



MEMORANDUM

TO: Mayor Jones and Members of the Board

FROM: Karen Proctor, Town Administrator

DATE: August 4, 2022

RE: Master Plan Update

DISCUSSION:

The Town of Foxfield's Master Plan was last updated in 2008. It is recommended that the Master Plan be updated at least every five (5) years and be done in conjunction with an update to the Municipal Code.

The Town of Foxfield Master Plan is attached as Exhibit A for the Board's review and input. Staff cleaned up some formatting and made some suggested changes. Also attached, for the Board's information is Colorado Revised Statutes (CRS) 31-23-206 regarding Municipal Master Plans.

EXHIBITS:

Exhibit A – Town of Foxfield Master Plan

Exhibit B – Town of Foxfield Redlined Version of the Master Plan

Exhibit C – Town of Foxfield Clean Copy of the Edited Master Plan

Exhibit D – CRS 31-23-206

TOWN OF FOXFIELD, COLORADO

MASTER PLAN

Adopted: December 17, 1998

Adopted: Amendment #1 – Trails Plan – June 3, 2004

Adopted: Amendment #2 – Parker Road Sub-Area - May 15,
2008

TOWN OF FOXFIELD MASTER PLAN & AMENDMENTS

Table of Contents

Section 1	Introduction.....	3
Section 2	Background	4
	2.1 Introduction to the Existing Community	4
	2.2 History of the Community	4
Section 3	Planning Process.....	6
	3.1 Introduction	6
	3.2 Mission Statement	6
	3.3 Vision Statement.....	6
	3.4 Amendment #1.....	6
	3.5 Amendment #2.....	7
Section 4	Planning Policies.....	11
	4.1 Community Character.....	11
	4.2 Land Use.....	12
	4.3 Undeveloped Land.....	13
	4.4 Roads and Transportation.....	14
	4.5 Open Space, Trails and Parks.....	16
	4.6 Community Facilities and Services.....	16
	4.7 Environment.....	17
	4.8 Intergovernmental Relations.....	18
	4.9 Economic Base	18
Section 5	Land Use Plan	19
Section 6	Amendment Process	19
Maps:	Land Use Plan Map	
	Trails Plan Map	
	Infrastructure Map (Transportation and Utilities)	

SECTION 1: INTRODUCTION

The purpose of the Town of Foxfield Master Plan is to provide a guide for public officials, residents, and others who are involved with planning, land use, and development in this community. Foxfield was incorporated as a statutory town in December 1994. It represents the community's vision as to how this low density residential "enclave" should develop in the future. It will be updated and amended as conditions may warrant.

Over a period of several months in 1995, the first Master Plan was developed in its initial draft form by the Foxfield Land Use and Zoning Committee. It was adopted in 1996 by the Foxfield Planning Commission. Because of significant changes which took place around the community since 1995, the Foxfield Board of Trustees decided to revisit the Master Plan in 1998 and in April the Trustees charged the Planning and Communications Committee to revisit the Master Plan and recommend revisions based upon community input.

This process was completed in November 1998 and the draft Master Plan and several land use alternatives were presented to the Foxfield community in December 1998 at a public hearing. Based upon comments at the hearing, the Committee made revisions to the documents and forwarded them to the Town of Foxfield Planning Commission for consideration. The proposed revisions were minimal, and continued to emphasize the desire of Foxfield's residents to maintain the rural atmosphere of the community while allowing for approximately seven acres of replacement commercial in response to the planned interchange at Arapahoe and Parker Roads.

The revised Town of Foxfield Master Plan was adopted in December 1998. Subsequent to adoption, the Plan has been revised twice in 2004 and 2008.

The format of the Master Plan is succinct and straightforward and includes a discussion of the background of the community, existing conditions, goals and policies. These narrative sections are supplemented by a Master Land Use Plan map, which graphically depicts the overall policies and concepts for the community.

It is important to emphasize that the Town of Foxfield Master Plan is not zoning. It does, however, present recommendations about future land use and development and is to be utilized as a guide for future decisions by the Town. The Town of Foxfield has adopted zoning and other development regulations which reinforce the concepts and recommendations in the Master Plan, which are consistent with the provisions of Town regulations and Colorado State Statutes.

SECTION 2: BACKGROUND

2.1 INTRODUCTION TO THE EXISTING COMMUNITY

The recently incorporated Town of Foxfield encompasses approximately 1.3 square miles (820 acres) and is located east of Parker Road and south of Arapahoe Road in Arapahoe County. This unique enclave has a rural character in that each single family dwelling within the community sits on a minimum lot of approximately 2.5 acres served by individual well and septic systems. The lots are zoned for horses. All of the existing roads were gravel, but have been paved since incorporation. There are no street lights, which plague most of the metro Denver area.

Some of the residents first settled in the area now known as Foxfield, in the 1950's. Although development was relatively slow through the years, it has accelerated dramatically since 1990. At the time of incorporation in 1994, approximately 85% of the property was developed, comprising over 200 homes.

If there is one thing that all residents agree upon, it's the rural quality of life as presented by the Town of Foxfield to its inhabitants as being the reason for residing here.

2.2 HISTORY OF THE COMMUNITY

Historically, Foxfield is located in a state which was part of the Louisiana purchase of 1803, associated with the Kansas territory, and more recently unincorporated Arapahoe County. Prior to the establishment of land claims by foreign interests, the area now known as Colorado was inhabited by Native Americans, specifically, Kiowas, Cheyennes, Arapahos, and others of Indian origins. When the Kansas territory was formed, a large part of eastern Colorado was included in a county called Arapahoe. Upon Kansas becoming a state in 1861, the territory of Colorado was established and Arapahoe was designated as a Colorado county. Arapahoe County's eastern border at that time was the Kansas State line and continued westward to what is now Sheridan Boulevard. The size of the county existed until 1902, when it was divided and assigned to other counties, namely Washington, Yuma, Valverde, and the City and County of Denver. An additional division was made to form Adams County from the remaining Arapahoe County area. Currently, Arapahoe County is a rectangular strip, seventy-two miles long and twelve miles in width in which the Town of Foxfield is a part of its western region.

The 1848-49 gold rush to California contributed many of those prospectors who either passed through, or stayed to try their luck within Colorado. One of the locations where gold was found by some of these adventurers was at the confluence of Cherry Creek and the Platte River. This became a settlement called Denver, which later became the Arapahoe County seat until 1902, when it was moved to Littleton.

The first educational opportunity for settlers in Arapahoe County was offered in 1857 by a private school and enrolled nine white children along with four Indians. Currently, the school district which serves Foxfield is Cherry Creek School District #5.

John and Isaac McBroom built one of the first irrigation ditches in 1859. They founded and incorporated the City of Sheridan in 1890, including the areas of Petersburg and Fort Logan within the Sheridan boundaries. The Rocky Mountain News reported the McBrooms' bringing into Arapahoe County the first hive of honey bees to the area in 1862. The first log cabin constructed in the Englewood area was by T. Skeritt in 1859. His claim to fame was further enhanced by plowing two parallel furrows from Dry Creek to Cherry Creek to enable him to more easily travel to Denver. This resulted in a roadway which is now identified as Broadway.

In 1862, Richard S. Little claimed land adjacent to the South Platte River and subsequently constructed a flour mill in 1867. He operated the mill under the title of the "Rough and Ready Mill" which existed as a historical landmark until a 1958 fire destroyed its buildings. Mr. Little developed part of his property as housing for his employees which formed the nucleus for the Town of Littleton.

Prior to the formation of the Town of Foxfield, Arcadian Acres was the first development in the area. Following was Sierra Vista Estates in the early 1960's and smaller subdivisions made their presence felt up to, and including the establishment of Foxfield. Much of the land comprising the Town of Foxfield came from sections 28 and 29 fronting the main artery, East Arapahoe Road. However, this roadway was not always known by its present name.

Commencing at Parker Road and continuing eastward to South Liverpool, Arapahoe Road was known, prior to 1965, as East Davidson Road. This title was conferred upon the roadway in respect to its main inhabitants of many years, the Davidson family. Bill and Joe Davidson were brothers who owned much of the land east of Foxfield and whose heirs sold their farming and ranching acreage to developers for some of the subdivisions existing today in the vicinity of Liverpool and Arapahoe Road.

For those residents living along Davidson Road, access to metro Denver area locations west of Cherry Creek could only be reached by traversing Parker Road because of the non-existence of bridges spanning Cherry Creek. The only bridge that was available in the 1950's was at Belleview Avenue, which was later destroyed by fire and never rebuilt.

On August 19, 1891, the United States deeded by patent, the southeast one-fourth of Section 28 to Henry O. Lohrer. In October of the same year, Henry was made owner of the northwest one-fourth of the same section, thereby giving Henry one-half of Section 28. This was subject to any vested and accrued mineral, water, agriculture, and manufacturing rights. President Benjamin Harrison deeded the southeast one-fourth to F. C. Smidt on May 19, 1892. William Lohrer obtained the remaining northeast quarter from President Harrison and Ellen MacFarland, Assistant Secretary, then recorded the parcel through the general land office. A variety of exchanges and sales of parcels of land within section 28 are recorded from this point of original ownership to the present.

The last owner of Section 28 was William and Tena Mellema, who were responsible for developing Sierra Vista Estates.

References:

Arapahoe County Government, et al, Arapahoe County: Community of Contrast and Change. Arapahoe County, CO. pp 1-6.

The Arapahoe County Abstract and Title Company, Abstract of Title, Littleton, CO, 1892 - 1968.

SECTION 3: PLANNING PROCESS

3.1 INTRODUCTION

Planning is essential for a town and its residents if the achievement of goals and objectives are to be realized in the future. All towns in the State of Colorado have the legal power and authority to plan for their communities while the judicial court system assures its citizenry that such plans and tools utilized by the towns are constitutionally correct.

3.2 MISSION STATEMENT

Due to the responsibility imposed by C.R.S. Section 31-23-206(1), the members of the Foxfield Land Use and Zoning Committee created and subsequently offered for adoption a Master Plan for the physical development of the land within the Town of Foxfield. In addition, C.R.S. Section 31-23-208 provides that Foxfield may amend, extend and/or add to the Master Plan as deemed necessary.

3.3 VISION STATEMENT

The vision of the Town of Foxfield is: "To maintain for the residents of the Town of Foxfield the quality of life which has been and is currently enjoyed by its citizenry." This includes, but is not limited to:

- Low density housing
- Rural character of roadways
- Low levels of traffic, noise, light, and air pollution
- Scenic views of the mountains
- Rural and relaxed atmosphere, coupled with fairly close-in proximity to the metro Denver area
- Live in harmony with the environment and its wildlife

3.4 AMENDMENT #1 - TRAILS

A. Introduction

Amendment #1 regarding trails in the Town of Foxfield was developed in 2004 and adopted June 3 of that year. The amendment consisted of additions to policies in subsection 4.5 Open Space, Trails and Parks. A Trails Map was included which was subsequently amended by Amendment #2 in 2008.

Foxfield's trail system consists of a crusher fire path generally set within the existing street ROW. Portions of the path have been constructed as part of the street paving project and can be used by walkers, runners, bicyclists and horseback riders. Remaining portions of the trail will be constructed when sufficient town funds are available. The trail system consists of a loop through the community providing a community wide collector route to the Cherry Creek Trail System or to adjacent subdivisions. It also acts as simply a loop system within the community connecting individual residential units with each other and to the commercial areas both within and external to it.

3.5 AMENDMENT #2 – PARKER ROAD SUB-AREA

A. Introduction

Amendment #2 was adopted on May 15, 2008 and consisted of additions of policies and modifications/additions of maps. This amendment for the Parker Road Frontage Sub-Area involves the Plan elements of Land Use, Roads and Transportation, Open Space, Trails and Parks and Community Services and Facilities. The Trails Map was previously modified as part of Comprehensive Plan Amendment #1, and approved in 2004. The Land Use and Trails were modified with this Amendment. In addition, an Infrastructure map has been added to identify connection options for a frontage roadway, storm drainage, sanitary sewer and water utilities.

The Town has identified the potential for commercial development along the Parker Rd. frontage and it is for this reason that this amendment to the Master Plan was written and approved by the Town Board.

B. Purpose

The purpose of this Master Plan Amendment is to modify the Land Use allocation for lots along South Parker Road (Parker Road) from single family residential and institutional to commercial use. The intent is to maximize the commercial value of these lots for future development to accomplish the following:

- Provide an alternative to single family development on lots that are heavily impacted by South Parker Road traffic.
- Raise sales tax revenue for the Town for purposes of infrastructure improvements and property tax relief.
- Create a development buffer for interior single family lots along South Parker Road.

C. Land Use

Commercial Designation – The 1998 Master Plan, as adopted, had a small amount of land in Foxfield designated for commercial use. This land is located at the intersection of Parker Rd. and Arapahoe Rd. Commercial development is complete

on approximately one third of this land and it is expected that the remaining two thirds will not develop in the near future, but possibly within the next 5 to 10 years.

South of this land and the Parker Rd./Arapahoe Rd. intersection, there are 12 parcels that were designated for rural residential use (large lot residential use) plus one parcel occupied by the Parker Fire District, designated as an Institutional Use. Presently five of the residentially designated parcels are vacant. The Fire District has plans to possibly vacate their building and relocate to another site either inside or outside of Foxfield. The change in designation for these thirteen parcels –the Parker Road Frontage Sub-Area– will increase the amount of land in Foxfield that has the potential for development into commercial and business uses. These changes are graphically noted on the Land Use map.

D. Roads and Transportation

1. Frontage Road

The proposed frontage road on the Land Use Map and Trails Plan Map extends north to south along the entire Parker Road Frontage Sub-Area, providing access to each parcel. A conceptual layout of the frontage road is depicted as shown on the attached Infrastructure Map. Its full access point to Parker Rd. is at the signalized intersection of Parker Rd. and Chambers Way connecting to the Cornerstar development on the west side of Parker Rd. as shown on the Infrastructure Map.

2. Access Availability and Frontage Road

Currently there are no direct full movement access points to the proposed commercial area from South Parker Road. There is a signalized intersection, recently constructed, onto South Parker Road on a street from the west called Chambers Way, located approximately the mid-point of Tract 40, Arcadian Acres Second Filing.

Interim access to Tract 19, Arcadian Acres Second Filing, prior to the development of any of the commercial area may be required as shown on the Infrastructure Map across Tract 30 and 31. The acquisition of public right-of-way/easement and a temporary construction easement will be required for this interim access if provided prior to any commercial development.

The frontage road will close East Fremont Avenue access to its current Parker Road location and route East Fremont Avenue to the Chambers Way signalized intersection. A right-in/right-out access will be provided at approximately the middle of the large unplatted property in the southwest corner of the Town to provide a secondary access to the commercial area. If the Parker Fire Protection District Station remains on Tract 12, emergency signals and signage will be required at their crossing of the frontage road to allow access onto Parker Road from the station.

Screening of the frontage road, acceptable to CDOT, to avoid having headlights from the southbound traffic on the frontage road interfering with the northbound traffic on Parker Road will be required. Also associated with the frontage road intersection with Parker Road are the costs to convert the three-way traffic signals at the intersection of Parker Road and Chambers Way to a four-way signalized intersection, the construction of a left turn lane for southbound traffic on Parker Road to the frontage road, the construction of the accel and decel lanes required for the frontage

road access and any storm drainage facilities required for the construction of the frontage road intersection.

Due to the topography associated with the commercial area to the north of East Fremont Avenue, substantial grading of the area will be required. South Norfolk Street, East Easter Avenue and East Easter Way range from fourteen (14) feet to thirty-four (34) feet higher than the frontage road at the Parker Rd. intersection with Chambers Way. A retaining wall, ranging from five (5) to twenty-five (25) feet in height, depending on the final design of the frontage road and the commercial property, will need to be constructed along these streets. This item will have a significant cost impact in this area for the commercial development of the property.

