



PLANNING COMMISSION

MEETING 7:00 PM

March 28, 2019

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
March 14, 2019 Meeting Minutes
6. **PUBLIC HEARINGS**
 - A. **UNPLATTED TRACT PARKER PLAZA SHOPPING CENTER - Rezoning**
Applicant: Tom Dermody
Location: NW corner of Parker Road and Plaza Drive
Department: Community Development, Carolyn Parkinson
TRAKiT No.: Z18-014
 - B. **PARKER PREMISE WAREHOUSE - Rezoning**
Applicant: Premises Parker Warehouse Condominium Association
Location: South of Longs Way between Dransfeldt Road and Twenty Mile Road
Department: Community Development, Stacey Nerger
TRAKiT No.: Z18-003
7. **PLANNING COMMISSION ITEMS**
8. **STAFF ITEMS**
9. **ADJOURNMENT**



PLANNING COMMISSION MINUTES
March 14, 2019

Chair Gary Poole called the meeting to order at 7:04 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present were Commissioners, Kelly Hickler and Eliana Burke. Alternates Tracie Manske, Ruth Ann Nelson and Kimberly Rodell were present and seated for the vacant position, absent Commissioners Erik Frandsen and Duane Hopkins, respectively. Commissioner Richard Foerster was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the February 28, 2019 meeting minutes. Commissioner Tracie Manske seconded; a vote was taken and passed 6:0.

Prior to opening the public hearing, Chair Gary Poole asked the Planning Commissioners if they needed to disclose any conflicts of interest (*Planning Commissioners had none.*); advised the audience of the purpose of the use by special review; explained the public hearing protocol and the procedure for the public comment portion of the public hearing.

PUBLIC HEARING: OPENED: 7:09 P.M. MOST TRACT A PARKER HOMESTEAD FILING 1 1ST AMENDMENT - Use by Special Review (Back 40 Gun Range)

Applicant: John Prestwich, PCS Group, Inc.

Location: Generally located at the Northwest Corner of Chambers and Double Angel Roads

Department: Community Development, Paul Workman
TRAKiT No.: Z18-004

Paul Workman, Planner, presented information regarding the proposed Use by Special Review for the Back 40 Gun Range. Mr. Workman concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the request subject to the nine (9) conditions in the staff report.

Planning Commission discussed with staff:

- any approved projects not yet built that are adjacent to the proposal; *(Staff said there are none.)*
- the exhaust air; *(Staff said the small arm range ventilation system will provide exhaust air at an average of 93.3 percent less than the allowable limit per Environmental Protection Agency (EPA) Lead emission rates.)*
- the locations where the noise level study was performed; *(Staff pointed out the locations on the slide containing the site map.)*
- the perimeter distance between the residential area and the site property; *(Staff said there is a distance of approximately 200 feet between the residential area and the proposed site.)*
- the location of the building on the site; *Staff said a site plan has not been submitted; more than likely, the building will be located relatively adjacent to the shared property line of the drainage pond on the westerly portion of the site.)*

APPLICANT PRESENTATION

Rion Buswell, 10032 Meadow Run, Parker, CO presented:

- examples of other gun range buildings; high caliber, family-friendly, shops, education and entertainment
- retail accessories for archery and fire arms will be available
- firearm sale security will be provided
- archery programs will be available
- that there is a 7 percent growth in the firearm industry
- educational opportunities will be provided
- operational procedures for check-in and rentals will be available
- agreement to meet and exceed conditions for approval

Planning Commissioners discussed with the applicant:

- how often the shooting lanes are reviewed for damage and repaired; *(Mr. Buswell said daily for safety.)*
- maintenance process when concrete is chipped away by bullets; *(Mr. Buswell said bullets glance the concrete wall and wouldn't actually chip it.)*
- how contaminants are filtered; *(Mr. Buswell said through a High Efficiency Particulate Air (HEPA) filter.)*
- notification process if HVAC system goes down; *(Mr. Buswell said he has an app on his phone that notifies him of HVAC functionality and there will always be an on-site manager, during operational hours, who can shut the facility down if necessary.)*
- if the shooting lanes are limited to pistols; *(Mr. Buswell said there are pistol and rifle ranges; the rifle ranges are 100 yards in length.)*
- the age limit for participants; *(Mr. Buswell said the range would follow applicable state laws for age restrictions.)*
- if a membership is required to use the range; *(Mr. Buswell said no; the facility will*

be open to the general public.)

- the process for removing spent rounds from the rubber stopper; *(Mr. Buswell said he would have to hire a third party to come and mitigate the spent rounds to recycle the lead.)*
- the industry standards for frequency to remove the spent rounds; *(Mr. Buswell said the rubber stopper is cleared after approximately seventy to eighty thousand rounds are spent; monitored by the use of casings.)*
- if this is the first time he has opened a range; *(Mr. Buswell said yes.)*
- the timeline to open the facility; *(Mr. Buswell said his best guess was 18 months.)*
- the noise that could be heard from a resident sitting outside their home; *(Mr. Buswell said the goal is to be inaudible at the property line. Mr. Buswell introduced Jeff Kwoikoski, Wave Engineering, 1100 W Littleton Boulevard, Littleton, CO. Mr. Kwoikoski said the goal for the design of the building which hasn't been done yet, is to have the gunshots be inaudible. He said the term goal is used because everyone's hearing sensitivities are different.)*
- hours of operations; *(Mr. Buswell said operations need to be established; considering the hours of 9 a.m. to 9 p.m.; maybe close earlier on Sunday's.)*
- if the quick cadence of gun shots makes a difference in sound sensitivity perceptions; *(Mr. Kwoikoski said gun shots are considered impulsive noises that stand out over other background noises.)*
- if the inaudible goal will be a result of the building construction or of the existing background noise in the study areas; *(Mr. Kwoikoski said it will be a combination of both.)*
- if the second sound study has been done; *(Staff said no, the second sound study will be required at the time of site plan to ensure the design, construction methods and materials meet the conditions in staff's report.)*
- how sound complaints will be handled; *(Staff said complaints will be handled through Community Services with involvement of the business owner for resolution.)*

Tom Brinkman, Parker Homestead Development presented:

- the location of the building is set; it may shift inches not feet
- the building will be set approximately 200 feet from the nearest residential property line
- the sound study was conducted over two weekends and five days and there was band practice during the study
- they have a commitment to ensure residents will be able to enjoy the outdoors of their property; and to limit decibel levels to no more than 45 dBA measured 25 feet from the shared property line with the drainage pond to the west

Planning Commissioners discussed with the staff:

- why the sound study was required daily, as well as providing average numbers; *(Staff said the intent was to determine the ambient noise, as well as exceptional noises like dogs barking, lawn mowers, band practice, etc. to provide both noise levels.)*

PUBLIC COMMENT OPENED

The following citizens spoke against approval of the use by special review for the following reasons:

- the use is not in harmony nor compatible with the character of the surrounding areas and neighborhoods
 - will cause significant air, water, or noise pollution
 - will be detrimental to the health, safety or welfare of present or future inhabitants
 - decreased property values
-
- the economic effects of lower property values on tax income
 - potential for increased crime
 - proposed location is not the correct location for the use
 - Shannon Fitzgerald, 11817 Deorio Street, Parker, CO
 - Ian Elfner, 15750 E Indian Brook Circle, Parker, CO
 - Jeff Alberty, 11731 S Flower Mound Way, Parker, CO
 - Logan Samuels, 9668 Paperflower Drive, Parker, CO
 - Kevin Wilson, 15751 E Meadow Vista, Parker, CO
 - Erika Aelmore, 15577 E Maiden Hair Lane, Parker, CO
 - Emily Suyat, 15608 Crystallo Drive, Parker, CO
 - Amy Camp, 15585 E Maiden Hair Lane, Parker, CO
 - Amelia Pierce, 15215 Auklet Street, Parker, CO

The following citizens spoke for approval of the use by special review for the following reasons:

- the use is in harmony and compatible with the character of the surrounding areas and neighborhoods
- will not cause significant air, water, or noise pollution
- will not be detrimental to the health, safety or welfare of present or future inhabitants
- will not decrease property values; the information that was present on decreased property values was outdated and based on outdoor gun ranges, not indoor gun ranges
- the economy will not be negatively affected due to retail sales at the range and other businesses in Parker by users of the range
- smash 'n grab crime of gun sellers happen where there are minimal security processes and equipment in place;
- Rion Buswell, business owner has agreed to all nine conditions for approval and is committed to meet and exceed all regulatory requirements for noise, pollution, safety; security and to give back to the community through education, programs and events
- the location is correct for the use and is a needed facility in the Town of Parker for shooting and archery lessons, safety, practice, jobs and the economy
- will be beneficial to scouting and other organizations that require proficiencies in those areas
- will be a great educational resource

- Andrew Copland, 6544 S Trailway Circle, Parker, CO
 - Jeff Butler, 10737 Kimball Street, Parker, CO
 - Jeff Johnson, 22898 Addington Place, Parker, CO
 - Richard Rasperger(?), 10474 Shorepine Court, Parker, CO
 - Nate Becker, 15895 Savory Circle, Parker, CO
 - Chris Opfer, 11993 Triple Crown Drive, Parker, CO
 - Robert Wahl, 38636 County Road 5, Elizabeth, CO
 - Justin Salmon, 16480 E Hollow Horn Avenue, Parker, CO
 - Johnson Cobb, 11510 Juniper Lane, Parker, CO
 - Dennis Hopper, 6702 Chalet Circle, Parker, CO
 - Kristina Hesbol, 10506 Meadow Run, Parker, CO
 - Dr. Douglas Gordon Hesbol, 10506 Meadow Run, Parker, CO
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- Mark Gasper, 42241 Brokenhorn Circle, Parker, CO
 - Greg Lindsey, 19415 E Arcaro Creek Place, Parker, CO
 - Robert Ham, 11203 Latigo Lane, Parker, CO
 - Beatriz Sutton, 10907 Clifford Court, Parker, CO
 - Michael Hunton, 16396 Flintlock Court, Parker, CO
 - Gary Ingram, 15271 Auklet Street, Parker, CO
 - Calvin Craig, 19614 Culpepper Circle, Parker, CO
 - Matt Brookshier, 15048 Yellowthroat Street, Parker, CO
 - Lonnie Hutson, 15161 Auklet Street, Parker, CO
 - John Hatcher, 17511 Holyoke Court, Parker, CO
 - Jeff maudlin, 10445 Meadow Run, Parker, CO

