development Plan shall be processed as a zoning amendment in accordance with Section 13.04.240 of the Parker Municipal Code, as amended.
4. The final boundary of any Planning Area shall be established upon approval of final plat(s) for such area.

C. Utility Connections

Approval for connection to Parker Water and Sanitation District facilities or other appropriate utility system shall be required for each principal building is constructed under the terms of this Development Guide within the property subject hereto and notice of such approval shall be provided to the Town Building Inspector.

D. Agricultural Uses

Agricultural activities, and all accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted within the property subject hereto,

prior to, but not during, the phased development of the project, subject to the Parker Municipal Code, as amended.

DEVELOPMENT STANDARDS

SECTION 1. SINGLE FAMILY DETACHED RESIDENTIAL – PLANNING AREA (PA-1)

Sec. 1-10. Intent

The single family detached neighborhood will include residential lots and accessory uses, parks, open spaces and trail corridors which will connect the residences to the site's amenities.

Sec. 1-20. Uses Permitted by Right

1. Detached single family dwellings
2. Public and private open space, parks, and recreational uses
3. Community building/clubhouse including private indoor and outdoor recreation facilities
- 4.. Public facilities including Public Water Facilities and other public facilities that meet the intent of this district as determined by the Community Development Director
5. Drainage facilities and detention/water quality ponds, subject to the requirements established within Section 13.07.140(c)(9)f of the Parker Municipal Code, as amended; (may not be included in the required 20% open space calculations unless the design of the pond is in accordance with Section 13.07.140(c)(9)f.

Sec. 1.30. Development Standards

1. Maximum Gross Density: 3.5 Dwelling units per acre
2. Minimum lot area: 5,000 square feet
3. Maximum Building height: 35 feet
4. Minimum lot width:
 - At the street: 50 feet
 - At a cul-de-sac, knuckle or similarly curved frontage at the street: 30 feet
5. Primary structure front setback (from local street right-of-way):
 - 20 feet to face of garage door
 - 12 feet to face of home when garage is side loaded
 - 10 feet to unenclosed covered porch without living space above the porch
6. Primary and accessory structure side setback: 5 feet
7. Primary structure rear setback:
 - a. 15 feet
 - i. internal lots

- ii. lots adjacent to an open space buffer, open space, park, trail or detention facility
 - iii. lots along the eastern perimeter of the parcel
 - iv. lots adjacent to open space and landscape buffers along the internal residential collector street and E. Richlawn Drive
 - b. 20 feet
 - i. lots along adjacent to the open space buffer along Crowfoot Valley Road
 - ii. lots adjacent to Lot 13 of the Richlawn Subdivision. The builder shall provide a minimum of three trees for within each rear lot of the homes adjacent to Lot 13 within the Richlawn Subdivision. The tree shall be placed within 15 feet of the private rear lot line.
- 8. Accessory structure rear setback: 10 feet
- 9. Corner lot side setback (from local and collector street right-of-way):
 - 10 feet to side of structure
 - 20 feet to face of garage door if side entry
 - 5 feet when adjacent to an open space tract paralleling the street
- 10. Community building/clubhouse including private indoor and outdoor recreation facilities:
 - Setback from all property/tract lines: 20 feet
 - Maximum building height: 35 feet
- 11. Single Family Detached Residential Guidelines: All development shall meet the minimum design criteria established in Chapter 13.10 of the Parker Municipal Code, as amended.

SECTION 2. OPEN SPACE - PLANNING AREA 2 (PA-2)

Sec. 2-10. Description/Intent

1. Open spaces include separation buffers, steep slopes landscape buffers, floodplain and trail corridors. The intent is that all residences have easy access to the site recreational amenities and trail corridors.
2. The intent of the Open Space is to provide for areas intentionally left free from development that are regulated to manage and protect the natural environment. These areas generally left in their natural state provide passive recreational opportunities, provide environmental protection and educational, scientific or aesthetic benefits and may include trail corridors, greenways and undeveloped parks whereas not requiring significant infrastructure such as roads or utility services.

Sec. 2-20. Uses Permitted by Right

1. Trails;
2. Drainage facilities and detention/water quality ponds, subject to the requirements established within Section 13.07.140(c)(9)f of the Parker Municipal Code, as amended; (may not be included in the required 20% open space calculations unless the design of the pond is in accordance with Section 13.07.140(c)(9)f.
3. Picnic area;
4. Informal recreation requiring limited infrastructure or utilities (i.e. frisbee golf, horseshoes, volley ball etc.)
5. Outdoor nature center such as an unpaved path with informational signage, informal seating on rocks or logs, grove of trees and informal gathering place, shelters, outdoor classroom, and like items.

