



## Request for Town Council Action

**Date:** October 2, 2023

**Submitted By:** Julia Duncan, Associate Planner  
Bryce Matthews, Assistant Director - Planning  
John Fussa, Community Development Director

**Reviewed By:** Michelle Kivela, Town Manager

**Title:** **NEWLIN CROSSING TOWNHOMES SKETCH AND PRELIMINARY PLAN**

**Applicant:** Lennar Colorado, L.L.C. and PCS Group

**Location:** 4241 E. Mainstreet

**Department:** Community Development, Julia Duncan

**TRAKiT No.:** SUB-21-057 & SUB21-058

### **EXECUTIVE SUMMARY**

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The applicant, Lennar Colorado, L.L.C., has submitted a Sketch and Preliminary Plan application for future residential use of a portion of the Newlin Crossing Planned Development (PD) for future residential use. The applicant proposes to layout 96 lots for the development of attached single-family townhomes, open space, and associated improvements. The Newlin Crossing PD is located at the northeast corner of the intersection of Mainstreet and Chambers Road and the subject property is within the PD to the east of Newlin Gulch with frontage on Mainstreet.

### **Criteria for Consideration**

The Town Council, in reviewing this application, shall consider the following factors:

1. Consistency with the Master Plan
2. Consistency with the Land Development Ordinance and other development standards established by the Town
3. Consistency with the zone district standards or the Planned Development Guide, as applicable
4. Previous approvals and plans
5. Public Notice Requirements

### **STAFF RECOMMENDATION**

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Approve

### **BACKGROUND/DISCUSSION**

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The Town Council approved the annexation and zoning of the Newling Crossing PD in June, 2016. The Council subsequently approved a Sketch and Preliminary Plan application for the first

phase of the Newlin Crossing PD in June, 2022, laying out 194 lots for the development of detached single-family homes, parks, open space, and associated improvements. The applicant is advancing the first phase of development and may start grading and infrastructure installation by the end of the year.

As indicated above, the applicant has submitted a Sketch and Preliminary Plan application for the second phase of the Newlin Crossing PD to layout 96 lots for the development of attached single-family townhomes, 3.87 acres of open space and associated improvements. The subject property has a total area of 9.4 acres and is largely undeveloped except for a house, garage, accessory buildings, and a stable that will be demolished. It is within the Newlin Crossing PD which is bordered by the Stonegate residential neighborhood to the north; Hunter's View PD and Cobblestone Riding Club to the south; Carousel Farms residential neighborhood and Parker Bible Church to the east; and Chambers Road to the west. The surrounding area is primarily residential in character and the proposed Sketch and Preliminary Plan application for attached single-family townhomes is generally consistent with the established land use pattern of the area.

The approval of the Sketch and Preliminary Plan applications is a major step towards the creation of lots but does not actually create them. Assuming Town Council approval of the applications, the applicant would complete final planning and design, submit a Final Plat application, and, upon approval, file/record the Final Plat with Douglas County to create legal lots of record. The Land Development Ordinance requires that Final Plats must be consistent with the Town Council approved Sketch and Preliminary Plans.

The Newlin Crossing PD designates the subject property as Planning Area 5 (PA-5) and the PD zoning permits attached townhomes as a use by-right. The proposed Sketch and Preliminary Plan complies with the PD zoning standards for use, density, building height, and setbacks. The architectural design of the townhomes must be consistent with the Town's development design standards and will be reviewed during the future Final Plat and Site Plan application review process.

The applicant has previously completed Master Utility, Traffic, and Drainage Studies for the entire Newlin Crossing PD that has been reviewed by staff and determined to be acceptable because it meets Town standards. On September 14, 2023, the Planning Commission unanimously recommended the Town Council approve the Sketch and Preliminary Plans,

#### Criteria for Consideration - Staff Analysis

Staff has reviewed the proposed Sketch and Preliminary Plan application using the criteria for consideration and have the following comments:

1. **Consistency with Master Plan:** The proposal is consistent with the goals and policies of the Parker 2035 Master Plan and the General Land Use Plan in the Master Plan as to use, residential density, parks and open space.
2. **Consistency with Land Development Ordinance and other Town Standards:** The proposal complies with the Land Development Ordinance; Stormwater Drainage and Environmental Criteria Manual; Roadway Design and Construction Criteria Manual; and

other applicable standards adopted by the Town.

3. **Consistency with Zoning Standards or Planned Development Guide, as Applicable:** The proposal complies with all of the provisions of the Zone District or Planned Development Guide, as applicable.
4. **Previous Approvals and Plans:** All conditions of the previous approvals and plans have been satisfied. The Preliminary and Sketch Plans are consistent with one another and other applicable plans.
5. **Public Notice:** The applicant has demonstrated that all public notice requirements have been met.

Town Council approval of the Sketch and Preliminary Plan applications would be an initial entitlement in a process with multiple steps. Council approval of the Plans will allow the applicant to proceed with the final planning and design process and prepare a Final Plat and Site Plan application for approval. The future Final Plat application will create legal lots of record with required public improvements when it is approved and filed/recorded with Douglas County.

#### **FINANCIAL IMPACT**

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None

#### **STRATEGIC GOAL(S)**

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DEVELOP A VISIONARY  
COMMUNITY THROUGH  
BALANCED GROWTH



ENHANCE ECONOMIC  
VITALITY

#### **ATTACHMENTS**

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1. SUB21-057 and SUB21-058 PC Staff Report
2. Newlin Crossing Townhomes-Narrative
3. Newlin Crossing Townhomes Sketch and Preliminary Plans
4. Landscape Plan
5. Vicinity Map

#### **RECOMMENDED MOTION**

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I move to approve the Sketch Plan, based on staff findings, contained in the staff report.

I move to approve the Preliminary Plan, based on staff findings, contained in the staff report.