



PLANNING COMMISSION

MEETING 7:00 PM

January 23, 2020

Study Session Immediately Following

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**

November 14, 2019 Meeting Minutes

6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**

DRANSFELDT PLACE PLANNED DEVELOPMENT - Rezone (Continued to February 13, 2020)

Applicant: Dan Myers, Colorado Steel Systems
Location: Generally located at the west side of Dransfeldt Road between Lincoln Meadows Parkway and Plaza Drive
Department: Community Development, BrieAnna Simon
TRAKiT No.: Z19-013

8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

November 14, 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, Eliana Burke; Alternates Susan Caudill and Tracie Manske, seated for the absent Commissioners Erik Frandsen and Duane Hopkins. Alternate Kimberly Rodell was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the October 24, 2019 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:02 P.M. UNPLATTED LOOKING GLASS SEGMENT

1 – Sketch and Preliminary Plans

Applicant: JEN Colorado 18, LLC, Larry Jacobson

Location: Generally located at the southwest Corner of Crowfoot Valley and Stroh Roads

Department: Community Development, Paul Workman

TRAKiT No.: SUB19-021 and SUB19-022

Paul Workman, Planner presented the staff report for the Looking Glass Segment 1 – Sketch and Preliminary Plans concurrently. Mr. Workman concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the sketch and preliminary plans.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Lawrence Jacobson, 4100 E Mississippi Avenue, Suite 500, Denver, CO 80246 presented project highlights:

- previously approved infrastructure plat for Filing 1
- previously approved planned development guide to accommodate dendritic drainage

- introduced team members:
 - Matt Osborn, Partner
 - Eric McDaniel, EMK Consultants, Inc.
 - Karen Henry, The Henry Design Group
 - CJ Kirst, Tahoe Land Services
- detailed lot sizes per filing (45, 50, 60 and 70 foot lots)
- paired homes to be developed in Planning Area 6 through a future platting process
- parks, trails and open space developed with input from Town of Parker Planning and Parks Recreation Open Space Department

Matt Osborn, 4100 E Mississippi Avenue, Suite 500, Denver, CO 80246 presented details for each Planning Area:

- overview of each neighborhood
- park locations, size and amenities
- trail details
- open space locations
- residential buffering provisions
- rebranding from Hess Ranch to Looking Glass
- requested Planning Commission recommend approval to Town Council
- agreement with conditions in staff's report
- thanked staff for their work

Planning Commissioners discussed with Mr. Osborn:

- the number of planned paired homes in Planning Area 6; (*Mr. Osborn said the approved August 2019 Planned Development Guide allows for 90-paired homes.*)
- if any of the parks would be transferred to the Town of Parker after development; (*Mr. Osborn said all parks in the proposed sketch/preliminary plans will be Homeowners' Association owned.*)
- the regional trail surface material; (*Mr. Osborn said the regional trail will be concrete with a mix of materials for other trail types.*)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:31 P.M. UNPLATTED LOOKING GLASS SEGMENT 1 – Sketch and Preliminary Plans

PLANNING COMMISSION DISCUSSION

Commissioners discussed the proposal:

- is well thought-out; well designed
- provides a variety of lot sizes; open space
- provides dendritic drainage

- will be a great asset to the Town
- provides an impressive amount of green and park space

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the proposed Unplatted Looking Glass – Segment 1 Sketch and Preliminary Plans subject to the three (3) conditions in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:34 P.M. BLAIR INDUSTRIAL PARK REPLAT OF TRACT 3 L3 – Use by Special Review for Camp Bow Wow Kennel Expansion

Applicant: Todd Woody, PM Design Group
 Location: Generally located at the west side of the intersection of Progress Drive and Mountain Main Drive
 Department: Community Development, BrieAnna Simon
 TRAKiT No.: Z19-020

BrieAnna Simon, Planner, presented the staff report for the Blair Industrial Park Replat of Tract 3 L3 – Use by Special Review for Camp Bow Wow Kennel Expansion. Ms. Simon concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the use by special review request as conditioned in staff's report.

Commissioners discussed with staff:

- actions to address submitted barking issues; (*Staff said, based on a search of the last five years with Community Services for complaints, there were none; staff therefore evaluated the issue as not needing to be addressed.*)
- if the proposal includes the entire building; (*Staff said no, there will be one other tenant, a dog groomer, in the building.*)
- the location of the individual with concerns for the proposal relative to the proposed location; (*Staff said the proposal is for the southern area of the building; the individual with concerns is located across the street to the north of the property.*)

APPLICANT PRESENTATION

None

Gina Paradiso, Camp Bow Wow owner, 10325S Progress Way, answered questions:

- instructions to camper parents to help them be good neighbors; (*elimination areas, permitted parking will be increased, quick drop-off and pick-up by clients were discussed.*)
- noise mitigation in new section; (*not aware of noise complaints in the past twelve years; so no noise mitigation plans; just giving dogs more space.*)

PUBLIC COMMENT OPENED

Nicholas Ratkai, 10315 S Progress Way, Parker, CO spoke with concerns:

- dogs barking
- increased rental vacancy due to noise
- parking issues
- dog waste
- business depends on leasable space
- request Planning Commission not recommend Town Council approve request

Commissioner Ruth Ann Nelson requested information on the parking lot improvements; will there be new landscaping areas in the parking lot for relief of the dogs.

