



PLANNING COMMISSION

MEETING 7:00 PM

October 22, 2020

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

Town Administrator Emergency Order No. 2-2020: All municipal facilities, including Town Hall where Planning Commission meetings are physically held, are closed to all members of the general public in response to the COVID-19 pandemic.

Town Administrator Emergency Order No. 4-2020: Planning Commission meetings are closed to members of the general public in response to the COVID-19 pandemic. The Town will provide for **electronic, virtual participation** by the general public, including applicants, residents and other interested parties during regular and special Planning Commission meetings via two (2) media types:

- VIRTUAL PUBLIC PARTICIPATION: VIA ZOOM WEBINAR

Instructions on how to participate in the public hearing are available by viewing the individual Planning Commission meeting listing on the Town's online calendar at www.parkeronline.org/calendar.

- PUBLIC VIEWING ONLY: FACEBOOK LIVE

Planning Commission meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

- PLEASE NOTE: **PUBLIC PARTICIPATION IS NOT AVAILABLE THROUGH FACEBOOK LIVE.**

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

October 8, 2020 Minutes

6. RESOLUTIONS

RESOLUTION NO. 20-054

A Resolution to Adopt the Town of Parker, Colorado, Three-Mile Area Plan

7. PUBLIC HEARINGS

A. MACLACHLAN PROPERTY FILING 1 LOT 1-Use by Special Review for 9855 Parker LLC/Inspire Animal Hospital

Applicant: Ben Swanson /Jamie Saliman, Josh Saunders

Location: Generally located on the north side of Lincoln Avenue, between Dransfeldt Road and Parker Road

**Department: Community Development, Carolyn Washee- Freeland
TRAKiT No.: Z20-009**

B. DOUGLAS 234 FILING 6 - Minor Development Plat (To be Continued to October 29,2020)

Applicant: RICK Engineering Company

Location: Generally located on the northeast corner of Chambers Road and Hess Road

**Department: Community Development, BrieAnna Simon
TRAKiT No.: SUB20-002**

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

October 8, 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 Kimberly Rodell, Richard Foerster, Ruth Ann Nelson, John Howe, Erik Frandsen and Eliana Burke. Alternates Susan Caudill, Tracie Manske and Anthony Matthews were present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the September 24, 2020 meeting minutes.

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

Chair Gary Poole advised the public of the role of the Planning Commission and to join the Zoom webinar link if they wished to make public comments using the “Raise your Hand” feature; and that those watching on Facebook Live would not be able to make public comments.

PUBLIC HEARING: OPENED: 7:03 P.M. BOWEY PROPERTY – Zoning (Continued from September 10, 2020)

Applicant: Town of Parker

Location: Generally located on the northeast corner of Parker Road and Pine Drive

Department: Community Development, BrieAnna Simon

TRAKiT No. Z20-001

BrieAnna Simon, Planner, presented the staff report for the Bowey Property – Zoning request. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve the Bowey Property – Zoning request.

Commissioners discussed with staff:

- if the property owner is ok with the annexation; (*Staff said an enclave annexation does not require owner approval but the Town has notified the owner of the annexation and the owner has not responded with comments to the Town.*)

APPLICANT PRESENTATION

Town staff presentation only.

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: 7:09 P.M. BOWEY PROPERTY – Zoning (Continued from September 10, 2020)

PLANNING COMMISSION DISCUSSION

Planning Commissioners agreed the request:

- meets the nine criteria to recommend approval
- has no objections from outside agencies
- fits with Parker 2035 Master Plan
- will enhance the existing medical community
- will provide for the growth of the medical community
- will be zoned as is
- was noticed to and was not objectionable to the property owner
- is a logical move

Commissioner John Howe moved to recommend Town Council approve Ordinance No. 3.356, the Bowey Property zoning request. Commissioners Richard Foerster and Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:12 P.M. ORDINANCE NO. 3.321.3 -A Bill for an Ordinance to Amend Section 13.02.010 and Subsection 13.07.140(c) of the Parker Municipal Code Concerning Dedications for Parks, Trails, Open Space and Schools

Department: Community Development, Mary Munekata and Stacey Nerger
Parks and Recreation, Dennis Trapp

Mary Munekata, Planner, presented the staff report for Ordinance 3.321.3 amending Section 13.02.010 and Subsection 13.07.140(c) of the Parker Municipal Code concerning dedications for parks, trails, open space and schools. Ms. Munekata concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve the ordinance, as conditioned in staff's presentation.

