

CHAMBERS HIGHPOINT

Planned Development
Town of Parker, Colorado
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INTRODUCTION AND GENERAL CONDITIONS

A. Intent

Chambers Highpoint Planned Development will support the long term goals of Parker by creating new primary and secondary jobs and offer new multi-family homes for the residents of Parker. Chambers Highpoint will serve as a significant regional economic driver by increasing both the ad-valorem tax and sales tax base to the E-470 Town Urban Corridor. Its planned uses will be consistent with the vision of the Town's Master Plan, while providing a plethora of services which will compliment the existing and proposed medical and health care based uses in the immediate area. Heightened sensitivity to both the adjacent residential neighbors as well as the natural character of the floodplains, vegetation, and wildlife habitat will be ensured through the Chambers Highpoint PD development standards. The development guide also provides provisions to promote a pedestrian friendly environment with walkable connections among the commercial uses, the surrounding neighborhood with connections to the existing Cherokee Trail.

These Development Guidelines establish standards to ensure a comprehensive approach to the development, overall enhancement of the property, and a general improvement to the lifestyle of Parker residents. These standards will help to guide the development in an orderly manner supporting the goals of the Town's Master Plan and enhancing its overall tax base.

B. Statement of Purpose

The purpose of this Development Plan and Development Guide is to establish standards for the development and improvement of the property. The standards contained in this Development Guide are intended to carry out the goals of this planned community.

C. Application

These standards shall apply to all property obtained within the Carousel Farms PD as shown on the Development Plan and this Development Guide. These zoning regulations and requirements shall become the governing standards for review, approval and modification of all uses occurring on the site.

Provisions of this guide shall prevail and govern the use of the site; however, this guide only supersedes the specific zoning category, not the Parker Municipal Code, as amended. The zoning codes and regulations for the Town of Parker shall apply where the provisions of this guide do not address a specific subject or where there is a conflict in which case the Parker Municipal Code prevails.

AUTHORITY

- A. Authority**
The authority of this Development Guide is Section 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.
- B. Adoption**
Reference Chapter 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.
- C. Relationship of Town Regulations**
The provisions of this Development Guide shall prevail and govern development of Carousel Farms PD to the extent provided by Chapter 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended, except where the provisions of the Development Guide do not clearly address a specific subject, or are silent. In such a case the provisions of the Parker Municipal Code, or any other codes or regulations of the Town of Parker shall prevail, when applicable.
- D. Enforcement**
The provisions of the Development Guide relating to the use for land shall run in favor of the Town or Parker and shall be enforceable, at law or in equity, by the Town of Parker. All Provisions of this Development Guide shall run in favor of the residents, occupants or owners of the land on which the Carousel Farms PD is located to the extent expressly provided in this Development Guide and in accordance with its terms and conditions, the Parker Municipal Code and Charter, as amended, and where applicable, State law.
- E. Additions**
The addition of appropriately zoned land to the Carousel Farms PD shall be considered a zoning amendment and shall be subject to the procedures and requirements contained in Sec. 13.04.240 of the Parker Municipal Code, as amended.

CONTROL PROVISIONS

- A. Control Over Use**
After adoption of this Development Guide by Town Council:
1. Any new building or other structure, and any parcel of land may be used as provided for in this Development Guide;
 2. The use of any existing building, other structure, or parcel of land may be changed or extended as provided for in this Development Guide; and

3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated for any purpose permitted or required by the provisions of this Development Guide.

B. Control Over Location and Bulk

After adoption of this Development Guide by the Town Council, the location and bulk of all buildings and other structures built after the effective date of the Development Guide shall be in conformance with:

1. All applicable standards contained within the Development Plan and Guide; and
2. Any other applicable standards of the Parker Municipal Code, as amended and where such standards are not specifically addressed in, or are in conflict with the Development Guide.