Sec. 2-30. Maximum Structure Height

The maximum height of any structure in the Open Space areas shall be 20 feet.

Sec. 2-40. Setbacks

1. The setback for buildings proposed in the PA-2 shall be determined during the Subdivision process and reviewed by the Planning Commission and Town Council.
2. Lot lines adjacent to Crowfoot Valley Road shall be setback a minimum of 50 feet from the ultimate right-of-way line and an average buffer width along Crowfoot Valley Road of 60 to 65 feet from the ultimate right-of-way line for Crowfoot Valley Road.

SECTION 5. NOTES

1. The developer has the right to build at a lower density in any Planning Area provided it is compatible with adjacent land uses. The finding of compatibility is determined at the time of Sketch Plan. This reduction shall be considered a minor change, enabling the developer to gain approval of the Subdivision without amending the Development Plan.
2. All roadways and access points shown on the Development Plan are conceptually located to provide access to the site and its environs. Final alignments, access and design will be determined at the time of Subdivision.

Meadowlark Development Plan

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 3, & IN THE EAST 1/2 OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
90.87 ACRES 268 RESIDENTIAL LOTS

Legal Description

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, AND IN THE EAST 1/2 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4 AND CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4 TO BEAR SOUTH 89°52'13" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°06'43" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 619.70 FEET TO THE NORTHEAST CORNER OF RICHLAWN HILLS ACCORDING TO THE PLAT RECORDED ON JANUARY 12, 1971 AT RECEPTION NO. 140291 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY BOUNDARY OF RICHLAWN HILLS THE FOLLOWING TWELVE (12) COURSES:

- 1) SOUTH 89°55'34" WEST A DISTANCE OF 708.72 FEET;
- 2) SOUTH 00°04'26" EAST A DISTANCE OF 491.58 FEET TO A POINT OF CURVATURE;
- 3) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'50", A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 237.73 FEET AND A CHORD THAT BEARS SOUTH 60°42'51" WEST A DISTANCE OF 235.20 FEET;
- 4) SOUTH 75°12'17" WEST A DISTANCE OF 107.39 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°56'50", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 263.65 FEET AND A CHORD THAT BEARS NORTH 76°49'26" WEST A DISTANCE OF 253.30 FEET;
- 6) NORTH 48°50'53" WEST A DISTANCE OF 52.07 FEET TO A POINT OF CURVATURE;
- 7) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°23'23", A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 127.30 FEET AND A CHORD THAT BEARS NORTH 64°02'35" WEST A DISTANCE OF 125.81 FEET;
- 8) NORTH 79°14'16" WEST A DISTANCE OF 509.97 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°49'21", A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 59.84 FEET AND A CHORD THAT BEARS NORTH 85°08'56" WEST A DISTANCE OF 59.73 FEET;
- 10) SOUTH 88°56'23" WEST A DISTANCE OF 151.71 FEET TO A POINT OF CURVATURE;
- 11) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°02'35", A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 273.32 FEET AND A CHORD THAT BEARS NORTH 74°02'20" WEST A DISTANCE OF 269.31 FEET;
- 12) NORTH 57°01'02" WEST A DISTANCE OF 2.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE TOWN OF PARKER TOWN LIMITS ACCORDING TO THE HESS RANCH ANNEXATION PLAT RECORDED AT RECEPTION NO. 2003146584 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND SAID TOWN OF PARKER TOWN LIMITS THE FOLLOWING TEN (10) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°25'42", A RADIUS OF 3,880.00 FEET, AN ARC LENGTH OF 299.87 FEET AND A CHORD THAT BEARS NORTH 34°28'16" EAST A DISTANCE OF 299.80 FEET;
- 2) NORTH 28°48'02" EAST A DISTANCE OF 253.75 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°34'34", A RADIUS OF 3,873.00 FEET, AN ARC LENGTH OF 174.14 FEET AND A CHORD THAT BEARS NORTH 27°13'04" EAST A DISTANCE OF 174.12 FEET;
- 4) NORTH 25°55'47" EAST A DISTANCE OF 381.28 FEET;
- 5) NORTH 33°00'44" EAST A DISTANCE OF 11.59 FEET;
- 6) NORTH 25°11'12" EAST A DISTANCE OF 309.66 FEET;
- 7) NORTH 25°55'46" EAST A DISTANCE OF 55.92 FEET;
- 8) SOUTH 64°04'14" EAST A DISTANCE OF 5.00 FEET;
- 9) NORTH 25°55'47" EAST A DISTANCE OF 403.02 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°12'19", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 66.05 FEET AND A CHORD THAT BEARS NORTH 28°01'59" EAST A DISTANCE OF 66.04 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 819 AT PAGE 717 AND BOOK 819 AT PAGE 719 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 50°36'41" EAST A DISTANCE OF 490.97 FEET;
- 2) NORTH 39°23'19" EAST A DISTANCE OF 345.29 FEET;
- 3) NORTH 50°36'41" WEST A DISTANCE OF 87.46 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 638 AT PAGE 869 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES:

