



December 24, 2019

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

Dear Mr. Workman;

Final Plat Narrative for Parker Pointe

This application for a **Final Plat** is for the commercial development of a 14.66 acres parcel, located on the southeast corner of S. Parker Road and E. Stroh Road.

Adjacent lands directly across Parker Road to the west is Walgreens, Chase Bank and Valero gas, zoned (PD) Planned Development, Subdivision Reata West. To the North-west is the King Soopers center and is also zoned (PD) Planned Development, as part of Stroh Ranch. To the north is a commercial corner with residential directly to its east, within the Town of Parker and zoned (PD) and is currently under construction. The properties to the east and south are zoned (PD) Planned Development in unincorporated Douglas County. Property to the east falls inside the Parker UGA Overlay District. Properties to the east and south are vacant, with the Colorado Club further east.

The subject property slopes up, to the east with some elevations as much as 40 feet above Parker Road. This bulk of the property is currently zoned Town of Parker Modified Commercial with Flood Plain and Preble's Mouse habitat along the south property line designated in Tracts and zoned Town of Parker Open Space. The proposed subdivision divides the land into 15 commercial lots and 2 tracts. Users that are showing interest in this development are fast-food, hotel, financial, daycare, convenience store and auto service.

This development will have a right-in right-out on Parker Road. In addition to the Parker road access a full movement access on Stroh Road is being proposed to align with the development currently under construction, 670 feet to the east of the Parker road intersection. 1200 feet to east is access to Colorado Club golf club. Stroh Rd ends one mile east of Parker Road.

The property has designated 2 Tracts along the south property line to be dedicated to the Town. They contain floodplain and mouse habitat which is not being disturbed.

The property will be served by Parker Water & San, IREA, Xcel, Century Link, Comcast and Parker Fire Department.



The landscape architecture design will follow the Town of Parker's standards and development design standards unique to this property. This development will incorporate low water, xeric-scape designs. The mature cottonwood trees on the east and south property lines will remain where possible.

We thank you for your review and favorable recommendation to the Planning Commission and City Council.