PUBLIC COMMENT CLOSED

Planning Commission discussed with staff:

- if recent potential encroachment precautions would be taken in the design of the building; *(Staff said yes, they will be considered as part of the site plan review.)*
- clarification that the Town's share of the property tax revenue is not a big revenue source; *(Staff said yes that is accurate.)*
- confirmation that Parker Police will have input into the design; *(Staff said one of the proposed conditions is for the applicant to work closely with Parker Police for help with the design of the building to ensure that some of the safety concerns can be mitigated.)*
- if this were a retail establishment only would this be a use by special review; *(Staff said no; retail sales are a use by right.)*
- if that would include gun sales as a use by right; *(Staff said yes.)*
- if the engineer could address the concept of decibel stacking; *(Staff said yes and deferred to the engineer for a response. Mr. Kwolkoski said decibel math doesn't work like normal math with respect to decibel stacking. He explained how the math works.)*

Chair Gary Poole called for a 5 minute break and to resume the meeting at 9:08.

Chair Gary Poole resumed the meeting at 9:08.

Commissioner's discussion with the applicant and staff continued:

- if any other locations for development of the gun range were considered and the reasons for selecting this location; (*Mr. Buswell said they spent six months looking for properties with the correct zoning; traffic access; property footprint to accommodate the building type; that is how the current location was selected.*)
- if the condition that the applicant shall meet all EPA standards for the primary and secondary ambient air quality is for just the first year of business or for the life of the business; (*Staff said the conditions of approval are for perpetuity.*)
- the handling procedures for spent lead rounds; (*Mr. Buswell deferred to and introduced JC Clark, FFL Consultants. Mr. Clark addressed lead abatement and said FFL is one of seven consultancy firms commissioned by the fire arm industry; FFL is one of two consultancies that are commissioned by the industry to work with the Department of Justice and ATF building programs to protect and ensure compliancy of federal firearm licensees (ffls). He said this underwrites Rion's commitment to safety. He said today's ranges are more advanced in air quality and filtration. He said the systems have strict guidance measures to ensure levels are within EPA and Occupational Health and Safety Administration (OSHA) requirements. He said his company conducts ffls OSHA inspections of hearing conservation, lead abatement, personal protective equipment and other environmental, health and safety issues in the industry. He said their evaluations are stricter than OSHA's.*)
- if there requirements on transporting fire arms from vehicles to the range; (*Mr. Clark said Douglas County allows fire arms to be carried on properties; he said patrons of gun ranges typically have unloaded fire arms in cases, range bags or holstered.*)
- comparison of smash 'n grabs to other types of burglaries; (*Commander Joe Degenhart, Town of Parker Police Department (PD) said he didn't have comparison numbers but Parker PD doesn't see this use increasing crime. Mr. Clark added that some of the smash 'n grab numbers are outdated; he said through their efforts there has been a 27 percent reduction in ffls burglaries in the past year.*)
- issue of compatibility with the neighborhood; (*Staff said the area around the subject property has a variety of uses that includes sporting uses; recreational uses in terms of the trails, open space, drainage structures; single-family homes, and athletic fields, football and baseball stadiums; a church; all are a mix of uses. Staff said the addition of another sporting opportunity in the area with the mitigation of the identified concerns through the review process and conditions for approval determined compatibility.*)

PUBLIC HEARING: CLOSED: 9:18 P.M. MOST TRACT A PARKER HOMESTEAD FILING 1 1ST AMENDMENT - Use by Special Review (Back 40 Gun Range)

PLANNING COMMISSION DISCUSSION

Commissioner Eliana Burke said she believes all criteria and conditions have been met. She said she understands the concerns; she commended the student from Legend High School for speaking. She said the hope with this request is to educate the public on safety through training and public events. She said her understanding is that environmental concerns will be monitored in perpetuity and she supported recommending approval to Town Council.

Commissioner Kimberly Rodell thanked Mr. Buswell, as it appears he is highly regarded within the community and for the thoughtful development efforts for the use. She said she appreciated everyone's comments regarding guns as a big topic within society. She said she understands the issues with selecting locations; either it fits or it doesn't and she appreciated that other locations were researched for the use. She said this is a unique opportunity for the Town of Parker to have a local range that provides for long gun shooting. She said it appears the noise concerns have been carefully thought-out; the use meets the Parker 2035 Master Plan and includes education; educated gun owners are typically safer gun owners. She said if you look at the use from the perspective of football, baseball, shooting; shooting is a recreational sport and the use fits with other uses in the area. She said all that needs to be taken into consideration. She said she thinks this is a great project.

Commissioner Kelly Hickler said the decision can't be based upon opinions on what people like or don't like; it needs to be based upon the facts, does the use meet the criteria or not. She said some people like the use, others don't or the location. She said she is confident the use meets all nine criteria; all environmental concerns have been addressed and with the nine conditions the request goes beyond what other uses would have to meet.

Commissioner Ruth Ann Nelson concurred; she said the purpose of the use by special review is to give the community an opportunity to look at a project and determine if this is great or if it won't work for a, b, c or d. She said the applicant has addressed all the identified issues. She said she was particularly concerned with noise levels; she went through the noise study very carefully and she is convinced that staff and the consultant have done a good job preventing injury and loss of value in terms of enjoyment of the adjacent property owners. She said she was also concerned with pollution and the concept of lead poisoning; it doesn't take much to harm a child but through her research on the information that was presented, she said she is convinced that the air coming out of the

range will be cleaner than the air within these chambers. She said she is confident air pollution will not be an issue. She said guns can be scary and having a facility that can educate the public on gun safety is better than just having a retail gun store. She credited Mr. Buswell with his desire to help the public through education, training and practice and meet the needs of the entire community. She applauded him for that and said she looked forward to the gun range.

Commissioner Tracie Manske agreed with the statements on education, the gun range being a benefit and that the applicant has gone above and beyond to address citizen concerns. She said she didn't see the compatibility with the neighborhood and the nearby school and disagreed with the Commissioners that all nine criteria are met. She would not recommend Town Council approve the use by special review request.

Chair Gary Poole thanked the members of the community with compliments on how they presented their points and recognized both points of view even though they might have had a different point of view; and gave credit for their points of view and then expressed theirs so nicely without being ugly or snarky. He said to their credit this was a nice discussion with community members that we need more of. He said he felt the applicant is committed to the nine conditions of approval in monitoring the environment and working with Parker PD to ensure a secure location that other applicants wouldn't commit to. He said this appears to be a high quality facility and that a lot of labor and effort has gone into the considerations for approval.

Commissioner Eliana Burke moved that the Planning Commission recommend Town Council approve the Use by Special Review, subject to the nine (9) conditions listed in staff's report. Commissioner Kimberly Rodell seconded; a vote was taken and passed 5:1 with Commissioner Tracie Manske voting against recommending approval to Town Council because the use is not in harmony nor compatible with the character of the surrounding areas and neighborhoods and therefore does not meet all nine criteria for approval.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 9:28 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 3/28/2019

Town Council Date: 5/6/2019

Hearing Type: Public Hearing
UNPLATTED TRACT PARKER PLAZA SHOPPING
CENTER - Rezoning
TRAKiT No.: Z18-014

Location: The property, known as Parker Plaza Shopping Center,
is an unplatted parcel located on the northwest corner
of Parker Road and Plaza Drive.

Project Planner: Carolyn Parkinson, Planner

Applicant: Tom Dermody, Cactus Moon Parker LLC

Executive Summary: The applicant is requesting a rezoning from C-Commercial
to Planned Development to remove some commercial uses
and to allow assembly uses up to 10,000 sq. ft. that will be
permitted on the lower level of the existing building only.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Parker Plaza Shopping Center rezoning."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Parker Plaza Shopping Center rezoning subject to the following conditions...."

"I move the Planning Commission recommend Town Council deny the Parker Plaza Shopping Center rezoning, as the request does not meet the following approval criteria:"

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

*"I move the Planning Commission vote to continue the Parker Plaza Shopping Center rezoning to
a future date."*

BACKGROUND/DISCUSSION

The intent of this rezone is to allow for retail and commercial service uses as defined in the Parker Plaza Shopping Center Planned Development Guide and to allow assembly uses up to 10,000 square feet on the lower level of the building only. Assembly uses include day care and recreational facilities, membership and health clubs, instructional services/studios and places of worship.

The intent of this ordinance is to preserve the Town's retail properties and the tax generating revenue that supports Town services. It was staff's determination during the review of the rezoning that given the building layouts orientation and poor entrance visibility, the lower level could be appropriate for assembly and other supportive uses.



I. PRIOR ACTIONS

Date	Action
5/5/1981	This property was annexed and zoned at the time of the Town's incorporation in 1981.

