



October 24, 2017

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

Need to notify the severed mineral rights owners as a part of the public hearing process.

Dear Mr. Workman:

Annexation, Rezone, Site Plan, and Final Plat Description for Parker Pointe

These applications for an **Annexation, Rezone, Site Plans, and Final Plat** are for the commercial development of a 14.66 acres parcel, located on the southeast corner of S. Parker Road and E. Stroh Road.

Town of Parker boundary is adjacent to the west and north. 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 and fall 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 property currently has two zoning designations on it. One zone being (A1) Agricultural One and the second being Residential. A single-family structure is located on the property. The applicant is seeking a (C) Commercial District zone designation with in the Town of Parker upon the annexation approval. At this time, two of the fourteen-lots are determined to be retail buildings. Users for these two retail buildings have not been signed but are anticipated to be typical neighborhood retail services. Users that are showing interest in this development are fast-food, hotel, daycare, possibly a convenience store and auto service. This commercial zone request is in keeping with the adjacent uses to the west, north and northwest.

Staff is not supportive of a proliferation of these uses. The modified commercial zoning needs to limit these uses. See zoning comments for details.

revise to modified commercial

IRELAND DEAN DESIGNS
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425 WILCOX STREET, CASTLE ROCK, CO 80104
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Inconsistent with the plan submittals.

'xeric' not 'zero'

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 1.2 acres in its south-east corner as its water quality and detention pond. The southern boundary of the 14.66 acres is Mouse habitat which is not being disturbed. The property will be served by Parker Water & San, IREA, Xcel, Century Link, Comcast and South Metro Fire Dist.

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

A project Design Guideline is being submitted with these applications to establish uniformity throughout the fourteen-lot commercial development. The objective of the design guidelines will establish uniform site design elements, lighting, architectural building massing and scale, and material palette. Sidewalk connectivity between the fourteen lots as well as ADA ramps to public sidewalks and within the commercial development are part of the 14.66 acre design.

These applications are being submitted concurrently. Additional submittal documents to these applications are being submitted with this initial submittal, such as a material sample board, soils report, traffic report, civil reports and construction plans, landscape plans, Final plat, architectural exterior building elevations, legal description, cost estimates, subdivision agreement, and title commitment.

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

See project comments for revisions.

Sincerely,

Kristin Albers
Ireland Dean Designs, LLC

These were not provided with the annexation, zoning, or minor development plat applications. Please include them in the next submittal for staff's review.