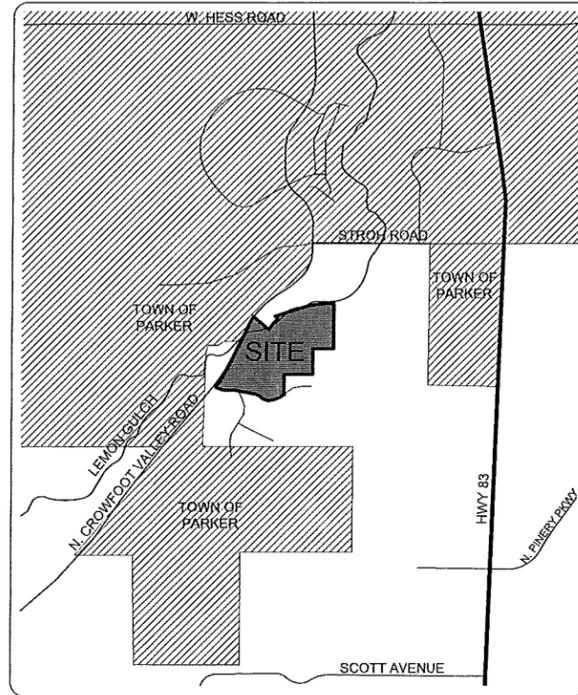
- 1) NORTH 73°12'48" EAST A DISTANCE OF 913.61 FEET;
- 2) NORTH 83°28'25" EAST A DISTANCE OF 460.79 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 2004124024 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE NORTH 89°37'08" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY A DISTANCE OF 118.41 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 2003143247 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°03'58" EAST ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY A DISTANCE OF 1,117.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 3;

THENCE SOUTH 89°50'53" WEST ALONG SAID SECTION LINE A DISTANCE OF 507.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,958,306 SQUARE FEET, OR 90.87 ACRES, MORE OR LESS



VICINITY MAP

SCALE: 1" = 2,000'



Signature Block by Owner:

I / we, the undersigned, being the owner of deeds of trust and holder of other interest in the Planned Development known as the (project name), do hereby indicate that this Development Plan represents the approved land use concept for the property described as follows: a parcel of land located in the Northwest 1/4 of Section 3, and in the East 1/2 of Section 4, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado.

Owners:

By: _____

STATE OF COLORADO }
 }ss
COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this ____ day of _____, ____

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

Planning Commission Acceptance:

This Development Plan was reviewed and recommended for approval by the Town of Parker Planning Commission following a public hearing held on _____, 20__.

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 the Meadowlark. 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 }
 }ss
COUNTY OF DOUGLAS }

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

Douglas County Clerk and Recorder

APPLICANT:

Meritage Homes
6892 S. Yosemite Court #1-201
Centennial, CO 80112
(720) 482-0202

ENGINEER:

Jansen Strawn
Consulting Engineers, Inc.
45 West 2nd Avenue
Denver, CO 80223
(303) 561-3333

PLANNER:

Henry Design Group, Inc.
1501 Wazee St. Suite 1-C
Denver, CO 80202
(303) 446-2368

DEVELOPMENT PLAN

SHEET: 1 of 2

DATE: 5-26-2016

REV: 8-25-2016

Sheet Index:

Sheet 1 - Cover Sheet
Sheet 2 - Development Plan Exhibit

DEVELOPMENT PROGRAM

AREA	Acres	Dwelling units	Density DU/Ac	Park Dedication	Open Space Dedication
Total Site Area	90.87	268	2.95		
20% slopes	1.47				1.47*
FEMA 100 yr. floodplain	4.73				4.73*
Net Site Area	84.67**		3.165		

PARKS AND OPEN SPACE				
Open space	18.93*			18.93
Parks	6.44		6.44	

*Includes 20% slopes and FEMA 100 Year Floodplain
 Does not include 2.0 acres of 100 year flood elevation in detention ponds
 **Includes .37 acres of Crowfoot Valley Road ROW dedication