Commissioners discussed with staff:

- the number of homes served by a neighborhood park; (*Staff said the neighborhood parks would serve homes within a ½ mile radius; different from today's standard of serving a ¼ mile radius.*)
- the point where the park would be considered a Community serving park rather than a neighborhood park; (*Staff said within the Land Development Ordinance park dedication requirements are based on the number of housing units relative to a determined amount of acres of park space; if that calculation is less than 10 acres a Neighborhood Park is required; if that calculation is over 10 acres a Community Park is required.*)
- the discrepancy between the park dedication in the ordinance within the Planning Commission packet and what was presented; (*Staff said there was a last minute change in the ordinance that matches what was presented but doesn't appear in the Planning Commission packet.*)
- maintenance responsibilities for Neighborhood and Community Parks; (*Staff said most Neighborhood Parks are owned and maintained by Homeowners' Associations; Community Parks may or may not be owned and maintained by the Town of Parker.*)
- if the park sanitation stations will be portable or permanent structures having water and sewer connections; (*Staff said the details regarding restrooms will be determined at the time of site plan but a Community Park will be required to provide a permanent restroom, such as a vault facility.*)
- that brick "outhouses" are not appropriate for Community Parks; (*Staff said restroom facilities will be negotiated at the time of development of the site.*)
- if existing parks wish to be updated, will they be subject to the requirements of this ordinance regarding providing amenities; (*Staff said existing parks will not be required to provide amenities in the proposed ordinances but it may be used as a guide to offer options for amenities.*)
- that if existing parks are being updated, they would not be required to provide restroom facilities as required for newly developed parks; (*Staff said that is correct.*)
- what determines if a Community Park will be maintained/and or owned by the Town of Parker; (*Staff said ownership/maintenance is determined at the time of site development based on provided amenities that may be of interest to the Town.*)

APPLICANT PRESENTATION

Town staff presentation only.

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: 7:31 P.M. ORDINANCE NO. 3.321.3 -A Bill for an Ordinance to Amend Section 13.02.010 and Subsection 13.07.140(c) of the Parker Municipal Code Concerning Dedications for Parks, Trails, Open Space and Schools

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the request:

- is straight-forward
- provides details for the development of park dedications and amenities
- is good for the communities' ability to use parks and park amenities
- will bring a lot of good to the Town

Commissioner John Howe moved the Planning Commission recommend Town Council approve Ordinance No. 3.321.3 - to Amend Section 13.02.010 and Subsection 13.07.140(c) of the Parker Municipal Code Concerning Dedications for Parks, Trails, Open Space and Schools with the following conditions:

1. Increase the park size for a Community-serving park to 10 acres
2. Establish a maximum size for a Neighborhood-serving park at 9.99 acres.

Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Reminder: October 22, 2020 Planning Commissioner training, prior to the meeting, on: Subdivisions and Platting.

Staff called for a motion to hold a special Planning Commission meeting on October 29, 2020.

Commissioner Ruth Ann Nelson moved to hold a special Planning Commission meeting on October 29, 2020. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 10/22/2020

Town Council Date: 11/2/2020

Hearing Type: RESOLUTION
RESOLUTION NO. 20-054 - A Resolution to Adopt the Town of Parker, Colorado, Three-Mile Area Plan

Location: Town of Parker – Three-Mile Radius

Project Planner: Carolyn Washee-Freeland, Associate Planner

Applicant: Town of Parker

Executive Summary: The Town of Parker Three-Mile Area Plan (the ‘Plan’), was originally adopted by Town Council in 2006 and is a plan document developed to comply with the Municipal Annexation Act of 1965. State law requires that the Town update the Plan annually.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council adopt the Town of Parker’s 2020 Three-Mile Area Plan.”

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council deny adoption of the Town of Parker’s 2020 Three-Mile Area Plan.”

“I move that the Planning Commission vote to continue adoption of the Town of Parker’s 2020 Three-Mile Area Plan to a future date.”

I. BACKGROUND/DISCUSSION

The Plan was prepared for the purpose of complying with the Municipal Annexation Act of 1965 which is intended to ensure that municipalities are able to provide services in newly annexed areas. Section 31-12-105(e)(I) of the Colorado Revised Statutes provides that:

“Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area.”

Overview of 2020 Three-Mile Area Plan

The Plan was prepared to address the requirements as outlined in the Colorado Revised Statute Section 31-12-105(e)(I), regarding unincorporated lands located within three (3) miles of the Town of Parker’s current municipal boundaries. The unincorporated land described in the Plan includes properties located in Douglas, Arapahoe and Elbert Counties. The Plan boundary perimeters also encompass incorporated areas located within portions of the City of Lone Tree, City of Centennial, City of Foxfield, City of Aurora, Town of Castle Rock and the City of Castle Pines.

In 2020, unincorporated lands within the three-mile boundary totaled approximately 49,694 acres or 77.23 square miles. All annexations from August 2019 to August 2020 are included in Map 1 of the attached Plan.

