



**PLANNING COMMISSION MEETING**

**7:00 p.m.**

**November 10, 2016**

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

- **Downtown Parker Study and Plan, presented by Patrick Mulready and consultants from Kimley-Horn**
- **Parker Road Corridor Plan, presented by Mary Munekata and consultants from Logan Simpson**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**  
October 13, 2016 Minutes
6. **CONSENT AGENDA**
7. **PUBLIC MEETING: THREE-MILE AREA PLAN – ANNUAL UPDATE**  
Applicants: Town of Parker  
Location: Town wide  
Planner: Mary Munekata and Carolyn Washee-Freeland
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**  
**APPROVAL OF 2017 PLANNING COMMISSION MEETING DATES**
10. **ADJOURNMENT**



**PLANNING COMMISSION MINUTES  
October 13, 2016**

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

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

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

**ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**APPROVAL OF MINUTES**

Commissioner John Howe moved to approve the September 8, 2016 meeting minutes. Commissioner Robert Moffitt seconded; a vote was taken and passed 5:0.

**CONSENT AGENDA**

None

**PUBLIC HEARING: OPENED: 7:02 P.M. PARKER KEYSTONE – Minor  
Development Plat**

Applicant: Greg Armstrong, Armstrong Capital Development  
Location: Generally located at the southeast corner of Lincoln Avenue and Parker Road  
Planner: Patrick Mulready

Patrick Mulready, Planner, presented the staff report for the Parker Keystone – Minor Development Plat. Mr. Mulready concluded with the determinations in staff's report and recommended the Planning Commission recommend the Town Council approve the Parker Keystone – Minor Development Plat.

Commissioners discussed with staff:

- if the plan to move trees and relocate a portion of the retaining wall is still part of this project; (*Staff said the plan for the relocation of trees and retaining wall are not part of this hearing but will be evaluated as part of the future replat and site plan.*)

- if this is a step-back for the future development; (*Staff said this allows the applicant to confirm for future tenants that there is a platted parcel, as well as allow for future annexation of an adjacent property.*)

### **APPLICANT PRESENTATION**

Greg Armstrong, 15530 E Broncos Parkway Suite 300, Centennial, Colorado had no presentation but was available for questions.

Commissioners had no questions for the applicant.

### **PUBLIC COMMENT OPENED**

None

### **PUBLIC COMMENT CLOSED**

### **PUBLIC HEARING: CLOSED: 7:08 P.M. PARKER KEYSTONE – Minor Development Plat**

### **PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said this is a straight-forward request that will come to hearing in the future; he felt it could move forward.

Commissioner Robert Moffitt said this appears to be a necessary step to accomplish the development.

Commissioner Erik Frandsen agreed.

Commissioner Eliana Burke agreed.

Chair Gary Poole concurred.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Minor Development Plat request for the Parker Keystone Property. Commissioner Robert Moffitt seconded; a vote was taken and passed 5:0.

### **PLANNING COMMISSION ITEMS**

None

### **STAFF ITEMS**

Rosemary Sietsema, staff liaison to the Planning Commission advised there may not be an October 27, 2016 meeting or training; email notification will be sent to advise.

Mr. Mulready advised a new application for a hotel on Mainstreet will be pushed-up for review by the Planning Commission soon.

**ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.

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Rosemary Sietsema  
Recording Secretary

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Gary Poole  
Chair



**Community Development Department Memorandum  
Comprehensive Planning Division**

**To:** Town of Parker Planning Commission

**From:** Mary Munekata, Associate Planner *mm*  
Carolyn Washee-Freeland, Associate Planner *CWF*  
Bryce Matthews Planning Manager *BM*

**Through:** Jason Rogers, Deputy Community Development Director *JRR*

**Date:** November 10, 2016

**Regarding:** Public Meeting:  
Three-Mile Area Plan – Annual Update

**Section I.  
Subject & Proposal:**

**Proposal:** Recommendation to Town Council regarding the Town of Parker’s annual Three-Mile Area Plan Update.

**Section II.  
Background:**

**Background:** The Town of Parker Three-Mile Area Plan (the ‘Plan’), originally adopted by Town Council in 2006, is a plan document developed to comply with the Municipal Annexation Act of 1965. State law also requires that the Plan be updated annually. Section 31-12-105(e)(I) of the Colorado Revised Statutes provides that:

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

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

The Town of Parker Three-Mile Area Plan was prepared for the purpose of complying with the Municipal Annexation Act of 1965 which is intended to ensure that municipalities are able to provide services in newly annexed areas. The Plan is brief since the Town has an Urban Growth Boundary, an Intergovernmental Agreement (IGA) with Douglas County, and a Comprehensive Master Plan which already address many of the above requirements.

The Plan is divided into four (4) chapters:

- Transportation
- Parks, Natural Areas and Open Land Related Areas
- Utilities and Related Items
- Proposed Land Use

These chapters refer to those plans, policies, maps and other documents adopted by the jurisdictions within the Three-Mile Plan area.

What this document does:

- References planning documents from the Town of Parker and nearby jurisdictions
- Complies with state law

What this document does not do:

- Change our Master Plan
- Change our Urban Growth Area
- Change our regulations or zoning
- Change our existing intergovernmental agreement (IGA)
- Obligate us to change any of the above

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

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

**Section VI.**  
**Attachments:**

Three-Mile Area Plan including maps reflecting annual changes

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

*“I move that the Planning Commission recommend that Town Council adopt the Three-Mile Area Plan Update.”*



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

# Three-Mile Area Plan

for the Town of Parker, Colorado



**Updated: November 2016**

## **Table of Contents**

- I. Introduction**
- II. Transportation**
- III. Parks, Natural Areas, and Open Land Related Items**
- IV. Utilities and Related Items**
- V. Proposed Land Uses**

### **Maps**

- Map 1 – Surrounding Jurisdictions**
- Map 2 – Transportation Facilities**
- Map 3 – Significant Waterways**
- Map 4 – Significant Parks**
- Map 5 – Water and Sanitation Districts**
- Map 6 – County Zoning**

## **I. Introduction**

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

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

The Town of Parker’s Three-Mile Area Plan is described in Map 1 which is attached hereto.

The Plan is divided into four (4) chapters:

- Transportation;
- Parks, Natural Areas and Open Land Related Areas;
- Utilities and Related Items; and
- Proposed Land Use.

Each of these chapters refers to plans, policies, maps and other documents that have been adopted by the Town of Parker and other jurisdictions within the Three-Mile Plan area. These plans, policies, maps and documents describe the proposed location, character and extent of specific infrastructure and development characteristics.

## **II. Transportation**

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The following documents relate to the transportation specific issues of the Plan:

### Streets, Bridges and Parkways:

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Town of Parker Transportation Master Plan
- Town of Parker Bike Lane Plan
- Town of Parker Greater Downtown District Circulation Network Visionary Plan
- Town of Parker Salisbury Estates Neighborhood Objective
- Douglas County Comprehensive Master Plan 2035
- Douglas County 2030 Transportation Plan
- Douglas County Comprehensive Bike Plan/Map
- Arapahoe County Comprehensive Plan
- Arapahoe County Transportation Plan
- City of Aurora Comprehensive Plan
- City of Castle Pines Comprehensive Plan 2016
- City of Centennial Comprehensive Plan
- City of Centennial Short Term Transportation Plan
- City of Lone Tree Comprehensive Plan
- Town of Castle Rock 2020 Comprehensive Plan
- Town of Castle Rock Transportation Plan
- Elbert County Master Plan
- West Elbert County Transportation Master Plan

### Transit Services and Terminals for Public Transportation:

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

### Aviation Fields:

- The attached map entitled “Map 2: Transportation Facilities, Three-Mile Area Plan” locates the sole airport within the Plan, Centennial Airport.