C. Incorporation of the Development Plan

The plan for development of Carousel Farms including the type, location and boundaries of land use area as shown on the Carousel Farms PD Development Plan, which is attached as Exhibit A and is hereby incorporated by reference into this Development Guide

GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standard and requirements for development which may occur in the Carousel Farms PD.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within Chambers Highpoint Planned Development are shown on the Development Plan. Changes in the boundaries and area of Planning Areas shall be permitted as follows:

The size of any Planning Area may increase or decrease after final determination of internal street alignments, arterial street alignments, 100-year floodplain boundary, open space and buffer zone areas. Amendments to planning areas shall be subject to Section 13.03.030 of the Town of Parker Municipal Code, as amended.

DEFINITIONS

All terms not defined in these Guidelines shall have the meanings as assigned to them in the Town of Parker Municipal Code, as amended. To the extent that a term is defined in both these Guidelines and the Town of Parker Land Development Ordinance, as amended, the definitions contained in these Guidelines shall control.

1. Continuing Care Facility:

Continuing Care Neighborhood means a mix of residential (any type), assisted living, congregate care, group home and/or nursing home facilities designed to provide progressively increasing levels of care to residents as their needs for such care increase.

A. Group Home means a structure which provides residential, non-institutional housing for a group of six or more unrelated individuals or related and unrelated individuals, where physical assistance and/or other supportive services are provided by professional support persons at least one of whom lives in the residence.

B. Assisted Living Facilities means a residential facility, that makes available to three or more adults not related to the owner of such facility, either directly or indirectly through an agreement with the resident, room and board and at least the following services: Personal services; protective oversight; social care due to impaired capacity to live independently; and regular supervision that is available on a twenty-four-hour basis, but not to the extent that regular twenty-four-hour medical or nursing care is required.

C. Congregate Care means a shared residential living environment for six or more people which integrate shelter and service needs of people who are over the age of 60 and who are in good health and can maintain a semi-independent lifestyle. Residents do not require constant supervision or intensive health care as provided by an assisted living facility or nursing home. Congregate care facilities are designed so that some living or dining areas are shared among residents or available to be shared among residents who also have private facilities for their own use (e.g., common dining facility, common living areas, common kitchens)

2. Motor Vehicle Repair Garage:

An establishment engaged in performing major repairs to and the servicing of automobiles. Such work excludes commercial wrecking, dismantling, junkyard, and truck-tractor repair. Major repair may include engine overhaul or replacement, upholstery work, glass replacement, transmission overhaul, brake repair with drum and disc grinding, replacement of electrical accessories such as starters and alternators, and frame alignment. Auto body, rebuilding of wrecked automobiles and paint shop are not included. The outdoor storage of damaged vehicles or vehicles in an obvious state of disrepair is not permitted.

2. Parking, Off Street:

A portion of land, other than a street, used for the parking of motor vehicles and available for either private or general public use, either free or for remuneration.

3. Planning Area:

An area of land within the Planned Development defined by acreage, use, density, etc., and whose boundaries are defined to the edge of right-of-way of arterials or collectors or to the centerline where two Planning Areas are adjacent to each other.

4. Plaza:
An open area at ground level typically accessible to the public at all times, and which is unobstructed from its lowest level to the sky. Any portion of a plaza occupied by landscaping, statuary pools and open recreation facilities shall be considered to be a part of the plaza for the purposes of computing a floor area premium and park and open space credit.
5. Professional or Personal Services:
A service establishment including, but not necessarily limited to, barber shop, beauty shop, medical clinic, day spa, dry cleaner, bank, copy center, health club and other similar services with or without a drive up window.
6. Neighborhood Recreation Facility- Indoor/Outdoor:
Recreation facilities including public or private clubs that may be open to its membership, either public or private or associated with a multi-family neighborhood. Recreational activities may include but are not limited to tennis courts, swimming pools, skateboard parks, golf/driving range, soccer & ball fields, skating rinks, sport courts, picnic facilities, jogging trails and similar facilities.
7. Single Family Attached Homes/Townhomes:
Single-Family Attached means: Two or more dwelling units on a common lot that are designed so that individual units have individual ground-floor access and are separated from each other by unpierced common walls from foundation to roof (e.g., side-by-side duplexes and all types of attached units or townhomes