PARKS & OPEN SPACE

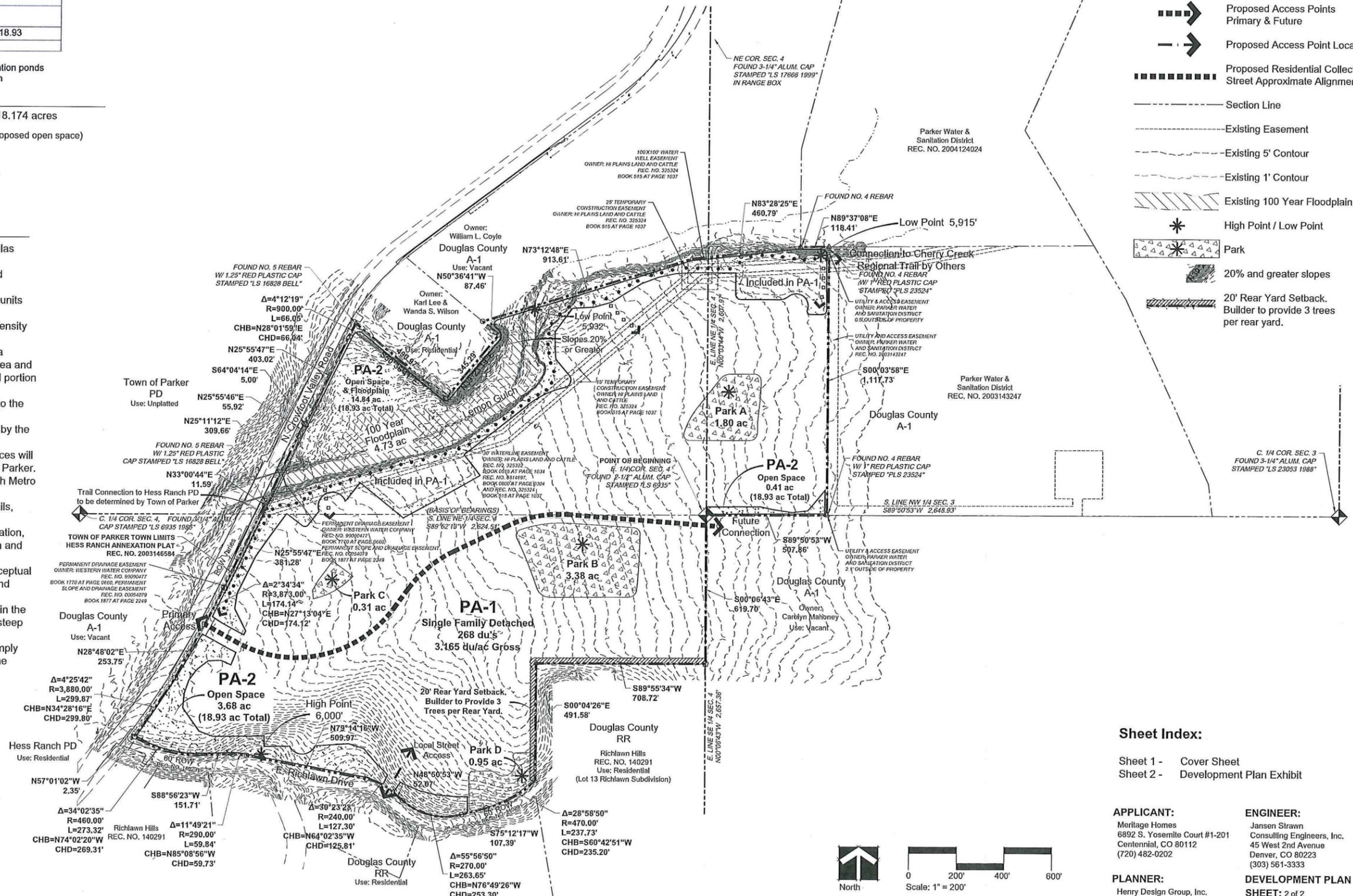
- A. Required Open Space: 90.87 acres x 20% = 18.174 acres
 (Detention/Retention Ponds are not included in the proposed open space)
 B. Provided Open Space: 18.93 acres
- A. Required Parks: 268 DU x .0239 = 6.41 acres
 B. Provided Parks: 6.44 acres