Maurissa Muha, PM Design Group, 7200 S Alton Way, Suite B270, advised:

- heavy landscaping equipment will not be on the site to damage the parking lot
- 13 parking space striping will be added; two ADA parking spaces will be included
- the existing trash bins will be enclosed to the south corner
- the eastern parking area has one ADA and 14 parking stalls that will be used by the dog grooming company and Camp Bow Wow
- the Land Development Ordinance requires 30 parking spaces for the expanded use; 31 are proposed; 28 standard stalls and 3 ADA
- the entrance concrete pad will be heated in the winter to keep it free from snow and ice
- the hope is to alleviate identified parking issues
- the existing landscaped area will be maintained for the clients to use for relief and not the other businesses' parking areas

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:52 P.M. BLAIR INDUSTRIAL PARK REPLAT OF TRACT 3 L3 – Use by Special Review for Camp Bow Wow Kennel Expansion

PLANNING COMMISSION DISCUSSION

Commissioners discussed and agreed:

- recommending approval as long as the six conditions for approval continue to be met
- understood concerns of other property owner
- the proposal will improve the conditions
- no changes to noise if proposal not approved
- encouraged the other property owner/tenants to contact Community Services if have complaints
- proposal meets nine criteria for approval
- proposal will improve parking

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Blair Industrial Park Replat of Tract 3 Lot 4 Use by Special Review request to allow the expansion of the observation kennels and pet day care facility to include 7,450 square-feet of indoor space and 3,810 square feet of outdoor space, subject to the six (6) conditions in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 7:58 P.M. DRAFT RESOLUTION NO. 19-101 - A

Resolution to Adopt the Parker Road Corridor Plan as a Part of the Parker 2035 Master Plan

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Mary Munekata

Mary Munekata, Planner, presented the staff report for the draft update to the Parker Road Corridor Plan and its adoption as part of the Parker 2035 Master Plan. Ms. Munekata concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council adopt the proposed resolution.

Commissioners discussed with staff and the consultant:

- schedule of updates to the plan as development occurs; (*Staff said the Plan has a 20-year horizon; as a living document it will be updated as necessary.*)
- the level of cooperation between the Town of Parker and the Colorado Department of Transportation (CDOT); (*Staff deferred to Troy Russ, 1819 Lakespur Lane, Louisville, CO Kimley-Horn Consultant. Mr. Russ said the agreement between the Town and the state regards access management on Parker Road. Mr. Russ said the state is a referral agency for review of proposed developments. He said in place of that, CDOT has an Access Development Agreement that the Town of Parker Public Works department will review with Planning staff to determine the development is consistent with the agreement. He said the agreement also covers future plans for the Parker Road Corridor for all entities.*)
- the impacts to obtain federal funding for the corridor; (*Mr. Russ said the plan sets the framework for projects to meet federal requirements for support.*)
- if the Town of Parker will be able to choose one of the two alternatives suggested for Mainstreet investment by CDOT or will it be collaborative; (*Mr. Russ said the expectation is that the decisions will be collaborative.*)
- if Parkglenn Way will be restricted to right-in/right-out; (*Mr. Russ deferred to staff; Staff said that is a question for Engineering/Public Works; traffic warrants need to be met to be eligible for traffic signals at intersections. Mr. Russ said long-term the recommendation is put a signal at the intersection of Parkglenn Way and Parker Road but the traffic counts are not warranted at this time.*)
- once approved, will implementation start in 2020; (*Staff said smaller pieces of the plan may be implemented in 2020.*)
- if there is a separate hearing to update the Parker 2035 Master Plan or will it be updated with tonight's recommendation; (*Staff said an amendment to the Parker 2035 Master Plan to include the Parker Road Corridor Plan will come through a future hearing.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

The following citizen's spoke regarding traffic concerns with the intersection of Parkglenn Way and Parker Road:

- Betty Cooperman, 11532 N Donley Drive, Parker, CO
- Wendy Peters, 38437 County Road 13, Elizabeth, CO

PUBLIC COMMENT CLOSED

Chair Gary Poole advised with staff concurrence that traffic signals are determined by CDOT in conjunction with Town of Parker Engineering/Public Works.

Staff agreed to bring the concern to Town of Parker Engineering/Public Works and have the citizens contacted.

PUBLIC MEETING: CLOSED: 8:23 P.M. DRAFT RESOLUTION NO. 19-101 - A Resolution to Adopt the Parker Road Corridor Plan as a Part of the Parker 2035 Master Plan

PLANNING COMMISSION DISCUSSION

Commissioners discussed:

- it is evident that all involved have provided a solid means to move forward to implement and fund the Parker Road Corridor Plan
- that the plan is a living document that can be updated to accommodate future development
- appreciation for the consistent outreach and public engagement/comment that has been taken into consideration in the development of the plan
- look forward to the fruition of the plan
- appreciation for the time and effort by staff and the consultant in the development of the plan
- thanks for the comprehensive, easy to read document; encouraged citizens to review the plan

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the proposed resolution adopting the Parker Road Corridor Plan as part of the Parker 2035 Master Plan. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC MEETING: OPENED: 8:27 P.M. DRAFT RESOLUTION NO. 19-097 - A Resolution supporting the Recommendations Concerning the Park Dedication Standards Contained in the June 2019 Park Dedication Standards Update Recommendations Report

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Mary Munekata

Mary Munekata, Planner, presented the staff report for the draft resolution supporting recommendations concerning the Park Dedication Standards contained in the June 2019 Park Dedication Standards Update Recommendations Report. Ms. Munekata concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council adopt the proposed resolution.