Townhome means an individual dwelling unit situated on one (1) lot but attached to one (1) or more similar dwelling units by a common wall or party wall. Where such a unit is attached to another, the property line shall be the center of the common wall or party wall. The owner of a townhome unit may have an undivided interest in common areas and elements appurtenant to such units.
8. Storage:
The deposition of all kinds of merchandise in any structure, gratuitous or otherwise, shall be called storage all such storage shall be completely enclosed within a building.
9. Town of Parker Municipal Code:
The Municipal Code as amended by the Town of Parker, Town Council.

10. Warehouse:

A structure or part of a structure or structures that is used for storing goods, merchandise, and other property, whether for the owner or for others, and whether the same being public or private warehouse.

11. Warehouse Trade:

An establishment primarily engaged in selling durable and nondurable goods, typified by but not necessarily limited to, membership buying clubs.

12. Wholesale Business/General Merchandising:

Wholesale business/General merchandising is the fabrication, processing, or assembly of products and the wholesale, mail order sale, or storage of any commodity, retail sale, rental, repair, servicing and warehousing of any commodity.

DEVELOPMENT AREAS

PLANNING AREA A MULTI-FAMILY / CONTINUING CARE

A. Intent

Planning Areas A provides the opportunity to offer flexible land planning and site development while being sensitive to adjacent Happy Canyon Creek and existing residential uses. The Planning Areas may be developed with primarily residential uses with some supporting institutional/non-residential uses such as continuing care and private recreational facilities.

B. Development Program

The design intent for this planning area is to create a residential neighborhood with a strong pedestrian environment. Sidewalks and trails will connect to the regional trail system along E-470 and Happy Canyon Creek. The Development Standards are intended create a compatible and complementary mixed use development with the other Planning Areas within the Chambers Highpoint PD.

C. Land Uses Permitted By Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director

- Agricultural uses such as farming and the grazing of livestock are permitted until a site plan or the first final plat is approved
- Multiple family dwellings
- Single family attached dwellings including duplexes
- Dormitories
- Parks, plazas and playgrounds
- Private neighborhood recreational facilities

- Continuing care including, nursing homes, convalescent homes, congregate care, assisted living, memory care, respite care home, group homes and like facilities continuing care facilities uses shall not count against the residential density limits.

D. Accessory Use

Non-residential Land Uses in Support of Multi-family Residential

First-floor non-residential uses with upper floor residential uses are permitted and encouraged but not required. Non-residential uses may include retail products and services including small shops, convenience services and goods, coffee/tea shops, personal care shops, and like services and goods. The intent is to allow ancillary non-residential uses which provide goods and services to the residential community. Such uses may not exceed 10% of the total square footage of the structure

E. Development Standards

1. Maximum Building Height: 40 feet
2. Maximum Density: 20 DU/Ac
3. Building Setbacks:
 - Belford Avenue: 15 feet
 - Local streets: 12 feet
 - Private drives/parking: 10 feet
 - Attached garages: 0 feet
4. Common property line with Grandview Estates:
 - Buildings: 100 feet
 - Parking: 50 feet
 - Building Separation (regardless of lot lines):
 - Front to front: 30 feet
 - Font to side: 20 feet
 - Side to side: 10 feet (0'feet if attached)
 - Rear to rear: 20 feet
 - Rear to side: 15 feet

PLANNING AREA B - OFFICE / LIGHT INDUSTRIAL

A. Intent

Planning Area B will allow for development that supports the retail, office and commercial business character of the Chambers Highpoint PD. This Planning Area is intended to both maximize exposure to E-470, Chambers Road, and Belford Avenue.

