



Planning Commission Staff Report

Planning Commission Date: 7/26/2018

Town Council Date: 8/20/2018

Hearing Type: Public Hearing
PARKER POINTE - Zoning
TRAKiT No.: Z17-024

Location: Southeast corner of Parker Road and Stroh Road

Project Planner: Paul Workman, Senior Planner

Applicant: Parker & Stroh, LLC

Executive Summary: The applicant is requesting the subject property be zoned Modified Commercial and Open Space.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the zoning request."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:"

"I move the Planning Commission recommend Town Council deny the zoning request as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the zoning request to a future date."

I. BACKGROUND/DISCUSSION

The request for zoning is being processed concurrently with an application to annex the subject property (ANX17-008) and an application to plat the property (SUB17-058). In accordance with the Town's requirements, the applicant has submitted this zoning application in order to give the property a Town of Parker zoning designation. The applicant is requesting that the subject property be zoned from Douglas County Unincorporated to Modified Commercial with a small portion on the south side of the site to be designated as open space to accommodate existing floodplain and Preble's Jumping Mouse habitat. Currently, the property has an abandoned single-family home and several older structures that are in various levels of disrepair that were once used for farming and/or ranching. The existing structures will be removed as part of the development of the property and the applicant has provided an historic analysis of the structures in accordance with Town regulations. Planning Commission will hear the request to plat the property at a future hearing date.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
N/A	None

III. CURRENT SITE DATA

Existing Zoning	Douglas County A1 – Agricultural One		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Community Center		
Site Acreage	14.66 +/- acres		
Subdivision	Parker Pointe Subdivision Filing No. 1 (proposed)		
Existing Use	Vacant single-family home and accessory structures.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Community Center	PD - Planned Development	Undeveloped commercial pad sites
South	Douglas County	Douglas County Zoning	Kinney Creek and undeveloped property
East	Douglas County	Douglas County Zoning	Colorado Golf Club
West	Community Center	PD - Planned Development	Parker Road and commercial pad sites

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Community Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Larger than Neighborhood Centers, Community Centers have a greater market area, serving multiple neighborhoods. Typical uses include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Community Center should range from a combined 250,000 to 500,000 square feet.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.G Community Appearance and Design 1.D Jobs and Economic Vitality 2 Natural Resource Protection 1.A Natural Resource Protection 2
Inconsistent Goals/Strategies	None
Staff Analysis	Staff has reviewed the requested zoning against the Town's Master Plan and has determined that the

	property is located within the Town's Parker 2035 Master Plan area and that the proposed commercial uses are consistent with the Community Center designation as well as the identified goals and strategies. Additionally, the request for Open Space zoning is consistent with the existing floodplain and Preble's Jumping Mouse habitat.
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V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	High density residential as part of a mixed-use development is appropriate.	N/A. No residential development is proposed.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Primarily retail and personal/business services. Additionally, small offices, recreation and restaurants.	Modified Commercial with restrictions on uses at the corner of Parker Road and Stroh Road.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	No height/story recommendations in the Master Plan.	Maximum building height of 35-feet per the "C-Commercial District".	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	Staff has reviewed the request to zone the property as Modified Commercial and Open Space and determined that the request is consistent with the development potential recommended by the Master Plan.		

VI. DESIGN REVIEW

The request is for zoning of the subject property. Therefore, design review is not a part of this request.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property will have one right-in and right-out access from Parker Road near the center of the subject property. Additionally, the site will be served by one right-in and right-out access off Stroh Road and a full-movement access from a lighted intersection to the east of the subject property via an access easement negotiated between the applicant and that property owner. Internal to the site, the applicant will be dedicating an access easement that will serve all future lots within the development. The applicant will be making improvements to both Parker Road and Stroh Road to ensure access meets the Colorado Department of Transportation (CDOT) and Town of Parker requirements, respectively. An eight-foot wide sidewalk will be constructed along Parker Road and a five-foot wide sidewalk will be constructed along Stroh Road as a part of the development of the property.

VIII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response:

There are a limited number of commercial users within the Parker Pointe area. Across the street on Parker Road is a service station (Valero Oil), Chase Bank and Walgreen Drug. On the northwest corner of Parker Road & Stroh Road is a King Soopers shopping center with the typical tenants located within the center and one drive-through hamburger restaurant.

