



March 6, 2020

Attn: Stacey Nerger
Town of Parker
Community Development / Planning Division
20120 E. Main Street
Parker, CO 80138

Re: Cottonwood Highlands Filing 7 Amendment 1 Final Plat Application – Project Narrative

Dear Ms. Nerger,

On behalf of Lennar Colorado LLC, we respectfully submit our Final Plat application for Cottonwood Highlands Filing 7 Amendment 1. This submittal includes all required items as outlined in the Final Plat Application Submittal Checklist. We have provided the following Project Statement narrative outlining the nature of our submittal.

Project Overview

Cottonwood Highlands Filing 7 is a 39.9-acre property located in the town of Parker. The development site is defined by Cottonwood Drive to the north, Parkerhouse Road to the south, and the future Lanceleaf Street which bisects the site. The development is adjacent to an existing residential development to the north, a future residential development to the west, an existing commercial development to the south, and a future commercial development to the east. An existing detention area lies in the northwest corner of the project site.

The project site is part of the Cottonwood Highlands Planned Development, which is zoned for mixed-use development. The project site complies with the zoning designation of the Town of Parker General Land Use Plan in the Master Plan.

Cottonwood Highlands Filing 7 will consist of multi-lot residential clusters of single-family attached units connected via a network of pedestrian walkways and public streets. Each cluster of eight units contains four pairs of single-family attached homes, with each home consisting of a private garage, porch, driveway, and fenced rear yard. Cottonwood Highlands Filing 7 will contain a total of 236 units, giving the development a density of 5.9 DU/acre. Residential lots are oriented towards a shared drive that connects to the public street.



The development will have 6.3 acres of area dedicated to open space programs, which includes five parks hosting a variety of amenities and an expansive pedestrian trail network. The open space areas are designed to be easily accessible and evenly distributed throughout the neighborhood, encouraging pedestrian circulation and interaction with park amenities.

Phasing

Cottonwood Highlands Filing 7 will be developed in two phases: Cottonwood Highlands Filing 7 (Phase 1) and Cottonwood Highlands Filing 7 Amendment 1 (Phase 2). In this Final Plat application, we are proposing Phase 2 of the project.

The boundary of Cottonwood Highlands Filing 7 Amendment 1 includes the portion of the development west of Lanceleaf Street. The remaining area will be platted in the Cottonwood Highlands Filing 7 Final Plat application.

Cottonwood Highlands Filing 7 Amendment 1 will contain a total of 132 residential units and 7 open space tracts. The 4.2 acres of park area in Phase 2 feature a tot-lot and entry park, landscaped areas, an artificial turf play hill and various fitness nodes along the expansive trail network within the Greenway Park.

We look forward to working with the town of Parker on the development of Cottonwood Highlands Filing 7. We are available to respond quickly to any questions you may have about the information contained within this initial submittal package. As always, please feel free to contact us with any questions or comments.

Sincerely,

Lindsay Rappa
Associate, LAI Design Group