

PRELIMINARY PLAN CRITERIA & NARRATIVE

Applicant's name:

Century Land Holdings, LLC
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111

Description of the general proposal.

Compark Village Single Family homes consists of 7.69 Acres of land which is part of the larger Compark Village PD Fifth Amendment. The majority of the site is located in the Town of Parker. The intent of the Compark Village Planned Development - Fifth Amendment is to offer better opportunities for community growth Within the Town of Parker. The proposal adds to a mix of retail, office, commercial, and residential uses along with trails and open space. The mixed use program will combine employment opportunities with services and housing while preserving the natural character of existing drainages., wildlife habitat, and unique topographic features.

As part of the site plan, 33 single family detached fee simple homes are proposed with a 1 acre pocket park and a minimum of 20% additional open space. This Sketch Plan application is being submitted concurrently with a proposed Preliminary Plat to the Town of Parker.

Description of Application

Compark Village Single Family Homes is envisioned to be a pedestrian-friendly neighborhood that builds upon and fits into the Town of Parker's small-town character, while providing homes within proximity to significant open space amenities, regional civic facilities, and the downtown core. The intent is to complement the overall Compark Village PD by adding single family residential homes which have an adjacent pocket park and connectivity to internal trails and open space amenities. The proposed community is a logical extension of existing infrastructure, utility systems, and open space networks.

The site plan provides connections to regional open space trails to the south of the property. This creates connectivity between existing internal neighborhoods and provides continuity and a logical continuation of streetscape and connectivity for all surrounding residents to use.

The community will include a central pocket park approximately 1 acres in size, a continuation of a regional trail system and open space buffer areas to serve the needs of the residents. The design intent is to create neighborhoods with a walkable environment. Walks connect to adjacent amenities and a regional trail which lead to Chambers Road and Happy Canyon Creek. The proposed site plan promotes a multi-modal environment based from a traditional design theme that creates pedestrian-friendly streets and public outdoor spaces.

Active and passive recreational amenities will be provided in the park for all ages to enjoy and gives users an opportunity to explore adjacent open space areas. Proposed elements such as play structures, picnic shelter, tables, swings, and landscaped beds all create a unique sense of identity for the park space. The trails and play facilities will serve various populations from tots to seniors. Additionally, easy access to the regional trail opens up a range of off-site activities in close proximity to the trail.



Section 13.070.060 (d)

Criteria for a sketch plan. The subdivision shall comply with all the following standards:

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.

1. The proposal is consistent with the Town Master Plan maps, goals and policies.

The site is part of Compark Village Planned Development – 5th Amendment Planning Area – 17 Mixed Use Residential. The proposed addition of 33 units would meet the intention of this category as Single Family, and Multi Family residential are adjacent to the proposed residences.

The parcel is located within the Mixed Use land use of the Parker 2035 Master Plan: Changes and Choices. This Character Area will allow residents to walk and bicycle to their daily needs including retail, employment and recreation through a blend of compatible land uses, public amenities and an integrated multimodal transportation system.

Chapter 6 - Land Use Goals and Strategies:

1. Growth shall be appropriately directed and site-planned to sustain our community's need as we grow,

1.A. Strengthen the identity of Parker by encouraging a balance of land uses that supports a high quality of life and contributes to the hometown character of our community.

The proposed community is consistent in use, density, and housing product as adjacent residential neighborhoods within the Compark Village PD. The homes in this community are anticipated to be similar in size, scale, and character to other single family homes found in Parker. This strengthens the community feel by integrating with the larger Parker area, instead of standing out as a stand-alone development. This integration is reinforced by connecting to the existing street and trail system and logical continuation of the block pattern. These connections to existing multi-modal transportation systems gives residents options for traveling to and from nearby recreational areas, groceries stores, and other opportunities for goods and services.

1.B. Ensure that growth occurs in a manner that balances the pace of development with the ability of the Town and special districts to provide quality services and capital improvements, such as utilities, transportation, parks and open space and police protection.

As an infill site, this community has access to existing utilities and road connections. This means municipal services do not need to extend beyond their current operating boundaries, thus reducing development sprawl which sometimes overextends services. The provided 1 acre park and additional

1.3 acres of open space ensures that existing parks and trail systems do not become overcrowded from lack of other recreational options.

1.C. Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community.