II. CURRENT SITE DATA

Existing Zoning	C - Commercial District
Overlay District	N/A
PD & Plan Area	N/A
Master Plan Area	Central Commercial

Site Acreage	3.054 Acres		
Subdivision	Unplatted		
Existing Use	Shopping Center - retail and commercial service uses		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	C - Commercial District	Mini Storage
South	Central Commercial	C - Commercial District	Shopping Center
East	Central Commercial	PD - Planned Development	Retail Tire Shop and Bank
West	Light Industrial	C - Commercial District	Mixed Use Commercial

III. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	<u>Jobs and Economic Vitality 2.A</u> <u>Jobs and Economic Vitality 2.B</u> <u>Jobs and Economic Vitality 2.C</u>
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is located within the Central Commercial district of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road, uses in this Character Area should include retail, services, offices, lodging, restaurants and entertainment. The site, along with the adjacent properties, provide a variety of commercial uses that benefit the residents of the Town as well as the larger clientele that utilize these main transportation corridors. Approval of this rezone is consistent with the goals and strategies of the Master Plan to encourage and support local businesses and provide the mechanism for the expansion of needed infrastructure, physical amenities, and other services. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

IV. DESIGN REVIEW

The subject property currently includes a variety of typical retail and service uses on the first floor with storefronts facing Parker Road. The lower level, which faces west to an associated parking lot, currently contains a day care center, a barber shop and a construction office. There are also two vacant spaces that comprise approximately 15% of the leasable space on this level. The building orientation presents a challenge to attract retail and service uses to the lower level as entrances are largely hidden from public view. However, the interrelationship between the building orientation, building placement and on-site circulation lends itself as an appropriate and compatible location for assembly uses up to 10,000 square feet.



V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Traffic generated by this proposal is consistent with that anticipated for a commercial use. Engineering was a referral agency for this proposal as part of the application process; no traffic concerns were identified.

VI. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

The ordinance which necessitates this request for rezoning is due to a recently enacted ordinance which makes expanding the existing use (since 1994) non-compliant. The business is thriving. The expansion will serve an additional 25 student families and necessitates an additional 6-8 hired teachers.

Staff Analysis

As a result of the unique site and building layout of this location, the lower level lease space presents a challenge in attracting retail and commercial uses.

Staff believes the expansion of assembly uses at this location will help meet the demands of a growing population for larger assembly uses without significant impact on commercial spaces that support retail tax revenue. Active assembly uses may also add to and diversify the customer base for the existing commercial uses on the upper level of the shopping center.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

This is not a speculative development but rather the subject property has a long history of being operated as a successful pre-school and therefore is the correct site for this expansion and rezoning. Note: The preschool has previously operated in the same location as large as 5,558 sq.ft.

Staff Analysis

This location previously housed Core Knowledge Charter School. The space has been a child care facility since the school moved to a stand-alone location elsewhere in Town. These similar uses have been successful at this location and have provided a needed service to Town residents. Staff believes this is the correct site to allow for expanded assembly uses because of the specific layout of this location.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The preschool has operated successfully since 1999, preceding the revised ordinance which changed the zoning. The original zoning proved to be adequate and appropriate.

Staff Analysis

An error has not occurred within the original zoning.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The area has grown around the development and as families are added to the community, naturally the demand for preschool services has increased and will continue to increase.

Staff Analysis

The growing population of Parker naturally results in an increased demand for a variety of assembly uses. The lower level of this site provides a unique opportunity to provide for those uses without significant impact on commercial spaces that support retail tax revenue.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The parking is adequate and traffic movement is well designed to accommodate this use. The existing design has functioned efficiently for several years.

Staff Analysis

Traffic generated by this proposal is consistent with that anticipated for commercial use. Traffic impacts were reviewed by engineering as a part of the referral process. No negative impacts were identified.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

No additional services will be required as the result of this rezoning.

Staff Analysis

The public improvements necessary to support the property and proposed uses are currently in place. No additional service needs were identified during the referral process.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

There are no environmental impacts as the result of this rezoning.

Staff Analysis

There are no physical changes proposed. Change in use will be similar to current and previous uses.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

I understand the Town's motivation for the ordinance which over ran this long time existing use, was to prohibit non-sales tax generating services from locating in prime retail locations. The location and orientation of this business/use has never been occupied by any sales tax generating use. Nor is the location good or appropriate for retail. The location cannot be seen or accessed from Parker Road. The highest and best use of the property is a preschool as evidence by its long history of successful operation and supported by the significant investment in the playground, parking, and premises.

Staff Analysis

As detailed in Section IV of this staff report, the proposed Planned Development zoning is consistent with the Parker 2035 Master Plan.

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

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant's Response

There is adequate services to accommodate this rezoning. The existing play area (recreation) is adequate to meet the needs of this expansion/rezoning.

Staff Analysis

Adequate services to support the property and proposed uses are currently in place. No additional services were identified during the referral process.

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

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No Comment
South Metro Fire & Rescue Authority	No Comment
Parker Fire Life & Safety	Expansion may necessitate an upgrade to the fire alarm system
Parker Water and Sanitation	Approved
Economic Development	Approved

Building Department	No Comment
Xcel	No Objection
IREA	No Comment
Parker Water & Sanitation	No Comment

VII. CONCLUSION

The proposed zoning will continue to allow commercial uses on the property and also allow assembly uses up to 10,000 square feet on the lower level only. The lower level, or basement of the site does not attract typical retail uses due to its orientation and lack of visibility. The site provides an opportunity to allow for expanded assembly uses to meet the demands of a growing population without significant impact on retail tax revenue. Staff has determined that the proposal meets the nine criteria for rezone and is consistent with the Parker 2035 Master Plan. Based on this information staff is recommending approval of the rezoning request.

VIII. ATTACHMENTS

1. Referral Agency Comments
2. Draft Ordinance

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Robert Ramsey
Approved
4/12/2018 7:41:11 AM

Parker Water and Sanitation District 20

Donna George

Public Service
Company of
Colorado 20

Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

5/4/2018 10:03:13 AM

Randy Capra

FIRE LIFE
SAFETY 15

The expansion of the school may necessitate the upgrade of the current fire alarm notification to that of an Emergency Voice/Alarm Communication System... as required per the 2015 IFC Section 907.2.3.

12/17/2018 1:58:55 PM

ORDINANCE NO. _____, Series of 2019

TITLE: A BILL FOR AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF PARKER, COLORADO, KNOWN AS THE PARKER PLAZA PROPERTY FROM C-COMMERCIAL DISTRICT TO PARKER PLAZA SHOPPING CENTER PLANNED DEVELOPMENT PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT CODE AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. Findings of Fact.

- a. An application was submitted for rezoning certain property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Property") from C-Commercial to PD-Planned Development, pursuant to the Town of Parker Land Development Code.
- b. Public notice has been given by publication on the Town's website at least fifteen (15) days prior to the public hearing of such zoning.
- c. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.
- d. Notice of such proposed hearing was posted on the Property for fifteen (15) days prior to said hearing.
- e. The requirements contained in Section 13.04.240 of the Parker Land Development Code are satisfied for rezoning the Property to PD-Planned Development, pursuant to the Town of Parker Land Development Code.

Section 2. The Property is hereby zoned as provided in the Parker Plaza Shopping Center Planned Development (Development Guide), which is attached as **Exhibit B** and incorporated by this reference, and the Parker Plaza Shopping Center Development Plan, which is attached as **Exhibit C** and incorporated by this reference, pursuant to the Town of Parker Land Development Code.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning for the Property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue, pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the immediate health, safety and welfare of the public, and that this Ordinance is necessary for the immediate preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relationship to the proper legislative objectives sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Legal Description

A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE NORTH 89° 30' WEST AND ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 105.50 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 83;

THENCE NORTH 06° 51' 00" WEST AND ALONG SAID WESTERLY RIGHT OF WAY LINE 1729.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83° 09' 00" WEST A DISTANCE OF 454.00 FEET;

THENCE NORTH 06° 51' 00" WEST A DISTANCE OF 340.00 FEET;

THENCE NORTH 83° 09' 00" EAST A DISTANCE OF 454.00 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE;

THENCE SOUTH 06° 51' 00" EAST AND ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 340.00 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THE SOUTH 30 FEET THEREOF,

AND EXCEPT THOSE PORTIONS CONTAINED IN BOOK 853 AT PAGE 416 AND IN BOOK 873 AT PAGE 638, COUNTY OF DOUGLAS, STATE OF COLORADO.

2018

Town of Parker

EXHIBIT B

[PARKER PLAZA SHOPPING CENTER PLANNED DEVELOPMENT]

PARKER PLAZA SHOPPING CENTER DEVELOPMENT GUIDE – April 1, 2019

GENERAL PROVISIONS:

GENERAL PROVISIONS:

I. INTENT:

To allow for areas for wholesale and service commercial uses as defined in the Uses by Right and Uses by Special Review sections of this document. Uses by right include the addition of assembly uses up to 10,000 square feet on the lower level only. Allowance of this larger assembly use is based on the unique site and building layout of this site.

II. APPLICATION:

This Development Guide shall apply to all land known as the Parker Plaza Shopping Center Planned Development and as illustrated on the Development Plan. All Section references, unless otherwise stated, shall apply to Sections in this Development Guide.

III. CONTROL:

After the adoption of this Development Guide by the Town Council of the Town of Parker, subject to the provisions of Section 13.04.230 (Non-Conforming Situations), these Development Standards in conjunction with the Town of Parker Land Development Ordinance shall control development, land use, the location and bulk of all buildings and other structures, existing and future.

IV. INCORPORATION OF DEVELOPMENT PLAN:

The Parker Plaza Shopping Center development, including the type, location and boundaries of land use areas are shown upon the “Parker Plaza Shopping Center Development Plan” (hereinafter referred to as “Development Plan”), which Development Plan is hereby incorporated by reference into this Development Guide together with everything shown thereon and all amendments thereto.