3. Frontage Road Implementation

The Frontage Road could be built in phases, such as a northern segment with temporary right-in/right-out access with Parker Rd. at East Fremont Ave. A complete build-out of the full frontage road would cause the closure of the East Fremont Ave. intersection and the opening of a full access signalized intersection at East Easter Avenue.

Neighborhood Connectivity – The Frontage Road concept allows for a connection to the residential neighborhood of Foxfield at East Easter Way via East Fremont Avenue. This connection could be designed using traffic calming techniques to reduce the amount of commercial traffic coming into the neighborhood and at the same time making it convenient for the neighborhood traffic to access the commercial frontage property and the signalized intersection at Parker Rd. and Chambers Way.

A second point of connectivity to the Parker Rd frontage subarea is at the large, southernmost frontage parcel by means of the extension of South Buckley Rd. This extension southward could provide neighborhood access to the “back side” of this commercial frontage parcel as a convenience to Town residents. No through traffic would be allowed.

E. Trails and Open Space

The Town Board has desired adding a trail link in the northwest part of Town that provides a better connection from the interior of the community to the Foxfield Village Center (FVC) and the Arapahoe Rd./Parker Rd. intersection and beyond. The alignment of this trail has been defined, now that the FVC has been built, and is shown on the Trails Map.

The trail link connects the cul-de-sac in Norfolk Court and extends westward through easements on residential lots and the Town's open space tracts to a below grade crossing at the Ring Road, and continues through the adjacent property to the south to a below grade crossing under the Loop Road and through the interior of the Loop Road to and through the Arapahoe Rd./Parker Rd. intersection. Eventually the trail link will connect with the regional trail along Cherry Creek.

An open space designation has been assigned to property recently acquired by the Town near the Ring Road. This is shown on the Land Use Map.

F. Community Facilities and Services - Utility Planning

1. Drainage System Availability

Several drainage facilities conveying storm water from the Town of Foxfield on the east side of Parker Road to the west side of Parker Road are in place as

shown on the Infrastructure Map. The drainage facilities in place consist of two (2) 30" culverts beneath Parker Road at the proposed Chambers Way/Frontage Road intersection, a single (1) 30" culvert beneath Parker Road on the north side of East Fremont Avenue, a single (1) 30" culvert beneath Parker Road on the south side of East Fremont Avenue, a triple (3) 12' x 6' concrete box culvert located at the drainageway traversing the unplatted property in the southwest corner of the Town and a single (1) 30" culvert at the southwest corner of Town. These facilities, however, were sized to convey the runoff from the existing residential areas within the Town. Therefore the proposed commercial development will need to provide for the total water quality volume of the developed area along with a minimum of a 10-year detention up to a maximum of a 100-year detention requirement. Also, a 36" culvert is proposed north of East Fremont Avenue, as shown on the infrastructure map, requiring a bore of Parker Road. Additional drainage facilities may be required on the west side of Parker Road if they are not in place at the time of the provision of this 36" culvert. These drainage requirements will have an impact on the total developed commercial area, especially north of East Fremont Avenue.

2. Water Availability

Water service to the commercial area may be provided by the Arapahoe County Water and Wastewater Authority (ACWWA). At the present time ACWWA has a 36" transmission line within the Town boundaries traversing East Fremont Avenue, East Easter Way and East Easter Avenue. There is also an existing 16" transmission line traversing the west side of Parker Road for the entire length of the commercial area as shown on the Infrastructure map. It is anticipated that ACWWA will not allow any connections to the 36" transmission line traversing through the Town to serve this commercial development. Knowing that the commercial area will need to provide a looped 12" water system to serve the area there will need to be a minimum of one (1) bore beneath Parker Road to connect to the 16" transmission line on the west side of Parker Road to provide the necessary water system looping. Additional bores may be required depending on how the commercial area is developed. ACWWA has an obligation to provide water to one single residential unit per lot for the current platted lots. ACWWA does not have an obligation to serve commercial uses in this planned commercial area. At the present time, ACWWA may consider providing said commercial service but will likely require the payment of fees and the acquisition of renewable water resources to be dedicated to ACWWA for the anticipated commercial water use.

3. Sanitary Sewer Availability

Sanitary sewer service to the commercial area may be provided by ACWWA. At the present time, ACWWA does not have any sanitary sewer service in the Town of Foxfield. ACWWA does have a 24" to 36" sanitary sewer trunk line located along the Cherry Creek corridor to the west of Parker Road as shown on the Infrastructure map. Due to the existing topography of the commercial area, two connections to the ACWWA trunk line will likely need to be provided, one for the commercial area north of East Fremont Avenue and one for the area south of East Fremont Avenue. The north sanitary sewer connection would traverse from

the commercial area, possibly along Chambers Way, for approximately 1,700 feet to the existing sanitary sewer trunk line. The south sanitary sewer connection would traverse along an existing drainage channel for approximately 2,100 feet to the existing sanitary sewer trunk line. Both of these connections would require a bore beneath Parker Road. An additional cost to providing the sanitary sewer connections will be acquiring any easements necessary from property owners along the sanitary sewer connections route.

At present, property within the Town is not within ACWWA's boundary for sanitary sewer service. At such time as an application for service is submitted, ACWWA will need to update their Master Plan to include the commercial area and to ensure that the existing trunk line has sufficient capacity to accept the flows associated with the commercial development. If the trunk line is found to be unable to handle the additional commercial flows, then the trunk line would require up sizing by the applicant at a significant cost.

4. Electric, Gas, Telephone and Cable TV Availability

Electric service within the Town of Foxfield is provided by IREA. It is anticipated that IREA will provide electric service to the commercial area. Natural gas service within the Town of Foxfield is provided by Xcel Energy. It is anticipated that Xcel will provide natural gas to the commercial area. Telephone service within the Town of Foxfield is provided by Qwest. It is anticipated that Qwest will provide telephone service to the commercial area. Cable TV service within the Town of Foxfield is provided by Comcast. It is anticipated that Comcast will provide cable TV service to the commercial area.

SECTION 4: PLANNING POLICIES

The following are goals and policies upon which future decisions on land use and development will be based. These are to be utilized in conjunction with the Master Plan.

4.1 COMMUNITY CHARACTER

GOAL: To enhance and protect the existing low density, single family, and rural character of the community.

POLICIES:

1. Maintain the standard of single family residential development on rural estate lots.
2. Encourage appropriate and compatible development of currently undeveloped land.
3. Encourage development that is compatible with a rural character, in terms of land use, scale or other characteristics.

4. Prepare and adopt sign design standards and requirements for the community, including on public right-of-way and private sites.
5. Encourage a sense of pride and good stewardship in the Foxfield area and in its community affairs.
6. Encourage proposals from Foxfield citizens regarding the street network system, other transportation elements, parks and open space, land use, community facilities, and other amenities which will enhance and improve the community.
7. Allow horses and other animals in a manner compatible with the character of the Foxfield community.

4.2 LAND USE

GOAL: To allow only land uses in the community which are compatible with a well-cared for rural, low density character.

POLICIES:

1. Maintain the minimum standard of one residential unit per approximately 2.5 acres except for specific areas identified on the Master Plan map.
2. Encourage flexibility and common sense in developing the remaining undeveloped land in order to achieve compatible land use and site planning while providing benefits to the Foxfield community as a whole.
3. Require the establishment of significant open space buffers between residential areas, community, and non-residential uses where warranted.
4. Limit "home occupations" to prevent off-site impacts, including visual and traffic effects.
5. Recognize the corner area next to the Arapahoe/Parker intersection as the prime location for commercial development within Foxfield. Amendments to the Master Plan map may be considered for commercial and other uses as each would affect the abutting properties and the whole community with the primary goal to further the policies of this Master Plan and provide benefits to the Town of Foxfield and its residents.
6. Future land annexations should be considered on a case-by-case basis, taking into account factors which may increase the tax base and/or provide benefits to the Town of Foxfield and its residents.

7. Views to the Rocky Mountains from public streets (Norfolk St., Easter Way, Buckley Rd. and Hinsdale Way) in Foxfield generally adjacent and east of Parker Road need to be protected to the greatest extent possible. Applications for new development along this edge of the community will need submit a site line analysis from various points along these streets to address view visibility concerns. In addition, site plans and landscape plans will need to be submitted that effectively address buffering and screening concerns of adjacent land uses to the east. Implementing these two objectives, view preservation and landscape buffering, where landscape buffering is used to screen nonresidential land uses from residential land uses, may occasionally conflict. Such conflicts are to be reasonably resolved as part of the development review process.
8. The Town's commercial design guidelines should be up-dated periodically to reflect the Town's design and development directions for this area. If necessary, changes to the Zoning Ordinance need to be made to identify the Design Guideline as Design Standards. In particular, develop standards that require new developments in the commercial area to build at or near the grade of Parker Road and to incorporate extensive berming and landscape screening along the eastern edges of these properties to protect rural residential land uses fronting on Norfolk St., Easter Way and Buckley Road.
9. New developments along South Parker Road and Arapahoe Road need to plan for community pedestrian and vehicle access to and from appropriate development sites but not allow for cut through traffic in Foxfield.
10. New developments along South Parker Road and Arapahoe Road, when built in phases or by separate developers on separate parcels, need to plan for vehicle and pedestrian connectivity between them.

4.3 UNDEVELOPED LAND

GOAL: To encourage creative and flexible planning for the land which remains undeveloped.

POLICIES:

1. Evaluate undeveloped land as located on the Master Plan map in terms of the opportunities and benefits the land may present for the Foxfield community.
2. Consider uses of land and facilities, such as open space, that may provide additional benefits for the community of Foxfield.

3. Encourage flexible site planning to allow for the creation of public open space, including planned development techniques.
4. Consider environmental conditions of a site and its surrounding area when evaluating new development.

4.4 ROADS AND TRANSPORTATION

GOAL: To work toward the establishment of a safe and functional road network that is appropriate to the character and requirements of the Foxfield community.

POLICIES:

1. Plan for a functional street network throughout the community that provides good access for residents, while discouraging through traffic.
2. Seek to distribute traffic impacts equitably throughout the Foxfield community.
3. Be pro-active in planning the street network for the undeveloped land.
4. Require developers to provide objective analysis of the traffic impact of their proposed developments and to satisfactorily mitigate the anticipated traffic impacts.
5. Consider a full range of methods to control cut-through traffic, such as the following:
 - Stop signs
 - Limited access
 - Street closures
 - Network discontinuities
 - One-way streets
 - Drainage pans
 - Other restrictions
6. Establish safe speed limits for all roads and ensure their enforcement.
7. Maintain the rural character of the roads, including:
 - Gravel shoulders
 - No curb and gutter
 - Swales on both sides of the road
 - Natural landscaping
 - No street lights

- Minimal signage
 - Minimal intrusive outdoor lighting
8. Seek to minimize vehicular access entries and exits along Arapahoe and Parker Roads, while formulating an equitable distribution traffic impact plan.
 9. Work toward the future establishment of signalized intersections along Arapahoe Road and Parker Road that minimize negative traffic impacts on Foxfield.
 10. Take pro-active steps to become involved in planning and design of improvements along Arapahoe and Parker Roads. At this time, the following are major considerations:
 - Widening of Arapahoe Road, east of Parker Road
 - Interchange at Arapahoe and Parker Roads
 - Appropriate access alternatives to existing houses on Arapahoe Road
 - Sufficient access to undeveloped land along Arapahoe and Parker Road
 11. Develop a plan to address each of the following:
 - Standards
 - Maintenance
 - Street classification
 - Signage
 - Costs
 - Paving
 - Relationship to pedestrian/equestrian trail systems
 - Other
 12. Prepare and adopt an Official Street plan.
 13. Promote street projects which will prevent significant increases in traffic volumes or speed within Foxfield.
 14. Work with public and private entities to promote public transportation services for the Foxfield community.
 15. The Town of Foxfield should establish a leadership role in working with developers to identify and finance utility and road infrastructure improvements to serve new commercial developments.

4.5 OPEN SPACE, TRAILS AND PARKS

The Trails Map identifies an existing and planned trail system for the Town.

GOAL: To establish open space, trails and a park system appropriate to the scale and character of the Foxfield community.

POLICIES:

1. Prepare and implement a plan for the creation of an open space, park and trail system throughout the community, using public rights-of-way, dedicated public sites and portions of private property owner approved sites.
2. Seek to establish and maintain public access to non-residential development sites, through mutual agreements with landowners, easements, or other sources.
3. Establish community open space on undeveloped land as a requirement of re-zoning and subdivision process, or other agreements with landowners.
4. Encourage dedication of park sites and open space in Foxfield.
5. Actively seek funding for the acquisition; improvement, as appropriate; and maintenance of parks and open space.
6. Ensure that the trail system provides convenient and attractive access to key public amenities, community facilities and commercial areas.
7. Identify connection points to regional trail facilities.

4.6 COMMUNITY FACILITIES AND SERVICES

The Infrastructure Map identifies road and utility service elements for the Parker Road Sub-area.

GOAL: To encourage provision for appropriate and adequate public services.

POLICIES:

1. Encourage the provision of adequate community services within the financial resources of Foxfield. Services should include:
 - Police protection
 - Fire protection
 - Road maintenance
 - Planning and zoning
 - Plan review and building inspection

- Court system
 - Traffic control
 - Water supply system
 - Sewage Disposal System
 - Public property maintenance, including parks and open space
 - Recreation
 - Drainage System
2. Seek the full range of funding sources for community services and facilities.
 3. Encourage development practices and standards, including water and energy conservation, which minimize the need for future services.
 4. Encourage renewable water sources for future usage in the Town of Foxfield.
 5. Encourage water conservation in site and landscaping development.
 6. Encourage new developments to utilize centralized water systems.
 7. Encourage the Town of Foxfield to function as a single representative entity to obtain maximum leverage in negotiating for or against future centralized utilities and other services
 8. All non-residential development shall be connected to a central water and sewer system. Residences served by individual water wells shall be located on lots with a minimum size of 2.5 acres.

4.7 ENVIRONMENT

GOAL: To protect and enhance the natural environment.

POLICIES:

1. Water and energy conservation techniques applicable to the locale should be identified and encouraged.
2. Recognize that noise disturbances can be detrimental to the livability and character of the Foxfield community and that appropriate steps should be taken to minimize such disturbances.
3. Prepare a plan for an active tree planting program for both public and private properties.
4. Analysis of storm drainage should be undertaken and plans prepared to minimize potential hazards and damage.

5. New development shall be compatible with the environmental conditions of the site and the neighborhood.
6. Recognize that the night sky is one of Foxfield's attributes; prepare and implement a plan of action to minimize light pollution.
7. Establish a program to control noxious weeds along roadways.

4.8 INTERGOVERNMENTAL RELATIONS

GOAL: To recognize that Foxfield is part of a much larger community and a working relationship with appropriate local, regional, state and federal agencies is necessary for the realization of Foxfield's goals and policies.

POLICIES:

1. Encourage participation in the activities of appropriate government entities to protect and enhance Foxfield's interests.
2. Work with other governmental entities to coordinate efforts to provide services and facilities which further the interests of the Town of Foxfield, consistent with the goals and policies of this Master Plan.
3. Coordinate planning efforts with Arapahoe County, the City of Aurora, the Town of Parker, Douglas County, various special districts and other appropriate governments.

4.9 ECONOMIC BASE

GOAL: To protect and enhance Foxfield's economic base.

POLICIES:

1. Analyze Foxfield's existing and future fiscal needs and desires and funding sources and then prepare a short and long term financial plan based upon the results of the analysis.