### Other Public Ways:

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

### **III. Parks, Natural Areas, and Open Land Related Items**

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

#### Waterways:

- The attached map entitled “Map 3: Significant Waterways, Three-Mile Area Plan” locates all significant waterways within the Plan
- Town of Parker Municipal Code
  - 13.10.220 Streamside Protection Standards
  - 13.05.010 Floodplain Regulations
- Cherry Creek Basin Open Space Conservation and Stewardship Plan
- Town of Parker Storm Drainage and Environmental Criteria Manual

#### Waterfronts:

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

#### Playgrounds, Squares and Parks:

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

#### Open Space:

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

## IV. Utilities and Related Items

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

### Public Utilities\*:

- The attached map entitled “Map 5: Water and Sanitation Districts, Three-Mile Area Plan”
- Parker Water and Sanitation District 2009 Water and Sanitation Plan

Terminals for water, light, sanitation, transportation and power provided by the municipality:

- Town of Parker 2035 Master Plan

*\* Most water and sanitation districts located within the 3-mile area have service plans that are not referenced in this chapter. The Special District Control Act, requiring special districts to have a service plan, has been in existence since 1965 and was updated in 1981. Under C.R.S. § 32-1-208, Districts organized without a service plan are more or less deemed to have a service plan called a "statement of purposes." Districts with a "statement of purposes" for a service plan are not listed in this document.*

## **V. Proposed Land Uses**

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

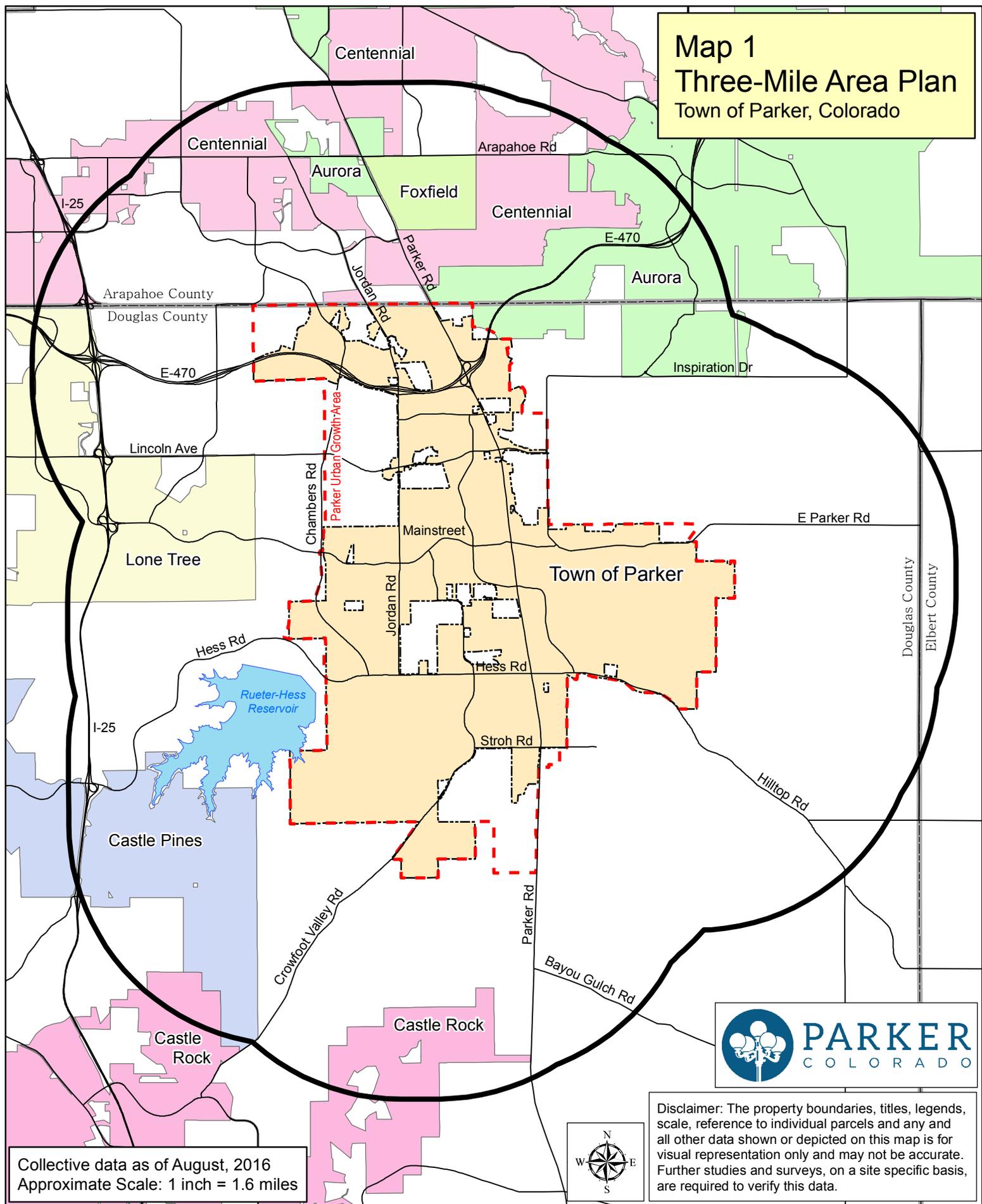
Land Uses defined within the Urban Growth Area:

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Town of Parker and Douglas County Third Amendment to Intergovernmental Agreement and Comprehensive Development Plan
- Douglas County Comprehensive Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

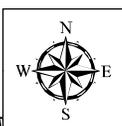
Land Use defined outside the Urban Growth Area:

- Douglas County Comprehensive Plan
- Town of Parker and Douglas County Third Amendment to Intergovernmental Agreement and Comprehensive Development Plan
- Arapahoe County Comprehensive Plan
- Elbert County Master Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