The 2020 Plan is brief since the Town has a Planning Area Boundary and a Comprehensive Master Plan which already address many of the requirements of the Statute. This year, the Plan framework has been updated with eight (8) chapters:

1. Introduction
2. Overview of Sub-Areas
3. Transportation
4. Parks, Natural Areas, and Open Land Related Items
5. Utilities and Related Items
6. Proposed Land Uses
7. Enclaves Located within Parker
8. Map Exhibits

These chapters refer to those plans, policies, maps and other documents adopted by the jurisdictions that are located within the Three-Mile Plan area.

What the Plan does:

- References planning documents from the Town of Parker and nearby jurisdictions
- Complies with state law

What the Plan does not do:

- Change the Master Plan
- Change the Parker Planning Area
- Change the Town's regulations or zoning
- Obligate the Town to change any of the above

II. PRIOR ACTIONS

Date	Action
11/04/2019	Town Council Adopted the 2019 Three-Mile Area Plan

III. RECOMMENDED CONDITIONS

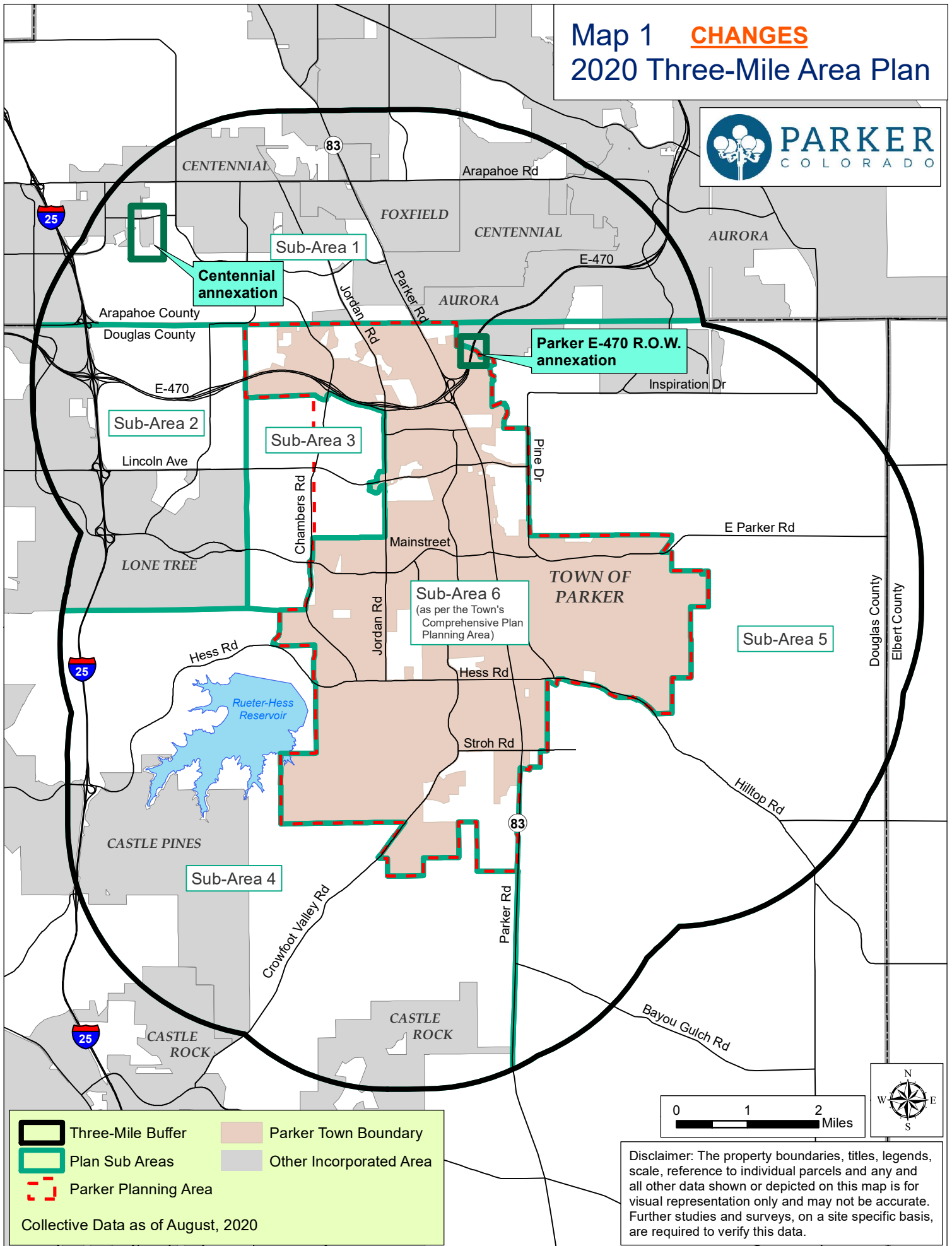
Staff recommends that the Planning Commission recommend Town Council adopt the 2020 Three-Mile Area Plan.