V. RELATIONSHIP TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE:

The provisions of this Development Guide shall prevail and govern the development of the Parker Plaza Shopping Center Planned Development provided; however, where the provisions of the Development Guide do not address a specific subject, the provisions of the Town of Parker Land Development Ordinance, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

The Property Owner agrees to participate in a publicly or privately initiated rezoning application that will include the property at such time as the Town’s Land Development Ordinance modernization is approved, provided the property will be rezoned to a

comparable zone district that permits comparable uses to those uses permitted by right and the uses permitted by special review, as contained in this Development Guide.

VI. DEFINITIONS:

The definitions of the Parker Land Development Ordinance, Section 13.02.010, shall apply unless otherwise addressed herein.

Lower Level – Lower Level as defined in this PD shall be the basement level of the existing building with storefronts facing west. Should this site be redeveloped and the ‘Lower Level’ not exist, then maximum sq. ft. requirement for assembly uses set forth in Section 13.04.120(c) C-Commercial, as amended, shall apply.

VII. CONFLICTS:

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Planning Director.

AUTHORITY

I. AUTHORITY

The authority for this PD Development Guide is Section 13.04.150 (PD-Planned Development) of the Town of Parker Land Development Ordinance.

II. ADOPTION:

The adoption of this Development Guide by ordinance shall evidence the findings and decisions of the Town of Parker Town Council that this Development Guide for the Parker Plaza Shopping Center Planned Development is authorized by the provisions of Section 13.04.150 of the Town of Parker Land Development Ordinance.

III. ENFORCEMENT:

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law. All provisions of this Development Guide shall run in favor of the residents, occupants and owners of the land within the Parker Plaza Shopping Center Planned Development to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

PARKER PLAZA SHOPPING CENTER

I. PURPOSE:

To allow for areas for wholesale and service commercial uses as defined in the Uses by Right and Uses by Special Review sections below.

II. USES PERMITTED BY RIGHT:

The following uses are uses that are permitted by right in this Development Guide. Uses not listed as a Use by Right, but similar in character and impacts and in alignment with the purpose of this zone district may be permitted as a Use by Right as determined by the Planning Director.

- 1). Offices: general, medical, dental, professional and governmental.
- 2). Places for conducting retail, professional and personal service business activities, including the following uses:

- Antique shops
- Artist supplies
- Auto parts stores
- Bakeries—wholesale and retail
- Banks including drive thru
- Barbershops, beauty parlors and nail salons
- Bars and lounges
- Book stores
- Child care centers up to 10,000 square feet are permitted on the Lower Level only.*
- Clothing stores
- Computer, cell phone and other electronics sales and repairs
- Convenience stores; sale of gasoline shall be prohibited
- Crafts and hobby shops
- Drug stores
- Dry cleaning
- Household appliance sales
- Florists
- Furniture stores, no warehousing—limited storage within the principal structure
- Gift shops
- Grocery stores
- Hardware stores
- Health clubs up to ten thousand (10,000) square feet are permitted on the Lower Level only*

Indoor amusement and recreational facilities up to ten thousand (10,000) square feet are permitted on the Lower Level only*

Indoor dog training and dog grooming

Instructional services/studios up to ten thousand (10,000) square feet are permitted on the Lower Level only*

Jewelry stores

Laundries—hand and coin-operated

Membership clubs up to ten thousand (10,000) square feet are permitted on the Lower

Level only*

Microbreweries and micro-distilleries with on-site tasting room

Office supplies

Liquor stores

Paint stores

Pet shops

Restaurants and other eating establishments including drive thru

Shoe stores

Shopping centers

Sporting good and athletic equipment

Toy and game stores

3). Places of worship up to ten thousand (10,000) square feet are permitted on the Lower

Level only.*

4). Public parks, playgrounds, open space and outdoor recreation areas.

* At time of interior finish building permit for expanded assembly uses, the applicant will provide a parking analysis that establishes compliance with Town of Parker parking requirements.

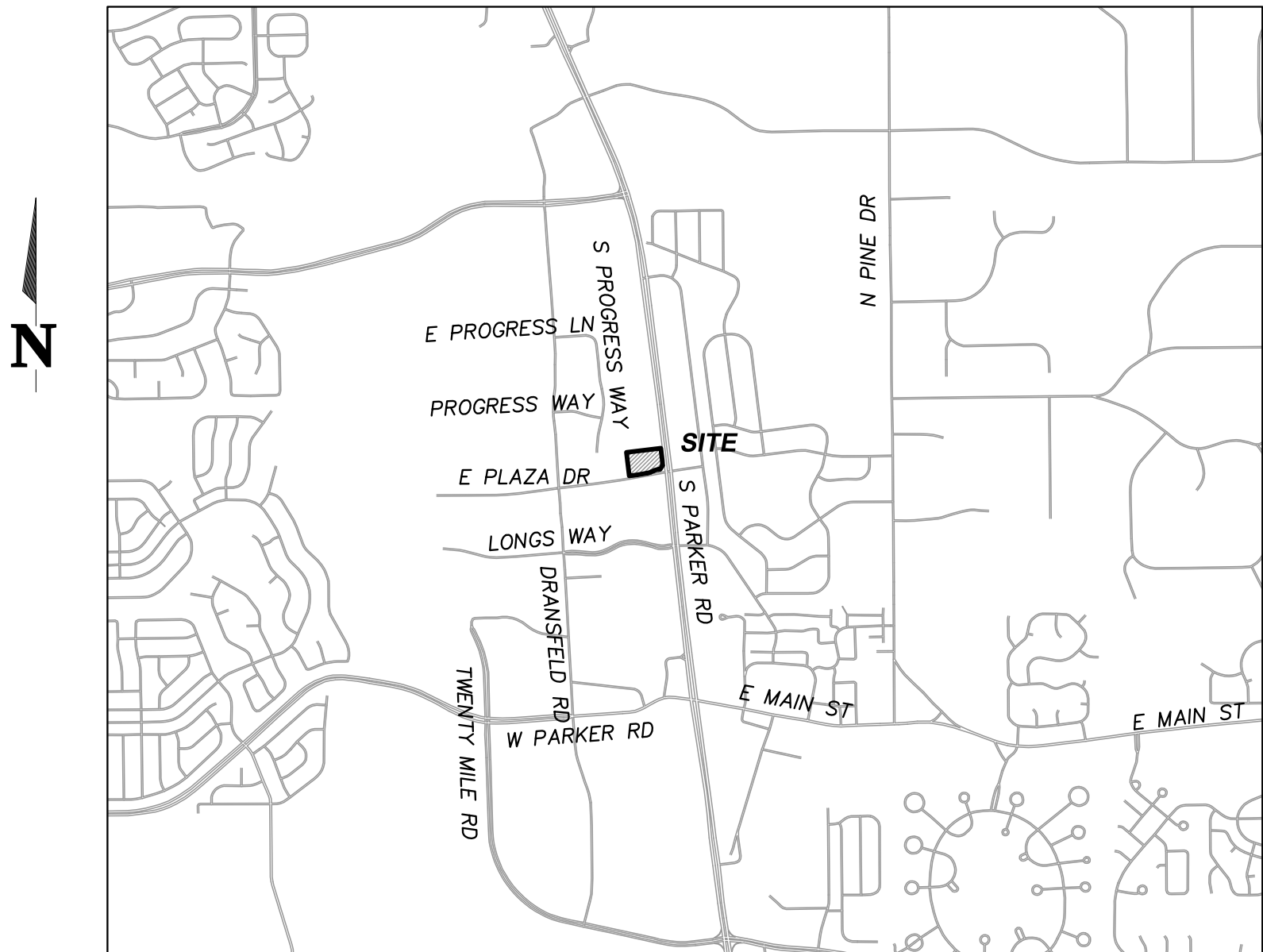
III. USES PERMITTED BY SPECIAL REVIEW:

Veterinary clinics and hospitals.

IV. MINIMUM AREA AND YARD REQUIREMENTS:

As allowed within the C-Commercial District as defined in Section 13.04.120 of the Town of Parker Land Development Ordinance, as amended.

PARKER PLAZA SHOPPING CENTER DEVELOPMENT PLAN
BEING COMPOSED OF A TRACT WITHIN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2,000'

STATEMENT OF INTENT

RECENT CODE REVISIONS ENACTED IN 2016 LIMITED THE USE FOR ASSEMBLY PURPOSES IN THE COMMERCIAL ZONE TO AREAS NO GREATER THAN 3500SF. THE INTENT OF THIS REZONING MAP IS TO ACCOMPANY AN APPLICATION FOR REZONING THE PROPERTY TO PLANNED DEVELOPMENT. THIS NEW ZONING WILL ACCOMMODATE THE CURRENT NEED FOR EXPANSION AS DESCRIBED IN THE "PARKER PLAZA SHOPPING CENTER, PLANNED DEVELOPMENT ZONING" GUIDE.