Commissioners discussed with staff:

- if the proposed manual would be in the same format as the recently updated commercial design standards; with pictures and flow charts; (*Staff said it would have graphics and be more user friendly.*)

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 8:34 P.M. DRAFT ORDINANCE NO. 19-097 - A Resolution supporting the Recommendations Concerning the Park Dedication Standards Contained in the June 2019 Park Dedication Standards Update Recommendations Report

PLANNING COMMISSION DISCUSSION

Commissioners discussed the request:

- is a step in the right direction
- is a result of a lot of staff time and effort to provide standards for developers ensuring quality parks for communities
- provides a living document that can be updated for future developments
- is impressive in the level of detail as to amenity requirements and why they are necessary
- will be a benefit to the community that aligns with the vision and values of development in the communities
- is appreciated for consistency with this presentation and what has been proposed for new developments

Commissioner Richard Foerster moved that the Planning Commission recommend Town Council approve the proposed Resolution 19-097. Commissioner Tracie Manske seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Staff presented the proposed 2020 Planning Commission meeting schedule and asked for a motion to approve.

Commissioner Eliana Burke moved the Planning Commission approve the 2020 Planning Commission meeting schedule. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

Staff reminded the Planning Commission of the next training on Environmental Standards and the Built Environment at 5:30 p.m., on December 12, 2019; there will not be a Planning Commission meeting.

ADJOURNMENT

The meeting was adjourned at 8:39 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 1/23/2020

Town Council Date: 2/3/2020

Hearing Type: Public Hearing
DRANSFELDT PLACE PLANNED DEVELOPMENT
– Rezone (Continued to February 13, 2020)
TRAKiT No.: Z19-013

Location: 12404 N Pine Drive

Project Planner: BrieAnna Simon, Associate Planner

Applicant: Dan Myers, Colorado Steel Systems

Executive Summary: The applicant, Colorado Steel Systems, is proposing to amend the Dransfeldt Place Planned Development (PD) to allow certain Light Industrial Uses as a Use by Right. The site is located on the west side of Dransfeldt Road between Lincoln Meadows Parkway and Plaza Drive. The public notice requirement was not met to meet the January 23, 2020 public hearing. Therefore, this application is asking to be continued to February 13, 2020 to meet the public hearing requirements.

Staff Recommendation: Continue to February 13, 2020

RECOMMENDED MOTION

“I move the Planning Commission vote to continue the Dransfeldt Place Planned Development rezone request to February 13, 2020.”

I. BACKGROUND/DISCUSSION

The property was original annexed and zoned as part of the Dransfeldt Place Development in 2008. In 2008, the approximate 21-acre property was platted to create twelve lots. In 2016, Town Council approved a use by special review for mini-storage warehouse on Lot 8 and recreational vehicle (RV) storage facility with garages on Lot 10. Both sites have been fully constructed with the approved use.

Lots 3A and 3B are under construction with a new light industrial building and the remaining lots are vacant. The site plan application for the new light industrial building started the discussion with Community Development staff to amend the PD to allow for light industrial uses to be a use by right. The Town required the applicant to coordinate with the other property owners within the development and get the support of

the association in order to submit an application for the rezone. Based on this effort, the Town's Community Development Department has co-signed the application per Section 13.04.240 of the Town of Parker Municipal Code. The intent of the proposed rezoning is to align the PD with the Parker 2035 Master Plan. Currently all industrial uses require a use by special review.

The proposed rezoning has been submitted to the Town to allow certain light industrial uses to be changed from a use by special review to a use by right. Also, the list of uses has been consolidated to reduce redundant uses, uses not compatible with the light industrial have been removed, and uses have been reworded to align with those found in the current Town of Parker Municipal Code. Additionally, the build-to line along Dransfeldt Road has been removed and replaced with a requirement for all buildings along Dransfeldt Road to meet the Commercial Development Design standards. For the storage uses that exist today with the Dransfeldt Place PD, the proposed amendment does not alter the status of these uses. These storage uses remain as a nonconforming use as outlined in Section 13.04.230 in the Town's Municipal Code.

The Parker 2035 Master Plan shows these properties in the Light Industrial Character Area, the proposed rezoning will allow for limited light industrial uses by right on the properties which aligns with the Master Plan. Staff has reviewed this proposed against the nine (9) criteria for rezoning set forth in the Land Development Ordinance and has determined that the criteria have been met.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
7/21/2008	Annexation
7/21/2008	Dransfeldt Place Planned Development Approval
12/15/2008	Dransfeldt Place Minor Development Plat Approval
4/18/2016	Dransfeldt Place MiniStorage UBSR (Z16-004) Approval for both Lot 8A Blue Mountain Storage and Lot 10A RV Vault Parker Garage Storage
5/1/2017	Dransfeldt Place Plat Amendment No. 2 – Vacation and Replat of Lot 3A
6/19/2017	Dransfeldt Place Light Industrial Use (Z17-006) Approval for Lot 2A JD Steel
1/17/2018	Dransfeldt Place Plat Amendment No. 3 – Subdivide Lot 3A in two parcels
6/17/2019	Dransfeldt Place Site Plan – Multi-tenant Building Light Industrial Uses