B. Development Program

The development program is to attract higher end users that will build upon and support the regional destination character started with the American Furniture sales center, the medical facilities north of Compark Boulevard, and the new Life Care Center on the east side of

Chambers Road. Site planning in Planning Area B will orient primary architectural facades towards E-470, Chambers Road and Belford Avenue. 360 degree architecture should present equally attractive detailing toward the north and south. Special attention to site planning will ensure sensitivity and compatibility with existing and proposed residential uses. Truck loading and service areas shall be oriented and screened to interrupt visibility from E-470 and Belford Avenue. Site design shall encourage a pedestrian environment within each project and pedestrian connections among the various uses within Chambers Highpoint PD.

All non-residential structures, regardless of intended use, shall comply with the Commercial design standards outlined within the Town of Parker Commercial, Industrial Standards, referenced within Section 13.10.200 of the Parker Municipal Code, as amended.

C. Land Uses Permitted by Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director

- Agricultural uses such as farming and the grazing of livestock are permitted until a site plan or the first final plat is approved
- Office/professional, accounting, law, consulting, medical
- Office for research and development, experiments and testing
- Retail showroom
- Warehousing and Distribution Centers
- Warehouse Trade
- Wholesale Business/General Merchandising
- Athletic club- private/public

F. Accessory Uses to Residential

- Accessory uses in accordance with Section 13.04.170 of the Town of Parker Municipal Code, as amended

G. Uses Permitted By Special Review

- Indoor self-storage
- Veterinary clinic, small animal hospital, pet day-care, boarding kennels

H. Development Standards

1. Building Heights

Maximum Building Height: 50 feet (Up to 70 feet as a use by special review where a vertical mixture of uses are incorporated into the structure)*

*subject to all restriction applicable to FAA & Centennial Airport Influence Area

2. Minimum Lot Area

None

3. Density: .35:1 FAR
4. Building Setbacks:
 - Belford Avenue: 20 feet
 - E-470: 50 feet
 - Chambers Road: 30 feet
 - Happy Canyon Creek: 20 feet
 - Interior lot lines: to be established by building code and landscape buffer requirements
 - Parking Setback: to be established by landscape buffer requirements

PLANNING AREA C - HIGHWAY COMMERCIAL/OFFICE

The intersection of Chambers Road and Belford Avenue is intended to become a retail/commercial hub. The proposed uses and zoning provides the flexibility to offer a full complement of retail, commercial, office, lodging and service uses.

A. Land Uses Permitted By Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Community Development Director:

- Agricultural uses including farming and the grazing of livestock shall be permitted to continue until the commencement of construction in the Planning Area being developed.
- Hotel/motel & convention facilities
- Office/professional, accounting, law, consulting, medical
- Office for research and development, experimental and testing
- Commercial/retail sales of any product or commodity including those related to highway-oriented commercial
- Restaurants, Eating Establishments, and Entertainment with or without drive thru
- Athletic club-private/public
- Bank with or without drive thru
- Personal service shops
- Recreation facility, indoor/outdoor, public/private clubs

B. Accessory Uses

- Accessory uses in accordance with Section 13.04.170 of the Town of Parker Municipal Code, as amended

C. Uses Permitted By Special Review

- Parking lot- Commercial- for off-site uses such as an RTD Park-N-Ride
- Veterinary clinic, small animal hospital, pet day-care, boarding kennels
- Automobile repair and automotive sales (car dealerships)

D. Development Standards

1. Building Height: Maximum Building Height- 50 feet - (up to 70 feet as a use by special review where a vertical mixture of uses are incorporated into the structure)*
*subject to all restrictions applicable to the FAA & Centennial Airport Influence Area
2. Minimum Lot Area: None
3. Density: 0.35:1 FAR
4. Building Setbacks:
 - E-470: 50 feet
 - Chambers Road: 30 feet
 - Happy Canyon Creek: 20 feet
 - Interior lot lines: to be established by building code and landscape buffer requirements
 - Parking setback: to be established by landscape buffer requirements