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15;

THENCE NORTH 89° 30' WEST AND ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 105.50 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 83;

THENCE NORTH 06° 51' 00" WEST AND ALONG SAID WESTERLY RIGHT OF WAY LINE 1729.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83° 09' 00" WEST A DISTANCE OF 454.00 FEET;

THENCE NORTH 06° 51' 00" WEST A DISTANCE OF 340.00 FEET;

THENCE NORTH 83° 09' 00" EAST A DISTANCE OF 454.00 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE;

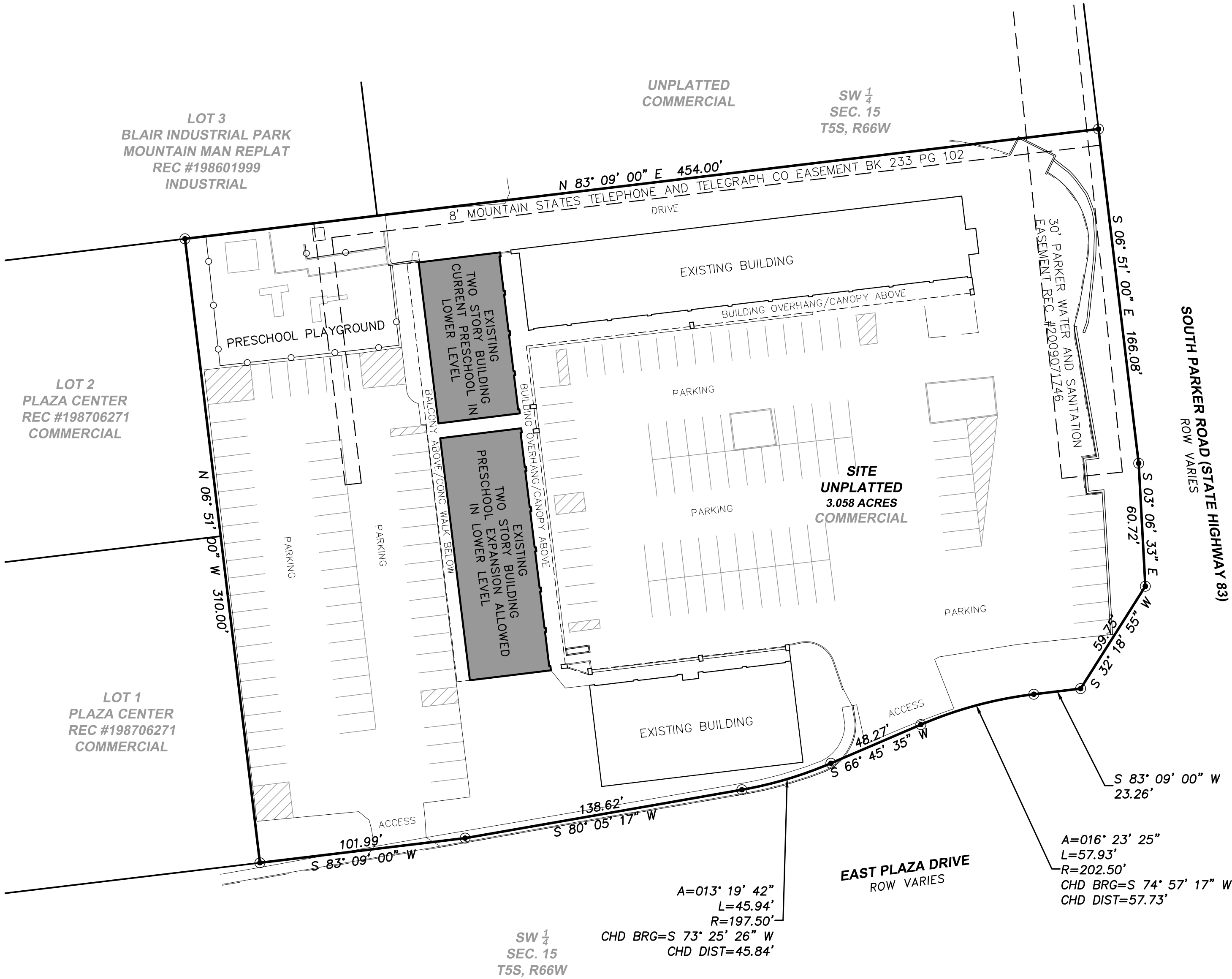
THENCE SOUTH 06° 51' 00" EAST AND ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 340.00 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THE SOUTH 30 FEET THEREOF,

AND EXCEPT THOSE PORTIONS CONTAINED IN BOOK 853 AT PAGE 416 AND IN BOOK 873 AT PAGE 638, COUNTY OF DOUGLAS, STATE OF COLORADO.

GENERAL NOTES

- THIS ZONING EXHIBIT WAS PREPARED FROM THE FOLLOWING SURVEY:
AN IMPROVEMENT SURVEY PLAT FOR TOM DERMODY, BY WESTERN STATES SURVEYING, JOB NUMBER 21209:001, DATED 06/04/12;
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 (AKA PARKER ROAD, FROM A WITH A PLASTIC CAP STAMPED "PLS 24966" AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1086, PAGE 421 TO A 1" BRASS TAG STAMPED "WSSI PLS 23524" AT AN ANGLE POINT OF SAID RIGHT-OF-WAY HAVING AN ASSUMED BEARING OF SOUTH 06°51'11" EAST A DISTANCE OF 166.07 FEET.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO AND WERE SUPPLIED BY THE CLIENT OR CLIENTS' TITLE COMPANY.
- THE SITE IS WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN; AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, MAP NUMBER 08035C0069F, EFFECTIVE DATE SEPTEMBER 30, 2005.



PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____

COMMUNITY DEVELOPMENT DIRECTOR
ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS REVIEWED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2018, FOR THE PROPERTY DESCRIBED HEREON. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NUMBER _____

MAYOR: TOWN OF PARKER

ATTEST: TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 2018 A.D., AT _____, AM/PM., AND WAS RECORDED AT RECEPTION NUMBER _____

DOUGLAS COUNTY CLERK AND RECORDER

DATE PREPARED: NOVEMBER 26, 2018

ZONING INFORMATION

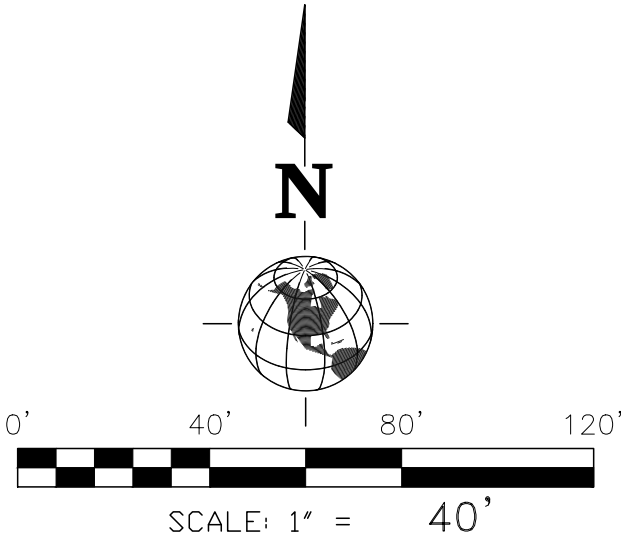
AREA: 3.058 ACRES
EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: PLANNED DEVELOPMENT

OWNER / APPLICANT

TOM DERMODY
CACTUS MOON PARKER, LLC
3841 COLORFUL LANE
CASTLE ROCK, COLORADO 80109
PH: (719) 930-5119

PREPARED BY

ROCKY MOUNTAIN MERIDIAN INC.
19600 EAST PARKER SQUARE DRIVE
SUITE 200
PARKER, COLORADO 80134
PH: (303) 481-8567



RM MERIDIAN INC.
19600 E PARKER SQ DR, SUITE 200 PARKER, CO 80134
www.rmmeridian.com O: 303-481-8567 F: 303-481-8576
PROJ. NO: 18660 DRAWN BY: CJB

PARKER PLAZA SHOPPING CENTER DEVELOPMENT PLAN
NE 1/4 OF THE SW 1/4 OF SEC. 15, T6 S, R 66 W OF THE 6TH P. M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SURVEY DATE / ACTION	
ORIGINAL ISSUE	11/26/2018
CHANGED FROM	1/28/2019
MODIFIED COMMERCIAL	
TO PLANNED DEVELOPMENT	



Planning Commission Staff Report

Planning Commission Date: 3/28/2019

Town Council Date: 4/15/2019

Hearing Type: Public Hearing
PARKER PREMISE WAREHOUSE - Rezoning
TRAKiT No.: Z18-003

Location: South of Longs Way between Dransfeldt Road and
Twenty Mile Road

Project Planner: Stacey Nerger, Planner

Applicant: Todd Drake, Premises Parker Warehouse
Condominium Association

Executive Summary: The applicant is proposing to rezone Lot 3, Block 2 of the
Twenty Mile Industrial Park Filing 1 from the Clarke
Planned Development (PD) to a new Planned
Development (Parker Premise Warehouse PD) that ties
the uses permitted to the Land Development Ordinance
and the Building Code in regards to the existing
structures on the site. The property will also be removed
from the Clarke PD designation. The site is located on
the south side of Longs Way between Twenty Mile Road
and Dransfeldt Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Rezoning and remove the property from the Clarke PD."

ALTERNATIVE MOTIONS

"I move that the Planning Commission recommend that Town Council approve the Rezoning and remove the property from the Clarke PD, subject to the conditions contained in this staff report."

"I move that the Planning Commission recommend that Town Council deny the Rezoning and remove the property from the Clarke PD as the request does not meet the following approval criteria:"

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

“I move that the Planning Commission vote to continue the Rezoning and remove the property from the Clarke PD to a future date.”