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Light Industrial Conservation Industrial District		
PD & Plan Area	Dransfeldt Place – Planned Development		
Master Plan Area	Light Industrial		
Site Acreage	21 Acres		
Subdivision	Dransfeldt Place		
Existing Use	Two of the twelve properties have been approved and developed with storage uses through a use by special review. Lots 3A and 3B are under construction with a new light industrial building and the remaining lots are vacant.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	PD - Planned Development	Institutional Use – Parker Police Department Vacant Industrial Land
South	Light Industrial	PD - Planned Development	Light Industrial Uses – Medtronic and OraLabs
East	Light Industrial	LI - Light Industrial	Light Industrial and Car Repair, Auto Body Shop and Garbage Company Operations Facility
West	Light Industrial	PD - Planned Development	Institutional Use – American Academy Light Industrial – Self Storage Facility, Contractor’s Yard and Nursery

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	The Light Industrial District is centrally located with properties that generally serve smaller local light industrial businesses that supply local, regional and sometimes national markets. This character area is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this character area 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. Special care should be taken to ensure that uses not compatible with the light industrial uses proposed within the character area are located in other more appropriate areas of Town. Public Facilities are appropriate within the character area.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Land Use 1.C</u> <u>Community Appearance and Design 3</u> <u>Community Appearance and Design 5.C</u>
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within the Light Industrial Character Area of the Parker 2035 Master Plan. The Master Plan identifies the Light Industrial Character Area as providing for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Special care should be taken to ensure that uses not compatible with the light industrial uses proposed within the character area are located in other more appropriate areas of Town. The proposed PD Amendment seeks to permit uses typically found within a light industrial district by right and restrict uses not compatible with this character area.

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has vehicular access from Dransfeldt Road. There are no proposed changes to the existing vehicular access or traffic circulation.

VI. APPROVAL CRITERIA

Title 13.04.240.f. Criteria for approval for amendments to the land use ordinance or zoning map:

1. A need exists for the proposal;

Applicant analysis and findings:

The Dransfeldt Place Subdivision is in the middle of the only 2035 Master Plan Light Industrial area, and is currently the only developed subdivision with undeveloped lots in the Town. We are having many potential clients approaching to us about light industrial facilities, and are having trouble in the surrounding areas finding available lots for their use.

Staff analysis and findings:

The proposed properties are located within and completely surround by the Light Industrial Character Area described in the Parker 2035 Master Plan. The proposed Planned Development amendment allows for uses that are in harmony and compatible with the character of the surrounding neighborhood and uses. The proposed amendment will better serve the public and Town by meeting the intent of the Town's Master Plan.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

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

Applicant analysis and findings:

As mentioned above, this subdivision is in the 2035 Master Plan light industrial development area, but there are only 2 industrial uses by right in the current PD. That deters development, and increases the work load for Town of Parker going through the UBSR process for every lot in the subdivision.

Staff analysis and findings:

The proposed properties are located within and completely surrounded by the Light Industrial Character Area of the Town's Master Plan. The Master Plan identifies land uses within this character area to generally serve smaller local light industrial businesses that supply local, regional and sometimes national markets. The proposed amendment will align the permitted uses in the PD with the those typically found within a Light Industrial zoning district and provide compatibility with the surrounding land uses.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

We are not requesting a zoning change. We believe for the reason stated above that amending the PD will expand and encourage opportunities for development within the subdivision.

Staff analysis and findings:

There was not an error in the original zoning.

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

Applicant analysis and findings:

Again, it is not a zoning change, just a correction in the PD approved light industrial uses by right. There has been large demand in recent years for industrial sites, and most of the industrial zoned areas are full. All but a few lots of industrial zoned land in Castle Rock has been purchased by a single developer. There are a few sites in Dove Valley but they are too expensive for many potential clients. Some lots are available in Aurora, but the soil is so bad, that it makes the sites too expensive to develop for many clients. We know of a couple lots in Denver. The closest available larger tracts of industrial land to the North are in Adams County, and we have had several clients back out of those because of the travel distance for their employees. This makes Parker a very desirable area for industrial development.

Staff analysis and findings:

The properties were annexed, zoned and platted just prior to the 2008 recession. Since then construction within the PD has included an RV storage facility and a self-storage facility on Lots 8 and 10. Lots 3A and 3B are under construction with a new light industrial building and the remaining lots are vacant. Much of the recent development within the Light Industrial Character Area, outside of Dransfeldt Place have not been light industrial in nature. The Town continues to be concerned about accommodating future industrial uses that provide direct economic benefits and employment to the Town. The proposed amendment provides limited industrial uses by right, which addresses many of the Town's continued concerns.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

The subdivision was built as an industrial subdivision so all circulation was designed with this in mind. All uses must meet development standards which includes traffic studies.

Staff analysis and findings:

This development has vehicular access from Dransfeldt Road. The proposed uses are not anticipated to generate significant traffic volumes beyond what the development has been designed for or lead to congestion which might result in undue traffic hazards.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

Same as above. There would be no additional municipal service costs

Staff analysis and findings:

The overall development was established expecting industrial uses. This light industrial character is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) beyond which the Town currently provides. Therefore, the proposed uses will not require a level of community facilities and services greater than presently available to serve the properties.