# Map 1 Three-Mile Area Plan Town of Parker, Colorado

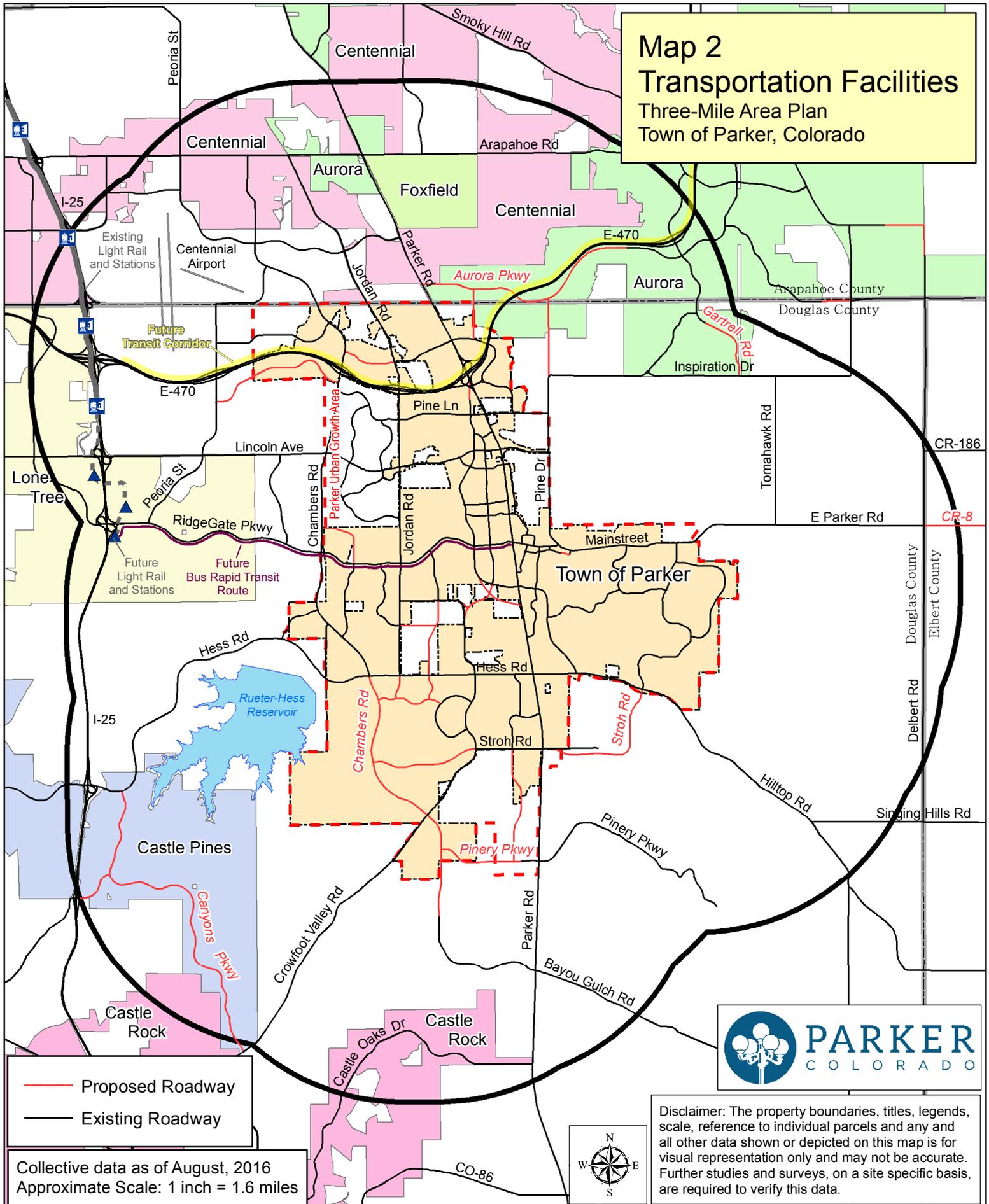


Collective data as of August, 2016  
Approximate Scale: 1 inch = 1.6 miles



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

# Map 2 Transportation Facilities Three-Mile Area Plan Town of Parker, Colorado



— Proposed Roadway  
— Existing Roadway

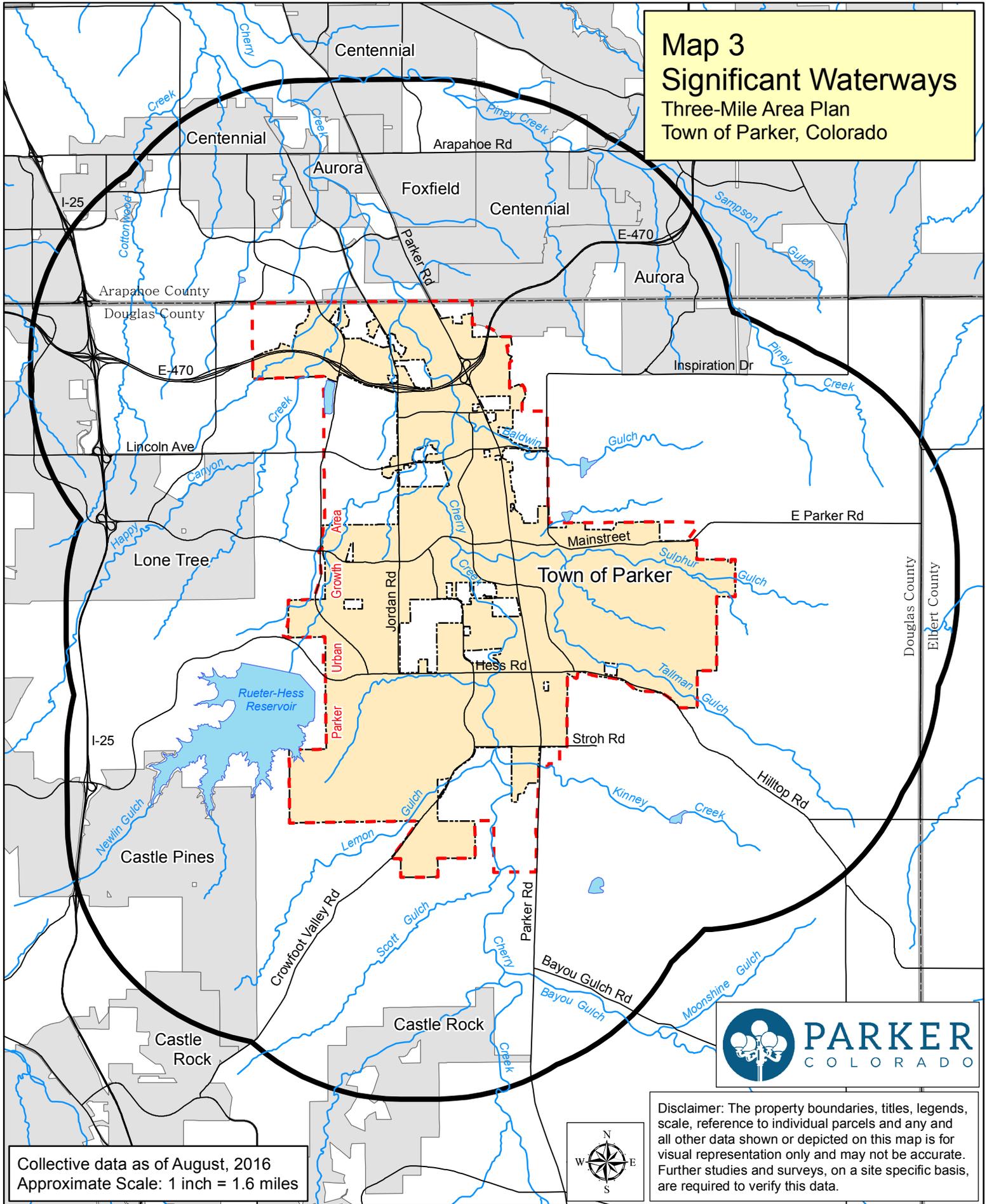
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**Map 3**  
**Significant Waterways**  
 Three-Mile Area Plan  
 Town of Parker, Colorado