Our development will have ENT Credit Union on the corner of the project with access from all four directions. Our convenience store that sells gas has the same amenities as the Credit Union (access from all four directions and main entrance location). We have no hamburger user. We have a coffee user that will be new to the area and to the State of Colorado. We hope to attract many different users that might have the same kind of product. This is called competition. The buying public likes to have choices. You will notice that many users will go next to each other with the same product. The buying public will go to a location to purchase a product and discover they have a choice of users which they like.

We believe we are not in competition with the major shopping center located at Twenty Mile Rd. and there is little retail at Hess Road. We do not know what is going in at the NEC of Parker and Stroh Rd. There is little if any commercial to the south and east of Parker Pointe (granted there will be additional retail development after our project is built. Decision on those projects will have to be made at that time).

Based on the interest in our site, it is our opinion that there is room for much more retail commercial use in the area. With the area growing at the pace it is now, we believe that it is under-retailed.

Staff Analysis:

The most significant need is that the applicant has petitioned the Town to annex the subject property. Per the Town's requirements, the Town is required to zone all annexed property with a Town of Parker zoning designation.

In order to provide options for the Town of Parker's growing population, additional commercial development opportunities are necessary within the Town. Additionally, it is necessary to preserve the floodplain and Preble's Jumping Mouse habitat. Therefore, the Modified Commercial and Open Space designations are necessary.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response:

The configuration of the site dictates the use. The site is long along Parker Road (1,420 feet) and only 453 feet along Stroh Road.

The site does not have the depth for a shopping center such as King Soopers across the street. Industrial use and apartment development is not suited for the site. What we have planned is a well-designed site that gives single users the ability to have good access for in and out traffic. The spacing of buildings on each lot to the west side of our main road down the center of our project will give lot owners to the east of the main road good visibility from Parker Rd. A lot of time and study went into the size and configuration of each lot to accomplish a well-designed project. The use we have proposed is the correct use for this site. It is a development that will not lose its desirability for years to come.

Staff Analysis:

The subject property is located at the intersection of a Colorado State Highway (Parker Road) and an arterial road (Stroh Road). These roadways and intersections are designed to carry large volumes of traffic and lend themselves to having commercial uses adjacent to them. Additionally, the Town Master Plan identifies this intersection as a Commercial Center, which recommends commercial development at this intersection. The floodplain and Preble's Jumping Mouse habitat currently exists, which makes that area appropriate for the Open Space zoning.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response:

N/A

Staff Analysis:

N/A

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

Applicant's Response:

This application is in conjunction with annexation. Therefore no Town zoning presently exists on the property. It is a well located parcel of land that different users and users who are looking for a second location to fill the needs of a growing community. With the development of the housing market in the area, and the Colorado Gold Club only 25% built out this is a well situated location for commercial development. The fact that the interest we have from users demonstrates the need for such a development.

Staff Analysis:

The most significant change is that the applicant has petitioned the Town to annex the subject property. Per the Town's requirements, the Town is required to zone all annexed property with a Town of Parker zoning designation.

Furthermore, the population of the Town of Parker and Douglas County to the south of Town has grown significantly and will continue to grow in the future. The ongoing population growth has created a demand for additional commercial services.

The applicant is proposing to develop the subject property, which is a change from the current status of the property and presents an opportunity to dedicate and zone the floodplain and Preble's Jumping Mouse habitat to protect this area.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response:

The site's immediate proximity to Parker Road and Stroh Road provides adequate access and movement to and from the site. Improvements will be made to both Parker Road and Stroh Road to accommodate the new development. A traffic study was conducted for the project and the following infrastructure improvements will be accomplished:

- Deceleration and right turn lane construction on Parker Road along the property frontage.
- Additional left turn bay on Parker Road south bound to Stroh Road east bound.
- Additional lane on Stroh Road with pavement shifted to align with feeding lanes west of Parker Road.
- New right in right out access on Parker Road and Stroh Road.
- New full movement access on Stroh Road east of the subject property.

Staff Analysis:

As detailed in Section VII of this staff report, staff has evaluated the site circulation and traffic movements and determined that this development provides adequate access and circulation.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response:

Infrastructure improvement costs will be borne by the developer. The costs for new demands on emergency services will be mitigated by sales tax revenues generated from the new businesses. The modified commercial zoning will not impact school, parks, or library demands. Additionally, this property is within the Town's Growth Boundary which means the Town is prepared to meet additional municipal service costs.