Therefore, staff has determined that this criterion can be satisfied.

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

Applicant analysis and findings:

Same as above. Subdivision was designed for this use, so environmental impacts will not change. All uses must meet development standards, which includes environmental impact mitigation.

Staff analysis and findings:

The property is located within the light industrial area of the Town. The existing development and area was designed and built for light industrial uses. This character area is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Proposed uses by right are intended to 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 and will be reviewed through the Town's Site Plan process. All uses will be required to meet the Town of Parker Municipal Code in order to minimize and/or mitigate any environmental impacts.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

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

Applicant analysis and findings:

Same as above. Subdivision is in an industrial area, and the changes we are requesting are consistent with the current zoning.

Staff analysis and findings:

The proposed properties are located within and completely surround by the Light Industrial Character Area of the Parker 2035 Master Plan. Amending the PD to permit light industrial uses as by right uses is supported by the Town's Master Plan. The uses within the proposed PD take into consideration those uses such as day cares and schools which are not compatible with such light industrial uses by removing them from the PD. The proposed PD meets the intent of the character and uses as outlined in the Town's Master Plan for the Light Industrial District.

Therefore, staff has determined that this criterion can be satisfied.

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 analysis and findings:

The subdivision was designed as an industrial subdivision, so all services were taken into consideration for an industrial area.

Staff analysis and findings:

The Town has planned for development in this area to include light industrial uses. This light industrial character is not anticipated to generate demand for additional municipal facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed uses will not require a level of community facilities and services greater than presently available to serve the properties.

Therefore, staff has determined that this criterion can be satisfied.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Comprehensive Planning	The addition of certain light industrial uses as uses by right is supported by the Master Plan. It is recommended that certain sensitive uses, such as schools and day cares, not be permitted within the district. Please be aware that this property will remain subject to the Storage Overlay District and the Light Industrial Conservation District as described in Section 13.04 of the Land Development Ordinance.
Economic Development	No comment.
Fire Life Safety	No comment.
IREA	No comment.
Parker Water and Sanitation District	No comment.
Police	No comment.
Public Service Company	Please be advised that Public Service Company has existing natural gas distribution within the areas indicated in this proposed rezone. 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.
South Metro Fire	No comment.
Tri-County Health	The additional land uses proposed for Use by Right, including convenience stores with gas pumps, automobile and truck service and repair, and daycare facilities, have varying impacts on environmental and public health. TCHD may have more specific comments as the site is developed.
Town of Parker - Engineering	The traffic study that was approved for the Dransfeldt Place development assumed light industrial land uses, which generate relatively low traffic volumes. Several of the uses now proposed to be allowed as a Use by Right (convenience store, indoor recreation, etc.) would generate far more traffic than originally assumed. The applicant and all property owners within the development should be aware that should this rezoning be approved, any applications proposing such uses will be required to submit a revised traffic study and any impacts must be mitigated per the criteria set forth in the Town's Roadway Design and Construction Criteria Manual.

VIII. CONCLUSION

The proposed rezoning will allow for limited light industrial uses by right on the properties to bring the property into alignment with the Parker 2035 Master Plan. Staff has reviewed this proposal against the nine (9) criteria for rezoning set forth in the Land Development Ordinance and has determined that the criteria have been met. After evaluating the information provided by the applicant against the nine approval criteria, staff recommends that Planning Commission recommend that Town Council approve the request.

IX. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission vote to continue the Dransfeldt Place Planned Development Ordinance No. 3.262.1 rezone request to February 13, 2020.

X. ATTACHMENTS

1. Applicant's Project Narrative
2. Proposed Planned Development Guide

Report Approved By: Bryce Matthews, Planning Manager



Colorado's Premier Construction Company

Z19-013 Dransfeldt Development PD Amendment- Narrative

Lucent LLC

8/21/2019

Dransfeldt Development Lot 3B1

Parker, CO

303-717-1056

We are proposing to amend some of the industrial UBSR's to Use By Right in the Dransfeldt Place Subdivision. The subject property consists of a 20.006 acre light industrial subdivision on Dransfeldt Road near the police station,

Per the "Dransfeldt Place PD Modifications R2" attachment we have replaced the use matrix with a revised one, allowing more "use by right" development in the subdivision. The intention is to reduce the time and cost associated with getting industrial sight plans approved in an industrial subdivision. Currently there are only 2 industrial uses that are use by right.

We are also proposing to remove the Build To Line in the PD

Action: Remove the Build to Line requirement.

Reason: The Build to Line is an ineffective and detrimental requirement to quality development on the 1 acre sites. The 30% build to requirement is creating difficulties in designing, resulting in "L" shaped buildings where the back of the building end up facing Dransfeldt. Fact is, the build to requirement has prevented 4 different parties to stop construction/consideration on these lots, 1,5 and 6. The eventual quality build out of the Dransfeldt Place is much more likely to occur and, much sooner to occur, should the Build To Line requirement be removed from the PD.

Please contact me if you need any further information.

