



PLANNING COMMISSION MINUTES

April 11, 2019

Chair Gary Poole called the meeting to order at 7:00 p.m.

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

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the March 28, 2019 meeting minutes. Commissioner Tracie Manske seconded; a vote was taken and passed 4:0.

PUBLIC HEARING: OPENED: 7:03 P.M. UNPLATTED - SUNMARKE – Rezoning and Sketch and Preliminary Plans

Applicant: Jerry Richmond III, RainTree Investment Corporation

Location: Generally located at the Northwest Corner of Motsenbocker Road and French Creek Avenue

Department: Community Development, Paul Workman

TRAKiT No.: Z18-018, SUB18-030 and SUB18-034

Paul Workman, Planner presented the staff report for the SunMarke – Rezoning, Sketch and Preliminary Plans concurrently, and said two separate motions were required. Mr. Workman concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the rezoning and sketch and preliminary plans.

Commissioners discussed with staff:

- the lot sizes of the paired homes to the south; (*Staff said the lots are between 4500-5500 square-feet.*)
- if the proposed 209 single-family detached units versus the original 285 is allowed; (*Staff said yes.*)
- time-frame for development of the three filings; (*Staff said depending on market conditions there could be a three to five year window for development.*)

- that lots will not be created within the current identified floodplain until redesign of the floodplain is complete; *(Staff said no lots will be created within designated floodplain.)*

APPLICANT PRESENTATION

Brock Chapman, President Schuck Communities, Inc., 2 N Cascade Avenue, Ste. 1280, Colorado Springs, CO spoke on behalf of RainTree Investment Corporation, 7200 S Alton Way Ste. C400, Centennial, CO presented project highlights:

- market changes conducive to paired homes
- proposed density less than allowed within the current Planned Development (PD)
- proposed affordable housing
- reduced lot size for paired housing
- reduced yard size
- property lines shared with a demise line
- proposed modifications to bulk standards and setbacks
- park and open space requirements are met or in some cases exceeded
- access points
- future trail connections
- requested Planning Commission recommend approval

Planning Commissioners discussed with staff and Mr. Chapman:

- the location of a traffic signal based on future traffic volume; *(Staff pointed out the intersection of French Creek and Motsenbocker on a map.)*
- *Mr. Chapman addressed the Army Corps of Engineering process for addressing development of lots within existing designated floodplain.*

PUBLIC COMMENT OPENED

The following members of the public spoke with concerns for traffic congestion, the need for traffic signals, the need to widen French Creek, the need for an additional access from Hess Road, where to locate additional snow removal, increased animal nuisance and waste and increased Homeowners' Association (HOA) dues:

- Aleta You, 18140 French Creek Avenue, Parker, CO
- Tim Mosher, 18165 E Saskatoon Place, Parker, CO

Staff addressed the traffic concerns:

- French Creek is a collector roadway that currently has the capacity to handle additional traffic
- the intersection of French Creek and Motsenbocker is on the Town's radar to warrant a future traffic signal
- the extension of Great Plain Way will provide another way out of the development
- an additional access off Motsenbocker Road does not have enough spacing to allow for safe access

Planning Commissioners discussed with staff and the applicant:

- if topography is taken into consideration for a traffic signal warrant; (*Staff said safety factors into a warrant for consideration of a traffic signal based on number of accidents within a given period which is a low number and determined by cause.*)
- if there are designated school sites in Anthology; (*Staff said there are several designated school sites within the Anthology development.*)
- if the Town has control over how school busses are routed through neighborhoods; (*Staff said the Town can work with Douglas County School District on use of local street routes.*)
- confirmation that 2000 vehicle trips is consider low volume for a collector roadway; (*Staff said yes; per Town criteria collector roadways are designed to carry between 2000 and 8000 vehicles per day and French Creek is currently just over 2000.*)
- when the current traffic study to warrant a traffic signal will be re-evaluated; (*Staff said the Town will re-evaluate on an annual basis.*)
- how the Motsenbocker and French Creek intersection is currently controlled; (*Staff said the intersection currently has a two-way stop and if warranted would go to a fully-signalized intersection..*)
- if this portion of Motsenbocker will be widened; (*Staff said future widening will be between French Creek and Hess Road.*)
- existing Homeowner's Association (HOA) membership add new development's residents or will there be a new HOA; (*Staff deferred to the applicant to respond. Mr. Chapman stated the new development residents will be included with the existing HOA; increasing the HOA funds to maintain the two large parks and small pocket park.*)
- the HOA area; (*Mr. Chapman pointed out the HOA area on the map.*)

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:46 P.M. UNPLATTED - SUNMARKE – Rezoning and Sketch and Preliminary Plans

PLANNING COMMISSION DISCUSSION

Commissioner Tracie Manske thanked staff and the applicant for their time in going above and beyond answering questions; she said all Town zoning criteria appears to be met; she had no concerns with recommending approval to Town Council.

Commissioner Ruth Ann Nelson thanked the public that spoke and reminded everyone that the proposed zoning is being reduced from the original which means less of the mentioned concerns. She believed it is appropriate to change zoning and add additional price-points for affordable housing. She said she understands the traffic concerns but there would have been more cars if the zoning had been reduced. She recommended approval to Town Council.

Chair Gary Poole concurred; he said this is a good plan for an area that has been dormant for a while and that will provide additional housing price-points.

Commissioner Eliana Burke agreed.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend Town Council approve the requested Development Guide rezoning. Commissioner Eliana Burke seconded; a vote was taken and passed 4:0.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend Town Council approve the proposed sketch and preliminary plans subject to the conditions listed in staff's report. Commissioner Eliana Burke seconded; a vote was taken and passed 4:0.

PUBLIC MEETING: OPENED: 7:51 P.M. DRAFT ORDINANCE

A Bill for an Ordinance to Amend Sections 13.07.080, 13.07.090, 13.07.100 and 13.10.230 of the Parker Municipal Code Concerning Mylar Copies

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for the update to the Land Development Ordinance concerning Mylar copies. Mr. Matthews concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:53 P.M. DRAFT ORDINANCE

A Bill for an Ordinance to Amend Sections 13.07.080, 13.07.090, 13.07.100 and 13.10.230 of the Parker Municipal Code Concerning Mylar Copies

PLANNING COMMISSION DISCUSSION

All Commissioners agreed this request makes sense and recommended approval by Town Council.

Commissioner Eliana Burke moved that the Planning Commission recommend the Town Council approve the ordinance to amend Sections 13.07.080, 13.07.090, 13.07.100 and 13.10.230 of the Parker Municipal Code Concerning Mylar Copies. Commissioner Tracie Manske seconded; a vote was taken and passed 4:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole advised there will be a study session prior to the April 25, 2019 Planning Commission meeting to discuss the Planning Commission By-Laws.

STAFF ITEMS

Bryce Matthews provided an update of notable administrative approvals:

- Discount Tire at Hess and Parker Roads
- Dutch Brothers Coffee along Parker Road south of Hickory House
- Two-story, multi-tenant building, east of Culvers
- 46 single-family homes in the Meadowlark development

ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

A handwritten signature in blue ink that reads "Rosemary Sietsema". The signature is written in a cursive style and is positioned above a horizontal line.

Rosemary Sietsema
Recording Secretary

A handwritten signature in blue ink that appears to read "Gary Poole". The signature is written in a cursive style and is positioned above a horizontal line.

Gary Poole
Chair