Staff Analysis:

There are no additional municipal service costs associated with this request that the Town is not prepared to meet.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response:

There are floodplain and mouse habitat areas along the south portion of the site. This area will be protected from, and excluded from the development area. Permanent tracts will be created and dedicated to the Town for ongoing preservation.

An active raptor nest has been observed in one of the cottonwood trees along the east property line.

The nest has been observed by our environmental consultant and recommendation made to avoid construction activity while the nest is in active use. The developer will comply with this requirement and delay construction until baby birds have left the nest.

An existing stand of large cottonwoods are present along the south property line near Kinney Creek. Approximately half of these trees will be protected and preserved as defined on the tree preservation plan. The removal of these trees is most impactful to the adjacent open space property to the east. To mitigate the adverse effect of the removals, the developer will voluntarily plant 35 Ponderosa Pines between 25' and 35' in height in a location on Open Space property to achieve the best impact for the Open Space. Value of trees removed in excess of the newly planted Ponderosa Pines off site shall be paid fee in-lieu.

Staff Analysis:

Staff has reviewed the request and determined that the environmental impacts have been mitigated to the extent possible. The applicant will be dedicating the floodplain and Preble's Jumping Mouse habitat to the Town and the requested zoning for this area is Open Space. The applicant will be required to perform construction activities in a manner that are consistent with the recommendations of their environmental consultant related to the observed hawk's nest. Finally, the applicant will be preserving the existing cottonwood trees on the south side of the property, which are not impacted by the necessary access easement. In order to off-set the impacts of the trees that will be removed, the applicant is planting significant trees to the east of the subject property and will also be required to pay a tree mitigation fee in accordance with the Town's Land Development Ordinance.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response:

The Parker 2035 Master Plan General Land Use Plan identifies the area as a Community Center. The Community Center is defined as follows:

"Community Centers are areas that are larger than Neighborhood Centers and have a larger market area, serving multiple neighborhoods. Typical uses within Community Centers include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted."

Proposed uses include banks, general retail, restaurant, and other businesses providing services to the public as outlined above.

Staff Analysis:

As detailed in Section IV of this staff report, staff has evaluated the request against the Master Plan and determined that this request is consistent with the Town Master Plan.

Based on this analysis, staff has determined that this criterion has been met.

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.

Applicant's Response:

The property has been included into the Parker Water and Sanitation District to provide water and sewer services to the property. School, parks and recreation impacts are minimal as commercial zoning is proposed. School and park and recreation facilities are generally required for residential, not commercial uses. Tracts of land are dedicated to the public for future trail system along Kinney Creek as well as to preserve environmentally sensitive areas. The tracts will preserve the floodplain and mouse habitat areas. Connections to the future Kinney Creek trail system may occur along Parker Road right-of-way, dropping down into Kinney Creek near the culvert and / or along the west side of the detention pond thence up into the development site where grades are more gradual. The developer will provide a "fair share" financial contribution to the trail improvements.

Staff Analysis:

During the review of the request, Town staff in coordination with the appropriate review agencies, determined that there are adequate services to accommodate the requested Modified Commercial and Open Space zoning.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Fire Life Safety	Approved
Parker Water and Sanitation District	Approved
Xcel	Advisory comments
IREA	No comment
CenturyLink	No comment

X. CONCLUSION

Staff and the applicable referral agencies have reviewed the applicant's request to zone the subject property. This review included staff's evaluation of the request against the Town's Master Plan and zoning criteria. After performing this analysis, staff has determined that the request meets the requirements of the Town to zone the property Modified Commercial zoning and an Open Space zoning in coordination with the applicant's request to annex the subject property.

