



PLANNING COMMISSION MINUTES
May 9, 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 were Commissioners Duane Hopkins, Richard Foerster, Kelly Hickler, Eliana Burke and Erik Frandsen. Alternate Ruth Ann Nelson was present and seated for the vacant position. Alternate Tracie Manske was absent; Alternate Kimberly Rodell was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Duane Hopkins moved to approve the April 25, 2019 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:02 P.M. JACKALOPE PLANNED DEVELOPMENT – Rezoning

Applicant: Marley Hodgson, Jackalope Properties, LLC
Location: Southeast Corner of Parker Road and Cockriel Drive
Department: Community Development, Stacey Nerger
TRAKiT No.: Z18-026

Stacey Nerger, Planner, presented the staff report for the Jackalope Planned Development - Rezoning. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the rezoning request.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Marley Hodgson, Principal for The Big Tool Box and Jackalope Properties, LLC, 8080 S Holly Street, Centennial, CO 80122 presented:

- Big Tool Box is a family owned business

- five components to the business:
 - * Ace Hardware
 - * Lawn, garden, equipment repair and rental center
 - * Plant Nursery and birding department
 - * Landscape Design and installation
 - * Retail sales
- known for customer service
- employment opportunities
- ownership gives back to the community
- reached out to neighbors to the south to let them know they are sensitive to the residential surroundings and for their support

Planning Commissioners discussed with the applicant:

- the number of buildings on-site; (*Mr. Hodgson said the main building will be the hardware store; there will be an indoor green house and an outside component.*)
- if the site will be similar to the Centennial location; (*Mr. Hodgson said the proposed site will be on one level for greater efficiency.*)

Planning Commissioners discussed with staff:

- if the existing buildings will be removed; (*Staff said that is correct; the buildings need to be removed to accommodate grading requirements.*)
- why the previous owner's used the existing buildings; (*Staff said the previous owners wanted to use the existing buildings and liked that they were barns.*)
- if the new buildings will meet Town design standards; (*Staff said that is correct.*)
- the timeline for project completion; (*Staff deferred to the applicant; the applicant said the plan is to open April 2020.*)
- why the property is not rezoned to straight commercial; (*Staff said the proposed zoning addresses Neighborhood Center and Garden Center uses, setback needs, outdoor display areas and bulk storage needs; straight-zoning couldn't meet the applicant's needs.*)

PUBLIC COMMENT OPENED

The following citizens spoke in support of recommending approval based on the products and services provided by the proposed use:

- David Ardell, 4893 Sonado Place
- Ty Aslin, 5228 Craftsman Drive

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:21 P.M. JACKALOPE PLANNED DEVELOPMENT – Rezoning

PLANNING COMMISSION DISCUSSION

Commissioner Duane Hopkins said this looks like a great new use for the site; the proposed use will provide a hometown level of service that currently doesn't exist and is a good match for the Town. He said he believes the proposed site needs an upgrade even though he loves the current use.

Commissioner Richard Foerster said he loved the idea of the redevelopment to a Big Tool Box. He said he has been to the one in Highlands Ranch and appreciates the amenities the use will provide; he supported recommending Town Council approve the rezoning request.

Commissioner Eliana Burke said she likes purple tools so she is looking forward to the proposed use that will be good for Parker.

Commissioner Ruth Ann Nelson said she supported the project that will bring commercial uses south of Hess Road; the neighbors and development to the south will have gardening needs and a place to shop that will reduce traffic on north Parker Road which is good for the Town. She supported recommending Town Council approve the rezoning request.

Commissioner Erik Frandsen said he appreciated amending the Planned Development rather than just changing the zoning to straight commercial; he supported recommending Town Council approve the rezoning request.

Commissioner Kelly Hickler said the proposal meets all nine criteria for approval; she supported recommending Town Council approve the rezoning request.

Chair Gary Poole said he is a long-time customer of the Big Tool Box and he said he believed it will be an asset to the Town; he said he appreciated the time taken for a thoughtful project that he looks forward to seeing progress.

Commissioner Richard Foerster moved that the Planning Commission recommend that Town Council approve the Jackalope Planned Development Amendment No. 1. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:26 P.M. DRAFT ORDINANCE

An Ordinance to Amend Section 13.04.150 of the Parker Land Development Ordinance Concerning the Rezoning of Areas From All Other Zoning Districts to PD - Planned Development

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

Stacey Nerger, Planner, presented the staff report for the update to the Land Development Ordinance concerning the rezoning of areas from all other zoning districts to PD – Planned Development. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the amendment.

Commissioners discussed with staff:

- if a previously approved rezone request for a pre-school to a Planned Development (PD) would not have been allowed with the approval of this proposal; (*Staff said that is correct.*)
- if there are others that need to be taken care of before this amendment is approved; (*Staff said anything in process will be allowed to continue as grandfathered; there are no current proposals that would not meet the exceptions.*)
- the 10 acre exception; (*Staff said 10 acre properties may need a PD where smaller properties won't.*)
- the criteria to determine the need for a PD; (*Staff said criteria would be if the development is greater than 10 acres and if the proposed uses are outside Commercial or Light Industrial zoning.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:30 PM.DRAFT ORDINANCE

An Ordinance to Amend Section 13.04.150 of the Parker Land Development Ordinance Concerning the Rezoning of Areas From All Other Zoning Districts to PD - Planned Development

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 an ordinance to Amend Section 13.04.150 of the Parker Land Development Ordinance concerning the rezoning of areas from all other zone districts to PD - Planned Development. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

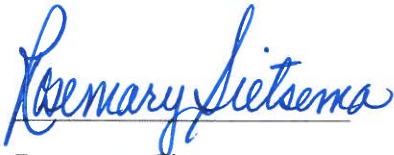
None

STAFF ITEMS

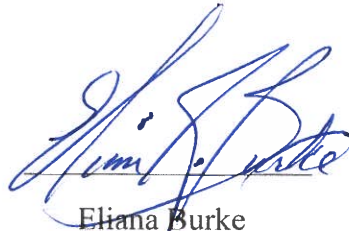
Reminder: Special Study Session June 6, 2019, Land Development Ordinance Modernization – Update; 5:30 p.m.

ADJOURNMENT

The meeting was adjourned at 7:33 p.m.



Rosemary Sietsema
Recording Secretary



Eliana Burke
Acting Vice Chair