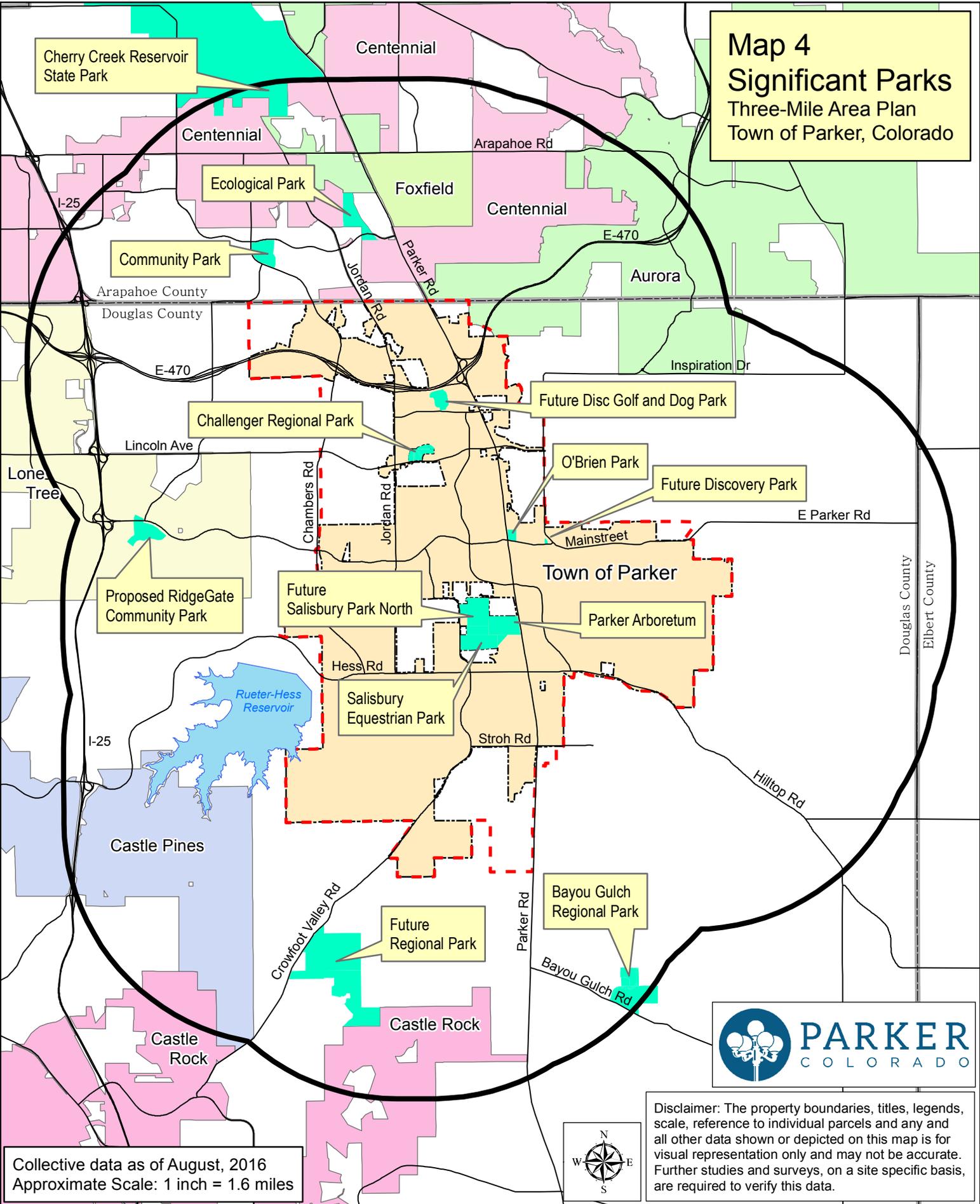


Collective data as of August, 2016  
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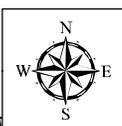


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# Map 4 Significant Parks Three-Mile Area Plan Town of Parker, Colorado

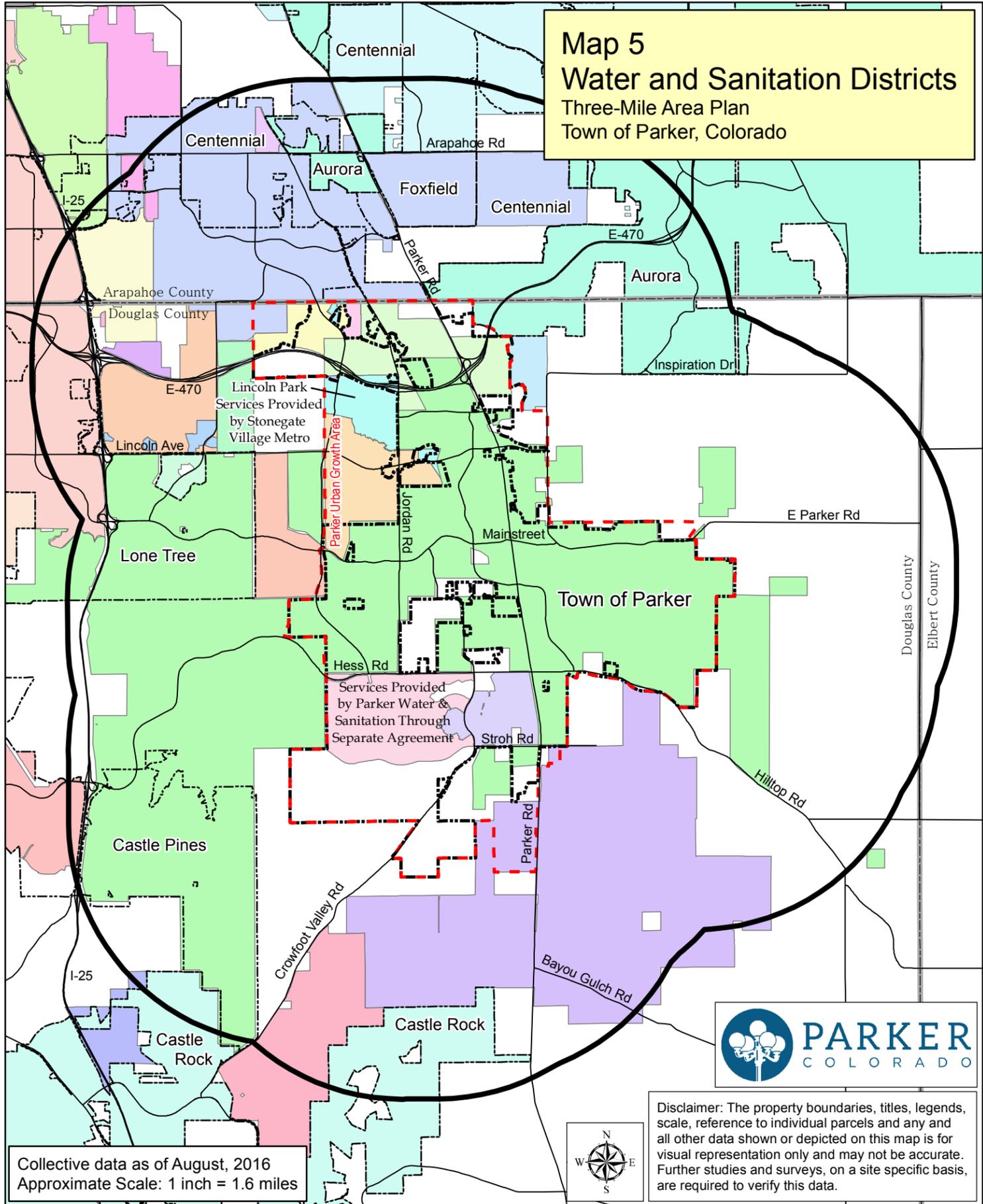


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**Map 5**  
**Water and Sanitation Districts**  
 Three-Mile Area Plan  
 Town of Parker, Colorado