IV. ATTACHMENTS

1. 2020 Three-Mile Area Plan with maps including changes
2. Resolution No. 20-054

Report Approved By: Bryce Matthews, Planning Manager

Map 1 **CHANGES** 2020 Three-Mile Area Plan



Three-Mile Buffer

Parker Town Boundary

Plan Sub Areas

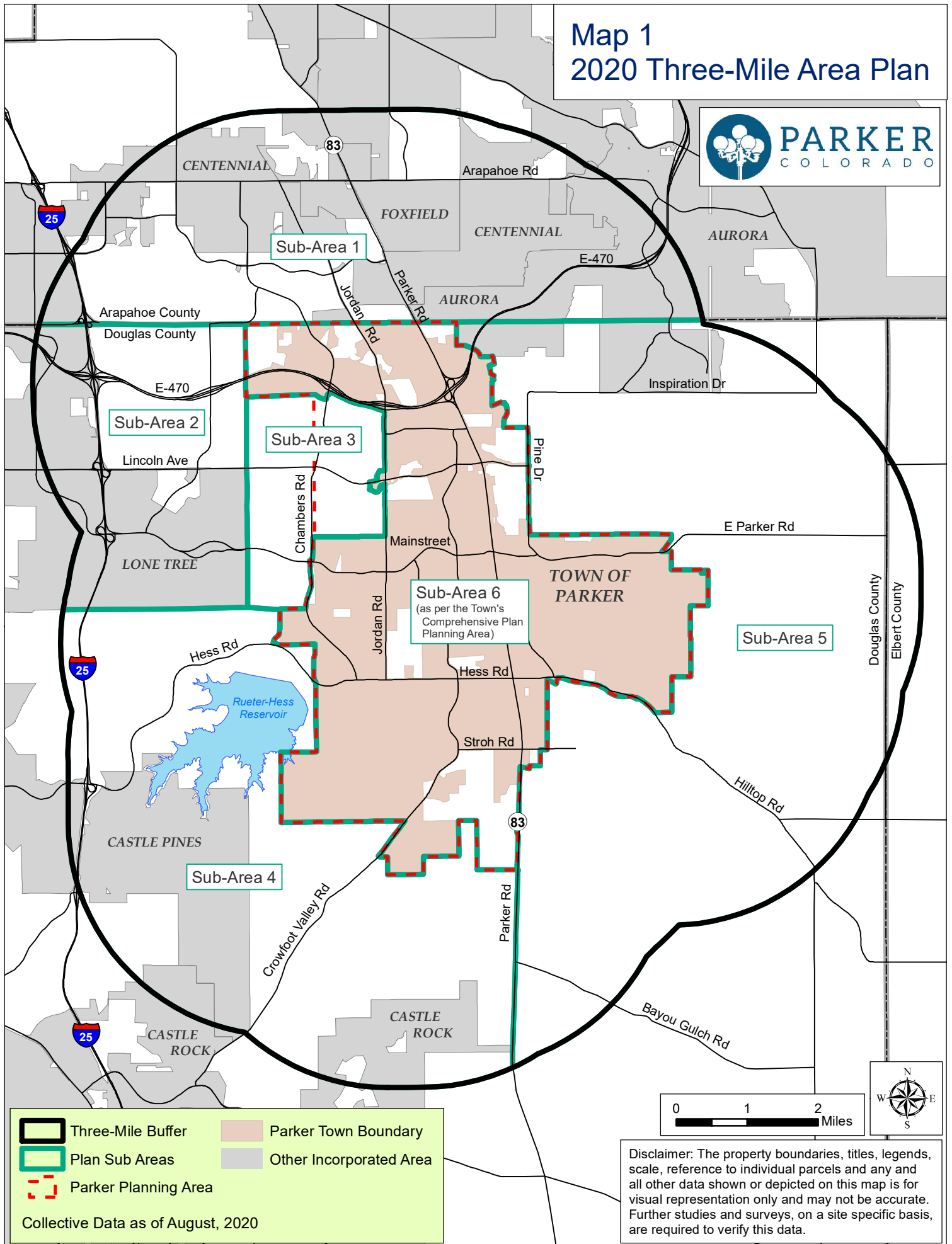
Other Incorporated Area

Parker Planning Area

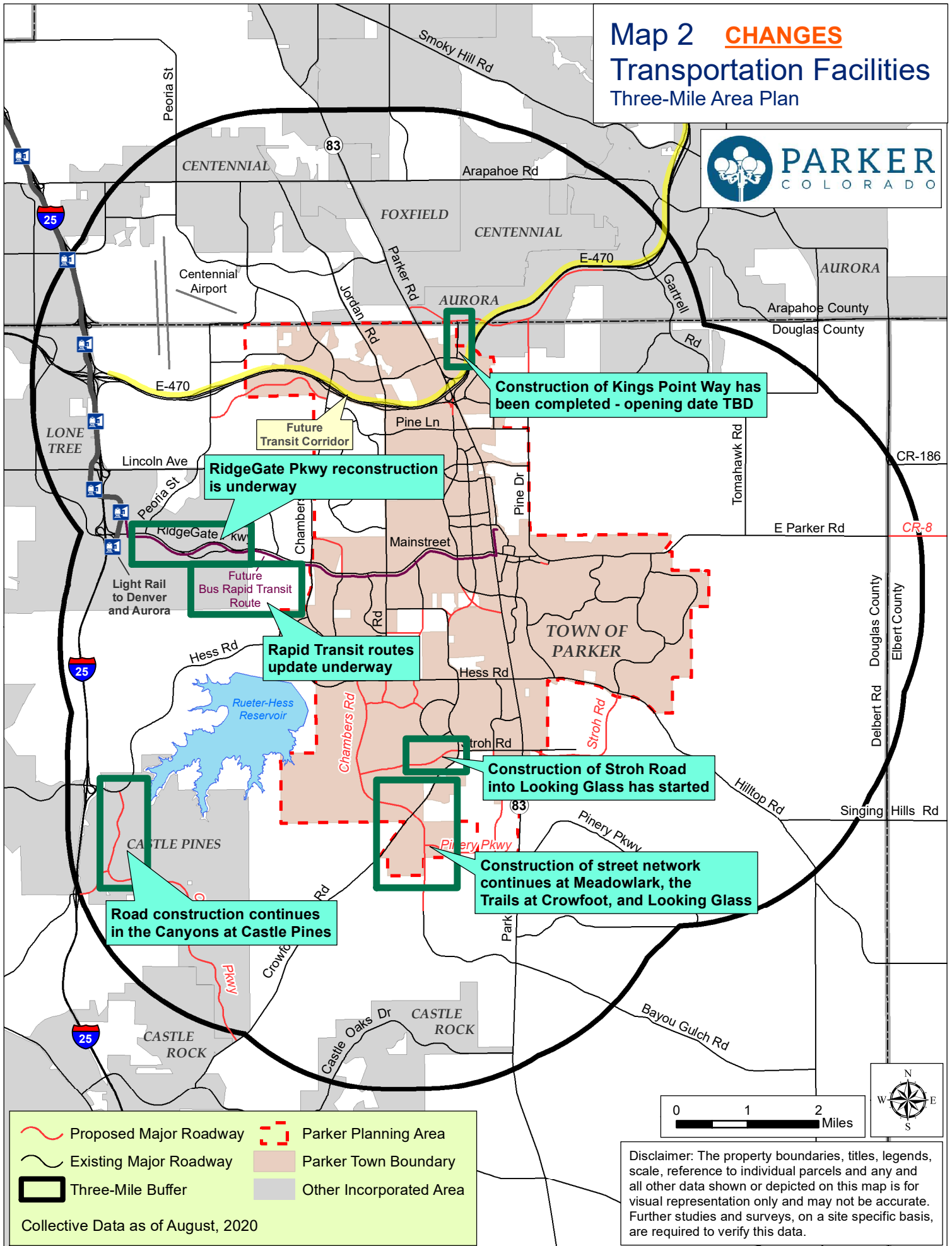
Collective Data as of August, 2020

Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.