SECTION 5: LAND USE PLAN

The Master Plan Land Use Map designates six land use categories which, with the intent of those categories, are described as follows:

Rural Residential

This category calls for large lot residential with lot sizes ranging from slightly less than two acres to over two and one-half acres. The land use is restricted to single family residential and, within limitations, the keeping of animals is permitted. This is the predominant land use in Foxfield.

Planned Residential

This category allows smaller, suburban type lots with densities of approximately one unit per acre. The land use is restricted to single family residential and the keeping of animals is more restrictive. Public water and sanitary sewer service are required. Planned residential development should be restricted to the areas shown on the Land Use Plan Map.

Planned Commercial

This category allows retail and support office commercial uses designed to serve the residents of the area and the commuting public. Planned commercial is to be restricted to the areas shown on the Land Use Plan Map.

Public

The area designated as "public" is the area that is anticipated to be taken for the future Parker/Arapahoe Roads interchange.

Institutional

These areas are designated for institutional uses such as churches, nursing homes, private educational facilities and the like.

Open Space/Landscape Row

These areas may be parks, natural areas, or landscaped areas maintained either by the Town or other public entities.

In addition to these mapped categories, it is recognized that a seventh category, Planned Mixed-Use may be incorporated into this Plan. The Mixed-Use category would accommodate a combination of the Planned Residential and Planned Commercial on the same site.

The Land Use Map also indicates potential roads in currently undeveloped areas.

SECTION 6: AMENDMENT PROCESS

The Master Plan of the Town of Foxfield is a statement of the goals and policies at a given time. It is also a dynamic document that can be amended to accommodate changes in Foxfield's character and the character of the forces around Foxfield that will shape its future. It is important that provisions be made for rational and well conceived amendments to this plan. It is also important the residents of Foxfield and especially those adjacent or in the vicinity of any proposed amendment be fully informed. Therefore, the following general criteria are established for consideration of amendments to the Master Plan.

1. Statutory Requirements

Any amendment to the text or map of this plan must conform to the notification and public hearing requirements as specified in Colorado Statutes.

2. Amendments to the Land Use Plan Map

In addition to the statutory requirements for notification and public hearing, any person proposing an amendment to the Land Use Plan Map must meet the following criteria prior to submitting a formal application to Foxfield:

- a. The proposed amendment will be shown on a plan that illustrates the proposed land use, general location of buildings and other improvements, general alignment of streets, location of parking areas and illustrative landscaping. The plan must be sufficient in detail to allow adjacent property owners and interested public to visualize the development.
- b. The applicant will hold a meeting to present the proposed conceptual plan. All property owners within 750 feet of the site will be notified of the place, time and purpose of the meeting.

It is the right of any property owner to request amendment to the Land Use Plan Map. However, in keeping with the intent of this Master Plan, any proposed changes in land use should be confined to those areas along Parker and/or Arapahoe Roads that are subject to impacts from development outside of Foxfield.

3. Expansion of the Town of Foxfield

Expansion of Foxfield beyond current boundaries may be addressed through the preparation of a three mile plan, revisions to this Master Plan or other means.

**TOWN OF
FOXFIELD**

**COMPREHENSIVE
PLAN
AMENDMENT #1**

TRAILS PLAN

APRIL, 2004

Introduction

The Town of Foxfield's existing Comprehensive Plan contains section 4 Planning Policies and subsection 4.5 Open Space, Trails and Parks. This Comprehensive Plan Amendment #1 modifies this subsection by adding additional policies related to trails and a trail map.

Foxfield's trail system consists of a crusher fire path generally set within the existing street ROW. Portions of the path have been constructed as part of the street paving project and can be used by walkers, runners, bicyclists, and horseback riders. Remaining portions of the trail will be constructed when sufficient town funds are available. The trail system consists of a loop through the community providing a community wide collector route to the Cherry Creek Trail System or to adjacent subdivisions. It also acts as simply a loop system within the community connecting individual residential units with each other and to the commercial areas both within and external to it.

The Trails map, attached to this Amendment #1, is intended to be used in conjunction with the following existing and added policies in terms of continuing to plan and develop a community trail system. The Trails map indicates locations of existing and proposed trails.

Existing Goals and Policies (Trails Related)

GOAL: To establish open space, trails and a park system appropriate to the scale and character of the Foxfield community.

POLICIES:

1. Prepare and implement a plan for the creation of an open space, park and trail system throughout the community, using public rights-of-way, dedicated public sites and portions of private property owners approved sites.

Additional Policies (Trails)

1. Ensure that the trail system provides convenient and attractive access to key public amenities, community facilities and commercial areas.
2. Identify connection points to regional trail facilities.

Town of Foxfield

**Comprehensive Plan
Amendment #2**

Parker Road Sub-Area

May, 2008

Approved: May 15, 2008
Date

By: Douglas W. Heston
Mayor

Attest: Becky Catterall
Town Clerk

Amendment #2 to the Comprehensive Plan of the Town of Foxfield – Parker Road Frontage Sub-Area

May, 2008

A. Introduction

This amendment to the Comprehensive Plan for the Parker Road Frontage Sub-Area involves the Plan elements of Land Use, Roads and Transportation, and Open Space, Trails and Parks. The Land Use Map and the Trails Map were previously modified as part of Comprehensive Plan Amendment #1, and approved in 2004. These maps are being modified with this Amendment. In addition, an Infrastructure map has been added to identify connection options for a frontage roadway, storm drainage, sanitary sewer and water utilities.

The Town has identified the potential for commercial development along the Parker Rd. frontage and it is for this reason that this amendment to the Comprehensive Plan and Land Use Map has been written and approved by the Town Board.

B. Purpose

The purpose of this Comprehensive Plan Amendment is to modify the Land Use allocation for lots along South Parker Road (Parker Road) from single family residential and institutional to commercial use. The intent is to maximize the commercial value of these lots for future development to accomplish the following:

- Provide an alternative to single family development on lots that are heavily impacted by South Parker Road traffic.
- Raise sales tax revenue for the Town for purposes of infrastructure improvements and property tax relief.
- Create a development buffer for interior single family lots along South Parker Road.

C. Land Use

1. Background

Commercial Designation – The 1995 Comprehensive Plan, as adopted, has a small amount of land in Foxfield designated for commercial use. This land is located at the intersection of Parker Rd. and Arapahoe Rd. Commercial development is complete on approximately one third of this land and it is expected that the remaining two thirds will not develop in the near future, but possibly within the next 5 to 10 years.

South of this land and the Parker Rd./Arapahoe Rd. intersection, there are 12 parcels that are currently designated for rural residential use (large lot residential use) plus one parcel occupied by the Parker Fire District, designated as an Institutional Use. Presently five of the residentially designated parcels are vacant. The Fire District has plans to possibly vacate their building and relocate to another site either inside or outside of Foxfield. The change in designation for these thirteen parcels –the Parker Road Frontage Sub-Area– will increase the amount of land in Foxfield that has the potential for development into commercial and business uses. These changes are graphically noted in the attached Land Use map.

2. Comprehensive Plan Land Use Policies

Existing Land use policies that support changing the land use designation from residential to commercial are the following:

Undeveloped Land

Policy #1. "Evaluate undeveloped land as located on the Master Plan map in terms of the opportunities and benefits the land may present for the Foxfield community."

Land Use

Policy #5. "...Amendment to the Master Plan (Comprehensive Plan) map may be considered for commercial and other uses as each would affect the abutting properties and the whole community with the primary goal to further the policies of this Master Plan and provide benefits to the Town of Foxfield and its residents.

The following additional Land Use Policies are hereby incorporated into the Comprehensive Plan to guide the development and re-development of this commercial area.

Policy #7: Mountain Backdrop View Protection

Views to the Rocky Mountains from public streets (Norfolk St., Easter Way, Buckley Rd. and Hinsdale Way) in Foxfield generally adjacent and east of Parker Road need to be protected to the greatest extent possible. Applications for new development along this edge of the community will need to submit a site line analysis from various points along these streets to address view visibility concerns. In addition, site plans and landscape plans will need to be submitted that effectively address buffering and screening concerns of adjacent land uses to the east. Implementing these two objectives, view preservation and landscape buffering, where landscape buffering is used to screen nonresidential land uses from residential land uses, may occasionally conflict. Such conflicts are to be reasonably resolved as part of the development review process.

Policy #8: The Town's commercial design guidelines should be up-dated periodically to reflect the Town's design and development directions for this area. If necessary, changes to the Zoning Ordinance need to be made to identify the Design Guideline as Design Standards. In particular, develop standards that require new developments in the commercial area to build at or near the grade of Parker Road and to incorporate extensive berming and landscape screening along the eastern edges of these properties to protect rural residential land uses fronting on Norfolk St., Easter Way, and Buckley Road.

Policy #9: New developments along South Parker Road and Arapahoe Road need to plan for community pedestrian and vehicle access to and from appropriate development sites but not allow for cut through traffic in Foxfield.

Policy #10: New developments along South Parker Road and Arapahoe Road, when built in phases or by separate developers on separate parcels, need to plan for vehicle and pedestrian connectivity between them.

3. Zoning

The present zoning of these parcels –RR Rural Residential and Rural Residential – Special Use Permit (Institutional)- can remain in place and should not be changed with the adoption of this Comprehensive Plan Amendment. At such time as any or all of the parcel owners are ready for development of their property for a commercial use, a rezoning may be

requested by the owner(s). It is expected that rezoning(s) will not take place until the frontage road is no longer a concept but has become feasible and defined by a financial and construction plan.

D. Roads and Transportation

1. Frontage Road

The frontage road as presently designated on the *current* Trails Plan and Land Use maps is conceptual only and does not extend throughout the entire frontage Sub-Area. The proposed frontage road on the proposed Land Use Map extends north to south along the entire Parker Road Frontage Sub-Area, providing access to each parcel. A conceptual layout of the frontage road is depicted as shown on the attached Infrastructure map. Its full access point to Parker Rd. is at the signalized intersection of Parker Rd. and Chambers Way connecting to the Cornerstar project on the west side of Parker Rd. as shown on the Infrastructure map.

2. Access Availability and Frontage Road

Currently there are no direct access points to the proposed commercial area from South Parker Road. There is a signalized intersection under construction onto South Parker Road, on a street from the west called Chambers Way, located at approximately the mid-point of Tract 40, Arcadian Acres Second Filing.

Interim access to Tract 19, Arcadian Acres Second Filing, prior to the development of any of the commercial area may be required as shown on the Infrastructure map across Tract 30 and 31. The acquisition of public right-of-way/easement and a temporary construction easement will be required for this interim access if provided prior to any commercial development.

The frontage road will close East Fremont Avenue access to its current Parker Road location and route East Fremont Avenue to the Chambers Way signalized intersection. A right-in/right-out access will be provided at approximately the middle of the large unplatted property in the southwest corner of the Town to provide a secondary access to the commercial area. If the Parker Fire Protection District Station remains on Tract 12, emergency signals and signage will be required at their crossing of the frontage road to allow access onto Parker Road from the station.

Screening of the frontage road, acceptable to CDOT, to avoid having headlights from the southbound traffic on the frontage road interfering with the northbound traffic on Parker Road will be required. Also associated with the frontage road intersection with Parker Road are the costs to convert the three-way traffic signals at the intersection of Parker Road and Chambers Way to a four-way signalized intersection, the construction of a left turn lane for southbound traffic on Parker Road to the frontage road, the construction of the accel and decel lanes required for the frontage road access and any storm drainage facilities required for the construction of the frontage road intersection.

Due to the topography associated with the commercial area to the north of East Fremont Avenue, substantial grading of the area will be required. South Norfolk Street, East Easter Avenue and East Easter Way range from fourteen (14) feet to thirty-four (34) feet higher than the frontage road at the Parker Rd. intersection with Chambers Way. A retaining wall, ranging from five (5) to twenty-five (25) feet in height, depending on the final design of the frontage road and the commercial property, will need to be constructed along these streets.

This item will have a significant cost impact in this area for the commercial development of the property.

3. The Comprehensive Plan Roads and Transportation Policies

The proposed development of the frontage road concept to connect the northernmost parcel to the southernmost parcel is supported by three policies in the Roads and Transportation element of the existing Comprehensive Plan:

Policy #8. "Seek to minimize vehicular access entries and exits along Arapahoe and Parker Roads, while formulating an equitable distribution traffic impact plan.

Policy #9. "Work toward the future establishment of signalized intersections along Arapahoe Road and Parker Road that minimize negative traffic impacts on Foxfield."

Policy #10. "Take pro-active steps to become involved in planning and design of improvements along Arapahoe and Parker Roads. At this time, the following are major considerations:

- Sufficient access to undeveloped land along Arapahoe and Parker Roads."

The following additional Roads and Transportation policy is hereby incorporated into the Comprehensive Plan to guide the development and re-development of the commercial area.

Policy #16: The Town of Foxfield should establish a leadership role in working with developers to identify and finance utility and road infrastructure improvements to serve new commercial developments.

4. Frontage Road Implementation

The Frontage Road could be built in phases, such as a northern segment with temporary right-in/right-out access with Parker Rd. at East Fremont Ave. A complete build-out of the full frontage road would cause the closure of the East Fremont Ave. intersection and the opening of a full access signalized intersection at East Easter Avenue.

Neighborhood Connectivity – The Frontage Road concept allows for a connection to the residential neighborhood of Foxfield at East Easter Way via East Fremont Avenue. This connection could be designed using traffic calming techniques to reduce the amount of commercial traffic coming into the neighborhood and at the same time making it convenient for the neighborhood traffic to access the commercial frontage property and the signalized intersection at Parker Rd. and Chambers Way.

A second point of connectivity to the Parker Rd frontage subarea is at the large, southernmost frontage parcel by means of the extension of South Buckley Rd. This extension southward could provide neighborhood access to the "back side" of this commercial frontage parcel as a convenience to Town residents. No through traffic would be allowed.

E. Trails and Open Space

The Town Board has been considering adding a trail link in the northwest part of Town that provides a better connection from the interior of the community to the Foxfield Village Center (FVC) and the Arapahoe Rd./Parker Rd. intersection and beyond. The alignment of this trail has been defined, now that the FVC has been built, and is shown in the proposed revised Trails map.

The trail link connects the cul-de-sac in Norfolk Court and extends westward through easements on residential lots and the Town's open space tracts to a below grade crossing at the Ring Road, and continues through the adjacent property to the south to a below grade crossing under the Loop Road and through the interior of the Loop Road to and through the Arapahoe Rd./Parker Rd. intersection. Eventually the trail link will connect with the regional trail along Cherry Creek.

An open space designation has been assigned to property recently acquired by the Town near the Ring Road. This is shown on the Land Use map.

F. Community Facilities and Services - Utility Planning

1. Drainage System Availability

Several drainage facilities conveying storm water from the Town of Foxfield on the east side of Parker Road to the west side of Parker Road are in place as shown on the infrastructure map. The drainage facilities in place consist of two (2) 30" culverts beneath Parker Road at the proposed Chambers Way/Frontage Road intersection, a single (1) 30" culvert beneath Parker Road on the north side of East Fremont Avenue, a single (1) 30" culvert beneath Parker Road on the south side of East Fremont Avenue, a triple (3) 12' x 6' concrete box culvert located at the drainageway traversing the unplatted property in the southwest corner of the Town and a single (1) 30" culvert at the southwest corner of Town. These facilities, however, were sized to convey the runoff from the existing residential areas within the Town. Therefore the proposed commercial development will need to provide for the total water quality volume of the developed area along with a minimum of a 10-year detention up to a maximum of a 100-year detention requirement. Also, a 36" culvert is proposed north of East Fremont Avenue, as shown on the infrastructure map, requiring a bore of Parker Road. Additional drainage facilities may be required on the west side of Parker Road if they are not in place at the time of the provision of this 36" culvert. These drainage requirements will have an impact on the total developed commercial area, especially north of East Fremont Avenue.

