

December 28, 2017

Paul Workman
Senior Planner
Community Development
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

RE: Parker Pointe Annexation and Rezoning referrals, Project Nos. ANX17-008 and Z17-024 (Douglas County Project Nos. RE2017-239 and RE2017-240)

Dear Mr. Workman:

Douglas County Planning Services has reviewed the materials provided within the two above-identified land use referrals and offers the following comments:

1. Douglas County Planning Services has recently provided referral comments on the Parker Pointe Lot 9 Site Plan, Parker Pointe L10 Multi-tenant Retail Building, and Parker Pointe Minor Development Plat. All comments offered under those referral responses are acknowledged and affirmed within this referral response.
2. The project site abuts the Community Separation Buffer Area as set forth in the Town of Parker and Douglas County Intergovernmental Agreement and Comprehensive Development Plan (CDP). The CDP provides, in part, in its Section 5.5 that for development applications adjacent to the Community Separation Buffer, the Town will consider contributing to and expanding the buffer area along the fringe of the Urban Growth Area. Douglas County supports development of the site in a manner that contributes to and expands the Community Separation Buffer. Such steps could include the dedication of open space or provision of improvements within the existing buffer area.

The proposed Parker Pointe site abuts on its south and east the Reata South Planned Development (RSPD) which is under the jurisdiction of Douglas County. The RSPD includes over 824 acres of conservation easement-protected open space. This open space area strongly supports the separation buffer and wildlife protection concepts envisioned within the CDP. The Kinney Creek conservation easement ("c.e.") (reception no. 2007100500) identifies conservation values inclusive of public recreation which is established by the Kinney Creek trail easement and improvements. The c.e. notes in its Section 1(d) that the trail will serve as a future connection for the local community to the Cherry Creek trail. The southernmost portion of the trail corridor provides multiple points of access to the Pinery neighborhood and terminates on its east end at Betts Ranch

Road. The Reata South PD also identifies a Stroh Road trail easement extending south from Stroh Road to the described Kinney Creek trail.

The potential extension of the trail corridor from its current western terminus near the Highway 83 box culvert to the Cherry Creek trail corridor west of Highway 83 would support important regional trail network connectivity. Additionally, improved pedestrian and bicycle access through extension and improvement to the trail corridor would enhance public access to and awareness of the Parker Pointe development.

3. To facilitate connection to the Kinney Creek trail, a trail link should be sited and established from the Parker Pointe development to the trail corridor through the development review process.
4. Douglas County Engineering offers no comments on the annexation and rezoning referrals.

Douglas County Planning Services appreciates the opportunity to comment on these land use applications.

Regards,

Joe Fowler

Joe Fowler, AICP
Chief Planner

C: Matt Jakubowski, Principal Planner
Matt Williams, Engineering Development Review Manager
Randy Burkhardt, Assistant Director, Parks, Trails and Building Grounds