The site is part of a larger mixed use master planned community which promotes commercial uses integrated within the community, expanding The Town of Parkers economic base in the community.

1.D. Increase the amount of open space using the criteria set forth in the Open Space, Trails and Greenways Master Plan which emphasizes supporting a regional greenway network that provides a community separation buffer from development in neighboring jurisdictions while maintaining the viability and connectivity of the natural ecosystem.

In addition to the proposed 1 acre park, this development contains +/- 1.3 acres of open space, including trails and native grasses. Wall will eventually connect to the regional trail systems within the opens space corridor and along Chambers Road and Happy Canyon Creek. The proposed open space on the property provides a 45'-50' southern buffer to adjacent neighbors while maintain wildlife habitats and the connectivity of the natural ecosystem.

1.F. Develop land use patterns that are compatible with and support a variety of transportation opportunities and/or choices.

The proposed community supports multi-modal transportation by providing on-site sidewalk opportunities which connect to parks and trails. These connections lead to off-site trail multimodal networks. These existing networks provide a connection to the larger regional network of neighborhoods, parks, trails, and goods and services.

1.G. Sensitively integrate the built environment with the natural environment in order to protect the native landscape and topographical features naturally occurring throughout our community.

This proposal meets these goals and strategies by integrating homes within the natural topography of the environment, connecting with existing neighborhoods through streets and sidewalks, and by building homes consistent in form and character to existing neighborhoods within Parker. Additionally, open space is provided throughout the property, particularly through buffers adjacent to the southern property's perimeter. These buffers retain the natural grade, vegetation, and provide a habitat for small wildlife.

1.H. Encourage land uses that create a sense of community among those who work, live, and play within appropriate neighborhoods.

The proposed residential development is consistent with adjacent residential uses and is part of the larger Compark Village PD. The residents of the proposed community will benefit from the close proximity of compatible land uses such as grocery stores, trails, parks, elementary schools, the Douglas County Library, nearby shopping and restaurants, and home improvement stores.

Chapter 8 - Housing and Neighborhoods Goals and Strategies:

- 1. Preserve and protect the quality of life within our existing residential neighborhoods.**
 - 1.A. When reviewing development proposals adjacent to and within existing neighborhoods, ensure that the development demonstrates compatibility with, and sensitivity to, existing neighborhood characteristics in terms of housing, quality, density, building height, placement, scale and architectural character.**

The proposed site plan is part of the larger Compark Village PD. Homes are anticipated to be consistent in form and architectural styling to others in the area within the community. This includes size, height, placement, general scaling, and character. Connectivity within the proposed community includes roads, sidewalks, and trails, which would be compatible with adjacent connectivity options along surrounding streets and neighborhoods. A buffer of open space is provided around the community to mitigate any potential negative effects on neighboring homes.

- 3. Encourage housing development that provides for 'live, work and play' relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**

The proposed residential use at this location presents a logical infill opportunity due to the close proximity of goods, services, and jobs. Additionally, the proposed on-site connectivity in conjunction with the existing off-site multi-modal infrastructure presents the opportunity for residents to use non-vehicular transportation to reach these goods, services, and jobs. The proximity of these amenities with multiple transportation choices creates an improved quality of life for residents. Nearby businesses will benefit economically from a population increase of 150 households.

- 5. Increase the homeownership rate with an emphasis on creating opportunities for all income levels.**

- 5.A. Encourage single-family attached and detached homes within a wide range of prices.**

The Denver metro area, which includes Parker, is estimated to grow in population by one million people by 2035. This estimated growth combined with single-family housing shortage shows a desperate need for new single-family homes. This development would provide needed housing stock at a price-point equivalent to other homes in the area.

Chapter 10 – Transportation:

2. Multi-Modal

Provide a multi-modal transportation system that maximizes mode choice and mobility for all users.

The site plan design intent is to create a neighborhood with a pedestrian environment. Walks will connect to the regional trail systems along Chambers Road and Happy Canyon Creek. Commercial developments permitted with residential uses are limited to services that will support the residential neighborhood and the Compark Village. These ensure residents have multiple mobility choices to access amenities within the community and beyond.

3. Interconnected

Create an interconnected local and regional roadway network that provides efficient and convenient mobility and access.