Thanks,

Dan Myers

Colorado Steel Systems

303-717-1056

- Approval Considerations (Respond to all 9 approval factors found in [Section 13.04.240\(f\) 1-9](#) as identified below and attached):

The Planning Commission and Town Council, in review of rezoning requests, shall consider the following factors:

1. *A need exists for the proposal;*
The Dransfeldt Place Subdivision is in the middle of the only 2035 Master Plan Light Industrial area, and is currently the only developed subdivision with undeveloped lots in the Town. We are having many potential clients approaching to us about light industrial facilities, and are having trouble in the surrounding areas finding available lots for their use.
2. *The particular parcel of ground is indeed the correct site for the proposed development;*
As mentioned above, this subdivision is in the 2035 Master Plan light industrial development area, but there are only 2 industrial uses by right in the current PD. That deters development, and increases the work load for Town of Parker going through the UBSR process for every lot in the subdivision.
3. *There has been an error in the original zoning; or*
We are not requesting a zoning change. We believe for the reason stated above that amending the PD will expand and encourage opportunities for development within the subdivision.
4. *There have been significant changes in the area to warrant a zone change;*
Again, it is not a zoning change, just a correction in the PD approved light industrial uses by right. There has been large demand in recent years for industrial sites, and most of the industrial zoned areas are full. All but a few lots of industrial zoned land in Castle Rock has been purchased by a single developer. There are a few sites in Dove Valley but they are too expensive for many potential clients. Some lots are available in Aurora, but the soil is so bad, that it makes the sites too expensive to develop for many clients. We know of a couple lots in Denver. The closest available larger tracts of industrial land to the North are in Adams County, and we have had several clients back out of those because of the travel distance for their employees. This makes Parker a very desirable area for industrial development.
5. *Adequate circulation exists and traffic movement would not be impeded by development; and*
The subdivision was built as an industrial subdivision so all circulation was designed with this in mind. All uses must meet development standards which includes traffic studies.
6. *Additional municipal service costs will not be incurred which the Town is not prepared to meet.*
Same as above. There would be no additional municipal service costs.
7. *There are minimal environmental impacts or impacts can be mitigated.*
Same as above. Subdivision was designed for this use, so environmental impacts will not change. All uses must meet development standards, which includes environmental impact mitigation.
8. *The proposal is consistent with the Town Master Plan maps, goals and policies.*
Same as above. Subdivision is in an industrial area, and the changes we are requesting are consistent with the current zoning.

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.*

The subdivision was designed as an industrial subdivision, so all services were taken into consideration for an industrial area.

Dransfeldt Place Development Amendment No. 1

**An integrated office and light industrial development
In the Town of Parker, Colorado**

Development Guide

The PD - Planned Development Zoning Regulation for a Commercial Development on Dransfeldt Road adjacent to Lincoln Meadows in the Town of Parker

Dransfeldt Place Development Guide

Version:

18 December 2019

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Dransfeldt Place Development Guide

Section I: Introduction

A. Statement of Purpose

This Development Guide provides site-specific development standards for the 20.006 acre Dransfeldt Place Development Planned Development. Located on Dransfeldt Road approximately one-quarter of mile south of Lincoln Avenue, this project consists of a light industrial unified campus with an emphasis on professional office workspace which can include sales, service, accessories and retail buildings that accommodate a variety of services.

Thus, the purpose of these Development Guidelines is to establish standards for the comprehensive development and improvement of the property.

B. Common Definitions

This Section defines terms, words and phrases used in this Development Guide. Words, terms and phrases used herein shall be interpreted in accordance with these definitions. All other terms, words or phrases not specifically defined herein shall be given their meaning as outlined in the Land Development Ordinance.

Abutting or Contiguous Land:

A parcel of land that has a common boundary line with another parcel of land.

Commercial Retail:

A commercial use characterized by the selling of tangible goods, wares and merchandise directly to the consumer.

Commercial Service:

A commercial use characterized by the selling of services and intangibles directly to the consumer.

Common Area or Common Element, Commercial:

The total area and structures within a commercial or industrial project which are designed, designated and maintained for common use and enjoyment by the owners and tenants of the project and their invitees, such as parking facilities and their appurtenances, enclosed and open malls, sidewalks, landscaped areas, public toilets and service facilities.

Construction:

The actual placement and fastening of construction materials in a fixed position. If a basement is being excavated, such excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual construction. The term construction shall apply to buildings, roadways, utilities, other structures and landscaping.

Courtyard:

A space open and unobstructed to the sky, located at or above grade level on a lot bounded on three (3) or more sides by walls of a building.

Covered Parking:

Parking facilities that are protected by a roof or enclosed within a structure.

Driveway:

A private vehicular passageway for the exclusive use of the owners and occupants of the lot(s) or project and their invitees.

Educational Facility:

Private or public schools, colleges, universities, technical schools or libraries qualified to offer general academic and/or specialized education.

Garage, Private:

A building, or portion thereof, used primarily for the parking of motor vehicles belonging to the occupants of the land upon which it is situated and their invitees.

Garage, Public:

A building or portion thereof, other than a private garage, used for the parking of motor vehicles.

Hotel/Motel:

Any building arranged, designed and intended as a temporary lodging place for human beings, with or without meals; in which there are six (6) or more guest rooms or suites; and in which no provision is made for cooking in any individual room or suite. A Motel use differs only in that it caters toward users travelling by automobile.

Joint Use of Parking:

The shared use of off-street parking facilities by more than one type of land use where the same parking spaces are taken into account in satisfaction of the parking requirements of each use.