2. Water Availability

Water service to the commercial area may be provided by the Arapahoe County Water and Wastewater Authority (ACWWA). At the present time ACWWA has a 36" transmission line within the Town boundaries traversing East Fremont Avenue, East Easter Way and East Easter Avenue. There is also an existing 16" transmission line traversing the west side of Parker Road for the entire length of the commercial area as shown on the Infrastructure map. It is anticipated that ACWWA will not allow any connections to the 36" transmission line traversing through the Town to serve this commercial development. Knowing that the commercial area will need to provide a looped 12" water system to serve the area there will need to be a minimum of one (1) bore beneath Parker Road to connect to the 16" transmission line on the west side of Parker Road to provide the necessary water system looping. Additional bores may be required depending on how the commercial area is developed. ACWWA has an obligation to provide water to one single residential unit per lot for the current platted lots. ACWWA does not have an obligation to serve commercial uses in this planned commercial area. At the present time, ACWWA may consider providing said commercial service but will

likely require the payment of fees and the acquisition of renewable water resources to be dedicated to ACWWA for the anticipated commercial water use.

3. Sanitary Sewer Availability

Sanitary sewer service to the commercial area may be provided by ACWWA. At the present time, ACWWA does not have any sanitary sewer service in the Town of Foxfield. ACWWA does have a 24" to 36" sanitary sewer trunk line located along the Cherry Creek corridor to the west of Parker Road as shown on the Infrastructure map. Due to the existing topography of the commercial area, two connections to the ACWWA trunk line will likely need to be provided, one for the commercial area north of East Fremont Avenue and one for the area south of East Fremont Avenue. The north sanitary sewer connection would traverse from the commercial area, possibly along Chambers Way, for approximately 1,700 feet to the existing sanitary sewer trunk line. The south sanitary sewer connection would traverse along an existing drainage channel for approximately 2,100 feet to the existing sanitary sewer trunk line. Both of these connections would require a bore beneath Parker Road. An additional cost to providing the sanitary sewer connections will be acquiring any easements necessary from property owners along the sanitary sewer connections route.

At present, property within the Town is not within ACWWA's boundary for sanitary sewer service. At such time as an application for service is submitted, ACWWA will need to update their Master Plan to include the commercial area and to ensure that the existing trunk line has sufficient capacity to accept the flows associated with the commercial development. If the trunk line is found to be unable to handle the additional commercial flows, then the trunk line would require up sizing by the applicant at a significant cost.

4. Electric, Gas, Telephone and Cable TV Availability

Electric service within the Town of Foxfield is provided by IREA. It is anticipated that IREA will provide electric service to the commercial area.

Natural gas service within the Town of Foxfield is provided by Xcel Energy. It is anticipated that Xcel will provide natural gas to the commercial area.

Telephone service within the Town of Foxfield is provided by Qwest. It is anticipated that Qwest will provide telephone service to the commercial area.

Cable TV service within the Town of Foxfield is provided by Comcast. It is anticipated that Comcast will provide cable TV service to the commercial area.

G. Implementation

There are numerous legal, physical and financial issues that will need to be faced and resolved by prospective developers of the parcels in the Parker Road commercial area. The Town of Foxfield intends to partner with prospective developers to the greatest extent possible to help facilitate the development of the area. The direction provided by this comprehensive Plan Amendment #2 is a first step towards realizing this goal.

Town of Foxfield

Legend

Land Use

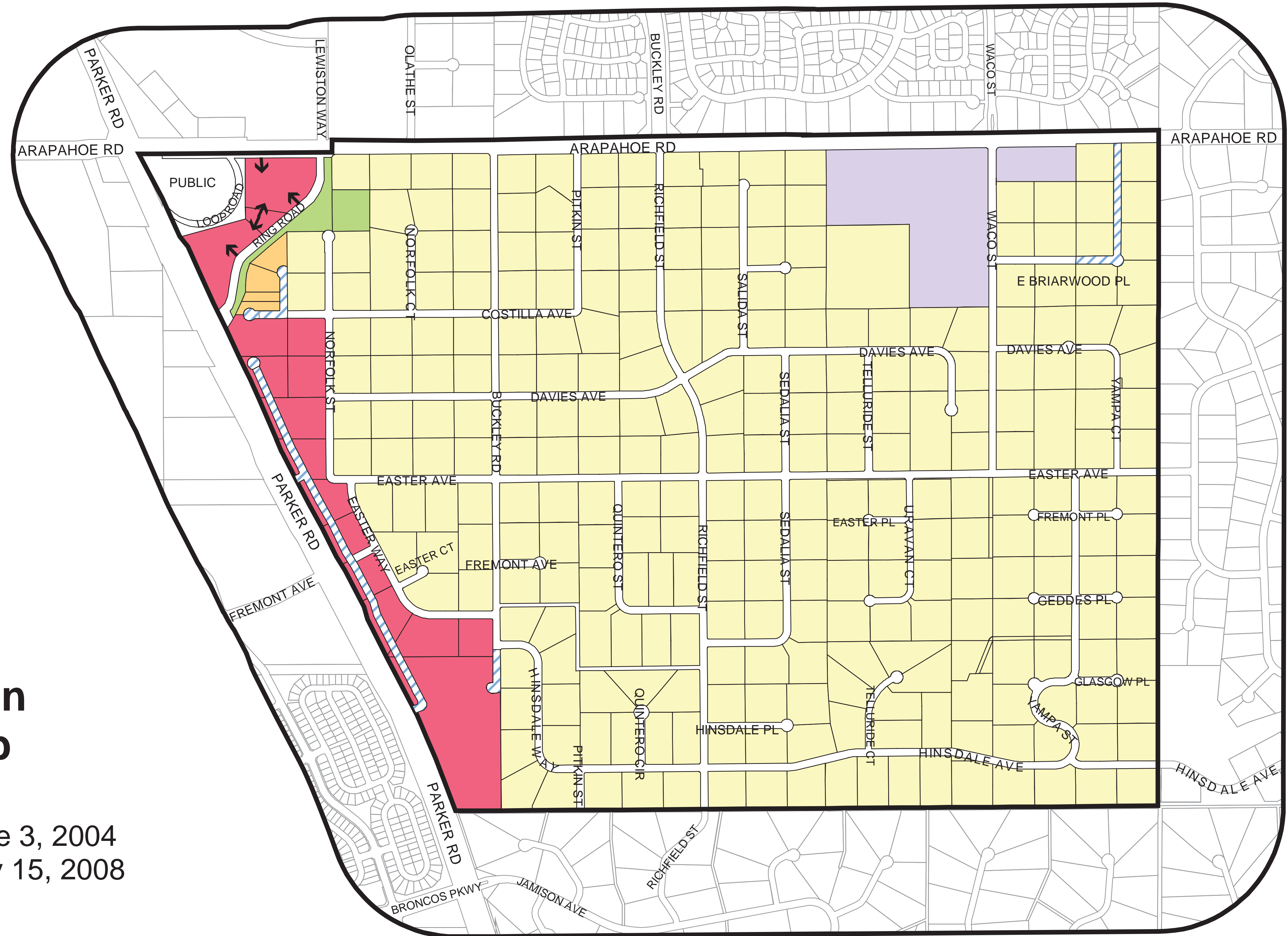
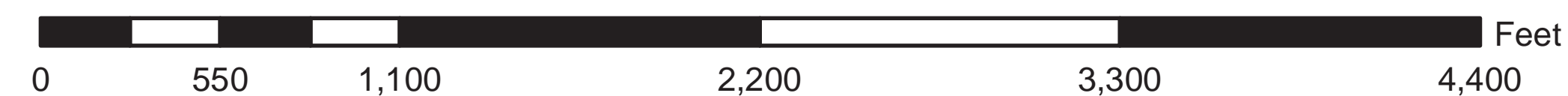
- Commercial
- Institutional
- Open Space/ Landscape ROW
- Public
- Residential (Rural)
- Residential Planned
- Potential Streets

Comprehensive Plan Land Use Plan Map

Adopted December 17, 1998

Amendment #1 Adopted: June 3, 2004

Amendment #2 Adopted: May 15, 2008





MASTER PLAN

P.O. Box 461450, Foxfield, CO 80046

303-680-1544

townoffoxfield.colorado.gov

TOWN OF FOXFIELD MASTER PLAN



Town of Foxfield Board of Trustees

Lisa Jones, Mayor
Tim Schultz, Ward 1
Dave Goddard, Ward 2
Joe "Hark" Harold, Ward 3
Josie Cockrell, Trustee-At Large
Debra Farreau, Trustee-At Large
Pam Thompson, Trustee-At Large

*The Town of Foxfield Master Plan was originally adopted by the Board of Trustees on
December 17, 1998.*

It was amended on June 3, 2004, and May 15, 2008.

This edition amended August XX, 2022.

Table of Contents

SECTION 1: INTRODUCTION	4
SECTION 2: BACKGROUND.....	5
2.1 INTRODUCTION TO THE EXISTING COMMUNITY	5
2.2 HISTORY OF THE COMMUNITY	5
SECTION 3: PLANNING PROCESS	7
3.1 INTRODUCTION	7
3.2 MISSION STATEMENT	7
3.3 VISION STATEMENT	7
3.4 AMENDMENT #1 -TRAILS	8
A. Introduction	8
3.5 AMENDMENT #2 - PARKER ROAD SUB-AREA	8
A. Introduction	8
B. Purpose	9
C. Land Use	9
D. Roads and Transportation	9
E. Trails and Open Space	11
F. Community Facilities and Services- Utility Planning	11
SECTION 4: PLANNING POLICIES	13
4.1 COMMUNITY CHARACTER	13
4.2 LAND USE	14
4.3 UNDEVELOPED LAND	15
4.4 ROADS AND TRANSPORTATION	15
4.5 OPEN SPACE, TRAILS, AND PARKS	17
4.6 COMMUNITY FACILITIES AND SERVICES	17
4.7 ENVIRONMENT	18
4.8 INTERGOVERNMENTAL RELATIONS	18
4.9 ECONOMIC BASE	19
SECTION 5: LAND USE PLAN	19
SECTION 6: AMENDMENT PROCESS.....	20

"It is the duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, that in the commission's judgment bear relation to the planning of the municipality." Colorado Revised Statute 31-23-206.

SECTION 1: INTRODUCTION

The purpose of the Town of Foxfield Master Plan is to provide a guide for public officials, residents, and others who are involved with planning, land use, and development in this community. Foxfield was incorporated as a statutory town in December 1994. It represents the community's vision as to how this low density residential "enclave" should develop in the future. It will be updated and amended as conditions may warrant.

~~Over a period of several months in~~ In 1995, the Foxfield Land Use and Zoning Committee ~~first created the Town of Foxfield Master Plan "the Master Plan", was developed in its initial draft form by the Foxfield Land Use and Zoning Committee. It was adopted in 1996 by t~~he Foxfield Planning Commission adopted the Master Plan in 1996. ~~Because of significant changes which took place around the community since 1995, the Foxfield Board of Trustees decided to revisit the Master Plan in 1998 and in April the Trustees charged the Planning and Communications Committee to revisit the Master Plan and recommend revisions based upon community input.~~

~~This process was completed in November 1998 and the draft Master Plan, and several land use alternatives were presented to the Foxfield community in December 1998 at a public hearing. Based upon comments at the hearing, the Committee made revisions to the documents and forwarded them to the Town of Foxfield Planning Commission for consideration. The proposed revisions were minimal and continued to emphasize the desire of Foxfield's residents to maintain the rural atmosphere of the community while allowing for approximately seven acres of replacement commercial in response to the planned interchange at Arapahoe and Parker Roads. Subsequent revisions occurred in 1998, 2004 and 2008.~~

~~The revised Town of Foxfield Master Plan was adopted in December 1998. After adoption, the Plan has been revised in 2004 and 2008.~~

The format of the Master Plan is succinct and straightforward and includes a discussion of the background of the community, existing conditions, goals and policies. These narrative sections are supplemented by a Master Land Use Plan map, which graphically depicts the overall policies and concepts for the community.

It is important to emphasize that the Town of Foxfield Master Plan is not zoning. It does, however, present recommendations about future land use and development and is to be utilized as a guide for future decisions by the Town. The Town of Foxfield has adopted zoning and other development regulations which reinforce the concepts and recommendations in the Master Plan and are consistent with the provisions of Town regulations and Colorado State Statutes.

SECTION 2: BACKGROUND

2.1 INTRODUCTION TO THE EXISTING COMMUNITY

The Town of Foxfield encompasses approximately 1.3 square miles (820 acres) and is located east of Parker Road and south of Arapahoe Road in Arapahoe County. This unique enclave has a rural character, that the residents work hard to maintain. With purposeful design to preserve the remote nature, the Town of Foxfield upholds certain countryside ideals:

- in that Each single-family dwelling within the community sits on a minimum lot of approximately 2.5 acres served by individual well and septic systems.
- The lots are zoned for horses and other domestic farm animals. All the existing roads were gravel but have been paved since incorporation.
- To minimize light pollution, There are no streetlights, which plague most of the metro Denver area.

Some of the residents first settled in the area now known as Foxfield in the 1950's. Although development was relatively slow through the years, it has accelerated dramatically since 1990. At the time of incorporation in 1994, approximately 85% of the property was developed, comprising over 200 homes.

If there is one thing that all residents agree upon, it's the rural quality of life as presented by the Town of Foxfield to its inhabitants as being the reason for residing here.

2.2 HISTORY OF THE COMMUNITY

Historically, Foxfield is located in a state which was part of the Louisiana purchase of 1803, associated with the Kansas territory, and more recently unincorporated Arapahoe County. Prior to the establishment of land claims by foreign interests, the area now known as Colorado was inhabited by Native Americans, specifically, Kiowas, Cheyennes, Arapahos, and others of Native American origins. When the Kansas territory was formed, a large part of eastern Colorado was included in a county called Arapahoe. Upon Kansas becoming a state in 1861, the territory of Colorado was established, and Arapahoe was designated as a Colorado county. Arapahoe County's eastern border at that time was the Kansas State line and continued westward to what is now Sheridan Boulevard. The size of the county existed until 1902, when it was divided and assigned to other counties, namely Washington, Yuma, Valverde, and the City and County of Denver. An additional division was made to form Adams County from the

remaining Arapahoe County area. Currently, Arapahoe County is a rectangular strip, seventy-two miles long and twelve miles in width, with the Town of Foxfield in its western region.

The 1848-49 gold rush to California contributed many of those prospectors who either passed through or stayed to try their luck within Colorado. One of the locations where gold was found by some of these adventurers was at the confluence of Cherry Creek and the Platte River. This became a settlement called Denver, which later became the Arapahoe County seat until 1902, when it was moved to Littleton.

The first educational opportunity for settlers in Arapahoe County was offered in 1857 by a private school and enrolled nine white children along with four Native Americans. Currently, the school district which serves Foxfield is Cherry Creek School District #5.

John and Isaac McBroom built one of the first irrigation ditches in 1859. They founded and incorporated the City of Sheridan in 1890, including the areas of Petersburg and Fort Logan within the Sheridan boundaries. The Rocky Mountain News reported the McBrooms' bringing into Arapahoe County the first hive of honeybees to the area in 1862. The first log cabin constructed in the Englewood area was by T. Skerritt in 1859. His claim to fame was further enhanced by plowing two parallel furrows from Dry Creek to Cherry Creek to enable him to travel to Denver more easily. This resulted in a roadway which is now identified as Broadway.

In 1862, Richard S. Little claimed land adjacent to the South Platte River and subsequently constructed a flour mill in 1867. He operated the mill under the title of the "Rough and Ready Mill" which existed as a historical landmark until a 1958 fire destroyed its buildings. Mr. Little developed part of his property as housing for his employees which formed the nucleus for the Town of Littleton.