NOTES

- The site is currently zoned A-1 Agriculture in Douglas County.
- The proposed zoning is to be Meadowlark Planned Development.
- The number of units will not exceed 268 units. All units will be single family detached.
- The proposed gross density is 3.165 du/ac. The density shall be computed by dividing the total number of single-family residences by the net acres. This is a maximum density which shall apply to the entire area and shall not be specifically applicable to any individual portion thereof.
- The following entities will provide services/utilities to the site:
 - Sewer and water services will be provided by the Parker Water and Sanitation District.
 - Police protection and other municipal services will be provided to the property by the Town of Parker.
 - Fire protection will be provided by the South Metro Fire Rescue Authority.
- The approximate location of parks, open space, trails, detention facilities and vehicular access points as indicated on the PD Plan are conceptual only. Location, design and size shall be indicated at time of Sketch and Preliminary Plan.
- Access points and the residential collector are conceptual only and will be determined at the time of Sketch and Preliminary Plan.
- Steep slopes exist on the property and are located in the side slopes of Lemon Gulch and within PA-2. No steep slopes are located within the development area. Development within the steep slope areas shall comply with Section 13.10.100 (Hillside Development) of the Parker Municipal Code, as amended.

Meadowlark Development Plan

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 3, & IN THE EAST 1/2 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
 90.87 ACRES 268 RESIDENTIAL LOTS



LEGEND

- PA-1 / Property Boundary
- PA-1 / Additional areas
- PA-2 / Planning Area Boundary and Open Space (area not included in PA-1)
- Proposed 10' Trail
- Proposed 5' Trail Connection
- Proposed Access Points Primary & Future
- Proposed Access Point Local
- Proposed Residential Collector Street Approximate Alignment
- Section Line
- Existing Easement
- Existing 5' Contour
- Existing 1' Contour
- Existing 100 Year Floodplain
- High Point / Low Point
- Park
- 20% and greater slopes
- 20' Rear Yard Setback. Builder to provide 3 trees per rear yard.

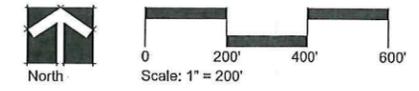
Sheet Index:
 Sheet 1 - Cover Sheet
 Sheet 2 - Development Plan Exhibit

APPLICANT:
 Meritage Homes
 6892 S. Yosemite Court #1-201
 Centennial, CO 80112
 (720) 482-0202

ENGINEER:
 Jansen Strawn
 Consulting Engineers, Inc.
 45 West 2nd Avenue
 Denver, CO 80223
 (303) 561-3333

PLANNER:
 Henry Design Group, Inc.
 1501 Wazee St. Suite 1-C
 Denver, CO 80202
 (303) 446-2368

DEVELOPMENT PLAN SHEET: 2 of 2
DATE: 5-26-2016
REV: 8-25-2016





August 22, 2016

Ryan McGee
Town of Parker
Community Development Department
20120 East Mainstreet
Parker, CO 80138

RE: Meadowlark PD Rezoning
Case No. Z16-020
TCHD Case No. 4036

Dear Mr. McGee:

Thank you for the opportunity to review and comment on the Meadowlark Rezoning to a PD for 90.87 acres located east of N Crowfoot Valley Rd, south of Stroh Rd. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable public and environmental health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

1. A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
2. Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.

3. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
4. Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
5. Bicycle facilities and racks are provided in convenient locations.

TCHD commends the applicant for providing trails along the north side of Lemon Gulch along with trail connections to the Hess Ranch PD and to Cherry Creek Regional trail. These trails and connections to the regional trail network will promote physical activity for residents and visitors.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,



Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Keith Homersham, TCHD



July 5, 2016

Ryan McGee
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: Revised Referral, Meadowlark PD, ANX 16-004, Z16-020

Dear Mr. McGee;

Thank you for the opportunity to respond to the above referenced application. This referral supersedes prior letters regarding this application.

Douglas County School District (DCSD) does have comments regarding this application that we would like to resolve prior to approval. This application proposes 268 single-family residential lots on 90.87-acres for a density of 32.95 dwelling units per acre. DCSD has calculated the amount of school land this project would generate and it totals 5.712-acres. The applicant has requested that the land dedication requirement be met by payment of cash-in-lieu of the 5.712- acres of land required. DCSD prefers dedication of land to meet this need, however, will accept 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." DCSD would like a complimentary copy of the appraisal prepared. We ask that the fee be paid at the time of final plat.

Additionally, DCSD would ask for a voluntary mid-range contribution towards the Capital Mitigation component to be paid directly to the District. In this case the contribution would amount to \$2558 per residential dwelling unit. Typically this amount would be due at final plat, however, DCSD would accept payment prior to issuance of building permits.

