PARKER
COLORADO

PLANNING COMMISSION MINUTES
August 1, 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, Ruth Ann Nelson, John Howe and Eliana Burke. Alternate Susan Caudill was present. Commissioner Erik Frandsen and Alternates Tracie Manske and Kimberly Rodell were absent.

Chair Gary Poole welcomed Commissioner John Howe.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the July 11, 2019 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: OPENED: 7:02 P.M. HESS RANCH - Rezoning and Sketch/ Preliminary Plans

Applicant: JEN Colorado 18, LLC
Location: West of Crowfoot Valley Road and between Stroh Road and Chambers Road
Department: Community Development, Paul Workman
TRAKiT No.: Z18-027, SUB18-049 and SUB18-051

Paul Workman, Planner, presented the staff reports for the Hess Ranch – Rezoning and Sketch/Preliminary Plans concurrently and called for motions for each. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the rezoning and sketch/preliminary plans requests.

Mr. Workman advised the Town received a Notice of Mineral Interests Owned by Anadarko Land Corporation and Anadarko E&P Onshore LLC and Objection on July 31, 2019. Mr. Workman said the notice and objection was reviewed by staff and the Town Attorney; it has been determined that the applicant has satisfied notification requirements established by the Town's Land Development Ordinance and the Colorado Revised Statutes and no further action is required by the Town.

Planning Commissioners discussed with staff:

- if there will be cash-in-lieu payments for schools or if land will be dedicated for schools; (*Staff said as part of the original zoning and entitlement process for Hess Ranch land dedications for the Douglas County School District have been satisfied.*)
- if the applicant will provide funds along with Douglas County to expand Crowfoot Valley Road; (*Staff said the applicant does not have an obligation to contribute to the widening of Crowfoot Valley Road other than the turn- and auxiliary-lanes needed to support traffic from the development.*)
- the project timeline to the completion of the development; (*Staff said the applicant has indicated completion of Segment One within three to five years depending on market conditions and includes the Segment One infrastructure improvements and proposed residential lotting for Planning Commission recommendation later this year.*)
- which Planning Area would allow THd zoning; (*Staff said there are no Planning Areas in Segment One that have a THd zoning designation.*)
- if the Community Development Department considered the importance of allowing independent living uses in Segment One; (*Staff said yes but Segment One is focused on single-family homes whereas the development of Segment Two will allow for a greater variety of uses including senior housing.*)

APPLICANT PRESENTATION

Larry Jacobson, Front Range Communities, 4100 E Mississippi, Suite 500, Denver, CO 80246 presented:

- thanks to Planning Commission for the hearing; and to staff for their work on the project
- an introduction to the development team
- an overview of the Phase One/Segment One
- an explanation of how the drainage pattern of the land drove the need to amend the Planned Development with the application of dendritic design
- an explanation of dendritic design as environmentally sensitive and an aesthetically more pleasing way to accommodate site drainage

Matt Osborn, Front Range Communities, 4100 E Mississippi, Suite 500, Denver, CO 80246 presented:

- Planning Area 9 was designate as a Neighborhood Center but has site constraints relative to drainage, grades and access issues and is more conducive to residential development than commercial
- the zoning change provides for an increase in open space area and quality of open space
- provides for trails and trail connectivity
- a revision in the residential minimum lot size to reflect current market conditions
- the proposed rezoning and sketch/preliminary plans allow compliance to the Partial Waiver granted in May of 2019
- criteria for approval has been met
- the request to recommend approval

Planning Commissioners discussed with the applicant and staff:

- how water gets through the dendritic drainage at new roadway construction intersections; i.e. culverts; bridges; (*Mr. Osborn said it would be a combination of both minimal pipes, swales and bridges where Chambers Road crosses Lemon Gulch and where Spirit Trail Boulevard crosses Brandy Gulch.*)
- if the bridges will be two-lanes with pedestrian access on the sides or just two-lanes; (*Mr. Osborn said at build-out, Chambers Road will be a six-lane arterial; Spirit Trail will be a Major Boulevard Collector with two-lanes and a median; sidewalks will be on both sides of the bridges with the trail running under the bridges.*)
- how the dendritic drainage will affect the adjacent Trails at Crowfoot development; (*Staff said the Trails at Crowfoot shouldn't be impacted at all.*)
- the determination of when the Town of Parker will fund the build-out of Chambers Road; (*Staff said once the completion of each segment of Chambers Road is connected to Hess Road the Town will evaluate expanding Chambers Road to the full width by studying traffic volumes and market conditions.*)

Commissioner Ruth Ann Nelson asked staff how the update to Land Development Ordinance regarding Planned Development (PD) zoning fit with this proposed PD.

Staff said the project is not far enough along to answer the question specifically but, items within this PD will be part of the entitlement; items not within the approved PD would be required to meet the approved, updated Land Development Ordinance.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:44 P.M. HESS RANCH - Rezoning and Sketch/ Preliminary Plans

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said:

- this is a straight-forward request
- he agreed with the changes to Planning Area 9 due to the topography
- he appreciated that there will not be an increase in the number of dwelling units
- he supported recommending approval to Town Council.

Commissioner Ruth Ann Nelson said:

- she drove by the project and observed the different elevations of the topography
- she agreed that residential is a better use of the land over commercial
- she was excited about the use of dendritic drainage planning and hoped that it will be used in future developments
- she supported recommending approval to Town Council.

Commissioner Eliana Burke agreed.

Commissioner Richard Foerster agreed and said:

- he liked keeping the number of units the same within the PD
- he liked keeping the residential at Crowfoot and Stroh Roads and moving the commercial within the community
- the use of dendritic drainage is a good idea
- he supported recommending approval to Town Council.

Commissioner Duane Hopkins agreed and said:

- the approach to drainage is interesting and innovative; less disruptive to the environment
- the proposed lot lay-outs appear conducive to current market conditions
- he supported recommending approval to Town Council.

Chair Gary Poole said:

- he had nothing to add
- he appreciated the applicant's and staff's work for coming up with a potentially very attractive community for the residents of Parker.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the requested Hess Ranch Development rezoning. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend Town Council approve the proposed sketch and preliminary plans subject to the condition in staff's report. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole called for nominations for Vice Chair and Acting Vice Chair.

Commissioner Richard Foerster nominated Commissioner John Howe for Vice Chair.

Commissioner John Howe nominated Commissioner Eliana Burke for Acting Vice Chair.

A vote was taken; it was unanimous to appoint Commissioner John Howe Vice Chair and Commissioner Eliana Burke Acting Vice Chair.

STAFF ITEMS

Bryce Matthews, Planning Manager said the next meeting will be August 8; no training prior to the meeting. Mr. Matthews said the next training session will be prior to the August 22 meeting.

ADJOURNMENT

The meeting was adjourned at 7:51 p.m.

Rosemary Sietsema

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair