



PLANNING COMMISSION MINUTES

June 11, 2020

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, Erik Frandsen and Eliana Burke. Alternate Kimberly Rodell was seated for the vacant position. Alternates Susan Caudill and Tracie Manske were present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the May 28, 2020 meeting minutes.

Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:03 P.M. PARKER AND PINE - Rezone and Minor Development Plat

Applicant: EVT Parker Colorado, L.L.C.

Location: Southwest corner of Parker Road and Pine Lane

Department: Community Development, Carolyn Parkinson

TRAKiT Nos.: Z19-027/SUB18-020

Carolyn Parkinson, Planner, presented the staff report for the Parker and Pine Rezone and Minor Development Plat request. Ms. Parkinson concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve:

- the request to delete the subject property from the Parker Auto Plaza Planned Development (PD) and
- to establish zoning for the subject property as the Parker and Pine (PD) and
- minor development plat request, subject to the one (1) condition contained in staff's report.

APPLICANT PRESENTATION

The following representatives presented project information:

- Ryan Amato, Eisenberg Company, Phoenix, AZ
- Bill Mahar, Norris Design

The presentation provided the following project information:

- introductions of the remaining team:
 - Dan Skeeahan, Kimley-Horn
 - Thomas J. Ragonetti, Otten Johnson, Robinson Neff+Ragonetti
- location and of the 16-acre site
- provides for multi-modal transportation accessibility
- provides a mixed-use development
- complies with:
 - Parker 2035 Master Plan
 - Parker Road Corridor Plan
 - Town of Parker zoning criteria
- Benefits of the proposed development
 - design standards exceed Town standards
 - ensure cohesive design throughout the development
 - provides for mixed-use development
 - provides pedestrian amenities
 - provides lots and access points for development

Commissioners discussed with staff and the applicant:

- proposed multi-family product type; i.e. apartments, townhomes, condos; (*Staff said the type of multi-family product type is not yet determined other than what is allowed within the proposed PD.*)
- confirmation that the density is capped at 175 dwelling units; (*Staff confirmed the cap is correct.*)
- the development timeline for the commercial vs. residential development; (*Mr. Amato said development hopefully, will begin within a year.*)
- if there will be plans for internal residential access roads; (*Staff said yes, the internal residential access roads will be a part of that site plan process and meet all of the Town's requirements.*)
- the planned number of acres for residential development; (*Staff said 8.2 acres are planned for the residential development.*)

Chair Gary Poole stated this is the time where citizens are encouraged to speak publicly. The use of video conference technology can be challenging when inviting public comment. Therefore, to help us proceed in an organized fashion, we request that you use the "Raise Your Hand" feature to indicate you would like to speak. We will acknowledge speakers in the order they are received. When you are acknowledged for your turn to speak, we request that you introduce yourself by stating your name and address and speak respectfully. Your comments will be limited to three (3) minutes.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:24 P.M. PARKER AND PINE - Rezone and Minor Development Plat

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the request:

- the proposal appears to have no obstacles or challenges
- is in line with the surrounding developments
- will provide diversity with the mixed-use development
- will hopefully be developed with townhomes/condos rather than apartments
- will improve the Parker Road corridor
- will conform well with the new zoning and design standards
- is a better fit than the existing Parker Auto Plaza PD
- meets the nine criteria for approval
- is the highest and best use for the property

Commissioner John Howe moved that the Planning Commission recommend Town Council approve an ordinance to delete certain property from the PD-Planned Development Known as Parker Auto Plaza. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve an ordinance for the Parker and Pine Planned Development Guide and Map. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Parker and Pine Minor Development Plat subject to the condition in staff's report. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

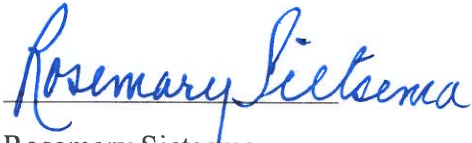
Staff advised that this would be Carolyn Parkinson's last presentation to the Planning Commission, as she will be retiring.

Everyone thanked Carolyn for her work and wished her well.

Staff also, reminded the Planning Commissioners of the June 18, 2020 newly appointed Planning Commissioner orientation.

ADJOURNMENT

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



Rosemary Sietsma
Recording Secretary



Gary Poole
Chair