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

Sincerely,

SCO Consulting, LLC

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

Steve Ormiston
Consultant to DCSD



Finance Memorandum

To: Ryan McGee, Associate Planner

From: Don Warn, Finance Director

Date: July 28, 2016

Regarding: Meadowlark

A fiscal impact analysis was done for the proposed annexation. The Town calculates the financial effect of proposed new developments on the Town's future operating budgets. The model looks at a 20-year projection of the incremental revenues and expenditures generated by the project. If the model shows that the fiscal effect of the new development is positive, then this is a factor in recommending approval of the project to Town Council. If the result is negative, then the model calculates a fee, known as the "Deficit Reduction Fee".

Revenues from property taxes and sales taxes are calculated based on estimated per unit revenue generated. Expenditures for Town services, including police protection, public works, planning and the various administrative functions of the Town, are estimated on a per unit basis. These estimates are based on the current year's budgeted expenditures. Expenditures are designated as variable or fixed, and only the variable expenditures are used in determining the estimated costs of serving new development.

All development-specific price and absorption data for this analysis was based on the developer's completed fiscal impact analysis checklist.

The following information was used to develop this Fiscal Impact Analysis. We were asked to analyze a scenario with specific information on market values, number of units, absorption year, absorption timeframe and additional new lane miles.

- Residential multi-family units with absorption beginning in 2018 and full absorption is reached in 2022
 - 275 units with an average market value of \$480,000 per unit
- Number of new lane miles added
 - 5.6

Based on the above information the deficit reduction fee for this project is \$6,928.00 per unit.

Please feel free to contact me directly at 303.805.3107 with any questions.



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 29, 2016

Mr. Ryan McGee
Town of Parker, Colorado Community Development Department
20120 East Mainstreet
Parker, CO 80138

Re: MEADOWLARK RD REZONING; Z16-020.

Dear Mr. McGee,

Thank you for the opportunity to review the planned rezoning. We have the following comments to make on the project:

- The proposed development lies approximately 6.8 miles from the nearest runway at Centennial Airport and near the Airport Influence Area (AIA). This location will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.
- An aviation easement is recommended for development within and/or near the AIA. Book and page number of the aviation easement must be included on all plats and plans. Please forward a copy of the executed aviation easement to our office.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surface, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement. We estimate the max allowable height at this location is 200 feet above ground. Any object above this height will require the filing and approval of a FAA form 7460-1.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise the airport prior to erecting any cranes.

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

Sincerely,

Aaron Repp
Noise & Environmental Specialist



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

August 15, 2016

Mr. Ryan McGee
Town of Parker, Colorado Community Development Department
20120 East Mainstreet
Parker, CO 80138

Re: MEADOWLARK PD REZONING; Z16-020.

Dear Mr. McGee,

Thank you for the opportunity to review the planned rezoning. We acknowledge the comments from The Henry Design Group.

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

Sincerely,

Aaron Repp
Noise & Environmental Specialist



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

July 1, 2016

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

Attn: Ryan McGee

Re: Meadowlark PD Rezoning, Case # Z16-020

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plans for **Meadowlark PD Rezoning**. PSCo has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

For planning purposes, please note that PSCo will be requesting 6-foot front lot dry utility easements for natural gas distribution within this single-family residential development. As the project progresses, the property owner/developer/contractor must contact the **Builder's Call Line** at <https://xcelenergy.force.com/FastApp> (Register so you can track your application) or 1-800-628-2121 and complete the application process for any new gas service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



August 29, 2016

Karen Berry
State Geologist

Ryan McGee
Town of Parker Community Development Dept.
20120 E. Mainstreet
Parker, CO 80138

Location:
SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 3 and
E $\frac{1}{2}$ Section 4,
T7S, R66W of the 6th P.M.
39.4705, -104.7782

Subject: Meadowlark Annexation (ANX16-004) and PD Rezoning (Z16-020)
Town of Parker, Douglas County, CO; CGS Unique No. DU-17-0007

Dear Ryan:

Colorado Geological Survey has reviewed the Meadowlark Annexation and PD Rezoning referral. I understand the applicant proposes 268 single family detached dwelling units on 91 acres located on the east side of Crowfoot Valley Road and north of E. Richlawn Drive. Lemon Gulch traverses the northwestern corner of the property. No geologic or geotechnical information was available as part of the referral documents.

CGS visited the site on October 11, 2007 and submitted comments for a proposed topsoil and aggregate extraction pit and reservoir on October 18, 2007. CGS revisited the site on August 15, 2016, and did not observe any surface conditions that would preclude the proposed annexation, residential use, and density.