**Water & Sanitation Districts**

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

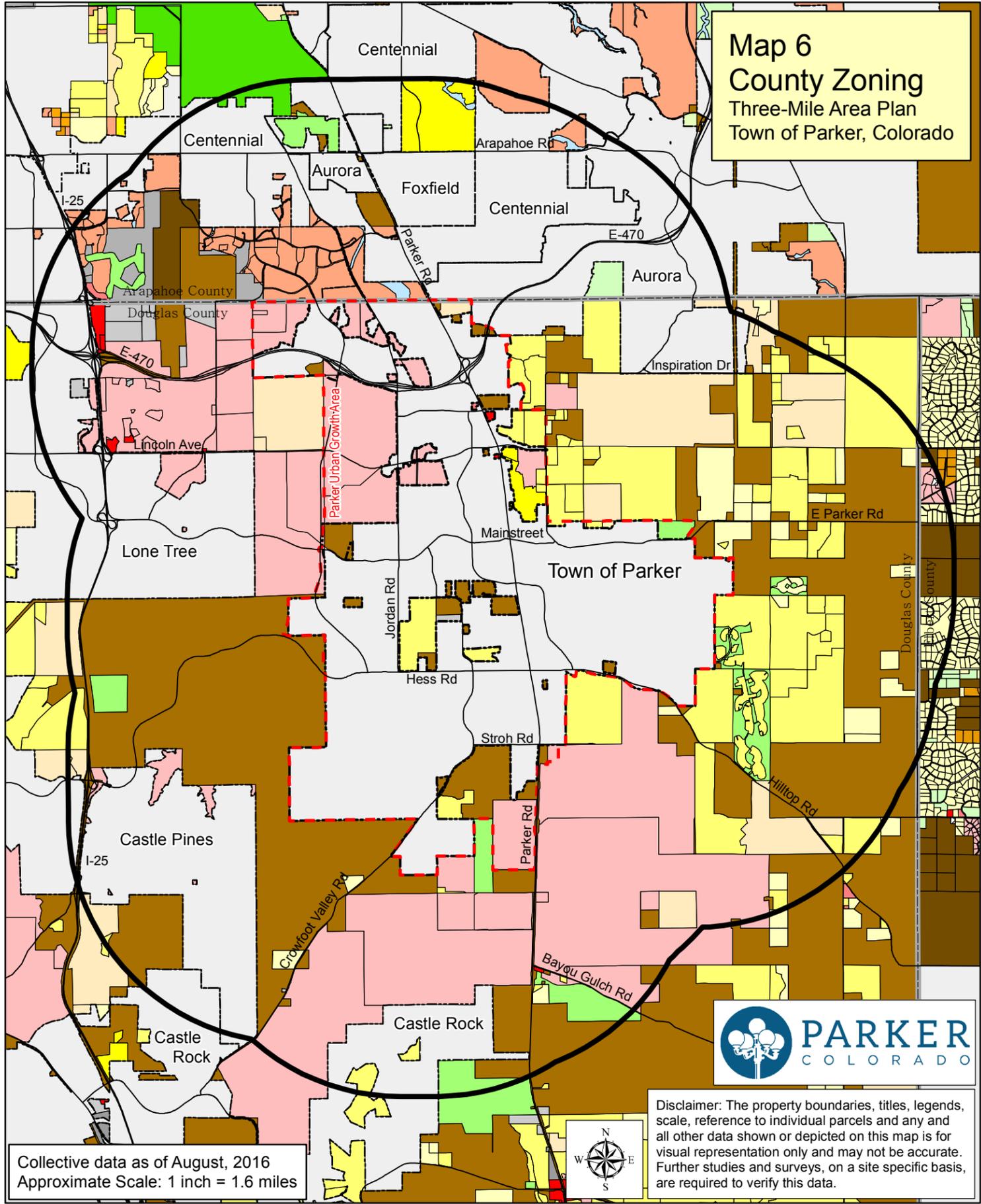


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**Map 6**  
**County Zoning**  
 Three-Mile Area Plan  
 Town of Parker, Colorado



**Arapahoe County Zoning**

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

**Douglas County Zoning**

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

**Elbert County Zoning**

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

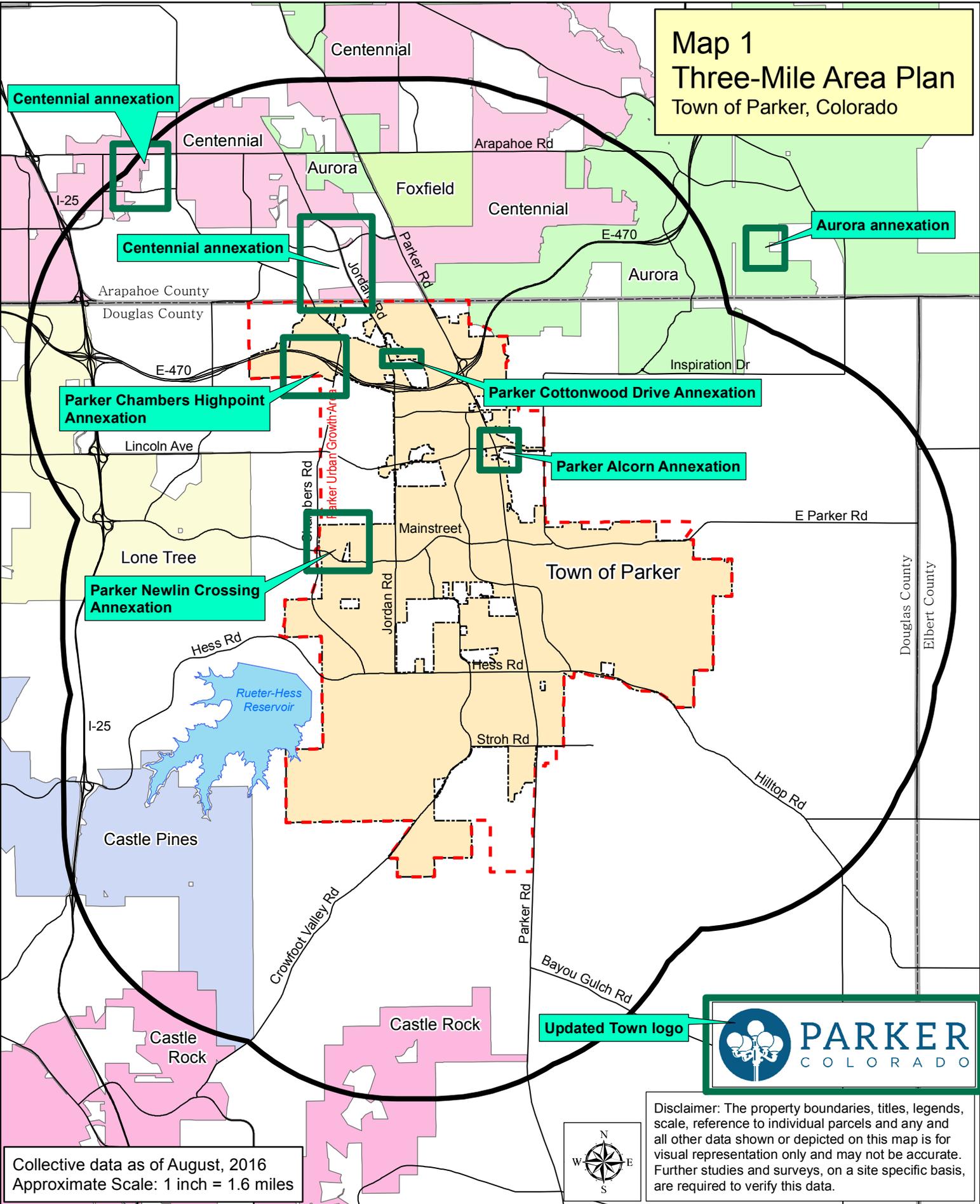
Incorporated Areas

Collective data as of August, 2016  
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**Three-Mile Area Plan  
Maps Reflecting  
Annual Changes**