XI. RECOMMENDED CONDITIONS

None

XII. ATTACHMENTS

1. Rezoning Map
2. Applicant Zoning Approval Analysis
3. Project Narrative

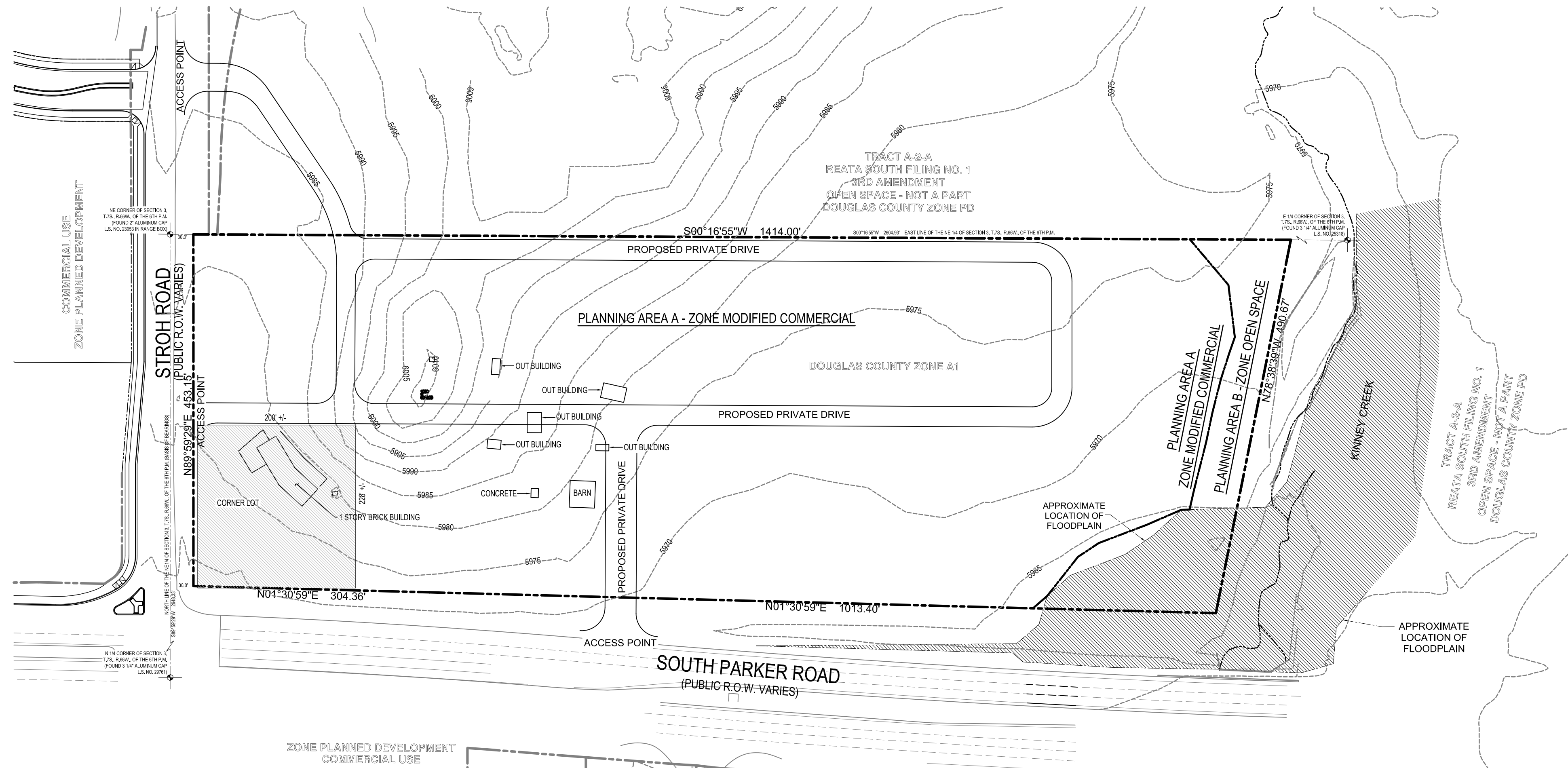
Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

