



PD Amendment Narrative

11-11-2016





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FRIDAY, NOVEMBER 11, 2016

MR. PATRICK MULREADY,
PLANNER TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: Trails at Crowfoot — PD Amendment

Dear Patrick:

PCS Group, Inc., on behalf of E5X Management is pleased to present this letter as the required narrative for our PD Amendment submittal. The ownership and design team has been meeting regularly with the Town of Parker to help facilitate the review of this exciting project. As you are aware we are also submitting a Sketch Plan and Preliminary Plan for the full Trails at Crowfoot project, which will include a combination of single family detached lots, paired homes, as well as a coordinated open space trail network, pocket park areas, and a large neighborhood park. We have coordinated our design efforts with the adjacent development areas in order to provide a significant area wide benefit through the extension of Chambers Road to the South and Pinery Parkway running east west. In addition we have had a significant number of coordination meetings to verify that our overall internal and offsite utility connections are feasible and economically sound.

The primary reason we are proposing a PD Amendment is to adjust planning area boundaries based on the more refined site specific designs that concur with the proposed Sketch and Preliminary Plans. Overall the proposal maintains the number of units as originally approved, as well as maintains the amount of open space, areas set aside for a School, a Fire Station, and increases the amount of land set aside for a Neighborhood Park. Another reason for this proposed PD Amendment relates to the alignment of North Pinery Parkway east of the Bayou Gulch intersection. The original PD contemplated North Pinery Parkway exiting this property much further to the north. The alignment east of this property has been designed by Douglas County, and a corridor for the extension of North Pinery Parkway has been established, our alignment needed to be modified to line up with the established corridor east of our property. This impacted the general boundaries of the planning areas adjacent to this approximately 1/3 of the property.

We are very excited about working with the Town of Parker to create this new community. Thank you for your time and consideration of this request. Please feel free to call if you have any comments or questions or if you need additional information.

Sincerely,

John Prestwich
President, PCS Group, Inc.

