

FRIDAY, NOVEMBER 11, 2016
MR. PATRICK MULREADY,
PLANNER TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138

Re: Trails at Crowfoot — PD Amendment - Approval Considerations

1. A need exists for the proposal;

This PD Amendment request is primarily being driven by modifications to road alignments that this project is required to make to accommodate off site road alignments.

2. The particular parcel of ground is indeed the correct site for the proposed development;

This PD Amendment request will not modify the overall land uses.

3. There has been an error in the original zoning; or

There was not an error in the original zoning, the road alignments off site were conceptual at the time the original zoning was put in place.

4. There have been significant changes in the area to warrant a zone change;

This PD Amendment request is primarily being driven by significant changes to road alignments that warrant the change to this PD.

5. Adequate circulation exists and traffic movement would not be impeded by development; and

This PD Amendment request will aid in regional traffic movement, the overall development number of units, amount of park and open space are not changing with this proposal.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet;

This PD Amendment request will not change anything that was previously anticipated.

7. There are minimal environmental impacts or impacts can be mitigated;

This PD Amendment request will not change anything that was previously anticipated.

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

This PD Amendment request maintains the anticipated land uses and general areas for development and is consistent with the Town Master Plan maps, goals and policies.

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;

This PD Amendment request maintains all obligations related to impacts and services.