Geologic hazard mapping. Several geologic hazard maps have been prepared for this area of Douglas County. According to "Soil and Bedrock Conditions and Construction Considerations, North-Central Douglas County, CGS Open File Report 02-8," erodible soils, expansive soils, and unstable soils are *not* mapped as potential hazards within the subject site. Collapsible soils, discussed below, are a potential geotechnical constraint that will need to be considered.

Unstable and potentially unstable slopes. CGS Open File Report OF-78-5, "Geologic Hazards in Douglas County, Colorado," indicates that a portion of the subject site, an approximately 300-ft swath of land north of E. Richlawn Drive, is within a mapped "Unstable or Potentially Unstable Slope" area. The slopes in this area are gentle (10% or less), and it should be noted that all of the lots along N. Richlawn Parkway, E. Richlawn Drive, and E. Richlawn Lane are within the same mapped "Unstable or Potentially Unstable Slope" polygon.

The soils at this site are river terrace deposits associated with Lemon Gulch and Cherry Creek, and are therefore relatively granular. In areas of sandy, cohesionless soils, even gentle slopes can exhibit instability, sloughing, and erosion in response to grading and vegetation changes.

- The applicant's geotechnical consultant should determine, as part of the preliminary geotechnical investigation, maximum allowable temporary and permanent cut and fill slope heights and angles for use in design of site grading, utility, and foundation excavations.

Lemon Gulch flood zone, erosion, and setback. CGS is concerned about the vertical, actively eroding slopes above Lemon Gulch.

- The applicant's geotechnical consultant should evaluate the stability of the slopes above Lemon Gulch, using site-specific soil engineering properties and anticipated water conditions, to determine a conservative setback for improvements adjacent to Lemon Gulch. This will help reduce risks associated with erosion, shallow slope failures, and undercutting to homes, trails, roads, and other improvements.
- The need for retaining walls and/or slope armoring such as riprap to stabilize slopes above Lemon Gulch and reduce the risk of erosion below the planned trail in this area should be evaluated.

Shallow groundwater. Based on the site's granular soils and close proximity to Lemon Gulch and Cherry Creek, groundwater should be expected to occur at relatively shallow depths beneath some or all of the site, at least seasonally, at depths that may preclude full-depth basement construction in some areas. Full-depth basements should be considered only where site-specific water level observations, spanning at least one complete spring-summer-fall cycle, indicate that the minimum required separation distance of three feet (preferably five feet) between lowermost floor levels and shallowest anticipated groundwater levels can be maintained year round.

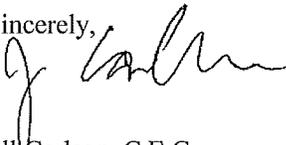
Soil and bedrock engineering properties. The geologic map for this area (Thorson, J.P., 2005, Geologic map of the Castle Rock North quadrangle, Douglas County, Colorado: Colorado Geological Survey Open-File Report 05-2. Scale 1:24,000) indicates that the site is underlain by terrace alluvium, described as extremely poorly sorted sand and subordinate amounts of gravel.

Potential geotechnical constraints include collapsible soils over most of the site (Soil and Bedrock Conditions and Construction Considerations, North-Central Douglas County, CGS Open File Report 02-8; shapefiles also available online at CGS website). Collapsible soils can settle under loading and wetting, potentially causing damage to homes, roads, and other improvements if not identified and mitigated through proper foundation design, construction, and maintenance.

In summary, CGS has no objection to approval of the annexation and rezoning as proposed, but recommends that the Town require that the applicant obtain a preliminary geotechnical assessment for review at preliminary plat to characterize the site's soil and bedrock engineering properties and groundwater depths, to verify the site's suitability for basements (if basements are proposed), and to determine preliminary grading criteria, including temporary and permanent maximum cut/fill heights, slope angles and Lemon Gulch setbacks.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist



Your kind of place.

Memorandum

To: Ryan McGee, Associate Planner

Date: July 13, 2016

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

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

Subject: Meadowlark (Lemon Gulch) PD Zoning – 2nd Public Works Review

The Engineering Department has reviewed the documents submitted for the Meadowlark Planned Development (Zoning). The submittal consisted of the following documents:

<u>Document</u>	<u>Date</u>
Traffic Impact Study	April 2016
Development Plan	May 26, 2016
PD Guide	June 1, 2016

The site is primarily located to the northeast of the Crowfoot Valley and Richlawn Parkway Intersection. Based on our review of the aforementioned documents, we have the following comments:

Traffic and Roadway Review Comments

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

General Comments

1. The Property Owner/Developer should refer to the Engineering Memo dated April 16, 2016 for a comprehensive list of the public transportation improvement obligations

associated with this project. An annexation agreement will be drafted to include these obligations and shall be executed upon annexation.