Prior to the Town of Foxfield formation, formation of the Town of Foxfield, land development started with several subdivisions. The first of those subdivisions was Arcadian Acres was the first development in the area. Following was with Sierra Vista Estates following in the early 1960s. By the time The Town of Foxfield was established in 1994, there were several and smaller subdivisions. While growth and development took places over many decades, the rural character was established early and fortified by the community. made their presence felt up to and including the establishment of Foxfield. Much of the land comprising the Town of Foxfield came from sections 28 and 29 fronting the main artery, East Arapahoe Road. However, this roadway was not always known by its present name.

Commencing at Parker Road and continuing eastward to South Liverpool, Arapahoe Road was known, prior to 1965, as East Davidson Road. This title was conferred upon the roadway in respect to its main inhabitants of many years, the Davidson family. Bill and Joe Davidson were brothers who owned much of the land east of Foxfield and whose heirs sold their farming and ranching acreage to developers for some of the subdivisions existing today in the vicinity of Liverpool and Arapahoe Road.

Commented [KS1]: suggest to strike this broad ranging history. Some of the references are not accurate, but they also are more relevant to general Colorado history rather than Town history.

~~For those residents living along Davidson Road, access to metro Denver area locations west of Cherry Creek could only be reached by traversing Parker Road because of the non-existence of bridges spanning Cherry Creek. The only bridge that was available in the 1950's was at Belleview Avenue, which was later destroyed by fire and never rebuilt.~~

~~On August 19, 1891, the United States deeded by patent, the southeast one-fourth of Section 28 to Henry O. Lohrer. In October of the same year, Henry was made owner of the northwest one-fourth of the same section, thereby giving Henry one-half of Section 28. This was subject to any vested and accrued mineral, water, agriculture, and manufacturing rights. President Benjamin Harrison deeded the southeast one-fourth to F. C. Smidt on May 19, 1892. William Lohrer obtained the remaining northeast quarter from President Harrison and Ellen MacFarland, Assistant Secretary, then recorded the parcel through the general land office. A variety of exchanges and sales of parcels of land within section 28 are recorded from this point of original ownership to the present. The last owner of Section 28 was William and Tena Mellema, who developed Sierra Vista Estates.~~

References:

Arapahoe County Government, et al, Arapahoe_County: Community of Contrast and Change. Arapahoe County, CO. pp 1-6.

The Arapahoe County Abstract and Title Company, Abstract of Title, Littleton, CO, 1892- 1968.

SECTION 3: PLANNING PROCESS

3.1 INTRODUCTION

Planning is essential for a town and its residents if the achievement of goals and objectives is to be realized in the future. All towns in the State of Colorado have the legal power and authority to plan for their communities while the judicial court system assures its citizenry that such plans and tools utilized by the towns are constitutionally correct.

3.2 MISSION STATEMENT

Due to the responsibility imposed by C.R.S. Section 31-23-206(1), the members of the Foxfield Land Use and Zoning Committee created and subsequently offered for adoption a Master Plan for the physical development of the land within the Town of Foxfield. In addition, C.R.S. Section 31-23-208 provides that Foxfield may amend, extend and/or add to the Master Plan as deemed necessary.

3.3 VISION STATEMENT

The vision of the Town of Foxfield is: "To maintain for the residents of the Town of Foxfield the quality of life which has been and is currently enjoyed by its citizenry." This includes, but is not limited to:

- Low density housing
- Rural character of roadways
- Low levels of traffic, noise, light, and air pollution
- Scenic views of the mountains
- Rural and relaxed atmosphere, coupled with close-in proximity to the metro Denver area
- Live in harmony with the environment and its wildlife

3.4 AMENDMENT #1 -TRAILS

A. Introduction

Amendment #1 regarding trails in the Town of Foxfield was developed in 2004 and adopted June 3 of that year. The amendment consisted of additions to policies in subsection 4.5 Open Space, Trails, and Parks. A trails map was included which was subsequently updated by Amendment #2 in 2008.

Foxfield's trail system consists of a crusher fine path generally set within the existing street right-of-way (ROW). Portions of the path have been constructed as part of the street paving project and can be used by walkers, runners, bicyclists, and horseback riders. Remaining portions of the trail will be constructed when sufficient town funds are available. The trail system consists of a loop through the community providing a community wide collector route to the Cherry Creek Trail System or to adjacent subdivisions. It also acts as simply a loop system within the community connecting individual residential units with each other and to the commercial areas both within and external to it.

3.5 AMENDMENT #2 - PARKER ROAD SUB-AREA

A. Introduction

Amendment #2 was adopted on May 15, 2008, and consisted of additions of policies and modifications/additions of maps. This amendment for the Parker Road Frontage Sub-Area involves the Plan elements of Land Use, Roads and Transportation, Open Space, Trails and Parks and Community Services and Facilities. The Trails Map was previously modified as part of Master Plan Amendment #1 and approved in 2004. The Land Use and Trails were modified with this Amendment. In addition, an infrastructure map has been added to identify connection options for a frontage roadway, storm drainage, sanitary sewer and water utilities.

The Town has identified the potential for commercial development along the Parker frontage road and it is for this reason that this amendment to the Master Plan was written and approved by the Town Board of Trustees.

B. Purpose

The purpose of this Master Plan Amendment is to modify the Land Use allocation for lots along South Parker Road (Parker Road) from single family residential and institutional to commercial use. The intent is to maximize the commercial value of these lots for future development to accomplish the following:

- Provide an alternative to single family development on lots that are heavily impacted by South Parker Road traffic.
- Raise sales tax revenue for the Town for purposes of infrastructure improvements and property tax relief.
- Create a development buffer for interior single family lots along South Parker Road.

Commented [ToF2]: Remove?

C. Land Use

Commercial Designation -The 1998 Master Plan, as adopted, had a small amount of land in Foxfield designated for commercial use. This land is located at the intersection of Parker Road. and Arapahoe Road.

South of this land and the Parker Rd./Arapahoe Rd. intersection, there are 12 parcels that were designated for rural residential use (large lot residential use) plus one parcel occupied by the Parker Fire District, designated as an Institutional Use. Presently five of the residentially designated parcels are vacant. The Fire District has plans to possibly vacate their building and relocate to another site either inside or outside of Foxfield. The change in designation for these thirteen parcels -the Parker Road Frontage Sub-Area- will increase the amount of land in Foxfield that has the potential for development into commercial and business uses. These changes are graphically noted on the Land Use map.

D. Roads and Transportation

Frontage Road

The proposed frontage road on the Land Use Map and Trails Plan Map extends north to south along the entire Parker Road Frontage Sub-Area, providing access to each parcel. A conceptual layout of the frontage road is depicted as shown on the attached Infrastructure Map. Its full access point to Parker Road is at the signalized intersection of Parker Road and Chambers Way connecting to the Cornerstar development on the west side of Parker Road as shown on the Infrastructure Map.

Access Availability and Frontage Road

Currently there are no direct full movement access points to the proposed commercial area from South Parker Road. There is a signalized intersection, recently constructed onto South Parker Road on a street from the west called Chambers Way, located approximately the mid-point of Tract 40, Arcadian Acres Second Filing.

Interim access to Tract 19, Arcadian Acres Second Filing, prior to the development of any of the commercial area may be required as shown on the Infrastructure Map across Tract 30 and 31. The acquisition of public right-of-way/easement and a temporary construction easement will be required for this interim access if provided prior to any commercial development.

The frontage road will close East Fremont Avenue access to its current Parker Road location and route East Fremont Avenue to the Chambers Way signalized intersection. A right-in/right-out access will be provided at approximately the middle of the large unplatted property in the southwest corner of the Town to provide a secondary access to the commercial area. If the Parker Fire Protection District Station remains on Tract 12, emergency signals and signage will be required at their crossing of the frontage road to allow access onto Parker Road from the station.

Screening of the frontage road, acceptable to CEDOT, to avoid having headlights from the southbound traffic on the frontage road interfering with the northbound traffic on Parker Road will be required. Also associated with the frontage road intersection with Parker Road are the costs to convert the three-way traffic signals at the intersection of Parker Road and Chambers Way to a four-way signalized intersection, the construction of a left turn lane for southbound traffic on Parker Road to the frontage road, the construction of the accel and decel lanes required for the frontage road access and any storm drainage facilities required for the construction of the frontage road intersection.

Due to the topography associated with the commercial area to the north of East Fremont Avenue, substantial grading of the area will be required. South Norfolk Street, East Easter Avenue and East Easter Way range from fourteen (14) feet to thirty-four (34) feet higher than the frontage road at the Parker Rd. intersection with Chambers Way. A retaining wall, ranging from five (5) to twenty-five (25) feet in height, depending on the final design of the frontage road and the commercial property, will need to be constructed along these streets. This item will have a significant cost impact in this area for the commercial development of the property.

Frontage Road Implementation

The Frontage Road could be built in phases, such as a northern segment with temporary right-in/right-out access with Parker Road at East Fremont Avenue. A complete build-out of the full frontage road would cause the closure of the East Fremont Avenue intersection and the opening of a full access signalized intersection at East Easter Avenue.

Neighborhood Connectivity- The Frontage Road concept allows for a connection to the residential neighborhood of Foxfield at East Easter Way via East Fremont Avenue. This connection could be designed using traffic calming techniques to reduce the amount of commercial traffic coming into the neighborhood and at the same time making it convenient for the

neighborhood traffic to access the commercial frontage property and the signalized intersection at Parker Road and Chambers Way.

A second point of connectivity to the Parker Road frontage subarea is at the large, southernmost frontage parcel by means of the extension of South Buckley Road. This extension southward could provide neighborhood access to the "back side" of this commercial frontage parcel as a convenience to Town residents. No through traffic would be allowed.

E. Trails and Open Space

The Town Board has desired adding a trail link in the northwest part of Town that provides a better connection from the interior of the community to the Foxfield Village Center (FVC) and the Arapahoe Road/Parker Road intersection and beyond. The alignment of this trail has been defined, now that the FVC has been built, and is shown on the Trails Map.

The trail link connects the cul-de-sac in Norfolk Court and extends westward through easements on residential lots and the Town's open space tracts to a below grade crossing at the Ring Road. It continues through the adjacent property to the south to a below grade crossing under the Loop Road and through the interior of the Loop Road then through the Arapahoe Road/Parker Road intersection. Eventually the trail link will connect with the regional trail along Cherry Creek.

An open space designation has been assigned to property recently acquired by the Town near the Ring Road. This is shown on the Land Use Map.

F. Community Facilities and Services- Utility Planning

Drainage System Availability

Several drainage facilities conveying storm water from the Town of Foxfield on the east side of Parker Road to the west side of Parker Road are in place as shown on the Infrastructure Map.

The drainage facilities in place consist of two (2) 30" culverts beneath Parker Road at the proposed Chambers Way/Frontage Road intersection, a single (1) 30" culvert beneath Parker Road on the north side of East Fremont Avenue, a single (1) 30" culvert beneath Parker Road on the south side of East Fremont Avenue, a triple (3) 12' x 6' concrete box culvert located at the drainageway traversing the unplatted property in the southwest corner of the Town and a single (1) 30" culvert at the southwest corner of Town.

These facilities, however, were sized to convey the runoff from the existing residential areas within the Town. Therefore, the proposed commercial development will need to provide for the total water quality volume of the developed area along with a minimum of a 10-year detention up to a maximum of a 100-year detention requirement.

Also, a 36" culvert is proposed north of East Fremont Avenue, as shown on the infrastructure map, requiring a bore of Parker Road. Additional drainage facilities may be required on the west side of Parker Road if they are not in place at the time of the provision of this 36" culvert. These drainage requirements will have an impact on the total developed commercial area, especially north of East Fremont Avenue.

Water Availability

Water service to the commercial area may be provided by the Arapahoe County Water and Wastewater Authority (ACWWA). At the present time ACWWA has a 36" transmission line within the Town boundaries traversing East Fremont Avenue, East Easter Way and East Easter Avenue. There is also an existing 16" transmission line traversing the west side of Parker Road for the entire length of the commercial area as shown on the infrastructure map.

It is anticipated that ACWWA will not allow any connections to the 36" transmission line traversing through the Town to serve this commercial development. Knowing that the commercial area will need to provide a looped 12" water system to serve the area there will need to be a minimum of one (1) bore beneath Parker Road to connect to the 16" transmission line on the west side of Parker Road to provide the necessary water system looping. Additional bores may be required depending on how the commercial area is developed.

ACWWA has an obligation to provide water to one single residential unit per lot for the current platted lots. ACWWA does not have an obligation to serve commercial uses in this planned commercial area. At the present time, ACWWA may consider providing said commercial service but will likely require the payment of fees and the acquisition of renewable water resources to be dedicated to ACWWA for the anticipated commercial water use.

Sanitary Sewer Availability

Sanitary sewer service to the commercial area may be provided by ACWWA. At the present time, ACWWA does not have any sanitary sewer service in the Town of Foxfield. ACWWA does have a 24" to 36" sanitary sewer trunk line located along the Cherry Creek corridor to the west of Parker Road as shown on the infrastructure map. Due to the existing topography of the commercial area, two connections to the ACWWA trunk line will likely need to be provided, one for the commercial area north of East Fremont Avenue and one for the area south of East Fremont Avenue. The north sanitary sewer connection would traverse from the commercial area, possibly along Chambers Way, for approximately 1,700 feet to the existing sanitary sewer trunk line. The south sanitary sewer connection would traverse along an existing drainage channel for approximately 2,100 feet to the existing sanitary sewer trunk line. Both connections would require a

bore beneath Parker Road. An additional cost to providing the sanitary sewer connections will be acquiring any easements necessary from property owners along the sanitary sewer connections route.

At present, property within the Town is not within ACWWA's boundary for sanitary sewer service. At such time as an application for service is submitted, ACWWA will need to update their Master Plan to include the commercial area and to ensure that the existing trunk line has sufficient capacity to accept the flows associated with the commercial development. If the trunk line is found to be unable to handle the additional commercial flows, then the trunk line would require up sizing by the applicant at a significant cost.

Electric, Gas, Telephone and Cable TV Availability

Electric service within the Town of Foxfield is provided by **CORE Electric**. It is anticipated that CORE Electric will provide electric service to the commercial area. Natural gas service within the Town of Foxfield is provided by Xcel Energy. It is anticipated that Xcel will provide natural gas to the commercial area. ~~Telephone service within the Town of Foxfield is provided by Qwest. It is anticipated that Qwest will provide telephone service to the commercial area.~~ Cable TV service within the Town of Foxfield is provided by Xfinity. ~~It is anticipated that Xfinity will provide cable TV service to the commercial area.~~

SECTION 4: PLANNING POLICIES

The following are goals and policies upon which future decisions on land use and development will be based. These are to be utilized in conjunction with the Master Plan.

4.1 COMMUNITY CHARACTER

GOAL: To enhance and protect the existing low density, single family, and rural character of the community.

POLICIES:

1. Maintain the standard of single-family residential development on rural estate lots.
2. Encourage appropriate and compatible development of currently undeveloped land.
3. Encourage development that is compatible with a rural character, in terms of land use, scale or other characteristics.
4. Prepare and adopt sign design standards and requirements for the community, including on public right-of-way and private sites.
5. Encourage a sense of pride and good stewardship in the Foxfield area and in its community affairs.

6. Encourage proposals from Foxfield citizens regarding the street network system, other transportation elements, parks and open space, land use, community facilities, and other amenities which will enhance and improve the community.
7. Allow horses and other animals in a manner compatible with the character of the Foxfield community.

4.2 LAND USE

GOAL: To allow only land uses in the community which are compatible with a well-cared for rural, low-density character.