Dransfeldt Place Development Guide

Laboratory:

A building or portion of a building devoted to the experimental study of the science of testing and analysis of chemicals, drugs, explosives, minerals, etc.

Laboratory -Medical or Dental:

A building or a portion of a building devoted to the use of providing bacteriological, biological, medical, x-ray, pathological and similar analytical or diagnostic services to doctors or dentists and where no fabrication is conducted on the premises, except the custom fabrication of dentures.

Landscaping:

Improvement to an area of land by the planting of a combination of trees, shrubs and ground cover, or the installation of other materials such as rock, bark, retaining walls, or sprinkler systems.

Lot Area:

The total horizontal area within the lot lines of a lot.

Lot, Corner:

A lot of which at least two (2) adjacent sides abut for their full length upon a public street.

Lot, Double Facing:

A lot of which the front and rear property lines abut for their full length upon a public street.

May:

A right or election to do so, not a requirement.

Major Facilities of a Public Utility:

A transmission line, power plant, switching station, substation of electrical facilities, pipelines and storage areas of utilities providing natural gas or petroleum derivatives.

Mobile Office:

A vehicle, with or without self-motive power, designed and equipped for human occupancy for industrial, commercial or professional purposes, including but not limited to, temporary offices for the sale of homes, temporary construction management and supervisor trailers.

Motel:

A hotel primarily used for transients traveling by automobile.

Office:

A place of business containing offices.

Protective Covenants:

A written agreement, duly recorded, binding upon a specified group of property owners and their successors, heirs or assigns

wherein certain restrictions and conditions are established to promote and protect the value, desirability and development of the subject property.

Public or Quasi-Public Facilities:

Facilities intended for public use including but not limited to: educational facilities, fire stations, police stations, public parks, public recreational facilities, public utilities and public roadways.

Recreation Vehicle Storage:

An area of land and associated structures arranged, designed and intended to accommodate the temporary parking or storage of unoccupied recreation vehicles.

Setback Line-Front:

A line parallel to the front lot line and tangent to that part of the building situated on the lot that is closest to the front lot line

Setback Line-Rear:

A line parallel to the rear property line and tangent to that part of building situated on the lot that is closest to the rear property line

Setback Line-Side:

A line parallel to the side property line and tangent to that part of the building situated on the lot which is closest to the side property line (excluding open fire escapes or stairways, eaves, overhangs, chimneys, uncovered patios and decks, fences and courtyards).

Shall:

Mandatory responsibility or requirement.

Structure:

Anything constructed or erected in, under, over or upon the land, or attached to something in, under, or upon the land.

Structure, Temporary:

A structure that is not a permanent structure, or one, which is constructed for a special purpose in contemplation of removal upon accomplishment of such purpose.

Temporary Construction Yard:

A place for temporary offices and temporary storage of materials used for the construction of any structure permitted.

Transitional Uses:

Property that is in the interim period between annexation/ rezoning and development.

Dransfeldt Place Development Guide

SECTION II: General Provisions

A. Purpose

The purpose of this Dransfeldt Place Development Guide (hereinafter referred to as the "Development Guide") is to establish standards for the development of property in an efficient and orderly fashion.

Innovative, yet consistent, design standards shall be encouraged. The property shall be developed as a community with common themes throughout and strong attention paid to existing drainage ways.

B. Application Adoption & Effect

This Development Guide shall apply to all lands described in Exhibit B, "Legal Description of Property," and shall become effective upon the approval and adoption of same by the Town Council of the Town of Parker. From that date forward, all uses of the property shall be in conformance with this Development Guide.

C. Authority

The authority of this Development Guide is outlined in the Town of Parker Municipal Code, as amended.

D. Enforcement

The provisions of this Development Guide related to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or equity, by the Town of Parker.

E. Modifications

Any modification of this Development Guide which substantially changes the intent of this development or the overall density, in so far as maximum density or commercial and office intensity, shall be processed through the Town of Parker as a Rezoning and meet all the requirements of a Rezoning as outlined in the Town of Parker Municipal Code, as amended.

F. Relationship to Development Plan

Together with this Development Guide, a Dransfeldt Place Planned Development has been prepared and serves as the graphic representation of these provisions. This Dransfeldt Place Planned Development is a part hereof and is incorporated herein by this reference with everything shown thereon and all amendments thereto.

G. Relation to the Town of Parker Subdivision and Site Plan Regulations

All provisions of the Town of Parker Subdivision Regulations and Site Plan standards, and any amendments thereto as may be made from time to time, are by this reference incorporated herein as if fully set forth.

H. Conflicting Provisions

The provisions of this Development Guide shall prevail and govern the development of Dransfeldt Place, except where these provisions do not clearly address a specific subject, or are in conflict with a specific provision defined within the Town of Parker Municipal Code, as amended. In such situations, the provisions of the Town of Parker Municipal Code, as amended, shall prevail, when applicable.

I. Land Use Boundaries & Density

- 1) **Boundary Calculation:**
All land use areas shall be considered to include all of the land within the perimeters indicated on the Dransfeldt Place Planned Development and one-half of any adjacent streets.
- 2) **Final Boundary Configuration:**
The Dransfeldt Place Planned Development is intended to depict general locations and illustrate concepts of the provisions of the Development Guide.

J. Dedication Requirements

All dedications of Public Facilities, including but not limited roadways, utility easements and drainage facilities and easements, shall be made at the time of final platting of the specific project area.