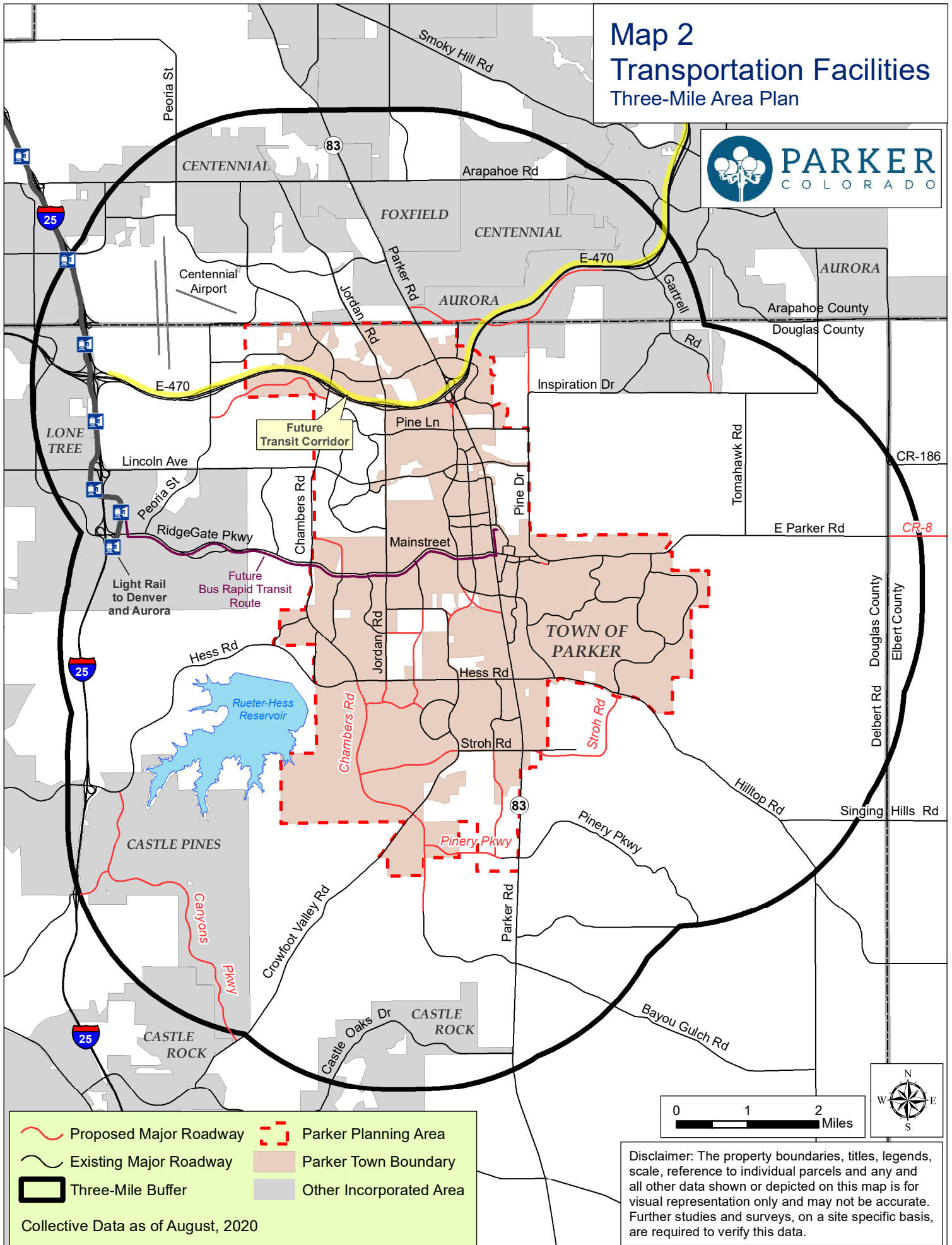
Map 1 2020 Three-Mile Area Plan

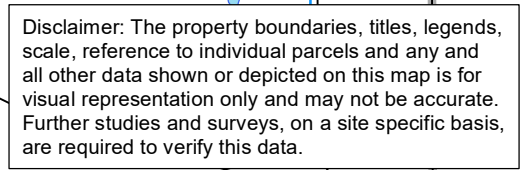


Map 2 **CHANGES** Transportation