

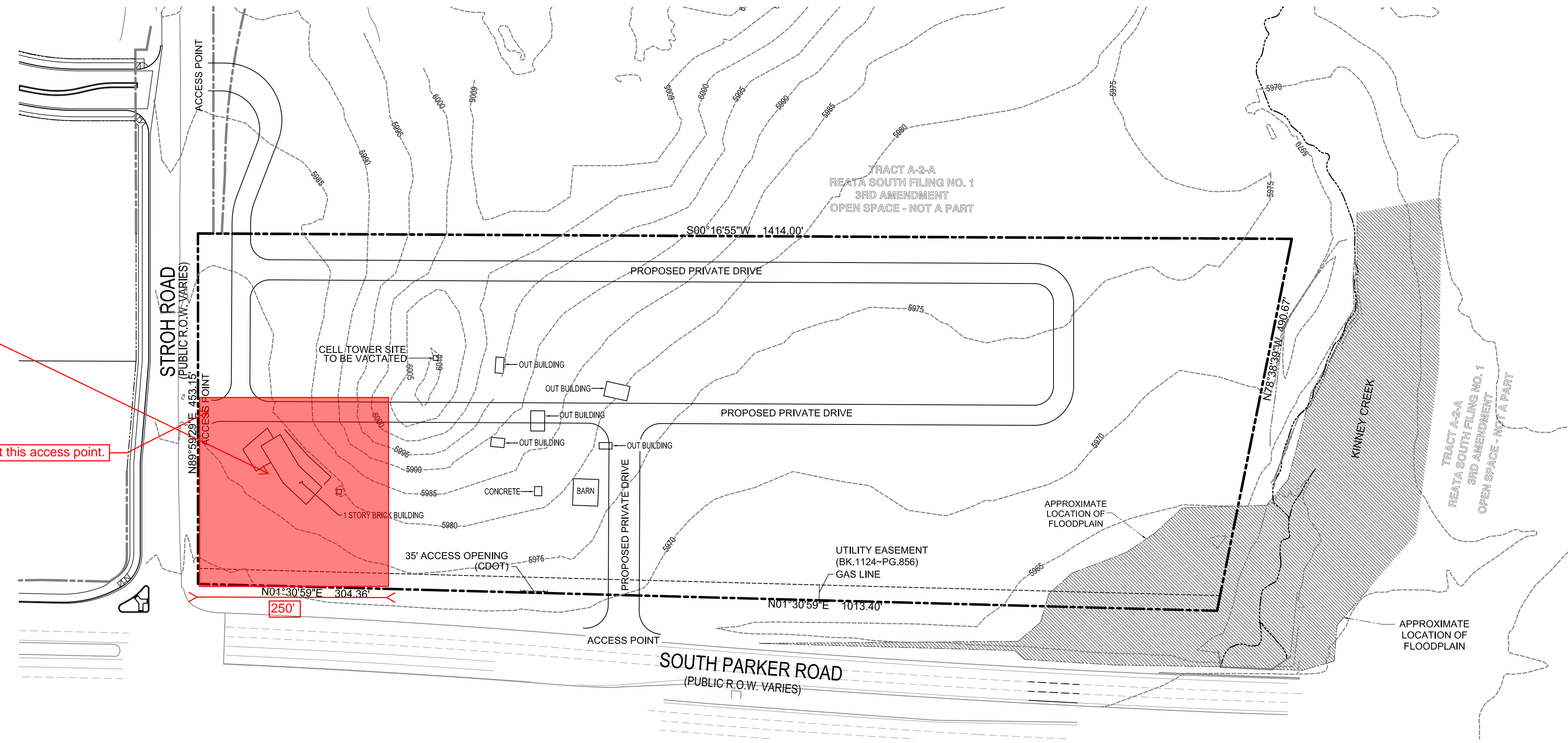
PARKER POINTE

LOTS 1 - 14, PARKER POINTE FILING NO. 1
 A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Staff is not supportive of auto oriented uses (drive-thru's, car wash, fuel stations, etc.) in this area. This exhibit and the zoning request need to be modified so that these uses are not allowed in this area.

Past this access point.

As has been discussed, the Town is not supportive of a straight commercial zoning designation. Instead, staff is supportive of a modified commercial zoning that would limit the amount of auto oriented uses on the site and create a customized set of bulk standards that would include minimum and maximum setback requirements. The bulk standards would establish building footprints adjacent to Parker Road and Stroh Road that appropriately frame the road.
 Staff would like to meet and discuss how these items can be implemented.



Proposed

Revise to "Modified Commercial"

SITE ZONING

TOWN OF PARKER - C

ZONING MAP EXHIBIT

1 inch = 100 ft.

PREPARED BY

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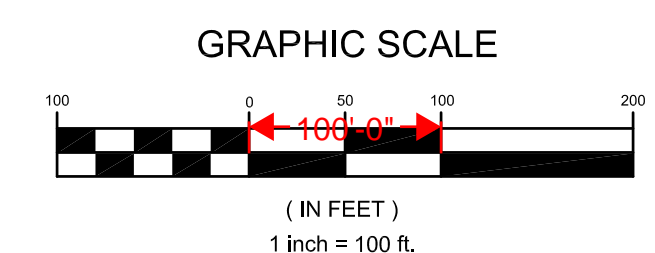
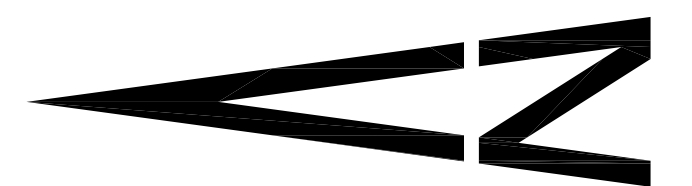
OWNER AND APPLICANT

PARKER & STROH, LLC
 975 LINCOLN STREET, SUITE 204
 DENVER, CO 80203
 (303) 699-3368
 CONTACT: DAN YACOVETTA

NOTE ALL EXISTING STRUCTURES ARE TO BE REMOVED



VICINITY MAP
 SCALE: 1" = 500'



NOVEMBER 21, 2017



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