OPEN SPACE (OS) 1 AND 2

A. Intent

- The Open Space Areas depicted on the development plan are intended to provide nature based passive recreation, wildlife habitat enhancement and conservation, buffer areas, pedestrian areas and storm drainage corridors.
- A regional trail serving the site as well as all neighbors in the area will be part of the Happy Canyon Creek Open Space providing a connection to the Cherokee Regional trail that parallels E-470. Alignment options and coordination with the adjacent Compark Village PD across the creek will occur as part of Subdivision process. Consistent with the Town of Parker's *Open Space, Trails, and Greenways Master Plan*, the Chambers Highpoint PD will greatly add to open space opportunities in the Town. The enhancements to the Happy Canyon greenway as result of the urbanization of the area will support and compliment Parker's citizens' vision and commitment to the natural environment and open spaces of their Town.
- The OS adjacent to Grandview Estates neighborhood will ensure a well-developed buffer and screening opportunity which will be further refined via the Subdivision / Site Planning process. Buffer standards are included within the attached Design Guidelines.

Incorporation by Reference

Section 13.04.165, OS - Open Space District, of the Town of Parker Municipal Code, as amended, is hereby incorporated by reference into this Development Guide.

DESIGN GUIDELINES

Community Buffers

1. Open Space 1 on the west side of the site is designated as a Community buffer between Chambers Highpoint and Compark Village. Areas located outside of the 100 year floodplain shall be landscaped with trees and shrubs. The plantings shall be 75% evergreen. A landscape buffer plan shall be provided at time of Site Plan for the adjacent use areas.
2. Open Space 1 on the south side of the site is designated as a Community buffer between Chambers Highpoint and Grandview Estates. The landscape buffer between Chambers Highpoint and Grandview Estates shall be a minimum of 100 feet in width to create a separation and transition to the adjacent property. At a minimum the buffer shall provide 1 tree and 10 shrubs per 1500 square feet of area. The actual design shall be indicated at the time of Site Plan for the adjacent use area.
3. Any proposed fencing shall be placed at the top of the slope to aid in screening the structures, parking and to mask the headlights in parking areas.

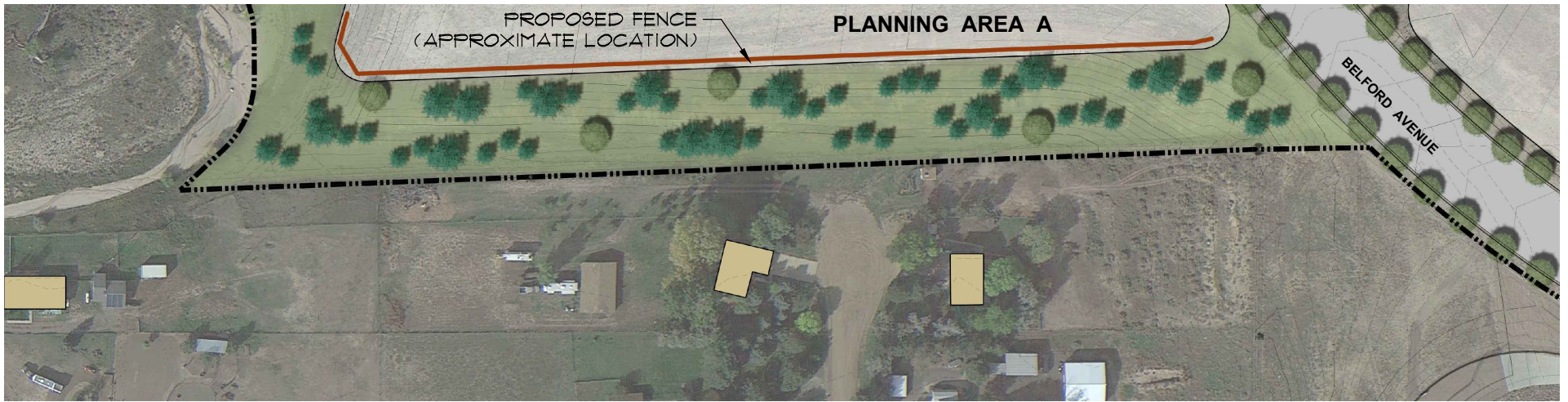
Commercial, Industrial and Multi-family Residential Design Standards

In addition to the Town of Parker Guidelines for Commercial, Industrial and Multi-family Residential Design, Chamber Highpoint shall provide the following in any proposed development.