POLICIES:

1. Maintain the minimum standard of one residential unit per approximately 2.5 acres except for specific areas identified on the Master Plan map.
2. Encourage flexibility and common sense in developing the remaining undeveloped land in order to achieve compatible land use and site planning while providing benefits to the Foxfield community as a whole.
3. Require the establishment of significant open space buffers between residential areas, community, and non-residential uses where warranted.
4. Limit "home occupations" to prevent off-site impacts, including visual and traffic effects.
5. Recognize the corner area next to the Arapahoe/Parker intersection as the prime location for commercial development within Foxfield. Amendments to the Master Plan map may be considered for commercial and other uses as each would affect the abutting properties and the whole community with the primary goal to further the policies of this Master Plan and provide benefits to the Town of Foxfield and its residents.
6. Future land annexations should be considered on a case-by-case basis, taking into account factors which may increase the tax base and/or provide benefits to the Town of Foxfield and its residents.
7. Views to the Rocky Mountains from public streets (Norfolk Street, Easter Way, Buckley Road and Hinsdale Way) in Foxfield generally adjacent and east of Parker Road need to be protected to the greatest extent possible. Applications for new development along this edge of the community will need to submit a site line analysis from various points along these streets to address view visibility concerns. In addition, site plans and landscape plans will need to be submitted that effectively address buffering and screening concerns of adjacent land uses to the east. Implementing these two objectives, view preservation and landscape buffering, where landscape buffering is used to screen nonresidential land uses from residential land uses, may occasionally conflict. Such conflicts are to be reasonably resolved as part of the development review process.
8. The Town's commercial design guidelines should be updated periodically to reflect the Town's design and development directions for this area. If

necessary, changes to the Zoning Ordinance need to be made to identify the Design Guideline as Design Standards. In particular, develop standards that require new developments in the commercial area to build at or near the grade of Parker Road and to incorporate extensive berming and landscape screening along the eastern edges of these properties to protect rural residential land uses fronting on Norfolk Street, Easter Way and Buckley Road.

9. New developments along South Parker Road and Arapahoe Road need to plan for community pedestrian and vehicle access to and from appropriate development sites but not allow for cut through traffic in Foxfield.
10. New developments along South Parker Road and Arapahoe Road, when built in phases or by separate developers on separate parcels, need to plan for vehicle and pedestrian connectivity between them.

4.3 UNDEVELOPED LAND

GOAL: To encourage creative and flexible planning for the land which remains undeveloped.

POLICIES:

1. Evaluate undeveloped land as located on the Master Plan map in terms of the opportunities and benefits the land may present for the Foxfield community.
2. Consider uses of land and facilities, such as open space, that may provide additional benefits for the community of Foxfield.
3. Encourage flexible site planning to allow for the creation of public open space, including planned development techniques.
4. Consider environmental conditions of a site and its surrounding area when evaluating new development.

4.4 ROADS AND TRANSPORTATION

GOAL: To work toward the establishment of a safe and functional road network that is appropriate to the character and requirements of the Foxfield community.

POLICIES:

1. Plan for a functional street network throughout the community that provides good access for residents, while discouraging through traffic.
2. Seek to distribute traffic impacts equitably throughout the Foxfield community.
3. Be pro-active in planning the street network for the undeveloped land.
4. Require developers to provide objective analysis of the traffic impact of their proposed developments and to satisfactorily mitigate the anticipated traffic impacts.
5. Consider a full range of methods to control cut-through traffic, such as the following:
 - Stop signs

- Limited access
 - Street closures
 - ~~Network discontinuities~~
 - ~~One-way streets~~
 - Drainage pans
 - Other restrictions
6. Establish safe speed limits for all roads and ensure their enforcement.
 7. Maintain the rural character of the roads, including:
 - ~~Gravel shoulders~~
 - No curb and gutter
 - Swales on both sides of the road
 - Natural landscaping
 - No street lights
 - Minimal signage
 - Minimal intrusive outdoor lighting
 8. Seek to minimize vehicular access entries and exits along Arapahoe and Parker Roads, while formulating an equitable distribution traffic impact plan.
 9. Work toward the future establishment of signalized intersections along Arapahoe Road and Parker Road that minimize negative traffic impacts on Foxfield.
 10. Take pro-active steps to become involved in planning and design of improvements along Arapahoe and Parker Roads. At this time, the following are major considerations:
 - Widening of Arapahoe Road, east of Parker Road
 - Interchange at Arapahoe and Parker Roads
 - Appropriate access alternatives to existing houses on Arapahoe Road
 - Sufficient access to undeveloped land along Arapahoe and Parker Road
 11. Develop a plan to address each of the following:
 - Standards
 - Maintenance
 - Street classification
 - Signage
 - Costs
 - Paving
 - Relationship to pedestrian/equestrian trail systems
 - Other
 12. Prepare and adopt an official street plan.
 13. Promote street projects which will prevent significant increases in traffic volumes or speed within Foxfield.
 14. Work with public and private entities to promote public transportation services for the Foxfield community.
 15. The Town of Foxfield should establish a leadership role in working with developers to identify and finance utility and road infrastructure improvements to serve new commercial developments.

4.5 OPEN SPACE, TRAILS, AND PARKS

The Trails Map identifies an existing and planned trail system for the Town.

GOAL: To establish open space, trails and a park system appropriate to the scale and character of the Foxfield community.

POLICIES:

1. Prepare and implement a plan for the creation of an open space, park and trail system throughout the community, using public rights-of-way, dedicated public sites and portions of private property owner approved sites.
2. Seek to establish and maintain public access to non-residential development sites, through mutual agreements with landowners, easements, or other sources.
3. Establish community open space on undeveloped land as a requirement of re-zoning and subdivision process, or other agreements with landowners.
4. Encourage dedication of park sites and open space in Foxfield.
5. Actively seek funding for the acquisition; improvement, as appropriate; and maintenance of parks and open space.
6. Ensure that the trail system provides convenient and attractive access to key public amenities, community facilities and commercial areas.
7. Identify connection points to regional trail facilities.

4.6 COMMUNITY FACILITIES AND SERVICES

The Infrastructure Map identifies road and utility service elements for the Parker Road Sub-area.

GOAL: To encourage provision for appropriate and adequate public services.

POLICIES:

1. Encourage the provision of adequate community services within the financial resources of Foxfield. Services should include:
 - Police protection
 - Fire protection
 - Road maintenance
 - Planning and zoning
 - Plan review and building inspection
 - Court system
 - Traffic control
 - Water supply system
 - Sewage disposal system
 - Public property maintenance, including parks and open space
 - Recreation

➤ Drainage System

2. Seek the full range of funding sources for community services and facilities.
3. Encourage development practices and standards, including water and energy conservation, which minimize the need for future services.
4. Encourage renewable water sources for future usage in the Town of Foxfield.
5. Encourage water conservation in site and landscaping development.
6. Encourage new developments to utilize centralized water systems.
7. Encourage the Town of Foxfield to function as a single representative entity to obtain maximum leverage in negotiating for or against future centralized utilities and other services.
8. All non-residential development shall be connected to a central water and sewer system. Residences served by individual water wells shall be located on lots with a minimum size of 2.5 acres.

4.7 ENVIRONMENT

GOAL: To protect and enhance the natural environment.

POLICIES:

1. Water and energy conservation techniques applicable to the locale should be identified and encouraged.
2. Recognize that noise disturbances can be detrimental to the livability and character of the Foxfield community and that appropriate steps should be taken to minimize such disturbances.
3. Prepare a plan for an active tree planting program for both public and private properties.
4. Analysis of storm drainage should be undertaken, and plans prepared to minimize potential hazards and damage.
5. New development shall be compatible with the environmental conditions of the site and the neighborhood.
6. Recognize that the night sky is one of Foxfield's attributes; prepare and implement a plan of action to minimize light pollution.
7. Establish a program to control noxious weeds along roadways.

4.8 INTERGOVERNMENTAL RELATIONS

GOAL: To recognize that Foxfield is part of a much larger community and a working relationship with appropriate local, regional, state and federal agencies is necessary for the realization of Foxfield's goals and policies.

POLICIES:

1. Encourage participation in the activities of appropriate government entities to protect and enhance Foxfield's interests.

2. Work with other governmental entities to coordinate efforts to provide services and facilities which further the interests of the Town of Foxfield, consistent with the goals and policies of this Master Plan.
3. Coordinate planning efforts with Arapahoe County, the City of Aurora, [City of Centennial](#), the Town of Parker, Douglas County, various special districts and other appropriate governments.

4.9 ECONOMIC BASE

GOAL: To protect and enhance Foxfield's economic base.

POLICIES:

1. Analyze Foxfield's existing and future fiscal needs and desires and funding sources and then prepare a short and long term financial plan based upon the results of the analysis.

SECTION 5: LAND USE PLAN

The Master Plan Land Use Map designates six land use categories which, with the intent of those categories, are described as follows:

Rural Residential

This category calls for large lot residential with lot sizes ranging from slightly less than two acres to over two and one-half acres. The land use is restricted to single family residential and, within limitations, the keeping of animals is permitted. This is the predominant land use in Foxfield.

Planned Residential

This category allows smaller, suburban type lots with densities of approximately one unit per acre. The land use is restricted to single family residential and the keeping of animals is more restrictive. Public water and sanitary sewer service are required. Planned residential development should be restricted to the areas shown on the Land Use Plan Map.

Planned Commercial

This category allows retail and support office commercial uses designed to serve the residents of the area and the commuting public. Planned commercial is to be restricted to the areas shown on the Land Use Plan Map.

Public

The area designated as "public" is the area that is anticipated to be taken for the future Parker/Arapahoe Roads interchange.

Institutional

These areas are designated for institutional uses such as churches, nursing homes, private educational facilities, and the like.

Open Space/Landscape Rights-of-Way

These areas may be parks, natural areas, or landscaped areas maintained either by the Town or other public entities.

In addition to these mapped categories, it is recognized that a seventh category, Planned Mixed-Use may be incorporated into this Plan. The Mixed-Use category would accommodate a combination of the Planned Residential and Planned Commercial on the same site.

The Land Use Map also indicates potential roads in currently undeveloped areas.

SECTION 6: AMENDMENT PROCESS

The Master Plan of the Town of Foxfield is a statement of the goals and policies at a given time. It is also a dynamic document that can be amended to accommodate changes in Foxfield's character and in the forces around Foxfield that will shape its future. It is important that provisions be made for rational and well-conceived amendments to this plan. It is also important the residents of Foxfield and especially those adjacent or in the vicinity of any proposed amendment be fully informed.

Therefore, the following general criteria are established for consideration of amendments to the Master Plan:

1. Statutory Requirements

Any amendment to the text or map of this plan must conform to the notification and public hearing requirements as specified in Colorado Statutes.

2. Amendments to the Land Use Plan Map

In addition to the statutory requirements for notification and public hearing, any person proposing an amendment to the Land Use Plan Map must meet the following criteria prior to submitting a formal application to Foxfield:

- a) The proposed amendment will be shown on a plan that illustrates the proposed land use, general location of buildings and other improvements, general alignment of streets, location of parking areas and illustrative landscaping. The plan must be sufficient in detail to allow adjacent property owners and interested public to visualize the development.
- b) The applicant will hold a meeting to present the proposed conceptual plan. All property owners within 750 feet of the site will be notified of the place, time and purpose of the meeting.

It is the right of any property owner to request amendment to the Land Use Plan Map. However, in keeping with the intent of this Master Plan, any proposed changes in land use should be confined to those areas along Parker and/or Arapahoe Roads that are subject to impacts from development outside of Foxfield.

3. Expansion of the Town of Foxfield

Expansion of Foxfield beyond current boundaries may be addressed through the preparation of a three-mile plan, revisions to this Master Plan or other means.



MASTER PLAN

P.O. Box 461450, Foxfield, CO 80046

303-680-1544

townoffoxfield.colorado.gov

TOWN OF FOXFIELD MASTER PLAN



Town of Foxfield Board of Trustees

Lisa Jones, Mayor
Tim Schultz, Ward 1
Dave Goddard, Ward 2
Joe "Hark" Harold, Ward 3
Josie Cockrell, Trustee-At Large
Debra Farreau, Trustee-At Large
Pam Thompson, Trustee-At Large

*The Town of Foxfield Master Plan was originally adopted by the Board of Trustees on
December 17, 1998.*

It was amended on June 3, 2004, and May 15, 2008.

This edition amended August XX, 2022.

Table of Contents

SECTION 1: INTRODUCTION	4
SECTION 2: BACKGROUND.....	45
2.1 INTRODUCTION TO THE EXISTING COMMUNITY	45
2.2 HISTORY OF THE COMMUNITY	5
SECTION 3: PLANNING PROCESS	57
3.1 INTRODUCTION	57
3.2 MISSION STATEMENT	57
3.3 VISION STATEMENT	57
3.4 AMENDMENT #1 -TRAILS	68
A. Introduction	68
3.5 AMENDMENT #2 - PARKER ROAD SUB-AREA	68
A. Introduction	68
B. Purpose.....	68
C. Land Use.....	79
D. Roads and Transportation	79
E. Trails and Open Space	911
F. Community Facilities and Services- Utility Planning.....	911
SECTION 4: PLANNING POLICIES	1113
4.1 COMMUNITY CHARACTER.....	1113
4.2 LAND USE.....	1113
4.3 UNDEVELOPED LAND	1315
4.4 ROADS AND TRANSPORTATION	1315
4.5 OPEN SPACE, TRAILS, AND PARKS	1416
4.6 COMMUNITY FACILITIES AND SERVICES.....	1517
4.7 ENVIRONMENT	1618
4.8 INTERGOVERNMENTAL RELATIONS	1618
4.9 ECONOMIC BASE.....	1619
SECTION 5: LAND USE PLAN	1719
SECTION 6: AMENDMENT PROCESS.....	1820

"It is the duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, that in the commission's judgment bear relation to the planning of the municipality." Colorado Revised Statute 31-23-206.

SECTION 1: INTRODUCTION

The purpose of the Town of Foxfield Master Plan is to provide a guide for public officials, residents, and others who are involved with planning, land use, and development in this community. Foxfield was incorporated as a statutory town in December 1994. It represents the community's vision as to how this low density residential "enclave" should develop in the future. It will be updated and amended as conditions may warrant.

Town of Foxfield Master Plan ("the Master Plan"), was created in 1995 and adopted in 1996. Subsequent revisions occurred in 1998, 2004 and 2008.

The format of the Master Plan is succinct and straightforward and includes a discussion of the background of the community, existing conditions, goals and policies. These narrative sections are supplemented by a Master Land Use Plan map, which graphically depicts the overall policies and concepts for the community.

It is important to emphasize that the Town of Foxfield Master Plan is not zoning. It does, however, present recommendations about future land use and development and is to be utilized as a guide for future decisions by the Town. The Town of Foxfield has adopted zoning and other development regulations which reinforce the concepts and recommendations in the Master Plan and are consistent with the provisions of Town regulations and Colorado State Statutes.

SECTION 2: BACKGROUND

2.1 INTRODUCTION TO THE EXISTING COMMUNITY

- The Town of Foxfield encompasses approximately 1.3 square miles (820 acres) and is located east of Parker Road and south of Arapahoe Road in Arapahoe County. This unique enclave has a rural character, that the residents work hard to maintain.
- Each single-family dwelling within the community sits on a minimum lot of approximately 2 acres served by individual well and septic systems.
- The lots are zoned for horses and other domestic farm animals.
- To minimize light pollution, there are no streetlights.

2.2 HISTORY OF THE COMMUNITY

Prior to the Town of Foxfield formation, land development started with several subdivisions. The first of those subdivisions was Arcadian Acres, with Sierra Vista Estates following in the early 1960s. By the time The Town of Foxfield was established in 1994, there were several smaller subdivisions. While growth and development took place over many decades, the rural character was established early and fortified by the community.

References:

Arapahoe County Government, et al, Arapahoe County: Community of Contrast and Change. Arapahoe County, CO. pp 1-6.