Dransfeldt Place Development Guide

Section III: LI: Light Industrial Use Areas

A. Intent

This section establishes the standards for the commercial use areas designated on the plan, which will provide for planned, orderly development, meeting the automotive and retail needs of the community as it develops. All roof-mounted equipment, except solar collectors and heaters, shall be properly screened.

B. Uses Permitted and Uses by Special Review (UbSR")

Listed uses are identified as either "Permitted, or "Use by Special Review (UbSR) with an "X" in the appropriate column in the matrix below. Uses not listed in the matrix will be at the Community Development Director's determination as to whether they are Permitted, or UbSR in accordance with the Town of Parker Municipal Code, as amended:

General Commercial Uses		
Type of Use	Permitted	UbSR
Offices: general, medical, dental, and professional	X	
Financial Services: including banks and brokerages	X	
Retail Shopping Establishments	X	
Personal and Convenience Services	X	
Research and Development Facilities	X	
Convenience Service Establishments with Gas Pumps		X
Building Material Sales	X	
Small Animal Veterinary Clinic, with or without kenneling		X
Dog Training and Grooming, with or without kenneling		X
Greenhouses and Plant Nurseries		X
Mini- Storage Warehouses, including Recreational Vehicle Storage*		

* Mini Storage Warehouses, including Recreational Vehicle Storage

Storage, self storage, outdoor self storage and warehouse uses are prohibited under the Town of Parker's Land Development Ordinance "Storage Uses and Overlay District". Those uses and structures that were in existence and were permitted prior to March 7, 2016, the effective date of the "Storage Uses and Overlay District" shall be allowed to continue as a nonconforming use under the Town of Parker Municipal Code, as amended.

New storage, self storage, outdoor self storage and warehouse uses or the expansion of existing storage uses and structures will not be reviewed or considered in the Dransfeldt Place Planning Area while the Storage Uses and Overlay District remains in effect. In the event the Storage Uses and Overlay District is repealed by the Town Council (other than as part of an ordinance that repeals and replaces such ordinance), all new and expanded storage, self storage, outdoor self storage and warehouse uses will be classified as a Use by Special Review and reviewed as such.

Dransfeldt Place Development Guide

Eating, Drinking, and Entertainment Establishment Uses

Type of Use	Permitted	UbsR
Restaurant, with indoor or outdoor seating, with or without alcoholic beverage sales	X	
Fast Food restaurants, with or without drive-thru facility	X	
Take out and Delivery Food Service	X	
Indoor Movie Theater**		X
Indoor Recreation Facility		X
Public Park or Playground	X	
Trail or Trailhead	X	
Instructional Services/ Studios	X	

Automotive Uses

Type of Use	Permitted	UbsR
Automobile Sales, Leasing, and Rental (new and used)		X
Automobile and Truck Service and Repair	X	
Tire Sales and Repair	X	
Motorized Equipment Sales, Leasing, Rental, Service and Repair (if "Service and Repair" are an accessory use to the principal use of sales, leasing and rental)	X	
Car Wash		X
Light Machinery Repair	X	
Light Manufacturing or Assembly of Small Equipment, Parts or Supplies	X	
Automobile Body Shop	X	
Sales of Automotive Gasoline or Fuel		X
Distribution Facilities	X	
Contractors Offices with Accessory Equipment and Trailer Storage	X	

Institutional Uses

Type of Use	Permitted	UbsR
Places of Religious Assembly**	X	
Government Uses Less Than or Equal To 5,000 Square Feet**	X	
Government Uses More Than 5,000 Square Feet**		X
Ambulance Service**		X
Conference Center or Meeting Hall **	X	

** Light Industrial Conservation Overlay District

Uses shall comply with the regulations and limitations outlined within the Town of Parker Municipal Code Light Industrial Conservation Overlay District, as amended.

Dransfeldt Place Development Guide

C. Design Standards, all lots

Design Standards		
Principal Structure Setbacks	From Dransfeldt Road	30 Feet
	From Internal Streets	15 Feet
	From Rear Or Side Lot Line	0 Feet
Principal Building Separation	Edge of Building to Edge of Building	15 Feet
Seperation From Residential Uses	Edge of Building to Edge Of Residential Lot	100 Feet
All Structures	Maximum Building Height	45 Feet
	Heights Greater Than 45 Feet	UBSR

D. Design Criteria for Commercial Lots within Parker Gateway:

- 1) On-site lighting will comply with the requirements of the Town of Parker Municipal Code, as amended
- 2) Building materials, material colors, pedestrian orientation, and building placement on lots shall be done in accordance with the "Town of Parker, Commercial, Industrial & Multi-Family Design Guideline Standards", as amended.
- 3) For lots which abut Dransfeldt Road, the commercial design standards shall apply, as outlined within the Commercial, Industrial, and Multi-Family Residential Design Standards.

Exhibit 2

LEGAL DESCRIPTION:

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

LOTS 1 THROUGH 10, AND TRACTS A THROUGH C,

DRANSFELDT PLACE MINOR DEVELOPMENT PLAT

ACCORDING TO THAT MAP RECORDED JULY 6, 2016 AT RECEPTION NO. 2016043917

COUNTY OF DOUGLAS,

STATE OF COLORADO

CONTAINING 915,430 SQUARE FEET OR 21.015 ACRES, MORE OR LESS.