# Map 1 Three-Mile Area Plan Town of Parker, Colorado



**Parker Chambers Highpoint Annexation**

**Parker Cottonwood Drive Annexation**

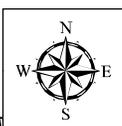
**Parker Alcorn Annexation**

**Parker Newlin Crossing Annexation**

**Updated Town logo**

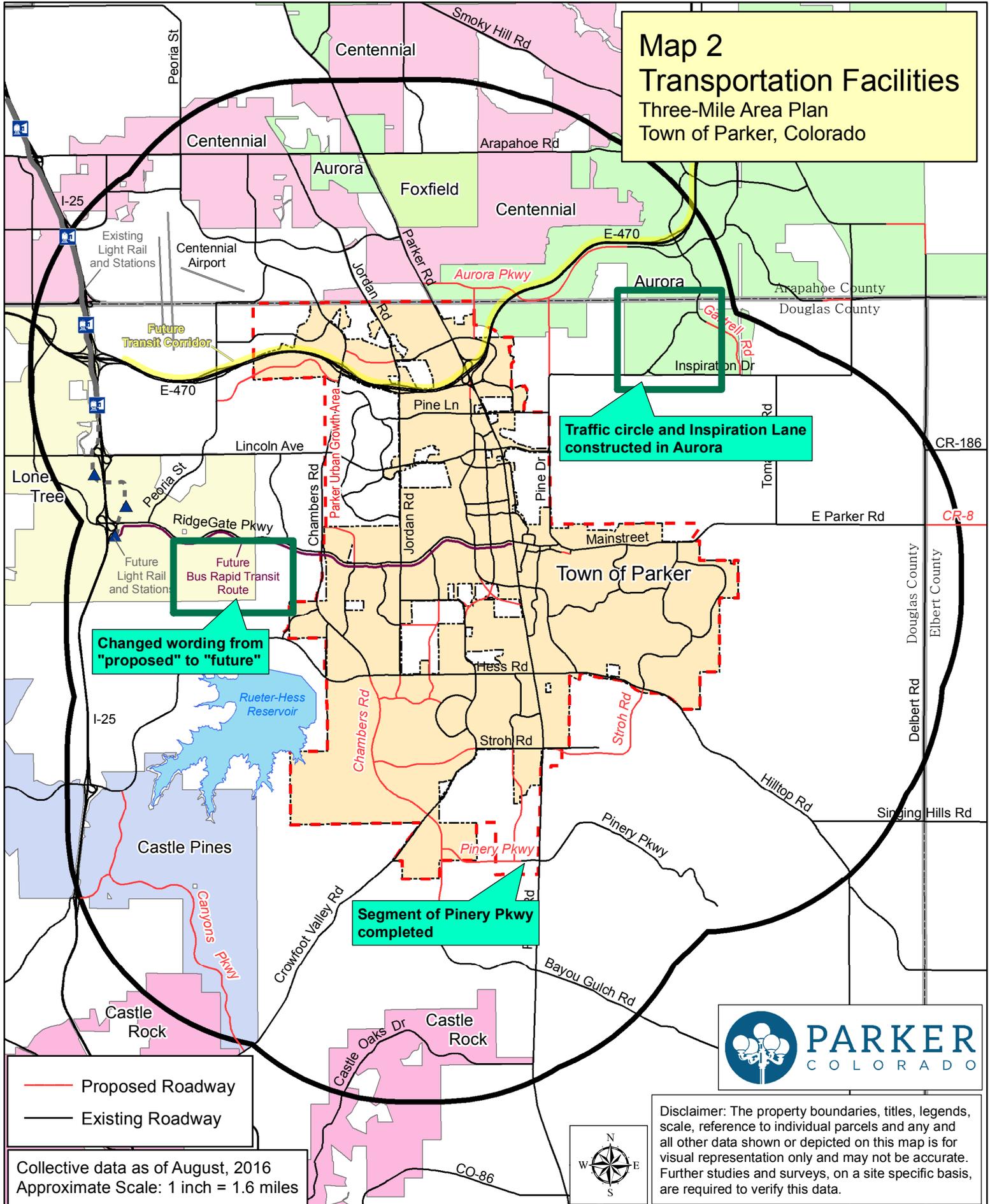


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# Map 2 Transportation Facilities Three-Mile Area Plan Town of Parker, Colorado



Changed wording from "proposed" to "future"