PARKER POINTE

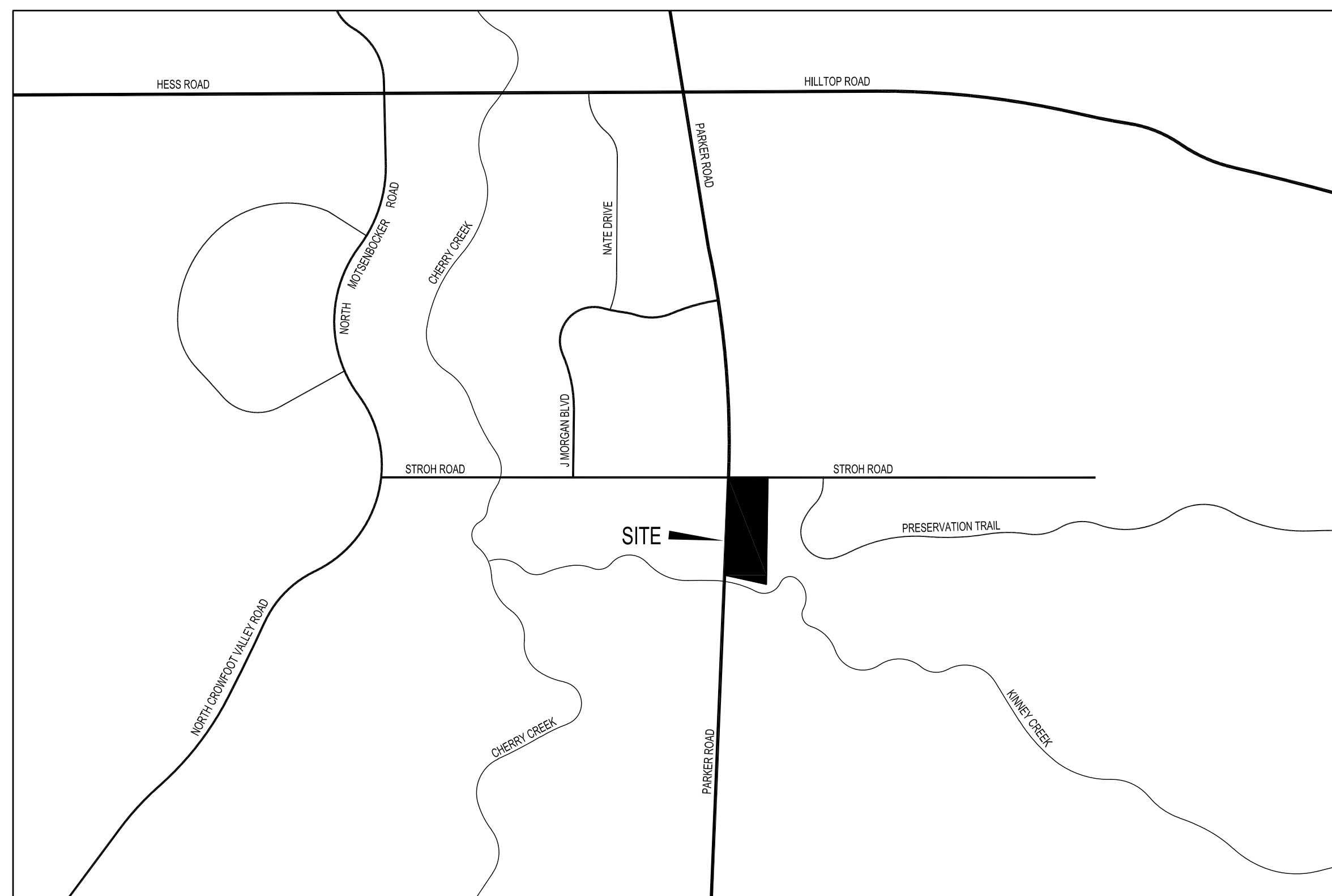
LOTS 1 - 14, PARKER POINTE FILING NO. 1

A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



ZONING MAP EXHIBIT

1 inch = 100 ft.



VICINITY MAP
SCALE: 1" = 500'



NOTE ALL EXISTING STRUCTURES
ARE TO BE REMOVED

LEGAL DESCRIPTION

A PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH TOWN OF PARKER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 3;
THENCE S00°16'55"W ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROTH ROAD AND THE POINT OF BEGINNING;
THENCE S00°16'55"W ALONG SAID EAST LINE, A DISTANCE OF 1414.00 FEET;
THENCE N78°38'39"W A DISTANCE OF 490.67 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD (STATE HIGHWAY 83);
THENCE N01°30'59"E ALONG SAID EASTERLY R.O.W., A DISTANCE OF 1317.76 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SOUTH PARKER ROAD AND THE SOUTH R.O.W. LINE OF STROTH ROAD;
THENCE N89°59'22"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 453.15 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (638,911 SQUARE FEET) 14.6674 ACRES

PROPOSED ZONE STANDARDS

DEVELOPMENT AREA SHALL BE SUBJECT TO THE TOWN OF PARKER ZONE C-COMMERCIAL STANDARDS WITH THE FOLLOWING MODIFICATIONS:

THE FOLLOWING USES ARE NOT PERMITTED WITHIN THE ZONE BOUNDARY:
MARIJUANA GROW, PROCESSING, OR SALES
ALL ADULT OR PORNOGRAPHIC BUSINESSES OF ANY TYPE
NEW OR USED AUTO SALES
STANDALONE BARS AS A PRIMARY USE

THE FOLLOWING USES ARE NOT PERMITTED WITHIN THE DESIGNATED HATCHED CORNER LOT:
CAR WASHES, GAS STATIONS, AND RESTAURANTS WITH DRIVE-THRU.

