



March 11, 2020

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

Regarding: **Approval Considerations**
Name of Project: **Parker & Pine Subdivision (SUB 18-020)**

Approval Considerations

The Parker Planning Commission and Town Council considers six (6) factors when weighing approval of a subdivision application, presented below. In an attempt to assist this approval process, applicability to these considerations are provided below the criteria.

1. Consistency with Master Plan. The proposed subdivision is consistent with the goals and policies of the Town of Parker Master Plan and the General Land Use Plan in the Master Plan.
 - a. Yes, the 2035 Master Plan states that the central commercial district should focus on retail, services, offices, lodging, restaurants, entertainment, and higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Therefore, the proposal to subdivide to facilitate development of the outlined uses is consistent with the 2035 Master Plan.
2. Consistency with the Land Development Ordinance and other minimum standards established by the Town. The proposed subdivision complies with this Section and all other provisions of this Title, the Town's Stormwater Drainage and Environmental Criteria Manual and the Town of Parker Roadway Design and Construction Criteria Manual and other applicable standards adopted by the Town
 - a. Yes, the subdivision is consistent with the Land Development Ordinance and all other applicable Town standards.
3. Consistency with Zone District Standards or Planned Development Guide, if applicable. The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Development Guide.
 - a. Yes, the subdivision is consistent with the Planned Development Guide.
4. Public notice requirements. The applicant has demonstrated that all public notice requirements have been met.
 - a. Yes, Applicant has met all required public notices, and provided documents to the Town.
5. Agreements. A subdivision agreement and/or other agreements have been executed by the applicant as required by the Town Council.
 - a. Yes, a draft subdivision agreement is being prepared and will be executed concurrent with Town approval of the subdivision.

6. Public dedications. All applicable public dedication requirements have been satisfied.
 - a. Yes, all applicable public right-of-way dedications have previously been dedicated. Additional easement dedications (access, sidewalk, etc.) are being dedicated on the Plat.