



PLANNING COMMISSION MINUTES

August 22, 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 Richard Foerster, Ruth Ann Nelson, John Howe and Erik Frandsen. Alternates Tracie Manske and Kimberly Rodell were present and seated for the absent Commissioners Eliana Burke and Duane Hopkins. Alternate Susan Caudill was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the August 8, 2019 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:02 P.M. MOST OF LOT 4 GOBLERS NOB SUBDIVISION - Use by Special Review for Exotic Pet Boarding

Applicant: Jennifer Piccin-Shaw, Creature Comforts Pet Hotel
Location: Northwest Corner of Parker Road and Pine Lane
Department: Community Development, BrieAnna Simon and Paul Workman
TRAKiT No.: Z19-010

BrieAnna Simon, Planner, presented the staff report for the Most of Lot 4 Goblers Nob Subdivision – Use by Special Review for Exotic Pet Boarding. Ms. Simon concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the use by special review request as conditioned in staff's report.

Planning Commissioners discussed with staff:

- pet escape prevention measures; (*Staff deferred to the applicant for a response.*)
- confirmation that none of the pets are dangerous as identified in the Municipal Code; (*Staff said that is correct.*)

APPLICANT PRESENTATION

Jennifer Piccin-Shaw, 11453 Donley Drive, Parker, CO and Jennifer Nystrom, 2395 Elkhorn Street, Parker, CO, Creature Comforts Pet Hotel co-owners, discussed with the Planning Commission:

- pet escape prevention measures; (*The applicant said all animals will be locked and secured with quick-links for all enclosures and cages with sliding tops.*)
- additional building security to protect the exotic pets; (*The applicant said they are looking into security systems with cameras but at this time the facility will be under lock and key operation; the doors and windows will be covered with blinds.*)
- the use of padlocks on the enclosures at night; (*The applicant said no, padlocks will not be used due to the safety of the pets in case of a need for an emergency evacuation; there are carabiners and locks that humans can quickly get undone but not animals.*)
- what is a sugar glider; (*The applicant said a sugar glider is a possum from Australia.*)
- noise complaint mitigation; (*The applicant said they would address noise complaints as best they can with adjacent businesses; explained animals noise comes from boredom and they will learn the needs of animals to minimize noise; at night the bird cages will be covered.*)
- working with other business for their support; (*The applicant said yes, they have worked with the adjacent businesses and they are supportive.*)
- maximum boarding capacity; (*The applicant said the projected capacity is 30 pets of varying species.*)
- odor control; (*The applicant said Hepa air purifiers will be in each room and all feces will be removed daily.*)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:11 P.M. MOST OF LOT 4 GOBLERS NOB SUBDIVISION - Use by Special Review for Exotic Pet Boarding

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is an interesting facility posing no security concerns for the animals or the community; he supported recommending Town Council approve the request.

Commissioner Ruth Ann Nelson said this a welcome business addition to the Town of Parker that will be used; she supported recommending Town Council approve the request.

Commissioner Tracie Manske agreed.

Commissioner Richard Foerster said he supported recommending Town Council approve the use even though there is a concern for a potential break-in and escape of the exotic pets into the community.

Commissioner Kimberly Rodell said she appreciated the applicants' professionalism and thoughtfulness in what she considered a great concept. She said she appreciated that the applicants spoke with the adjacent tenants for support. She supported recommending Town Council approve the request.

Commissioner Erik Frandsen said he liked that the applicants will comply with the Town of Parker Municipal Code regarding allowed pet species; he supported recommending Town Council approve the request.

Chair Gary Poole concurred; he said this is a positive addition to the Town.

Commissioner John Howe moved that the Planning Commission recommend that Town Council approve the Goblers Nob Lot 4 - Use by Special Review request to allow an exotic pet boarding facility, subject to the six (6) conditions contained in staff's report. Commissioner Tracie Manske seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:14 P.M. COTTONWOOD HIGHLANDS FILING NO. 7

- Sketch and Preliminary Plans

Applicant: John Cheney, Lennar Homes

Location: Generally located south of Cottonwood Drive between Chambers Road and Jordan Road

Department: Community Development, Stacey Nerger

TRAKiT No.: SUB18-037 and SUB18-045

Chair Gary Poole asked if any Planning Commissioner had a conflict of interest to disclose.