2. No further general comments.

Development Plan

3. No further comments

PD Guide

4. No further comments

Traffic Impact Study

5. Page 19, Impact from adjacent property: The study notes the potential for 294 SF Dwelling Units on the parcel immediately east of this project, but notes the "...additional traffic is considered to be minor...". As the Meadowlark parcel was analyzed as 280 units, a potential doubling of traffic at Crowfoot/Access A is not insignificant. At time of site plan reviews of queue depths should be performed assuming both developments are built out.
6. Page 21, Appendix E, Auxiliary Lane Analysis: The study appears to use the incorrect values for deceleration lengths. Per CDOT Access Code NR-B >40 MPH, required left turn lengths are based on deceleration. This value would be 500' at a 50 MPH posting. It appears there is insufficient spacing between Access A and Richlawn Drive to accommodate both as full movement intersections. At time of subdivision, a detailed roadway engineering will need to be performed with appropriate distances. This may result in a restricted movement for Richlawn Drive (Right-in-Right-out).
7. A traffic signal is expected to meet warrants based on the volumes generated by the Meadowlark development. 100% of the funds for a future signal (to be installed when deemed necessary by the Town) should be provided at time of plat.

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 Comments

1. The Property Owner/Developer should refer to the Engineering Memo dated April 16, 2016 for a comprehensive list of the public stormwater improvement obligations associated with this project. An annexation agreement will be drafted to include these obligations and shall be executed upon annexation.
2. The applicant is in the process of preparing a conceptual stabilization plan for Lemon Gulch. The Town will be reviewing this plan and the associated cost estimate upon submittal. The Town will negotiate an in lieu fee for these improvements, which will be included in the aforementioned annexation agreement.

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 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.

McGee, Ryan

From: Maggi Pritchard <maggi@maggipritchard.com>
Sent: Friday, August 26, 2016 2:10 PM
To: McGee, Ryan
Subject: Re: FW: Meadowlark

Thank you, Ryan!

Maggi Pritchard
CRS, GRI, ABR, CNE, CDPE
Cherry Creek Properties, LLC
Maggi@maggipritchard.com
303-898-8164

Sent from my Verizon 4G LTE smartphone

From: McGee, Ryan <rmcgee@parkeronline.org>
Sent: Friday, August 26, 2016 2:03:21 PM
To: Maggi Pritchard
Subject: FW: Meadowlark

Happy Friday Maggi, Please see response below and have a nice weekend.

From: Karen Henry [<mailto:khenry@henrydesigngroup.com>]
Sent: Friday, August 26, 2016 12:39 PM
To: McGee, Ryan
Cc: Richard Cross
Subject: FW: Meadowlark

Hi Ryan,
See below the response to the attached comment from Maggie Pritchard.
Thanks,

Karen Z Henry, PLA
khenry@henrydesigngroup.com



From: Mike Rocha [<mailto:mike@smrocha.com>]
Sent: Friday, August 26, 2016 12:18 PM
To: 'Karen Henry'
Subject: RE: Meadowlark

Karen,

Below is my response to comment issued.

Comment

I'm on the Stroh Ranch HOA Board of Directors and I'm concerned about the additional cars that will be using Crowfoot Valley Road and Motsenbocker through Stroh Ranch, which narrows from 4 lanes down to 2. There are already more cars than there is road for them on which to drive and these created bottlenecks contribute to reckless driving.

Response

Comment acknowledged. Traffic from proposed Meadowlark development traveling north on Crowfoot Valley Road through the Stroh Road intersection is expected to be minor and not detrimental to the intersection. The referenced roadway narrowing pertains to north-south travel lane transitions between Motsenbocker Road and Crowfoot Valley Road at the Stroh Road intersection. The Town Transportation Plan defines future widening of Crowfoot Valley Road to four lanes. The expressed concern of bottlenecks and reckless driving can be addressed at time of roadway widening done by Town project or adjacent land development.

Mike Rocha | Principal

SM ROCHA, LLC

Traffic and Transportation Consultants

Office: (303) 458-9798 Ext: 102 | Cell: (303) 968-4795

mike@smrocha.com

From: Karen Henry [<mailto:khenry@henrydesigngroup.com>]

Sent: Wednesday, August 17, 2016 4:53 PM

To: mike@smrocha.com

Subject: Meadowlark

Mike, We just received this question from the Town. Can you please address.

Thanks,

Karen Z Henry, PLA

khenry@henrydesigngroup.com



No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7752 / Virus Database: 4647/12886 - Release Date: 08/26/16