The proposed development an extension of Bunny Hop Lane, Hummingbird Street and Deer Creek Lane within the Compark Village PD. All of these connections provide access to the larger regional areas including multiple residential neighborhoods, C-470, a handful of parks, grocery stores, home improvement stores, and numerous retail and restaurant options.

Chapter 11 – Public Services and Facilities:

1.G. Water Resources and Sanitation Coordinate with the Parker Water and Sanitation District and other special districts that serve Parker residents and businesses to ensure a sustainable water supply and adequate sanitation systems.

Central water and sewer connections, and water and sewer taps are provided through Stonegate Valley Metropolitan District. These connections can be made in an efficient and cost-effective manner due to adjacent developed areas.

1.H. Stormwater Management Ensure that stormwater systems are properly planned, designed, constructed, and maintained to prevent flooding, protect water quality and to preserve the natural creeks and riparian habitats throughout the Town.

While still a part of the Compark Village PD, off site detention has been planned in the Eastern portion of the site. The provided open space and park assists with water purification and filtration and reduces the amount of runoff from the site. Additionally, xeriscape principles and drought tolerant plants relieve the amount of irrigation needed for the development.

1.I Coordinate stormwater management improvements with Douglas County and Urban Drainage and Flood Control District.

All stormwater improvements (including but not limited to street conveyance, storm sewer, ponds & outfalls), report & construction document reviews, and permits will be coordinated with both Douglas County and Mile High as the project progresses through the applicable steps. We look forward to both agencies opportunity to provide any substantial comments during the 25-day referral period.

1.J. Metropolitan and Special Districts-Encourage special districts to be fiscally and operationally sustainable.

It is anticipated that the development already has created a Special Metropolitan District to assist in the financing of public improvements. All development will be in accordance with a proposed service plan. The District will need to be approved by the Town, who will ensure that entity does not unnecessarily burden future Town residents. The purpose will be to fund needed public facilities and services including the pocket park, trails, and open space maintenance. Furthermore, the elimination of weeds through a weed management plan funded in perpetuity by the proposed metropolitan district will assist in the restoration of the grasslands disturbed by the ranching activity therefore enhancing wildlife habitat and movement corridors.

There should be no impacts on Stonegate Valley Metropolitan District, which would provide central water and sanitary sewer services to the property. Rather, the development of the parcel should add to the fiscal health of the District from tap fees and assessed valuation which provides additional revenues. Additional benefits to the District include the looping of water mains, conveyance of easements at no cost to the District and development of infrastructure by a private developer or Metropolitan District without Town funding.

Chapter 12 – Natural Resources:

3.C. Encourage development patterns that reduce the vehicle miles traveled by residents and support alternative modes of transportation as an option.

This infill development encourages multi-modal transportation by providing internal pedestrian sidewalks and adjacent regional trail connections for recreation and connection to the surrounding community. The continuation of the sidewalks create a seamless pedestrian experience through the community, and it is feasible for residents to access grocery stores by bicycle, providing the opportunity to greatly reduce vehicle miles traveled for this common and necessary activity.

5.C. Continue to require the use of efficient lighting to minimize light trespass and pollution and reduce glare.

Full cutoff fixtures, designed to reduce glare, will be implemented in all common areas to ensure minimal amount of light pollution and trespass.

7. Promote proactive environmental programs and water conservation practices.

7.A. Implement responsible creation of landscaping that utilizes the seven Xeriscape principles: proper planning and design; irrigation systems (e.g., Netafim); use of mulches to reduce evaporation; use of soil amendments; grouping of plant materials of similar water needs together (e.g., hydrozoning); limiting of turf areas; and appropriate maintenance of the landscape.

Proposed landscaping utilizes Xeriscape principles and provides drought-tolerant plants to proactively promote water conservation. Native seed is used in all open space areas, and turf is limited to the park area.

7.C. Continue to control noxious weeds.

Open Spaces areas are to be seeded with native grasses, with a level of maintenance to ensure noxious weed do not become prevalent.

Chapter 13 – Open Space and Recreation:

2. Provide an interconnected system of trails and trailheads within the Town and to the regional network for a variety of nonmotorized activities.

