



MEMORANDUM OF FINDINGS

To: John Prestwich,
PCS Group
Matt Janke
e5x Management

From: Patrick Mulready, Senior Planner
Town of Parker Community Development Department

Date: December 15, 2016

Subject: Requested PD Amendment, Sketch & Preliminary Plan
Case Files Z16-035, SUB16-050 & SUB16-051
Hess Ranch PD Amendment 1 and Filing 1 Sketch/Preliminary Plan ("The Trails At Crowfoot")
(First Submittal)

The following are the comments on your application. All comments must be responded to and if you disagree with a comment, please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. If you have any questions or desire a follow-up meeting with the reviewing agencies to obtain additional guidance, please contact me to arrange a time

TOWN OF PARKER PLANNING DEPARTMENT:

ATTN: PATRICK MULREADY

20120 East Mainstreet
Parker, CO 80138

EMAIL: pmulready@ci.parker.co.us

PHONE: 303.841.2332

FAX: 303.841.3223

PD Amendment:

1. The applicant is not proposing any increase in dwelling units or overall residential density. The PD Amendment is intended to shift internal planning areas around in order to accommodate an alignment for North Pinery Parkway as it departs the subject property to the east, into open space areas within Douglas County. The requested modifications, given these factors, are actually fairly minor compared to the currently approved Planned Development for this portion of Hess Ranch southeast of Crowfoot Valley Road. Staff therefore has no comment other than to ensure the Development Plan page contains the necessary signature blocks for Planning Commission, Town Council and Douglas County Clerk & Recorder Acceptance.

Complied: ☐ Yes ☐ No

Response: _____

Sketch/Preliminary Plan:

2. Hess Ranch/Trails at Crowfoot has an interesting challenge from a neighborhood planning perspective: It is bisected by a regional arterial roadway (Chambers Road) which is anticipated to carry large volumes of traffic. As such, the challenge is how to make both halves of the Hess Ranch/Trails at Crowfoot develop in a way where they cohesively interact. Staff believes that the key to this is at the pedestrian scale, particularly as it pertains to the two planned signalized intersections crossing Chambers Road. (See the attached map.)

As part of a resubmittal, staff would like the applicant to address how to make those intersections friendly for pedestrians with close up details of the methods the applicant intends to employ. This can include enhanced paving details to visually differentiate the crosswalk, comfortable pedestrian refuges at mid-street median crossing, landscape features at all four corners which mirror one another or extend a landscape theme around the entire intersection, enhanced landscaping within the medians, or other methods to make these intersections less of a psychology barrier at the pedestrian level and more of an opportunity to link both sides of Chambers Road together.

Complied: ☐ Yes ☐ No

Response: _____

3. Sheet 1 of the Sketch/Preliminary Plan exhibit contains a land use summary table. We would like a bit more substance to the categories of land use and would recommend following this type of format:

<u>Land Use Type</u>	<u>Area (acres)</u>	<u>% of Total Area</u>
Fire Station	sss.ss ac	ss.s%
School Sites	ttt.tt ac	tt.t%
Single Family Residential Lots	uuu.uu ac	uuu.uu%
Duplex/MF Residential Lots	vvv.vv ac	vv.v%
Commercial Land	www.ww ac	ww.w%
Park Land	xxx.xx ac	xx.x%
Open Space Areas	yyy.yy ac	yy.y%
Road Rights of Way	zzz.zz ac	zz.z%
TOTAL	400.11 ac	100.0%

Complied: ☐ Yes ☐ No

Response: _____

4. Similar to item 3, a Tract Table, identifying tracts by size, function and future ownership condition should be included. It might be worthwhile to consolidate both the Land Use Summary Table and Tract Table onto a new sheet right behind the cover sheet. Item 5 will explain why.

Complied: ☐ Yes ☐ No

Response: _____

5. A Preliminary Plan can be thought of as a dress rehearsal of the Final Plat. Thus, the cover sheet must utilize the same Certifications and Signature Blocks as are required on a Final Plat. The applicant can find the text of the required Certifications in Section 13.07.130 of the Town's Land Development Ordinance.

Complied: ☐ Yes ☐ No

Response: _____

6. Staff appreciates the detail included in the Park Facilities Master Plan. It is staff's understanding that the applicant is in discussions with the Town's Recreation Department about partnering on a design for the large 17-acre park within the development, and after construction of the agreed regional park amenities, the park would be dedicated to the Town for ownership and maintenance, minus and neighborhood pool facilities. Staff is unable to ascertain if the design shown on the Parker Facilities master plan for this large park are consistent with the discussions the applicant has been having with representatives of our Recreation Department. We encourage the applicant to continue to work with our Recreation Department and provide staff with a summary of what design decisions have been made concerning how the park is to be programmed as a regional amenity to be owned by the Town as part of a resubmittal of the project.

Complied: ☐ Yes ☐ No

Response: _____

7. The existing conditions map indicates that near the southerly boundary of the site, south of the Arapahoe Canal, there is existing vegetation. The Town will require a survey of this vegetation to confirm its size, species and condition in order to assess whether these existing plant species are subject to Tree and Shrub Mitigation under the Town's Land Development Ordinance.

As part of the resubmittal of this project, the applicant should consult an arborist to inventory the plant species identified on the Existing Conditions Map and provide an assessment of the condition of the vegetation. This information will be reviewed by both Planning staff and the Town's Open Space and Forestry Manager to determine its status relative to mitigation.