Traffic circle and Inspiration Lane constructed in Aurora

Segment of Pinery Pkwy completed

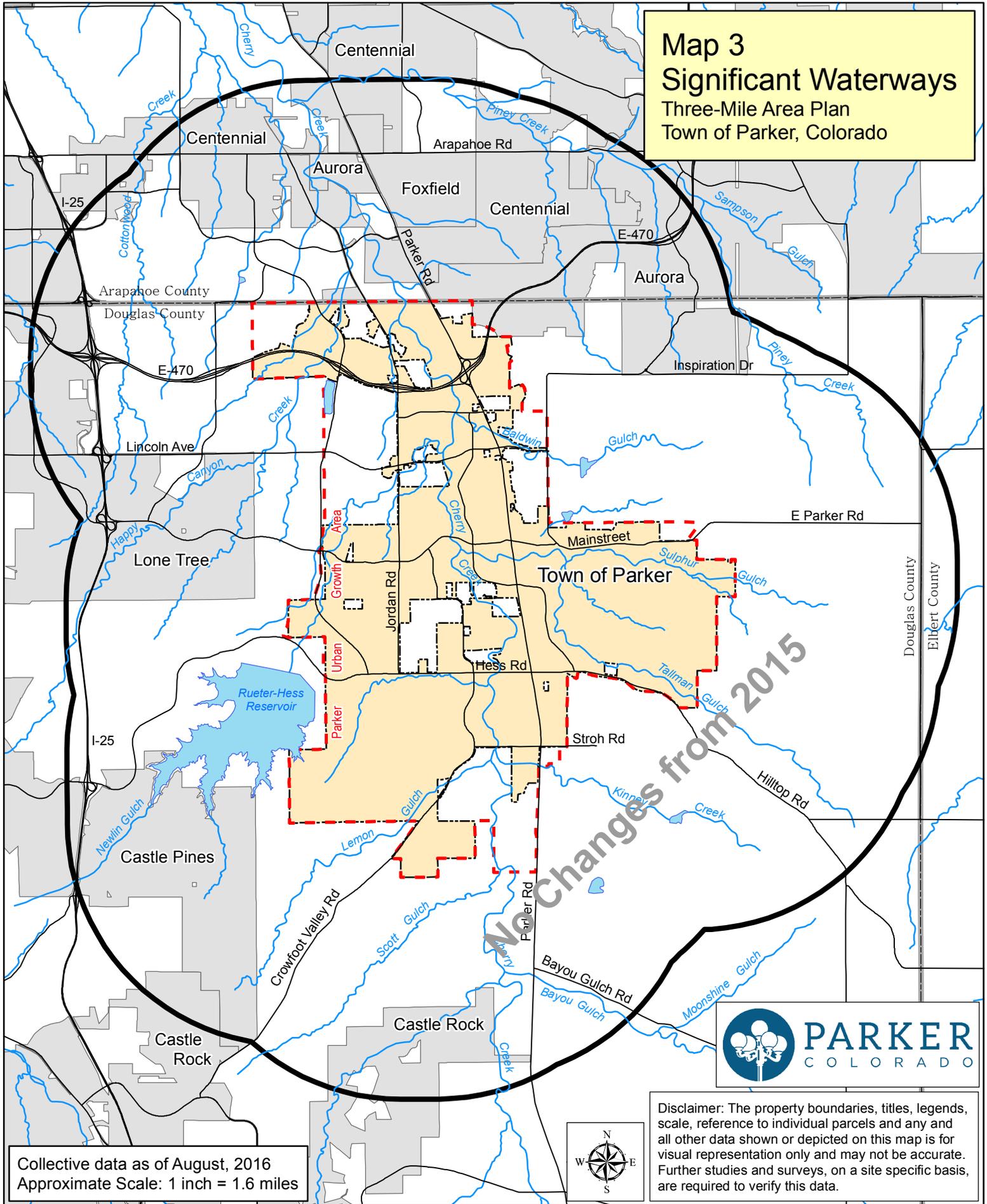
— Proposed Roadway  
— Existing Roadway

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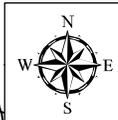


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**Map 3**  
**Significant Waterways**  
 Three-Mile Area Plan  
 Town of Parker, Colorado



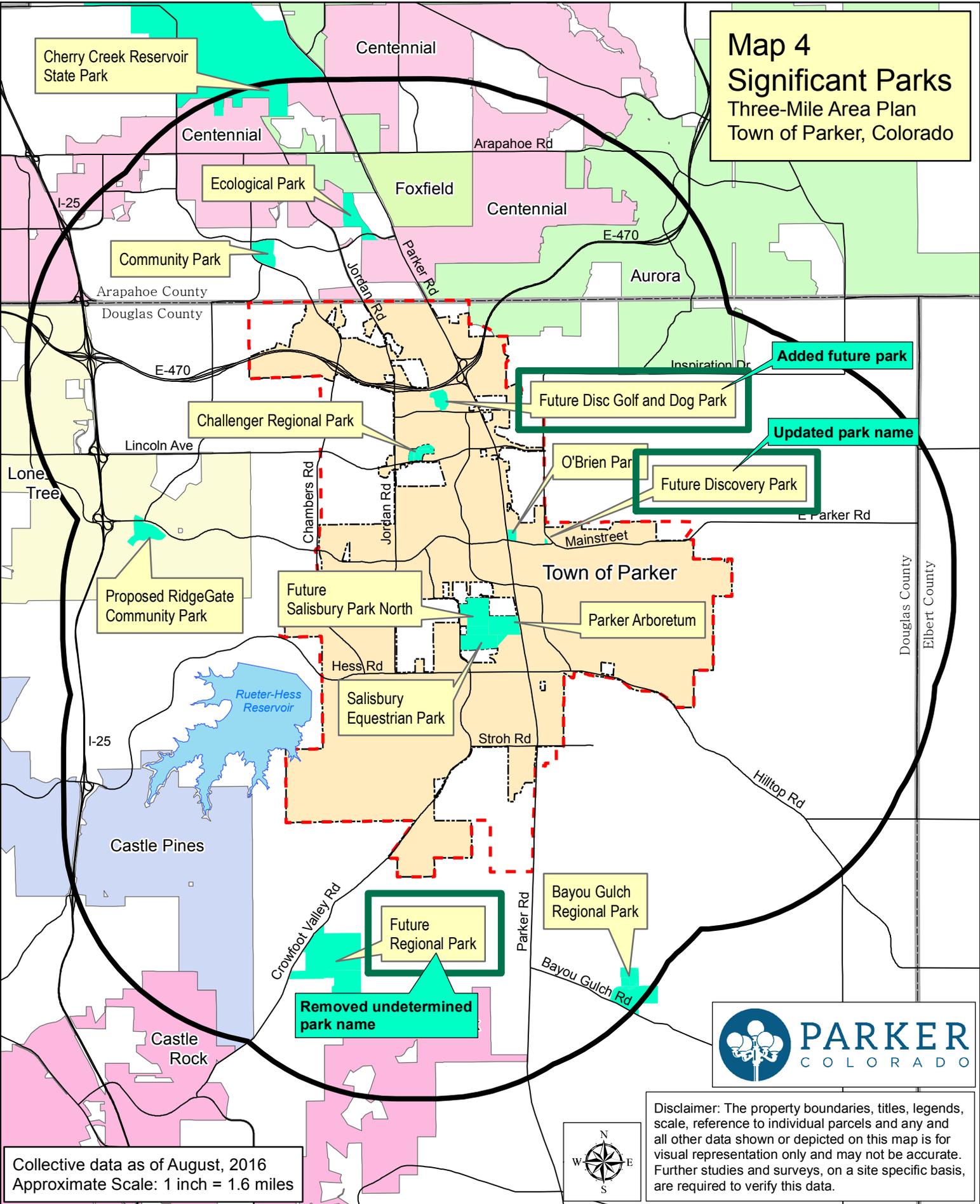
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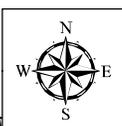
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No Changes from 2015