A multi-modal trail is provided within the proposed community. This trail is located within buffer areas around the entire perimeter of the property, with an additional trail to the internal park. This internal network connection with the Sulphur Gulch Trail at the intersection of Willow Park Drive and Mainstreet. The Sulphur Gulch Trail provides connections to regional recreation opportunities such as Riva Ridge Park, Deer Trail Park, Paperflower Park, and the Norwell Outdoor Fitness Park. Additional amenities and services accessible from this network include the Douglas County Library, Parker Town Hall, Parker Arts, Culture & Events Center, Pioneer Elementary School, Ironhorse elementary School, Safeway, Home Depot, Walmart Supercenter, and Target.

3. Provide interconnected open space that is integrated into the community; and preserve and protect valued open lands such as natural areas and community separators.

Open space is provided around the southern perimeter of the neighborhood.

9. There is adequate waste 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 uses.

The parcel is surrounded by development including access to utilities, such as water, sewer, electric, etc. and is part of Parker Water and Sanitation District's service boundary. The proposal includes a park and trail to provide neighborhood residents a place for active and passive recreational activities. Schools will be compensated with fees in lieu.

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.

The site has been designed so that roadway sections, layout and vertical alignment adhere to the criteria presented in the Town of Parker Roadway Design and Construction Criteria Manual. Maximum vertical grade of roadways was limited at 6% grade in order to also adhere to the criteria established by the South Metro Fire Department. The storm system present on site is in accordance with the criteria presented by the Town of Parkers with storm sewer present to convey runoff generated from the site into a water quality and detention pond along the east side of the site, before eventually out falling to Sulphur Gulch at below historic rates. Water and Sanitary utilities present on the site have also been designed in accordance with the Criteria established by Stonegate Valley Metropolitan District, which currently services the site. Appropriate measures will be taken on the site during construction and after completion in order to limit the potential of erosion of soils present and limit storm runoff exiting the site. These measures shall be in conformance with the Best Management Practices presented in the Chapter 8 of the Town of Parker Storm Drainage and Environmental Criteria Manual.

The site plan meets the minimum standards dictated by the proposed Planned Development and the Town of Parkers Land Development Ordinance. Furthermore, the site plan complies with the residential design minimums that are dictated by the Town of Parker such as:

- *No residential lot be more than 1500-feet away from a collector*
- *No more than 29 lots are on a cul-de-sac*
- *Minimum of a 1 Acre Park*
- *Minimum of 20% of open space*

(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.

The site plan meets the minimum standards dictated by the proposed Planned Development and the Town of Parkers Land Development Ordinance. This includes complying with the Development Standards as set forth by the PD:

*Maximum number of units: - PA 17 and 18 combined shall not exceed 225-residential dwelling Units
Minimum standard lot area: 5,000 square feet
Maximum Building height: 35 feet
Minimum lot width: a. At the street: 40 feet
At a cul-de-sac, knuckle, or similarly curved frontage at the street: 25 feet*



Setbacks

Primary structure front setback (from local street right-of-way):

- 20 feet to face of garage to sidewalk
- 15 feet to face of home
- 10 feet to unenclosed covered porch without living space above the porch

Primary and accessory structure side setback: 5 feet

Primary structure rear setback:

- 10 feet internal lot or lot adjacent to a buffer,
- 10 feet for perimeter lots along Happy Canyon Creek Accessory structure rear setback: 10 feet
- Detached garage rear setback: 5 feet

Corner lot side setback (From local street right-of-way):

- 10 feet to side of structure;
- 20 feet to face of garage to adjacent sidewalk if side entry

Minimum building separation: determined by fire codes

4) Previous plans. All conditions of the previous plan have been met. The plan is in substantial conformance with the sketch plan.

The Preliminary Plan follows the Sketch Plan as they have been submitted as concurrent applications. The Sketch Plans intent for Compark Village Single Family is to provide a conceptual layout of the subdivision. This plan has been used to examine the feasibility of layout, including conceptual design, legal ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, and conformance with the Town Master Plan, and zoning requirements. A sketch plan shall not create parcels that do not meet zoning standards.

The Preliminary Plan uses the Sketch Plan as a guide and furthers the technical requirements, design standards and improvement requirements of the Town ensuring that the standards imposed on the proposed subdivision can be met. The design complies with zoning requirements, circulation patterns, desired open space and other applicable plans, standards, and regulations. The application includes the entire subdivision in order to depict road connections, open space connections, adequate park facilities and utility extensions for a larger area.