Facilities Three-Mile Area Plan

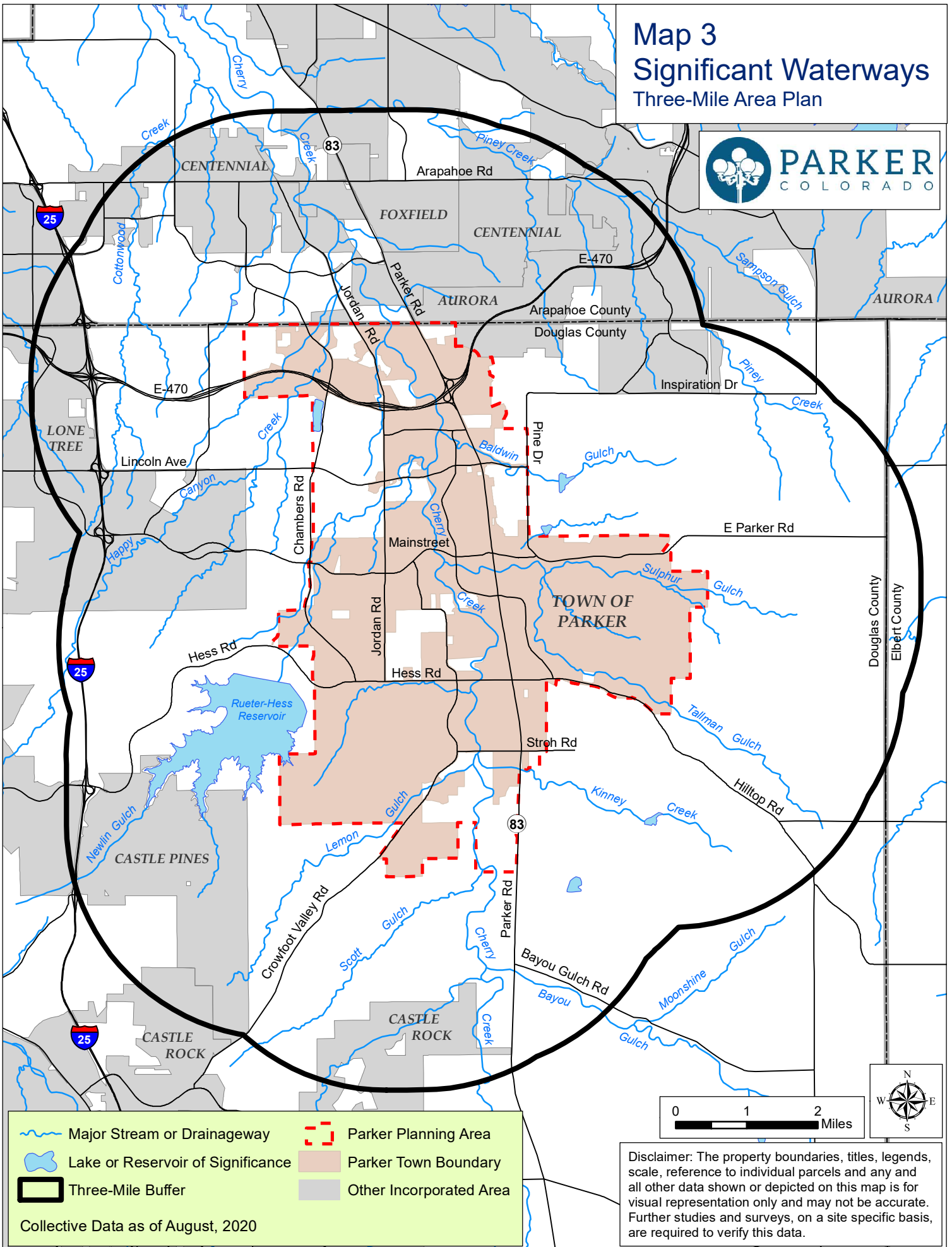


Map 2 Transportation Facilities Three-Mile Area Plan