# Map 4 Significant Parks Three-Mile Area Plan Town of Parker, Colorado

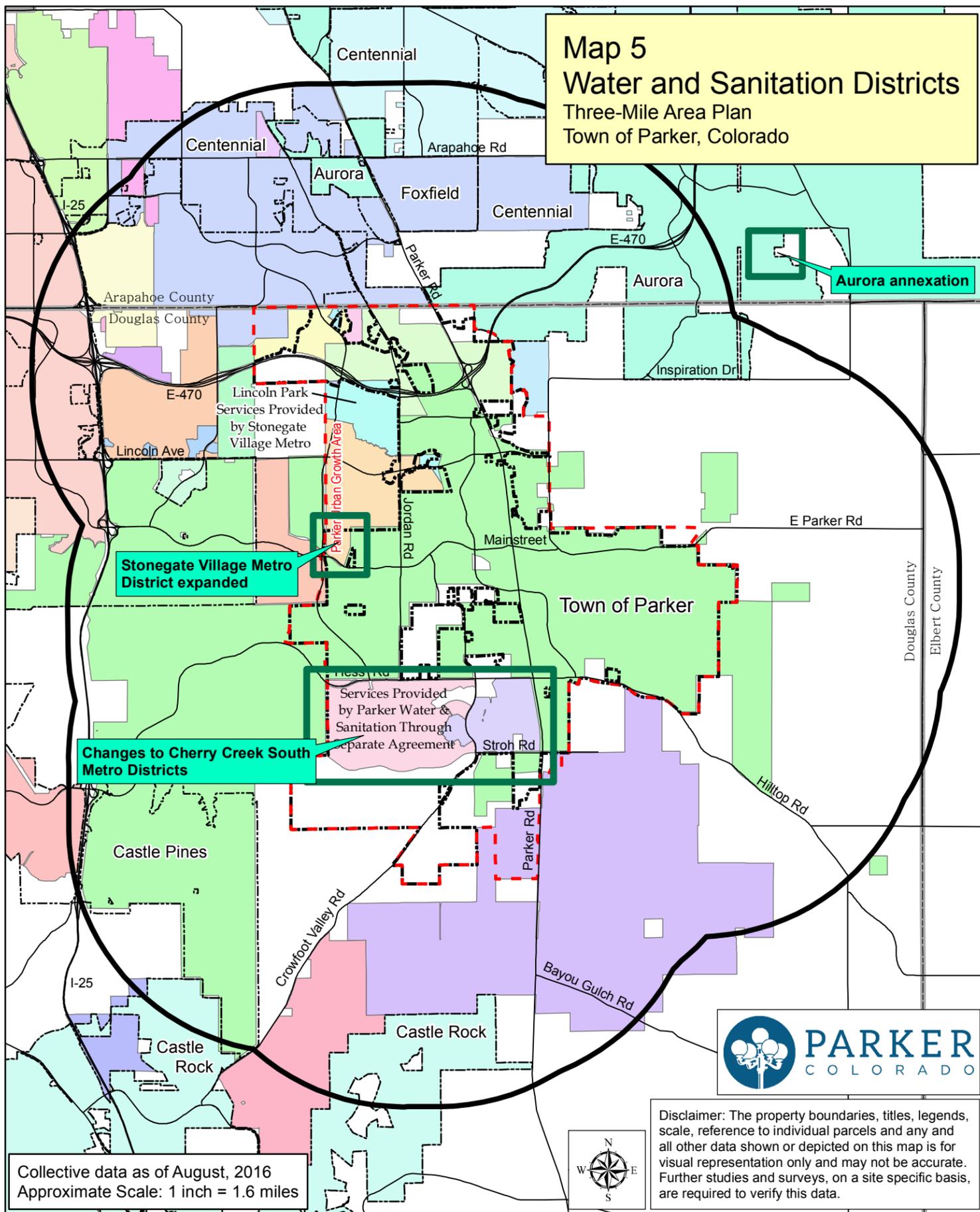


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**Map 5**  
**Water and Sanitation Districts**  
 Three-Mile Area Plan  
 Town of Parker, Colorado



**Water & Sanitation Districts**

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

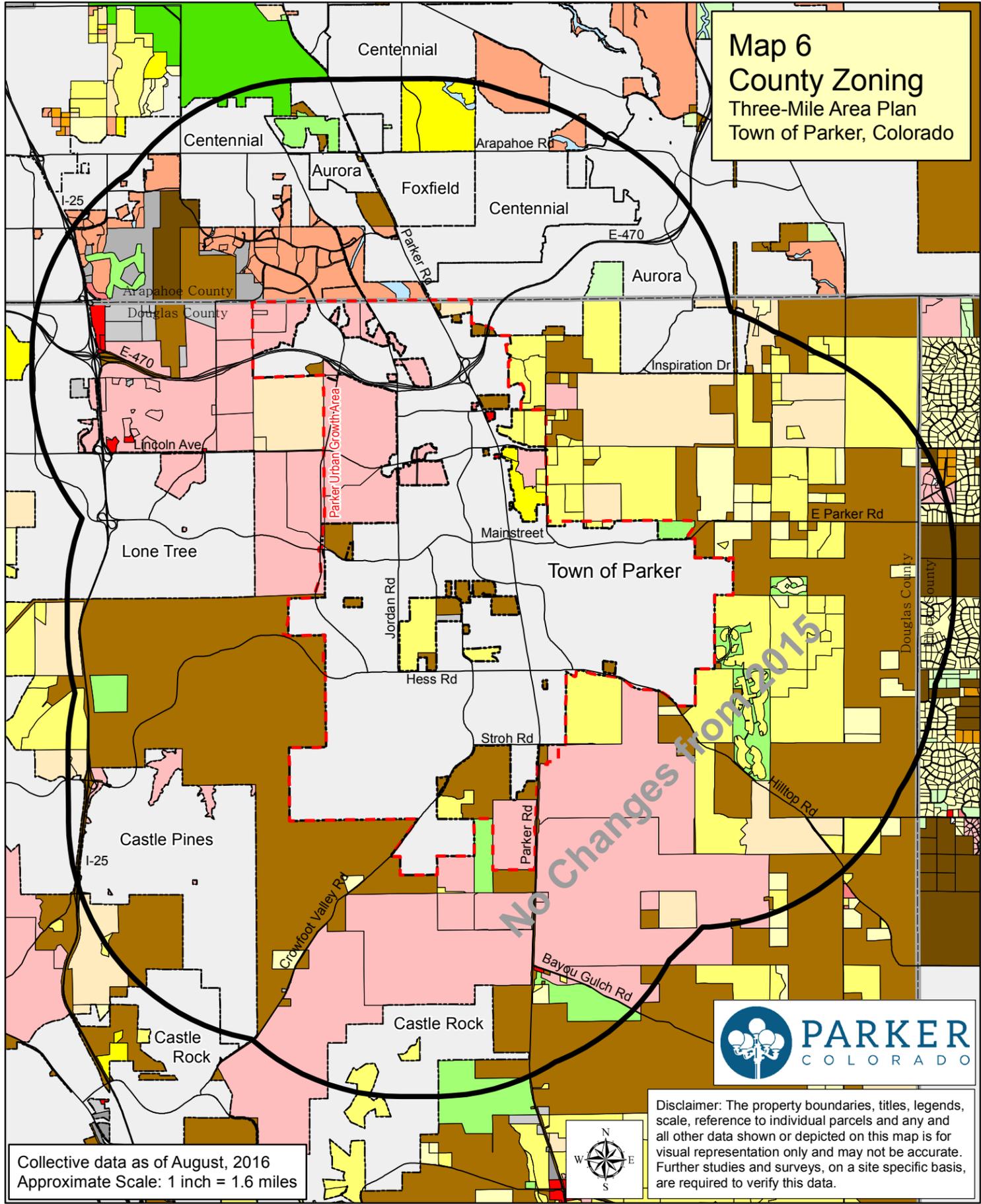
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**PARKER**  
 COLORADO

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**Map 6**  
**County Zoning**  
 Three-Mile Area Plan  
 Town of Parker, Colorado



**Arapahoe County Zoning**

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

**Douglas County Zoning**

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

**Elbert County Zoning**

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

Incorporated Areas



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**PLANNING COMMISSION 2017  
MEETING SCHEDULE**  
2<sup>nd</sup> and 4<sup>th</sup> Thursdays

January 12	January 26
February 9	February 23
March 9	March 23
April 13	April 27
May 11	May 25
June 8	June 22
July 13	July 27
August 10	August 24
September 14	September 28
October 12	October 26
November 9	
December 14	