I. BACKGROUND/DISCUSSION

The intent of this rezoning is to create a zoning that specifically outlines the uses allowed to take place on the property. The current zoning for the property was written in the early 1980's and includes a wide variety of uses. The existing three buildings were constructed in 2007 to only allow for storage uses. Over time, the use of the spaces within the buildings have expanded beyond storage, which has caused the property to be out of compliance with the Land Development Ordinance (parking, landscaping) as outlined within the approved Site Plan and the building code. Although the expansion of uses within the buildings were permitted by the Clarke PD, the buildings were constructed to allow for storage use only. The proposed rezoning takes into account how the buildings were constructed from a building code perspective and outlines the specific uses allowed. The proposed rezoning will allow for the expansion of uses on the property to be consistent with the uses taking place for the last 10 years. Several of these additional uses taking place include, an auto detailing company, furniture restoration and finishing, and auto repair and service. In addition, an Ordinance is proposed to remove the property from the Clarke PD designation.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1985	The property was originally annexed as part of the Clarke Farms Planned Development.
May 2, 2005	Town Council approved the Twenty Mile Industrial Park Filing No. 1 – Minor Development Plat, creating Lot 3, Block 2.
September 22, 2005	The Planning Commission approved the Twenty Mile Industrial Park Subdivision Filing 1, Lot 3, Block 2 site plan, consisting of three (3) warehouse-condominium buildings totaling 46,327 square feet.
October 22, 2009	Planning Commission approved a site plan amendment to add 63 parking stalls and pedestrian walkways to buildings A and C in order to facilitate a flex/office-warehouse use within buildings A and C, as well as units B1 and B20 on Lot 3, Block 2 of Twenty Mile Industrial Park Subdivision Filing 1. The applicant has installed the required parking for a total of 75 spaces with 6 being accessible.
May 7, 2014	The property was issued a Notice of Violation for not completing the remaining improvements approved within the 2009 site plan amendment. These improvements included the pedestrian walkways to buildings A and C which were required to allow the expansion of uses contemplated within the 2009 site plan amendment.
2014	A site plan amendment was submitted, but expired due to insufficient information and lack of response from the applicant.
December 22, 2014	The property was issued an additional notice of violation for not completing the 2009 site plan improvements.
July 23, 2015	Planning Commission approved a site plan amendment to withdraw the 2009 site plan amendment approval for the property and reinstate the original 2005 site plan. The proposal would allow the three (3) existing buildings to be used as warehouse-condominiums only.
August 21, 2017	A summons to court was issued to the property owner for violation of the 2005 site plan with businesses still operating on the property, presence of dumpsters, weeds and motor vehicle storage.
Current	A site plan amendment application (SP18-006) is being reviewed administratively to make site changes to allow for additional uses on the property. These changes include additional parking, ADA accessible parking, pedestrian walkways and revised landscaping.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	Light Industrial Conservation Industrial District
PD & Plan Area	Clarke Planned Development
Master Plan Area	Light Industrial
Site Acreage	2.589 acres
Subdivision	Twenty Mile Industrial Park

Existing Use		Industrial	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	PD - Planned Development	Clarke Planned Development, Architectural Concepts and Mini Storage
South	Light Industrial	PD - Planned Development	Clarke Planned Development, Mini Storage
East	Light Industrial	PD - Planned Development	Clarke Planned Development, Multi-tenant commercial
West	Light Industrial	PD - Planned Development	Clarke Planned Development, Multi-tenant commercial

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Light Industrial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Attract light industrial businesses that supply local, regional and sometimes national markets. Appropriate uses include; manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services, other research and development, and high-tech medical device manufacturing. Land uses will not create or cause fumes, odor noise, vibration or other impacts which are detrimental to abutting properties or land uses. Public Facilities are appropriate within this character area.
Consistent Goals/Strategies	<u>Land Use 1.C</u> <u>Community Appearance and Design 2.B</u>
Staff Analysis	Staff has reviewed the proposed expansion of the allowed uses against the Town's master plan and determined that the proposal is consistent with the master plan. The property was constructed and has historically been used for storage and warehouse uses. The expansion of the allowed uses on the property allows for greater conformance with the Light Industrial master plan designation.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	None	None	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Manufacturing, machine shops, production facilities, distribution facilities, flex office, research and development and high tech and medical device manufacturing.	Limited light industrial uses to include auto repair, fabrication, packaging, processing and storage	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	35 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	The proposed Planned Development limits the number of uses allowed on the property to be consistent with the Light Industrial Master Plan. The PD zoning ensures that the list of permitted uses can occur within the building and be in compliance with the building code. The zoning is being written to fit into a building which was constructed to allow for storage/warehousing uses only but with modifications can support limited light industrial uses.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property has been developed to include two full movement access points off Longs Way. Internal drive aisles have been constructed through the property which allow access to all units. Existing access and drive aisles provide adequate circulation for the proposed light industrial uses.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

Flex Zoning Warehouse spaces are in short supply in the Town of Parker. Originally, many of the Unit Owners in the Applicant's project were given to believe they were purchasing Units with Flex Zoning. Approximately 14 months ago the holder of the Ground Lease opted to ask the Town of Parker to rescind any reference to Flex Zoning and this in turn created chaos. Since then, the holder of the Ground Lease has agreed

Flex Zoning should be returned.

Staff Analysis

The Clarke PD was created in 1985 and was written to allow for a variety of uses ranging from commercial to light industrial. The buildings were constructed in 2007 to allow for storage/warehouse uses only, which is a permitted use within the Clarke PD. Overtime uses on the property have expanded beyond storage creating zoning and building code violations. The proposed rezoning would expand the uses allowed on the property to accommodate what is currently taking place on the property without creating building code violations.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The Applicant's Warehouse project has been intact at its current location since mid-Summer of 2007. The location works well as there have been no visible problems owing specifically to the location of the project since its inception.

Staff Analysis

The property is located within the Light Industrial core for the Town of Parker and is surrounded on all sides by light industrial uses. The master plan identifies this property as a Light Industrial Center. The proposed rezoning will allow for the expansion of uses on the property to be consistent with the uses taking place for the last 10 years. Several of these additional uses taking place include, an auto detailing company, furniture restoration and finishing, auto repair and service.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

Many of our Unit Owners were originally misled by the project developer into believing Flex Zoning was in place at the time they purchased their Units. In fact, the Town has previously issued permits and business licenses to one or more Unit Owners allowing the use of Flex Zoning. It appears the Town may also have been duped by the Developer of the project.

Staff Analysis

An error has not occurred within the original zoning.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

While there have been no significant changes in the area which would otherwise warrant a Zoning change, the issue seems mooted by the fact for a number of years prior, the Unit Owner's, together with the Town, treated the project as having Flex Zoning.

Staff Analysis

The property and the surrounding area have been developed as light industrial for several years. The proposed rezoning is intended to bring the uses on the property into compliance with the way the buildings were constructed and allow for the continuation of the light industrial uses which are currently taking place within the units. The site plan amendment currently proposed will bring the site into compliance with both the Land Development Ordinance and the Building Code.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

Adequate circulation exists and traffic movement will not be impeded as development of the Warehouses has already been completed. On the submitted plans we show the painting of an Auto-Turn lane for Emergency Response Access

Staff Analysis

The property was developed to include two access points from Longs Way. These two access points were evaluated within a traffic study and determined to be sufficient for the proposed commercial uses on the property.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The newly approved Neighborhood Center has already been approved and has all services from the Town approved and all improvements have been installed. This development will not include any additional service costs to the Town.

Staff Analysis

The property was annexed into the Town in 1985. The proposed rezoning would not require any additional municipal services which are not currently provided by the Town to the property.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

Additional municipal service costs will not be incurred as the development has already finished completion.

Staff Analysis

The original construction on the property occurred in 2007. The developer worked with the Town of Parker Engineering Department to ensure any environmental impacts were mitigated at that time. The proposed rezoning will not change the size or overall character of the commercial area and will not create environmental impacts.

Based on this analysis, staff has determined that the request meets this criterion.

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

Applicant's Response

The Zoning change approval is consistent with the Town Master Plan maps, goals, and policies.

Staff Analysis

The Town of Parker master plan identifies this property as Light Industrial which is recommended to be centrally located with spaces to serve smaller local light industrial business. The proposed rezoning of the property to allow for additional light industrial uses is consistent with the Town's master plan.

Based on this analysis, staff has determined that the request meets this criterion.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant's Response

Except for minimal impact related to waste and trash disposals, there are no other impacts of any kind are different than those which have existed since the project's inception in 2007.

Staff Analysis

The property is included within the Parker Water and Sanitation District. All construction which has occurred on the site has been reviewed and granted approval from the Parker Water and Sanitation District. In addition, the proposed rezoning will not change the properties designation as light industrial, which will result in no impact to schools, parks and open space or any other services.

Based on this analysis, staff has determined that the request meets this criterion.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No Comment
Fire Life Safety	No Parking Fire Lane signage will be required along the south side of the property.
Aztec Consultants	Minor revision required to Planned Development Map - The change has been corrected
Parker Water and Sanitation District	Approved
Parker Building	Any change of use or tenant finish will require building permit and fire permits to meet the currently adopted codes.
Douglas County Assessors	No Comment
Xcel	Xcel has an existing natural gas distribution facilities within the property. PSCO has no objection to this proposed rezone, contingent upon PSCO's ability to maintain all existing rights.
IREA	Approved
CenturyLink	No Comment
Comcast	No Comment
Parker Economic Development	Approved
Parker Comprehensive Planning	The proposed rezoning is compliant with the 2035 Master Plan.