ALL C-COMMERCIAL BULK STANDARDS SHALL APPLY WITH THE FOLLOWING ADDITION:
THE MAXIMUM BUILDING SETBACK FROM THE FOUNDATION OF THE PRIMARY STRUCTURE TO THE PROPERTY LINE ADJACENT TO PARKER ROAD AND STROTH ROAD SHALL BE 65';
BUILDING SETBACKS FROM PROPERTY LINES SHARED WITH KINNEY CREEK ARE REQUIRED TO MEET THE C-COMMERCIAL SETBACK REQUIREMENTS.

PROPOSED ZONING

TOWN OF PARKER - MODIFIED COMMERCIAL
TOWN OF PARKER - OPEN SPACE

PROPOSED UTILITIES

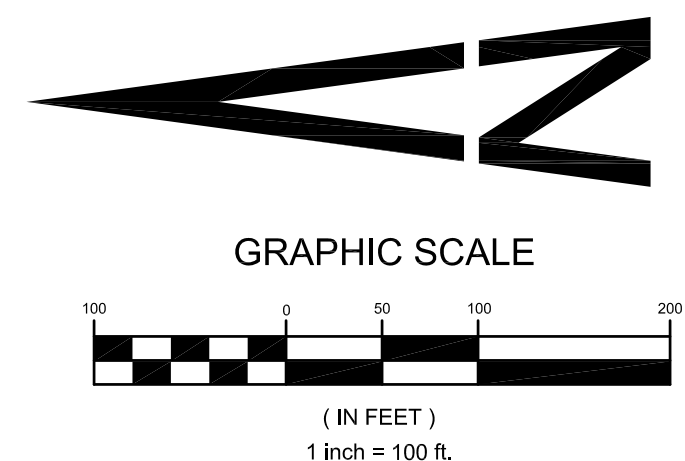
WATER AND SEWER TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT

PREPARED BY

PERCEPTION DESIGN GROUP, INC.
6901 S. PIERCE ST., SUITE #315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY DAVIDSON

OWNER AND APPLICANT

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



MAY 25, 2018



Perception
Design Group, Inc.

Consulting Civil Engineers

6901 South Pierce Street, Suite 315 • Littleton, Colorado 80128
303-232-8088



6901 South Pierce Street, Suite 315 Littleton, Colorado 80128 Voice 303-232-8088

June 18, 2018

Paul Workman
Senior Planner
Town of Parker Community Development Department
20120 E. Mainstreet
Parker, CO 80138-7335

RE: Z17-024 Analysis of the Nine Approval Criteria for Rezoning

Dear Mr. Workman,

Outlined below are the nine approval criteria along with response to each item.

1. A need exists for the proposal;

There are a limited number of commercial users within the Parker Pointe area: Across the street on Parker Rd. is a service station (Valero Oil), Chase Bank and Walgreen Drug. On the northwest corner of Parker & Stroh Rd. is a King Soopers shopping center with the typical tenants located within the center and one drive-through hamburger restaurant.

Our development will have ENT Credit Union on the corner of the project with access from all four directions. Our convenience store that sells gas has the same amenities as the Credit Union (access from all four directions and main entrance location). We have no hamburger user. We have a coffee user that will be new to the area and to the State of Colorado. We hope to attract many different users that might have the same kind of product. This is called competition. The buying public likes to have choices. You will notice that many users will go next to each other with the same product. The buying public will go to a location to purchase a product and discover they have a choice of users which they like.

We believe we are not in competition with the major shopping center located at Twenty Mile Rd. and there is little retail at Hess Road. We do not know what is going in at the NEC of Parker and Stroh Rd. There is little if any commercial to the south and east of Parker Pointe. (granted there will be additional retail development after our project is built. Decision on those projects will have to be made at that time.)

Based on the interest in our site, it is our opinion that there is room for much more retail commercial use in the area. With the area growing at the pace it is now, we believe that it is under-retailed.