Commissioner Ruth Ann Nelson disclosed that her husband is employed by the company doing the engineering work as a Survey Project Manager; she stated she felt she did not have a conflict of interest.

All Planning Commissioners agreed; there is no conflict of interest.

Stacey Nerger, Planner, presented the staff report for the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the sketch and preliminary plans as conditioned in staff's report.

Planning Commissioners had no questions for staff.

APPLICANT PRESENTATION

John Cheney, 9193 S Jamaica Street, Englewood, CO 80211, Lennar Homes presented:

- Lennar has been in business for 65 years
- the property was purchased in February
- there will be no changes in the Planned Development zoning
- the proposal for paired homes with 2-car garages and guest parking in front
- the project meets the Town of Parker requirements

- appreciation for Planning Commission support for approval

Planning Commissioners discussed with the applicant and staff:

- if the sale price range will accommodate affordable housing; (*Mr. Cheney said marketing will be a couple of years out; there is no pricing at this time but it will be consistent with the market at that time.*)
- if the development will be turned over to an Homeowners' Association (HOA); if the access/alley drive will be large enough to accommodate trash vehicles, as well as other passing vehicles; (*Mr. Cheney said this community will be included in the existing HOA (Dove Village) and metro district in Cottonwood Highlands; the metro district performs all common area maintenance and the HOA does covenant enforcement. He said one of the two entities will be maintaining the common drives. He said the drives are designed to accommodate fire trucks and should therefore be able to accommodate trash vehicles.*)
- how the pump-house will fit in the community design and safety pre-cautions for restricting access by children, i.e. fencing; (*Mr. Cheney said the pump-house is self-contained; with locked doors. He said he believed Cottonwood Water and Sanitation District designed the pump-house not to have a fence.*)
- the location for additional visitor parking; (*Mr. Cheney said there is additional on-street parking in front of the homes to provide additional visitor parking.*)
- that there will be sufficient lane room to accommodate on-street parking and through traffic; (*Staff said that is correct; the lanes need to meet fire code for through traffic.*)
- confirmation that Parkerhouse Road will terminate at Lanceleaf; (*Staff said that is correct.*)
- if there are plans for a traffic signal at Parkerhouse Road and Jordan; (*Staff said a traffic signal is planned once the traffic warrants are met.*)
- if the detention pond area will be fenced; (*Mr. Cheney introduced Dan Rodriguez, Civil Engineer, Manhard Consulting, 4225 E Iliff, who said this will not be a catch-basin but a dry-basin with no steep grades.*)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:31 P.M. COTTONWOOD HIGHLANDS FILING NO. 7 **- Sketch and Preliminary Plans**

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is a clean development that fits the area and that will hopefully allow for diversity in housing costs and in the community.

Commissioner Richard Foerster said the design will allow for more visitor parking behind the individual units; a concept he appreciated.

Commissioner Kim Rodell said the lay-out is nice; she said she liked the fact that the homes face the exterior and have private drives; the design fits the area and will be a great spot for commuters.

Commissioner Ruth Ann Nelson said this is a good transitional design between the single-family homes to the north and the commercial to the south; she said she had a concern with the nearness to E-470 but the property is located nearer the exit ramp. She said she likes the design and she looks forward to the development in the Town.

Commissioner Tracie Manske said she is happy to see the great addition of duplexes and that type of development to the Town of Parker. She supported recommending approval to Town Council.

Commissioner Erik Frandsen said he appreciated the decreased density and he believed it will be a great project.

Chair Gary Poole concurred; saying it is a product line that is needed. He said he appreciated Lennar's effort to bring the product to the Town.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Cottonwood Highlands Filing No. 7 Sketch and Preliminary Plans, subject to the two (2) conditions contained in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

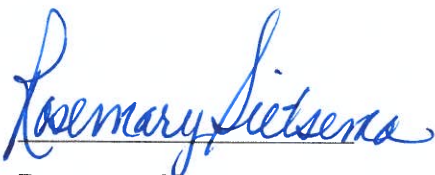
None

STAFF ITEMS

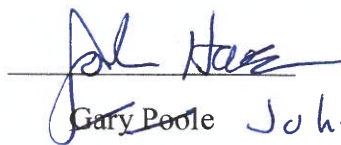
None

ADJOURNMENT

The meeting was adjourned at 7:34 p.m.



Rosemary Sietsema
Recording Secretary



Gary Poole
Chair