IX. CONCLUSION

The applicant submitted this rezoning request in order to bring the uses allowed on the property into compliance with the uses actually taking place. The proposed rezoning is consistent with the Parker 2035 Master Plan as the proposed uses would allow the expansion of light industrial uses on the property. Based on this information staff is recommending approval of the rezoning request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Referral Agency Comments
2. Parker Premise Warehouse PD Guide
3. Parker Premise Warehouse PD Plan

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

REFERRAL AGENCY COMMENTS

AZTEC CONSULTANTS

Minor change to the Planned Development Map

TOWN OF PARKER BUILDING

REVIEWS

Randy Capra

Building
20

In the event that the end users of this building have plans specific to remodel or tenant improvements, building permit applications will not be accepted/reviewed until the associated site plan is approved. All plans submitted for Building's review must meet the 2015 I-Codes and the 2017 NEC. If the submittal for building permit is received after December 31, 2018 then all plans must meet the 2018 I-codes. Interior, exterior lighting along with the mechanical and envelope compliance path chosen must meet the 2015 IECC. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

6/27/2018 2:55:40 PM

CENTURYLINK

Z18-003

Review Type	CenturyLink Communications 20		
Reviewer	Dustin Pulciani		
Date Sent	6/6/2018		Today
Date Due	7/3/2018		Today
Status	NO COMMENT		
Remarks			
Date Returned	7/3/2018		Today
Add to Timesheet			

COMCAST

No comments submitted

TOWN OF PAKER COMPREHENSIVE PLANNING

REVIEWS

Mary Munekata

Comprehensive
Planning 20

The Comprehensive Planning Division has reviewed the materials submitted for the proposed rezoning to Planned Development (PD) for the Premise Warehouse building. The proposed zoning and permitted land uses have also been reviewed against the Parker 2035 Master Plan and the associated Light Industrial character area in which this property is located. The proposal is deemed in compliance with the Town's Master Plan.

7/9/2018 1:56:27 PM

TOWN OF PARKER ENGINEERING

Z18-003

Review Type	PLANNED DEVELOPMENT / ZONING PLAN - PW	
Reviewer	Alex Mestdagh ▼	
Date Sent	6/6/2018	 Today
Date Due	7/3/2018	 Today
Status	NO COMMENT ▼	
Remarks		
Date Returned	7/2/2018	 Today
Add to Timesheet		

TOWN OF PARKER ECONOMIC DEVELOPMENT

Z18-003

Review Type Economic Development 20

Reviewer Matt Carlson

Date Sent Today

Date Due 7/3/2018  Today

Status **APPROVED**

Remarks	
---------	--

Date Returned Today

Add to Timesheet

DOUGLAS COUNTY ASSESSORS

Z18-003

Review Type	Douglas County Assessors Office		
	15		
Reviewer	Marian Woodward ▾		
Date Sent	7/31/2018	 Today	
Date Due	8/20/2018	 Today	
Status	NO COMMENT ▾		
Remarks			
Date Returned	8/6/2018	 Today	
Add to Timesheet			

FIRE LIFE SAFETY

Randy Capra

FIRE LIFE
SAFETY 20

All areas in gray and the areas on the south side of the building are required to have NO PARKING - FIRE LANE signage. this signage is required in any area that is less than 28 feet on both sides. If the drive lane is wider than 28 feet, the signage is required on only one side (outside portion) of the drive lane. If the access is wider than 36 feet, signage is not required.

6/27/2018 2:56:03 PM

IREA

Review Type **IREA 20**

Reviewer **Brooks Kaufman**

Date Sent **6/6/2018** Today

Date Due **7/3/2018** Today

Status **APPROVED**

Remarks

Date Returned **6/14/2018** Today

Add to Timesheet

PUBLIC SERVICE COMPANY

Please be advised that Public Service Company of Colorado (PSCo)/Xcel Energy has existing natural gas distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Should the project require any new natural gas service or modification to existing facilities, the property owner/developer/contractor must complete the application process via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

7/3/2018 8:14:43 AM

PARKER WATER AND SANITATION DISTRICT

Z18-003	
Review Type	Parker Water and Sanitation District 15
Reviewer	Drayton Sanderson
Date Sent	6/6/2018 Today
Date Due	7/3/2018 Today
Status	APPROVED
Remarks	
Date Returned	6/6/2018 Today
Add to Timesheet	

2018

Town of Parker

[PARKER PREMISE WAREHOUSE PLANNED DEVELOPMENT]

DEVELOPMENT GUIDE

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GENERAL PROVISIONS:

I. PURPOSE:

The purpose of the Parker Premise Warehouse Planned Development Guide (hereinafter referred to as “Development Guide”) is to provide a location for a variety of storage and small business flex uses within three existing buildings. Processes and land uses within this district will be low impact in nature and not create or cause fumes, odor, noise, vibration or other impacts which are detrimental to abutting properties or land uses.

II. APPLICATION:

The standards and regulations contained in this Development Guide shall apply to the Property. The standards and regulations contained in this Development Guide may be divergent from the standards and regulations contained in Chapter 13.04 of the Parker Land Development Ordinance, but not any other Chapter of the Parker Land Development Ordinance. In the event that there is a conflict between the standards and regulations contained in this Development Guide (excluding Chapter 13.04) then the Parker Land Development Ordinance shall control.

III. CONTROL:

After the adoption of this Development Guide by the Town Council of the Town of Parker, subject to the provisions of Section 13.04.230 of the Parker Land Development Ordinance (Non-Conforming Situations), the standards and regulations contained in this Development Guide, in conjunction with the Town of Parker Land Development Ordinance, as provided herein, shall control development, land use, the location and bulk of all buildings and other structures, existing and future, and shall also apply to the following:

- A. Any new building or other structure, and any parcel of land, or land use;
- B. The use of any existing building, other structure or parcel of land may be changed or extended;
- C. Any existing building or other structure, if such building or other structure is to be enlarged, reconstructed, structurally altered, converted or relocated.
- D. All standards and regulations set forth or referred to in the standards and regulations for the planning area in which such buildings and other structures are located.

IV. INCORPORATION OF DEVELOPMENT PLAN:

The Parker Premises Warehouse, including the type, location and boundaries of land use areas are shown upon the “Parker Premise Warehouse Development Plan” (hereinafter referred to as “Development Plan”), which Development Plan is hereby incorporated by reference into this Development Guide together with everything shown thereon and all amendments thereto.

V. CONFLICTS:

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Community Development Director.

AUTHORITY

I. AUTHORITY

The authority for this PD Development Guide is Section 13.04.150 (PD-Planned Development) of the Town of Parker Land Development Ordinance.

II. ADOPTION:

The adoption of this Development Guide and Development Plan by ordinance shall evidence the findings and decisions of the Town of Parker Town Council that this Development Guide and Development Plan for the Parker Premise Warehouse Planned Development is authorized by the provisions of Section 13.04.150 of the Town of Parker Land Development Ordinance.

III. ENFORCEMENT:

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law. All provisions of this Development Guide shall run in favor of the owners of the Property to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

ALLOWED USES

I. USES PERMITTED BY RIGHT:

All permitted uses on the property shall be reviewed and verified based on the building code, as amended for how the buildings were constructed on the property. The following uses shall be permitted as a matter of right:

- A. Auto-repair and service (no painting)
- B. Brewery, distillery, winery (without a tap room or tasting room)
- C. Fabrication and finishing
- D. Packaging and processing
- E. Printing and publishing
- F. Upholstery
- G. Storage

II. ACCESSORY USES:

The following uses shall be allowed which are incidental and subordinate to the principal use of the land or building on the property:

- A. Any accessory business use (i.e. office) not to exceed 10% of the total unit area

III. PROHIBITED USES:

All uses not specifically listed shall be prohibited on the site.

IV. SITE DESIGN:

A. SITE DEVELOPMENT:

Developments shall utilize creative, place-making, street sensitive site organization which activates the site increasing the vitality and energy of this area of Parker.

1. **Maximum Height:** thirty-five (35') feet
 - No penetrations or holes will be permitted through the existing roof or side of buildings.
2. **Building Setbacks:**
 - a. Minimum Setbacks:

Front (Longs Way):	20'
Rear:	10'
Side:	10'
Trash Enclosures:	As approved on the site plan

PARKER PREMISE WAREHOUSE PLANNED DEVELOPMENT
DEVELOPMENT PLAN

LOT 3, BLOCK 2, TWENTY MILE INDUSTRIAL PARK SUBDIVISION FILING NO. 1
MINOR DEVELOPMENT PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 3, BLOCK 2, TWENTY MILE INDUSTRIAL PARK SUBDIVISION
FILING NO. 1 MINOR DEVELOPMENT PLAT
RECEPTION NUMBER 2005040584
DOUGLAS COUNTY, COLORADO

ADDITIONALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP
6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF
DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, WHENCE THE WEST
LINE OF SAID SOUTHWEST QUARTER BEARS NORTH 00°50'43" EAST, ALL BEARINGS
HEREON ARE REFERENCED TO THIS LINE;

THENCE NORTH 14°05'23" EAST, A DISTANCE OF 599.44 FEET TO THE SOUTHERLY
RIGHT-OF-WAY OF LONGS WAY RECORDED UNDER RECEPTION NUMBER 2002088422 OF
THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE,
BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A
RADIUS OF 540.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 01°16'11"
EAST AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- 1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'28", AN ARC
LENGTH OF 49.40 FEET;
- 2. NORTH 86°01'46" EAST, A DISTANCE OF 315.03 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°32'33" EAST, A
DISTANCE OF 318.94 FEET;

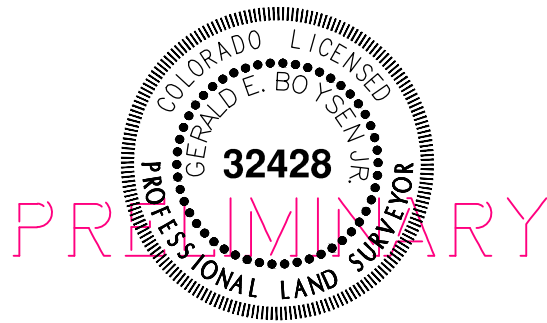
THENCE SOUTH 88°52'54" WEST, A DISTANCE OF 363.86 FEET;

THENCE NORTH 00°32'33" WEST, A DISTANCE OF 303.06 FEET TO THE POINT OF
BEGINNING.

CONTAINING AN AREA OF 2.589 ACRES, (112,779 SQUARE FEET), MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, GERALD E. BOYSEN JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS
PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY
KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES
THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO..



GERALD E. BOYSEN JR.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 32428
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION
BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU
FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON
ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM
THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE:
PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS,
PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2
THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF
PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR
GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS
BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE
WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY
KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS
DAY OF 2018 A.D., AT A.M./P.M. AND WAS
RECORDED AT

RECEPTION NO.

COUNTY CLERK AND RECORDER

NOTES

- 1. BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
MERIDIAN AS BEARING NORTH 00°50'43" EAST, ASSUMED, PER THE RECORDED
PLAT OF TWENTY MILE INDUSTRIAL PARK SUBDIVISION FILING NO. 1 MINOR
DEVELOPMENT PLAT.
- 2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET
UNITS.
- 3. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND
DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PLANNING COMMISSION CERTIFICATE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY
THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD
ON

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN
OF PARKER ON THE DAY OF 2018, FOR THE PROPERTY
DESCRIBED HEREON. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED
WITH THE ADOPTION OF ORDINANCE NO.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

EXISTING ZONING

PLANNED DEVELOPMENT - COMMERCIAL/OFFICE/INDUSTRIAL

PROPOSED ZONING

PARKER PREMISE WAREHOUSE PLANNED DEVELOPMENT

OWNERS

ZANGA REAL ESTATE LLC
18596 LONGS WAY C2
PARKER, CO 80134

CENTERLINE BUILDERS LLC
18596 LONGS WAY B7
PARKER, CO 80134

MINNE VENTURES LLC
18596 LONGS WAY B10
PARKER, CO 80134

OPPORTUNITY IN LIVING
18596 LONGS WAY B3
PARKER, CO 80134

CHECK SIX LLC
18606 LONGS WAY A8
PARKER, CO 80134

PYRAMID MECHANICAL INC
18606 LONGS WAY A3
PARKER, CO 80134

ROBERT W KNEPPER
18606 LONGS WAY A4
PARKER, CO 80134

ADAM ALFANO & KELSEY
EMMA ALFANO
18584 LONGS WAY C1
PARKER, CO 80134

PREMIER WAREHOUSE LLC
18584 LONGS WAY C6
PARKER, CO 80134

AARON STEPHEN DUVALL &
HEATHER BLAINE DUVALL
18596 LONGS WAY B1
PARKER, CO 80134

ALECCO LLC
18596 LONGS WAY B19
PARKER, CO 80134

OWNERS

JACOB OLSON
18596 LONGS WAY B2
PARKER, CO 80134

RAY BRIEN
18596 LONGS WAY B13
PARKER, CO 80134

CHECK SIX LLC
18606 LONGS WAY A9
PARKER, CO 80134

JERALD R ZEMAN &
JENNIFER A ZEMAN
18606 LONGS WAY A1
PARKER, CO 80134

ROBERT R BUCHANAN JR &
DONNA M BUCHANAN
18606 LONGS WAY A7
PARKER, CO 80134

BFS STORAGE LLC
18584 LONGS WAY C9
PARKER, CO 80134

DECKSCAPES CORPORATION
18584 LONGS WAY C10
PARKER, CO 80134

LONGS WAY CONDOS LLC
18584 LONGS WAY C7
PARKER, CO 80134

MOUNTAIN ASBESTOS
ABATEMENT LLC
18584 LONGS WAY C5
PARKER, CO 80134

DALLENBACH RACING CORP
18596 LONGS WAY B18
PARKER, CO 80134

OWNERS

LONGS WAY CONDOS LLC
18596 LONGS WAY B12
PARKER, CO 80134

RENASCEENCE COMPANY
18596 LONGS WAY B9
PARKER, CO 80134

WELOVEBRECK LLC
18596 LONGS WAY B4
PARKER, CO 80134

WELOVEBRECK LLC
18596 LONGS WAY B17
PARKER, CO 80134

BLAIR FAMILY PROPERTIES
III LLC
18606 LONGS WAY A6
PARKER, CO 80134

CHECK SIX LLC
18606 LONGS WAY A10
PARKER, CO 80134

GEORGE M KANESHIRO
REVOCABLE TRUST &
LAURA L KANESHIRO
REVOCABLE TRUST
NO POSTED ADDRESS

KENNETH A BOOS
18584 LONGS WAY C8
PARKER, CO 80134

RJR SOLUTIONS INC
18584 LONGS WAY C4
PARKER, CO 80134

ZANGA REAL ESTATE LLC
18584 LONGS WAY C3
PARKER, CO 80134

OWNERS

AMERICAN PATRIOT OIL LLC
18596 LONGS WAY B20
PARKER, CO 80134

ELECTRIC JELLYFISH
18596 LONGS WAY B6
PARKER, CO 80134

HEATHER STRONG
18596 LONGS WAY B15
PARKER, CO 80134

JOHN P WILSON
18596 LONGS WAY B11
PARKER, CO 80134

LONGS WAY CONDOS LLC
18596 LONGS WAY B16
PARKER, CO 80134

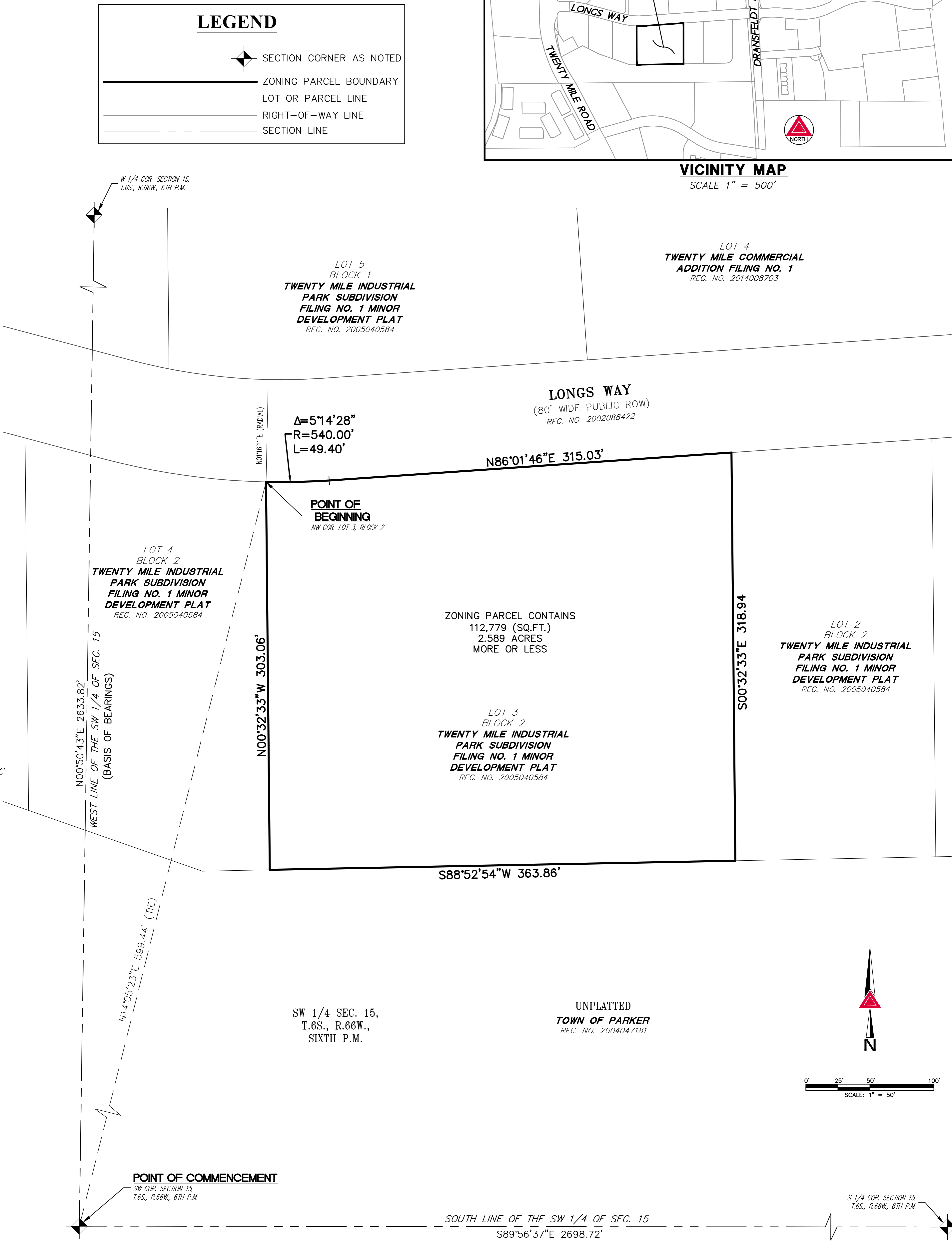
RANDAL GLENN OWEN
18596 LONGS WAY B5
PARKER, CO 80134

REMA PROPERTIES LLC
18596 LONGS WAY B14
PARKER, CO 80134

WFL MINERALS LLC
18596 LONGS WAY B8
PARKER, CO 80134

PYRAMID MECHANICAL INC
18606 LONGS WAY A2
PARKER, CO 80134

WFL MINERALS LLC &
DK CAFE LLC
18606 LONGS WAY A5
PARKER, CO 80134



Scale: 1" = 50'

PREPARED FOR: THE TOWN OF PARKER, 20120 EAST MAIN STREET, PARKER, CO 80138

PREPARED BY: AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1, Littleton, Colorado, 80122. Phone: (303) 713-1898, Fax: (303) 713-1897, www.aztecconsultants.com

DATE: 04-13-2018

REVISION DESCRIPTION

08/24/18 GB PER TOWN COMMENTS

07/15/18 CEB PER TOWN COMMENTS

DATE BY

SHEET ONE OF 1 SHEETS

24918-10 JOB NO.