Complied: ☐ Yes ☐ No

Response: _____

8. Please compile a list of potential internal street names, including for the private streets associated with PA5 and PA6. These should be submitted to Chris Boyd at the Douglas County Planning Department to confirm the names are not duplicates of names being used elsewhere in Douglas County. Once the County has confirmed the applicant's chosen names are not duplicates, these may be applied to the internal street network shown on the Sketch/Preliminary Plan exhibit with the revised submittal, and carried forward to the future Final Plat.

Complied: ☐ Yes ☐ No

Response: _____

Applicant Acceptance:

Please sign below and acknowledge that all items referenced in this letter have been reviewed and complied with, or have been provided with an explanation concerning non-compliance.

☐ _____
Property Owner **Date**
 Print Name: _____
 Title: _____

☐ _____
Project Representative (if different from Property Owner) **Date**
 Print Name: _____
 Title: _____

■ Prepared For
 ESK MANAGEMENT
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 CENTENNIAL, CO 80112

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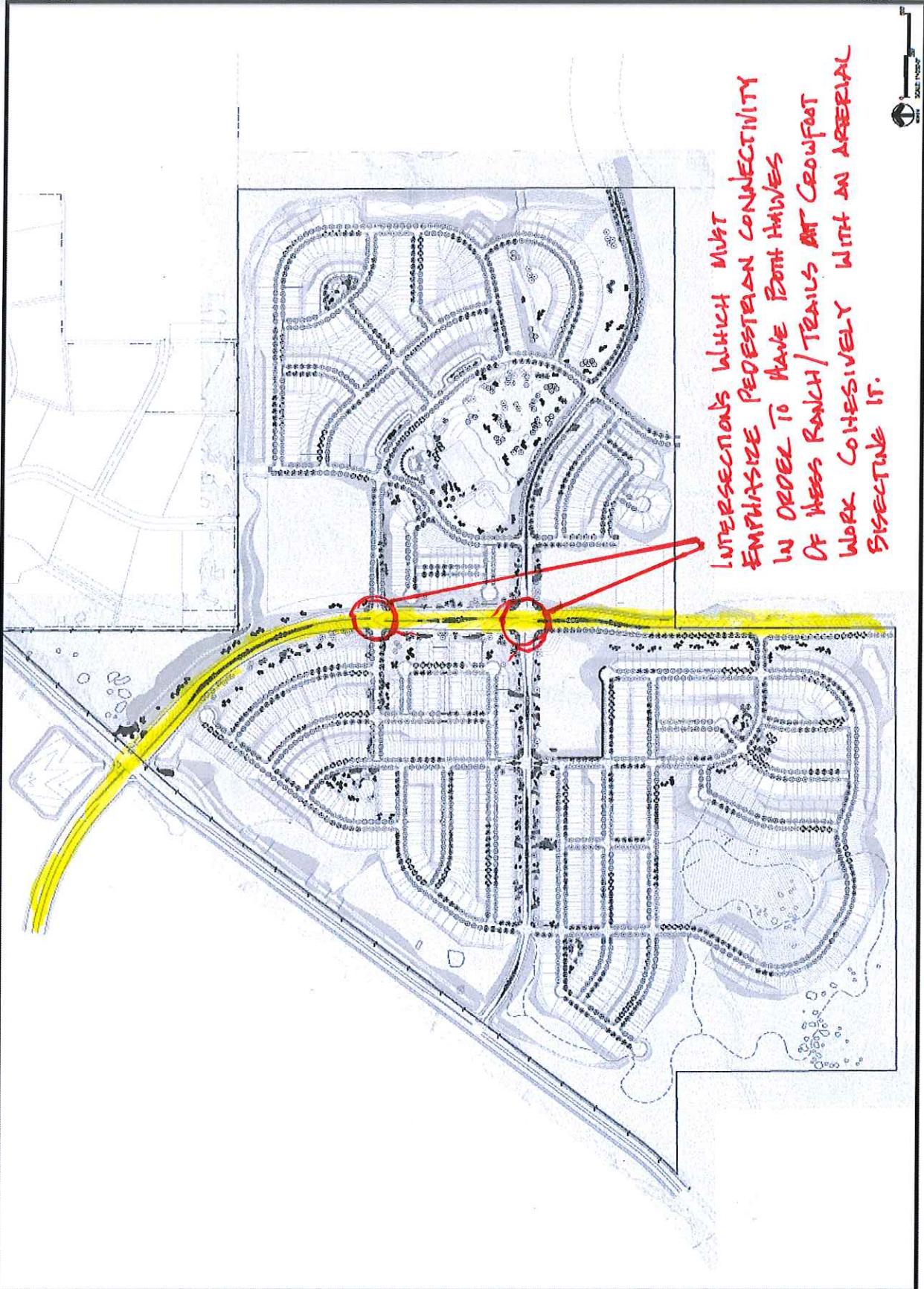
TRAILS AT CROWFOOT
 PARKER, COLORADO
 (NOT FOR CONSTRUCTION)

Drawn By: JLM
 Checked By: JLM
 Submitted: 11/11/11
 Date: 11/11/11
 City: Denver

811
 CALL BEFORE YOU DIG

■ Sheet Name: OVERALL LANDSCAPE PLAN

■ Sheet Number: L1.1



INTERSECTIONS WHICH MUST
 EMPHASIZE PEDESTRIAN CONNECTIVITY
 IN ORDER TO HAVE BOTH HAIVES
 OF WESS RANCH/ TRAILS AT CROWFOOT
 WORK COHESIVELY WITH AN AERIAL
 SYSTEM IT.