The Arapahoe County Abstract and Title Company, Abstract of Title, Littleton, CO, 1892- 1968.

SECTION 3: PLANNING PROCESS

3.1 INTRODUCTION

Planning is essential for a town and its residents if the achievement of goals and objectives is to be realized in the future. All towns in the State of Colorado have the legal power and authority to plan for their communities while the judicial court system assures its citizenry that such plans and tools utilized by the towns are constitutionally correct.

3.2 MISSION STATEMENT

Due to the responsibility imposed by C.R.S. Section 31-23-206(1), the members of the Foxfield Land Use and Zoning Committee created and subsequently offered for adoption a Master Plan for the physical development of the land within the Town of Foxfield. In addition, C.R.S. Section 31-23-208 provides that Foxfield may amend, extend and/or add to the Master Plan as deemed necessary.

3.3 VISION STATEMENT

The vision of the Town of Foxfield is: "To maintain for the residents of the Town of Foxfield the quality of life which has been and is currently enjoyed by its citizenry." This includes, but is not limited to:

- Low density housing
- Rural character of roadways

- Low levels of traffic, noise, light, and air pollution
- Scenic views of the mountains
- Rural and relaxed atmosphere, coupled with close-in proximity to the metro Denver area
- Live in harmony with the environment and its wildlife

3.4 AMENDMENT #1 -TRAILS

A. Introduction

Amendment #1 regarding trails in the Town of Foxfield was developed in 2004 and adopted June 3 of that year. The amendment consisted of additions to policies in subsection 4.5 Open Space, Trails, and Parks. A trails map was included which was subsequently updated by Amendment #2 in 2008.

Foxfield's trail system consists of a crusher fine path generally set within the existing street right-of-way (ROW). Portions of the path have been constructed as part of the street paving project and can be used by walkers, runners, bicyclists, and horseback riders. Remaining portions of the trail will be constructed when sufficient town funds are available. The trail system consists of a loop through the community providing a community wide collector route to the Cherry Creek Trail System or to adjacent subdivisions. It also acts as simply a loop system within the community connecting individual residential units with each other and to the commercial areas both within and external to it.

3.5 AMENDMENT #2 - PARKER ROAD SUB-AREA

A. Introduction

Amendment #2 was adopted on May 15, 2008, and consisted of additions of policies and modifications/additions of maps. This amendment for the Parker Road Frontage Sub-Area involves the Plan elements of Land Use, Roads and Transportation, Open Space, Trails and Parks and Community Services and Facilities. The Trails Map was previously modified as part of Master Plan Amendment #1 and approved in 2004. The Land Use and Trails were modified with this Amendment. In addition, an infrastructure map has been added to identify connection options for a frontage roadway, storm drainage, sanitary sewer and water utilities.

The Town has identified the potential for commercial development along the Parker frontage road and it is for this reason that this amendment to the Master Plan was written and approved by the Town Board of Trustees.

B. Purpose

The purpose of this Master Plan Amendment is to modify the Land Use allocation for lots along South Parker Road (Parker Road) from single family residential and institutional to commercial use. The intent is to maximize the

commercial value of these lots for future development to accomplish the following:

- Provide an alternative to single family development on lots that are heavily impacted by South Parker Road traffic.
- Raise sales tax revenue for the Town for purposes of infrastructure improvements and property tax relief.
- Create a development buffer for interior single family lots along South Parker Road.

Commented [ToF1]: Remove?

C. Land Use

Commercial Designation -The 1998 Master Plan, as adopted, had a small amount of land in Foxfield designated for commercial use. This land is located at the intersection of Parker Road. and Arapahoe Road.

South of this land and the Parker Rd./Arapahoe Rd. intersection, there are 12 parcels that were designated for rural residential use (large lot residential use) plus one parcel occupied by the Parker Fire District, designated as an Institutional Use. Presently five of the residentially designated parcels are vacant. The Fire District has plans to possibly vacate their building and relocate to another site either inside or outside of Foxfield. The change in designation for these thirteen parcels -the Parker Road Frontage Sub-Area- will increase the amount of land in Foxfield that has the potential for development into commercial and business uses. These changes are graphically noted on the Land Use map.

D. Roads and Transportation

Frontage Road

The proposed frontage road on the Land Use Map and Trails Plan Map extends north to south along the entire Parker Road Frontage Sub-Area, providing access to each parcel. A conceptual layout of the frontage road is depicted as shown on the attached Infrastructure Map. Its full access point to Parker Road is at the signalized intersection of Parker Road and Chambers Way connecting to the Cornerstar development on the west side of Parker Road as shown on the Infrastructure Map.

Access Availability and Frontage Road

Currently there are no direct full movement access points to the proposed commercial area from South Parker Road. There is a signalized intersection, recently constructed onto South Parker Road on a street from the west called Chambers Way, located approximately the mid-point of Tract 40, Arcadian Acres Second Filing.

Interim access to Tract 19, Arcadian Acres Second Filing, prior to the development of any of the commercial area may be required as shown on the Infrastructure Map across Tract 30 and 31. The acquisition of public right-of-way/easement and a temporary construction easement will be required for this interim access if provided prior to any commercial development.

The frontage road will close East Fremont Avenue access to its current Parker Road location and route East Fremont Avenue to the Chambers Way signalized intersection. A right-in/right-out access will be provided at approximately the middle of the large unplatted property in the southwest corner of the Town to provide a secondary access to the commercial area. If the Parker Fire Protection District Station remains on Tract 12, emergency signals and signage will be required at their crossing of the frontage road to allow access onto Parker Road from the station.

Screening of the frontage road, acceptable to CDOT, to avoid having headlights from the southbound traffic on the frontage road interfering with the northbound traffic on Parker Road will be required. Also associated with the frontage road intersection with Parker Road are the costs to convert the three-way traffic signals at the intersection of Parker Road and Chambers Way to a four-way signalized intersection, the construction of a left turn lane for southbound traffic on Parker Road to the frontage road, the construction of the accel and decel lanes required for the frontage road access and any storm drainage facilities required for the construction of the frontage road intersection.

Due to the topography associated with the commercial area to the north of East Fremont Avenue, substantial grading of the area will be required. South Norfolk Street, East Easter Avenue and East Easter Way range from fourteen (14) feet to thirty-four (34) feet higher than the frontage road at the Parker Rd. intersection with Chambers Way. A retaining wall, ranging from five (5) to twenty-five (25) feet in height, depending on the final design of the frontage road and the commercial property, will need to be constructed along these streets. This item will have a significant cost impact in this area for the commercial development of the property.

Frontage Road Implementation

The Frontage Road could be built in phases, such as a northern segment with temporary right-in/right-out access with Parker Road at East Fremont Avenue. A complete build-out of the full frontage road would cause the closure of the East Fremont Avenue intersection and the opening of a full access signalized intersection at East Easter Avenue.

Neighborhood Connectivity- The Frontage Road concept allows for a connection to the residential neighborhood of Foxfield at East Easter Way via East Fremont Avenue. This connection could be designed using traffic calming techniques to reduce the amount of commercial traffic coming into the neighborhood and at the same time making it convenient for the neighborhood traffic to access the commercial frontage property and the signalized intersection at Parker Road and Chambers Way.

A second point of connectivity to the Parker Road frontage subarea is at the large, southernmost frontage parcel by means of the extension of South Buckley Road. This extension southward could provide neighborhood

access to the "back side" of this commercial frontage parcel as a convenience to Town residents. No through traffic would be allowed.

E. Trails and Open Space

The Town Board has desired adding a trail link in the northwest part of Town that provides a better connection from the interior of the community to the Foxfield Village Center (FVC) and the Arapahoe Road/Parker Road intersection and beyond. The alignment of this trail has been defined, now that the FVC has been built, and is shown on the Trails Map.

The trail link connects the cul-de-sac in Norfolk Court and extends westward through easements on residential lots and the Town's open space tracts to a below grade crossing at the Ring Road. It continues through the adjacent property to the south to a below grade crossing under the Loop Road and through the interior of the Loop Road then through the Arapahoe Road/Parker Road intersection. Eventually the trail link will connect with the regional trail along Cherry Creek.

An open space designation has been assigned to property recently acquired by the Town near the Ring Road. This is shown on the Land Use Map.

F. Community Facilities and Services- Utility Planning

Drainage System Availability

Several drainage facilities conveying storm water from the Town of Foxfield on the east side of Parker Road to the west side of Parker Road are in place as shown on the Infrastructure Map.

The drainage facilities in place consist of two (2) 30" culverts beneath Parker Road at the proposed Chambers Way/Frontage Road intersection, a single (1) 30" culvert beneath Parker Road on the north side of East Fremont Avenue, a single (1) 30" culvert beneath Parker Road on the south side of East Fremont Avenue, a triple (3) 12' x 6' concrete box culvert located at the drainageway traversing the unplatted property in the southwest corner of the Town and a single (1) 30" culvert at the southwest corner of Town.

These facilities, however, were sized to convey the runoff from the existing residential areas within the Town. Therefore, the proposed commercial development will need to provide for the total water quality volume of the developed area along with a minimum of a 10-year detention up to a maximum of a 100-year detention requirement.

Also, a 36" culvert is proposed north of East Fremont Avenue, as shown on the infrastructure map, requiring a bore of Parker Road. Additional drainage facilities may be required on the west side of Parker Road if they are not in place at the time of the provision of this 36" culvert. These drainage requirements will have an impact on the total developed commercial area, especially north of East Fremont Avenue.

Water Availability

Water service to the commercial area may be provided by the Arapahoe County Water and Wastewater Authority (ACWWA). At the present time ACWWA has a 36" transmission line within the Town boundaries traversing East Fremont Avenue, East Easter Way and East Easter Avenue. There is also an existing 16" transmission line traversing the west side of Parker Road for the entire length of the commercial area as shown on the infrastructure map.

It is anticipated that ACWWA will not allow any connections to the 36" transmission line traversing through the Town to serve this commercial development. Knowing that the commercial area will need to provide a looped 12" water system to serve the area there will need to be a minimum of one (1) bore beneath Parker Road to connect to the 16" transmission line on the west side of Parker Road to provide the necessary water system looping. Additional bores may be required depending on how the commercial area is developed.

ACWWA has an obligation to provide water to one single residential unit per lot for the current platted lots. ACWWA does not have an obligation to serve commercial uses in this planned commercial area. At the present time, ACWWA may consider providing said commercial service but will likely require the payment of fees and the acquisition of renewable water resources to be dedicated to ACWWA for the anticipated commercial water use.

Sanitary Sewer Availability

Sanitary sewer service to the commercial area may be provided by ACWWA. At the present time, ACWWA does not have any sanitary sewer service in the Town of Foxfield. ACWWA does have a 24" to 36" sanitary sewer trunk line located along the Cherry Creek corridor to the west of Parker Road as shown on the infrastructure map. Due to the existing topography of the commercial area, two connections to the ACWWA trunk line will likely need to be provided, one for the commercial area north of East Fremont Avenue and one for the area south of East Fremont Avenue. The north sanitary sewer connection would traverse from the commercial area, possibly along Chambers Way, for approximately 1,700 feet to the existing sanitary sewer trunk line. The south sanitary sewer connection would traverse along an existing drainage channel for approximately 2,100 feet to the existing sanitary sewer trunk line. Both connections would require a bore beneath Parker Road. An additional cost to providing the sanitary sewer connections will be acquiring any easements necessary from property owners along the sanitary sewer connections route.

At present, property within the Town is not within ACWWA's boundary for sanitary sewer service. At such time as an application for service is

submitted, ACWWA will need to update their Master Plan to include the commercial area and to ensure that the existing trunk line has sufficient capacity to accept the flows associated with the commercial development. If the trunk line is found to be unable to handle the additional commercial flows, then the trunk line would require up sizing by the applicant at a significant cost.

Electric, Gas, Telephone and Cable TV Availability

Electric service within the Town of Foxfield is provided by **CORE Electric**. It is anticipated that CORE Electric will provide electric service to the commercial area. Natural gas service within the Town of Foxfield is provided by Xcel Energy. It is anticipated that Xcel will provide natural gas to the commercial area. Cable TV service within the Town of Foxfield is provided by Xfinity. .

SECTION 4: PLANNING POLICIES

The following are goals and policies upon which future decisions on land use and development will be based. These are to be utilized in conjunction with the Master Plan.

4.1 COMMUNITY CHARACTER

GOAL: To enhance and protect the existing low density, single family, and rural character of the community.

POLICIES:

1. Maintain the standard of single-family residential development on rural estate lots.
2. Encourage appropriate and compatible development of currently undeveloped land.
3. Encourage development that is compatible with a rural character, in terms of land use, scale or other characteristics.
4. Prepare and adopt sign design standards and requirements for the community, including on public right-of-way and private sites.
5. Encourage a sense of pride and good stewardship in the Foxfield area and in its community affairs.
6. Encourage proposals from Foxfield citizens regarding the street network system, other transportation elements, parks and open space, land use, community facilities, and other amenities which will enhance and improve the community.
7. Allow horses and other animals in a manner compatible with the character of the Foxfield community.

4.2 LAND USE

GOAL: To allow only land uses in the community which are compatible with a well-

cared for rural, low-density character.

POLICIES:

1. Maintain the minimum standard of one residential unit per approximately 2.5 acres except for specific areas identified on the Master Plan map.
2. Encourage flexibility and common sense in developing the remaining undeveloped land in order to achieve compatible land use and site planning while providing benefits to the Foxfield community as a whole.
3. Require the establishment of significant open space buffers between residential areas, community, and non-residential uses where warranted.
4. Limit "home occupations" to prevent off-site impacts, including visual and traffic effects.
5. Recognize the corner area next to the Arapahoe/Parker intersection as the prime location for commercial development within Foxfield. Amendments to the Master Plan map may be considered for commercial and other uses as each would affect the abutting properties and the whole community with the primary goal to further the policies of this Master Plan and provide benefits to the Town of Foxfield and its residents.
6. Future land annexations should be considered on a case-by-case basis, taking into account factors which may increase the tax base and/or provide benefits to the Town of Foxfield and its residents.
7. Views to the Rocky Mountains from public streets (Norfolk Street, Easter Way, Buckley Road and Hinsdale Way) in Foxfield generally adjacent and east of Parker Road need to be protected to the greatest extent possible. Applications for new development along this edge of the community will need to submit a site line analysis from various points along these streets to address view visibility concerns. In addition, site plans and landscape plans will need to be submitted that effectively address buffering and screening concerns of adjacent land uses to the east. Implementing these two objectives, view preservation and landscape buffering, where landscape buffering is used to screen nonresidential land uses from residential land uses, may occasionally conflict. Such conflicts are to be reasonably resolved as part of the development review process.
8. The Town's commercial design guidelines should be updated periodically to reflect the Town's design and development directions for this area. If necessary, changes to the Zoning Ordinance need to be made to identify the Design Guideline as Design Standards. In particular, develop standards that require new developments in the commercial area to build at or near the grade of Parker Road and to incorporate extensive berming and landscape screening along the eastern edges of these properties to protect rural residential land uses fronting on Norfolk Street, Easter Way and Buckley Road.
9. New developments along South Parker Road and Arapahoe Road need to plan for community pedestrian and vehicle access to and from appropriate development sites but not allow for cut through traffic in Foxfield.

10. New developments along South Parker Road and Arapahoe Road, when built in phases or by separate developers on separate parcels, need to plan for vehicle and pedestrian connectivity between them.

4.3 UNDEVELOPED LAND

GOAL: To encourage creative and flexible planning for the land which remains undeveloped.

POLICIES:

1. Evaluate undeveloped land as located on the Master Plan map in terms of the opportunities and benefits the land may present for the Foxfield community.
2. Consider uses of land and facilities, such as open space, that may provide additional benefits for the community of Foxfield.
3. Encourage flexible site planning to allow for the creation of public open space, including planned development techniques.
4. Consider environmental conditions of a site and its surrounding area when evaluating new development.