1. Sidewalks, plaza areas should provide pedestrian connections between the structures and the open space and trail corridors including the Happy Canyon Creek Trail and the E-470 Trail.
2. Enhanced elevations shall be provided on all structures where visible from Chambers Road and E-470.

Conceptual Buffer Plan

See the following exhibit.

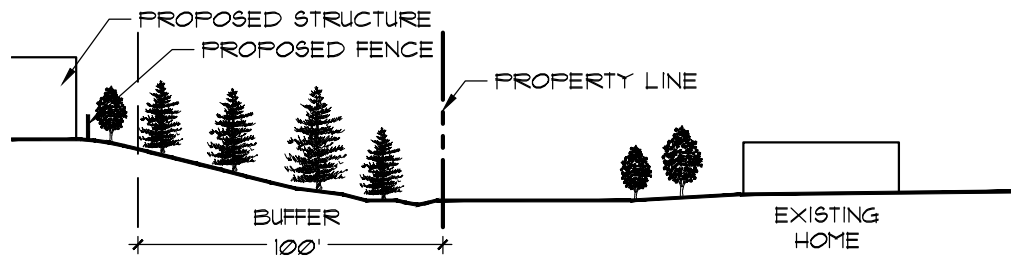


CONCEPTUAL BUFFER PLAN

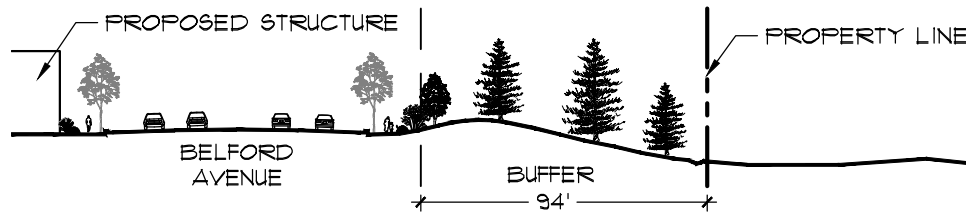
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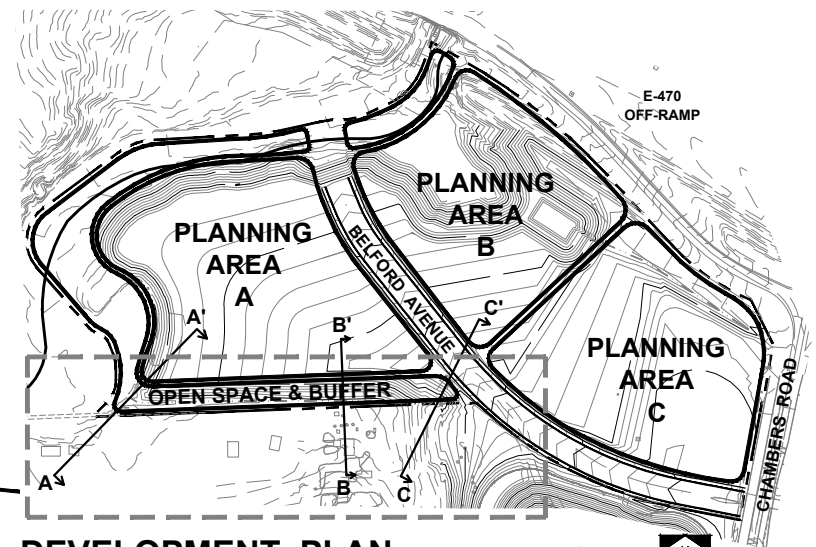
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SECTION C Not to Scale



DEVELOPMENT PLAN

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