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

The configuration of the site dictates the use. The site is long along Parker Rd. (1,420 ft.) and only 453 ft. along Stroh Rd. The site does not have the depth for a shopping center such as King Soopers across the street. Industrial use and apartment development is not suited for the site. What we have planned is a

well-designed site that gives single users the ability to have good access for in and out traffic. The spacing of buildings on each lot to the west side of our main road down the center of our project will give lot owners to the east of the main road good visibility from Parker Rd. A lot of time and study went into the size and configuration of each lot to accomplish a well-designed project. The use we have proposed is the correct use for this site. It is a development that will not lose its desirability for years to come.

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

N/A

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

This application is in conjunction with annexation. Therefore no Town zoning presently exists on the property. It is a well located parcel of land that different users and users who are looking for a second location to fill the needs of a growing community. With the development of the housing market in the area, and the Colorado Gold Club only 25% built out this is a well situated location for commercial development. The fact that the interest we have from users demonstrates the need for such a development.

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

The site's immediate proximity to Parker Road and Stroh Road provides adequate access and movement to and from the site. Improvements will be made to both Parker Road and Stroh Road to accommodate the new development. A traffic study was conducted for the project and the following infrastructure improvements will be accomplished:

- Decel and right turn lane construction on Parker Road along the property frontage.
- Additional left turn bay on Parker Road south bound to Stroh Road east bound.
- Additional lane on Stroh Road with pavement shifted to align with feeding lanes west of Parker Road.
- New right in right out access on Parker Road and Stroh Road.
- New full movement access on Stroh Road east of the subject property.

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

Infrastructure improvement costs will be born by the developer. The costs for new demands on emergency services will be mitigated by sales tax revenues generated from the new businesses. The modified commercial zoning will not impact school, parks, or library demands. Additionally, this property is within the Town's Growth Boundary which means the Town is prepared to meet additional municipal service costs.

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

There are flood plain and mouse habitat areas along the south portion of the site. This area will be protected from, and excluded from the development area. Permanent tracts will be created and dedicated to the Town for ongoing preservation.

An active raptor nest has been observed in one of the cottonwood trees along the east property line. The nest has been observed by our environmental consultant and recommendation made to avoid construction activity while the nest is in active use. The developer will comply with this requirement and delay construction until baby birds have left the nest.

An existing stand of large cottonwoods are present along the east and south property line near Kinney Creek. Approximately half of these trees will be protected and preserved as defined on the tree preservation plan. The removal of these trees is most impactful to the adjacent open space property to the east. To mitigate the adverse effect of the removals, the developer will voluntarily plant 35 Ponderosa Pines at 25' to 30' tall in a location on Open Space property to achieve the best impact for the Open Space. Value of trees removed in excess of the newly planted Ponderosa Pines off site shall be paid fee in-lieu.

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

The Parker 2035 Master Plan General Land Use Plan identifies the area as a Community Center. The Community Center is defined as follows:

“Community Centers are areas that are larger than Neighborhood Centers and have a larger market area, serving multiple neighborhoods. Typical uses within Community Centers include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted.”

Proposed uses include banks, general retail, restaurant, and other businesses providing services to the public as outlined above.

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.

The subject property has been included-into the Parker Water and Sanitation District to provide water and sewer services to the property. School, parks and recreation impacts are minimal as commercial zoning is proposed. School and park and recreation facilities are generally required for residential, not commercial uses. Tracts of land are dedicated to the public for future trail system along Kinney Creek as well as to preserve environmentally sensitive areas. The tracts will preserve the floodplain and mouse habitat areas. Connections to the future Kinney Creek trail system may occur along Parker Road right-of- way, dropping down into Kinney Creek near the culvert and / or along the west side of the detention pond thence up into the development site where grades are more gradual. The developer will provide a “fair share” financial contribution to the trail improvements.



June 13, 2018

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

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. Property to the east falls 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 Modified Commercial District zone designation within the Town of Parker upon the annexation approval. At this time, two of the fifteen-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.

Ireland Dean Designs
Architecture – Planning
425 Wilcox Street, Castle Rock, CO 80104
Direct: 720-258-5042

Parker Pointe – Annexation, Rezone, Site Plans and Final Plat
Mr. Workman
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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 2 Tracts along the south property line to be dedicated to the Town. They contain floodplain and mouse habitat which is not being disturbed. The property will be served by Parker Water & San, IREA, Xcel, Century Link, Comcast and Parker Fire Department.

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

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.

Sincerely,

A handwritten signature in blue ink that reads "Kristin Albers". The signature is fluid and cursive, with the first name "Kristin" and last name "Albers" clearly distinguishable.

Kristin Albers
Ireland Dean Designs, LLC