4.4 ROADS AND TRANSPORTATION

GOAL: To work toward the establishment of a safe and functional road network that is appropriate to the character and requirements of the Foxfield community.

POLICIES:

1. Plan for a functional street network throughout the community that provides good access for residents, while discouraging through traffic.
2. Seek to distribute traffic impacts equitably throughout the Foxfield community.
3. Be pro-active in planning the street network for the undeveloped land.
4. Require developers to provide objective analysis of the traffic impact of their proposed developments and to satisfactorily mitigate the anticipated traffic impacts.
5. Consider a full range of methods to control cut-through traffic, such as the following:
 - Stop signs
 - Limited access
 - Street closures
 - Drainage pans
 - Other restrictions
6. Establish safe speed limits for all roads and ensure their enforcement.
7. Maintain the rural character of the roads, including:
 - No curb and gutter
 - Swales on both sides of the road
 - Natural landscaping

- No street lights
 - Minimal signage
 - Minimal intrusive outdoor lighting
8. Seek to minimize vehicular access entries and exits along Arapahoe and Parker Roads, while formulating an equitable distribution traffic impact plan.
 9. Work toward the future establishment of signalized intersections along Arapahoe Road and Parker Road that minimize negative traffic impacts on Foxfield.
 10. Take pro-active steps to become involved in planning and design of improvements along Arapahoe and Parker Roads. At this time, the following are major considerations:
 - Widening of Arapahoe Road, east of Parker Road
 - Interchange at Arapahoe and Parker Roads
 - Appropriate access alternatives to existing houses on Arapahoe Road
 - Sufficient access to undeveloped land along Arapahoe and Parker Road
 11. Develop a plan to address each of the following:
 - Standards
 - Maintenance
 - Street classification
 - Signage
 - Costs
 - Paving
 - Relationship to pedestrian/equestrian trail systems
 - Other
 12. Prepare and adopt an official street plan.
 13. Promote street projects which will prevent significant increases in traffic volumes or speed within Foxfield.
 14. Work with public and private entities to promote public transportation services for the Foxfield community.
 15. The Town of Foxfield should establish a leadership role in working with developers to identify and finance utility and road infrastructure improvements to serve new commercial developments.

4.5 OPEN SPACE, TRAILS, AND PARKS

The Trails Map identifies an existing and planned trail system for the Town.

GOAL: To establish open space, trails and a park system appropriate to the scale and character of the Foxfield community.

POLICIES:

1. Prepare and implement a plan for the creation of an open space, park and trail system throughout the community, using public rights-of-way, dedicated public sites and portions of private property owner approved sites.

2. Seek to establish and maintain public access to non-residential development sites, through mutual agreements with landowners, easements, or other sources.
3. Establish community open space on undeveloped land as a requirement of re-zoning and subdivision process, or other agreements with landowners.
4. Encourage dedication of park sites and open space in Foxfield.
5. Actively seek funding for the acquisition; improvement, as appropriate; and maintenance of parks and open space.
6. Ensure that the trail system provides convenient and attractive access to key public amenities, community facilities and commercial areas.
7. Identify connection points to regional trail facilities.

4.6 COMMUNITY FACILITIES AND SERVICES

The Infrastructure Map identifies road and utility service elements for the Parker Road Sub-area.

GOAL: To encourage provision for appropriate and adequate public services.

POLICIES:

1. Encourage the provision of adequate community services within the financial resources of Foxfield. Services should include:
 - Police protection
 - Fire protection
 - Road maintenance
 - Planning and zoning
 - Plan review and building inspection
 - Court system
 - Traffic control
 - Water supply system
 - Sewage disposal system
 - Public property maintenance, including parks and open space
 - Recreation
 - Drainage System
2. Seek the full range of funding sources for community services and facilities.
3. Encourage development practices and standards, including water and energy conservation, which minimize the need for future services.
4. Encourage renewable water sources for future usage in the Town of Foxfield.
5. Encourage water conservation in site and landscaping development.
6. Encourage new developments to utilize centralized water systems.
7. Encourage the Town of Foxfield to function as a single representative entity to obtain maximum leverage in negotiating for or against future centralized utilities and other services.

8. All non-residential development shall be connected to a central water and sewer system. Residences served by individual water wells shall be located on lots with a minimum size of 2.5 acres.

4.7 ENVIRONMENT

GOAL: To protect and enhance the natural environment.

POLICIES:

1. Water and energy conservation techniques applicable to the locale should be identified and encouraged.
2. Recognize that noise disturbances can be detrimental to the livability and character of the Foxfield community and that appropriate steps should be taken to minimize such disturbances.
3. Prepare a plan for an active tree planting program for both public and private properties.
4. Analysis of storm drainage should be undertaken, and plans prepared to minimize potential hazards and damage.
5. New development shall be compatible with the environmental conditions of the site and the neighborhood.
6. Recognize that the night sky is one of Foxfield's attributes; prepare and implement a plan of action to minimize light pollution.
7. Establish a program to control noxious weeds along roadways.

4.8 INTERGOVERNMENTAL RELATIONS

GOAL: To recognize that Foxfield is part of a much larger community and a working relationship with appropriate local, regional, state and federal agencies is necessary for the realization of Foxfield's goals and policies.

POLICIES:

1. Encourage participation in the activities of appropriate government entities to protect and enhance Foxfield's interests.
2. Work with other governmental entities to coordinate efforts to provide services and facilities which further the interests of the Town of Foxfield, consistent with the goals and policies of this Master Plan.
3. Coordinate planning efforts with Arapahoe County, the City of Aurora, City of Centennial, the Town of Parker, Douglas County, various special districts and other appropriate governments.

4.9 ECONOMIC BASE

GOAL: To protect and enhance Foxfield's economic base.

POLICIES:

1. Analyze Foxfield's existing and future fiscal needs and desires and funding sources and then prepare a short and long term financial plan based upon the results of the analysis.

SECTION 5: LAND USE PLAN

The Master Plan Land Use Map designates six land use categories which, with the intent of those categories, are described as follows:

Rural Residential

This category calls for large lot residential with lot sizes ranging from slightly less than two acres to over two and one-half acres. The land use is restricted to single family residential and, within limitations, the keeping of animals is permitted. This is the predominant land use in Foxfield.

Planned Residential

This category allows smaller, suburban type lots with densities of approximately one unit per acre. The land use is restricted to single family residential and the keeping of animals is more restrictive. Public water and sanitary sewer service are required. Planned residential development should be restricted to the areas shown on the Land Use Plan Map.

Planned Commercial

This category allows retail and support office commercial uses designed to serve the residents of the area and the commuting public. Planned commercial is to be restricted to the areas shown on the Land Use Plan Map.

Public

The area designated as "public" is the area that is anticipated to be taken for the future Parker/Arapahoe Roads interchange.

Institutional

These areas are designated for institutional uses such as churches, nursing homes, private educational facilities, and the like.

Open Space/Landscape Rights-of-Way

These areas may be parks, natural areas, or landscaped areas maintained either by the Town or other public entities.

In addition to these mapped categories, it is recognized that a seventh category, Planned Mixed-Use may be incorporated into this Plan. The Mixed-Use category would accommodate a combination of the Planned Residential and Planned Commercial on the same site.

The Land Use Map also indicates potential roads in currently undeveloped areas.

SECTION 6: AMENDMENT PROCESS

The Master Plan of the Town of Foxfield is a statement of the goals and policies at a given time. It is also a dynamic document that can be amended to accommodate changes in Foxfield's character and in the forces around Foxfield that will shape its future. It is important that provisions be made for rational and well-conceived amendments to this plan. It is also important the residents of Foxfield and especially those adjacent or in the vicinity of any proposed amendment be fully informed.

Therefore, the following general criteria are established for consideration of amendments to the Master Plan:

1. Statutory Requirements

Any amendment to the text or map of this plan must conform to the notification and public hearing requirements as specified in Colorado Statutes.

2. Amendments to the Land Use Plan Map

In addition to the statutory requirements for notification and public hearing, any person proposing an amendment to the Land Use Plan Map must meet the following criteria prior to submitting a formal application to Foxfield:

a) The proposed amendment will be shown on a plan that illustrates the proposed land use, general location of buildings and other improvements, general alignment of streets, location of parking areas and illustrative landscaping. The plan must be sufficient in detail to allow adjacent property owners and interested public to visualize the development.

b) The applicant will hold a meeting to present the proposed conceptual plan. All property owners within 750 feet of the site will be notified of the place, time and purpose of the meeting.

It is the right of any property owner to request amendment to the Land Use Plan Map. However, in keeping with the intent of this Master Plan, any proposed changes in land use should be confined to those areas along Parker and/or Arapahoe Roads that are subject to impacts from development outside of Foxfield.

3. Expansion of the Town of Foxfield

Expansion of Foxfield beyond current boundaries may be addressed through the preparation of a three-mile plan, revisions to this Master Plan or other means.

**2020 Colorado Revised Statutes Title 31 -
Government - Municipal
Article 23. Planning and Zoning
Section 31-23-206. Master plan.**

Universal Citation: [CO Rev Stat § 31-23-206 \(2020\)](#)

(1) It is the duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, that in the commission's judgment bear relation to the planning of the municipality. The master plan of a municipality is an advisory document to guide land development decisions; however, the plan or any part thereof may be made binding by inclusion in the municipality's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate. When a commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the municipality in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of such plan and shall accept and consider oral and written public comments throughout the process of developing the plan. The plan, with the accompanying maps, plats, charts, and descriptive matter, must, after consideration of each of the following, where applicable or appropriate, show the commission's recommendations for the development of the municipality and outlying areas, including:

- a. The general location, character, and extent of existing, proposed, or projected streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors, and any transportation plan prepared by any metropolitan planning organization that covers all or a portion of the municipality and that the municipality has received notification of or, if the municipality is not located in an area covered by a metropolitan planning organization, any transportation plan prepared by the department of transportation that the municipality has received notification of and that covers all or a portion of the municipality;

- b. The general location of public places or facilities, including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, squares, parks, airports, aviation fields, military installations, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas. For purposes of this section, "military installation" shall have the same meaning as specified in section 29-20-105.6 (2)(b), C.R.S.
 - c. The general location and extent of public utilities terminals, capital facilities, and transfer facilities, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, and any proposed or projected needs for capital facilities and utilities, including the priorities, anticipated costs, and funding proposals for such facilities and utilities;
 - d. (I) The general location and extent of an adequate and suitable supply of water.
- II. If the master plan includes a water supply element, the planning commission shall consult with the entities that supply water for use within the municipality to ensure coordination on water supply and facility planning, and the water supply element must identify water supplies and facilities sufficient to meet the needs of the public and private infrastructure reasonably anticipated or identified in the planning process.
 - III. The water supply element must include water conservation policies, to be determined by the municipality, which may include goals specified in the state water plan adopted pursuant to section 37-60-106.3 and may include policies to implement water conservation and other state water plan goals as a condition of development approvals, including subdivisions, planned unit developments, special use permits, and zoning changes. A municipality with a master plan that includes a water supply element shall ensure that its master plan includes water conservation policies at the first amending of the master plan that occurs after September 14, 2020, but in no case later than July 1, 2025.
 - IV. The department of local affairs created in section 24-1-125 may hire and employ one full-time employee to provide educational resources and assistance to municipalities that include water conservation policies in their master plans as described in subsection (1)(d)(III) of this section.
 - V. Nothing in this subsection (1)(d) shall be construed to supersede, abrogate, or otherwise impair the allocation of water pursuant to the state constitution or laws, the right to beneficially use water pursuant to decrees, contracts, or

other water use agreements, or the operation, maintenance, repair, replacement, or use of any water facility.

- e. The acceptance, removal, relocation, widening, narrowing, vacating, abandonment, modification, change of use, or extension of any of the public ways, rights-of-way, including the coordination of such rights-of-way with the rights-of-way of other municipalities, counties, or regions, grounds, open spaces, buildings, property, utility, or terminals, referred to in paragraphs (a) to (d) of this subsection (1);
- f. A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises. Such a zoning plan may protect and assure access to appropriate conditions for solar, wind, or other alternative energy sources; however, regulations and restrictions of the height, number of stories, size of buildings and other structures, and the height and location of trees and other vegetation shall not apply to existing buildings, structures, trees, or vegetation except for new growth on such vegetation.
- g. The general character, location, and extent of community centers, housing developments, whether public or private, the existing, proposed, or projected location of residential neighborhoods and sufficient land for future housing development for the existing and projected economic and other needs of all current and anticipated residents of the municipality, and redevelopment areas. If a municipality has entered into a regional planning agreement, such agreement may be incorporated by reference into the master plan.
- h. A master plan for the extraction of commercial mineral deposits pursuant to section 34-1-304, C.R.S.;
- i. A plan for the location and placement of public utilities that facilitates the provision of such utilities to all existing, proposed, or projected developments in the municipality;
- j. Projections of population growth and housing needs to accommodate the projected population for specified increments of time. The municipality may base these projections upon data from the department of local affairs and upon the municipality's local objectives.
- k. The areas containing steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils, and wildfire hazards. For purposes of determining the location of such areas, the planning commission should consider the following sources for guidance:
 - l. The Colorado geological survey for defining and mapping geological hazards;

- II. The United States fish and wildlife service of the United States department of the interior and the parks and wildlife commission created in section 33-9-101, C.R.S., for locating areas inhabited by endangered or threatened species;
- III. The United States Army corps of engineers and the United States fish and wildlife service national wetlands inventory for defining and mapping wetlands;
- IV. The federal emergency management agency for defining and mapping floodplains, floodways, and flood risk zones;
- V. The natural resources conservation service of the United States department of agriculture for defining and mapping unstable soils and highly erodible land; and (VI) The Colorado state forest service for locating wildfire hazard areas.

- 2. As the work of making the whole master plan progresses, the commission may from time to time adopt and publish a part thereof. Any such part shall cover one or more major sections or divisions of the municipality or one or more of the foregoing or other functional matters to be included in the plan. The commission may amend, extend, or add to the plan from time to time.
- 3. (Deleted by amendment, L. 2007, p. 613, § 2, effective August 3, 2007.)
- 4. (a) Each municipality that has a population of two thousand persons or more and that is wholly or partially located in a county that is subject to the requirements of section 30-28-106 (4), C.R.S., shall adopt a master plan within two years after January 8, 2002.
 - b. The department of local affairs shall annually determine, based on the population statistics maintained by said department, whether a municipality is subject to the requirements of this subsection (4), and shall notify any municipality that is newly identified as being subject to said requirements. Any such municipality shall have two years following receipt of notification from the department to adopt a master plan.
 - c. Once a municipality is identified as being subject to the requirements of this subsection (4), the municipality shall at all times thereafter remain subject to the requirements of this subsection (4), regardless of whether it continues to meet the criteria specified in paragraph (a) of this subsection (4).
- 5. A master plan adopted in accordance with the requirements of subsection (4) of this section shall contain a recreational and tourism uses element pursuant to which the municipality shall indicate how it intends to provide for the recreational and tourism needs of residents of the municipality and

visitors to the municipality through delineated areas dedicated to, without limitation, hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, and shooting, or any other form of sports or other recreational activity, as applicable, and commercial facilities supporting such uses.

6. The master plan of any municipality adopted or amended in accordance with the requirements of this section on and after August 8, 2005, shall satisfy the requirements of section 29-20-105.6, C.R.S., as applicable.
7. Notwithstanding any other provision of this section, no master plan originally adopted or amended in accordance with the requirements of this section shall conflict with a master plan for the extraction of commercial mineral deposits adopted by the municipality pursuant to section 34-1-304, C.R.S.