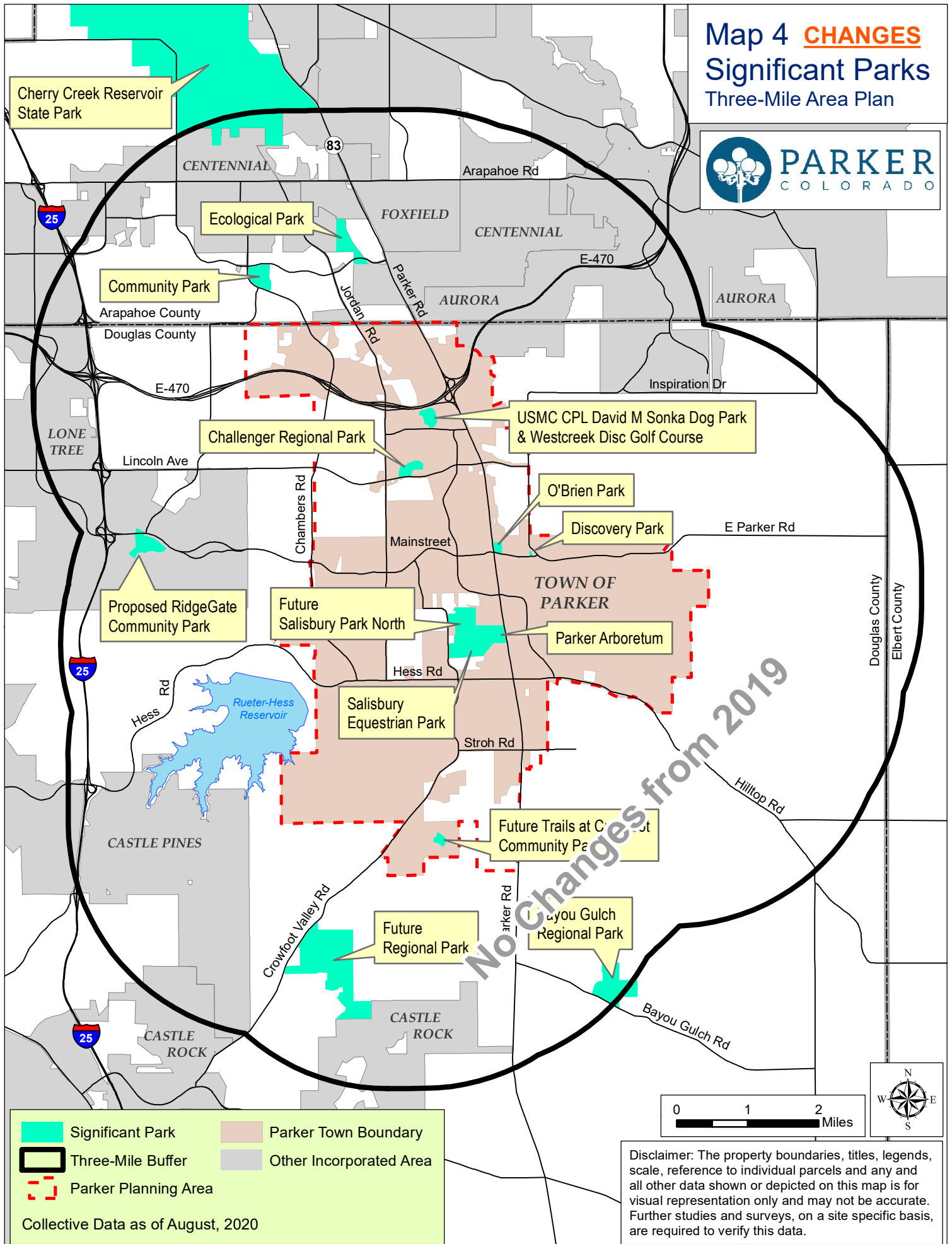




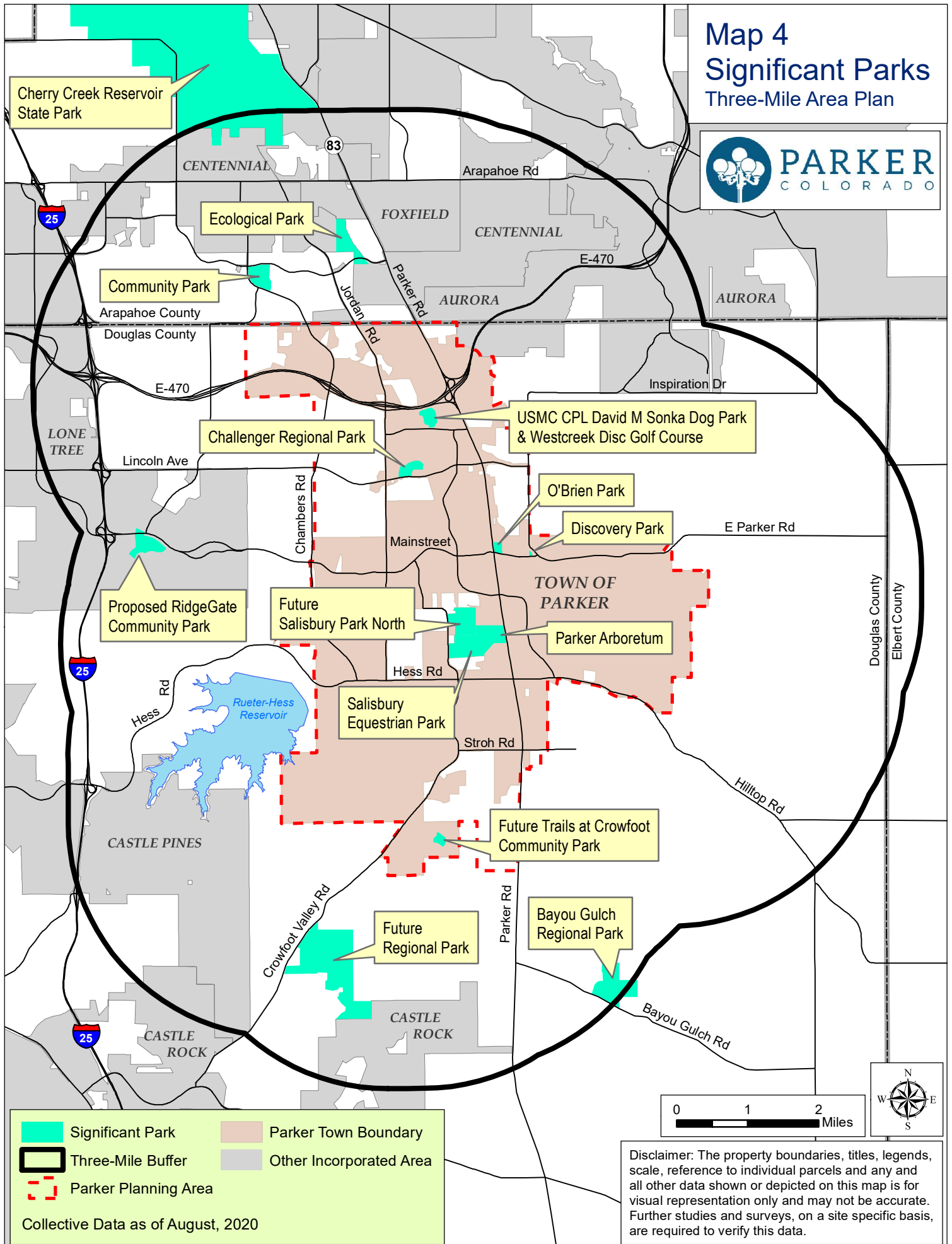
Map 3 Significant Waterways Three-Mile Area Plan



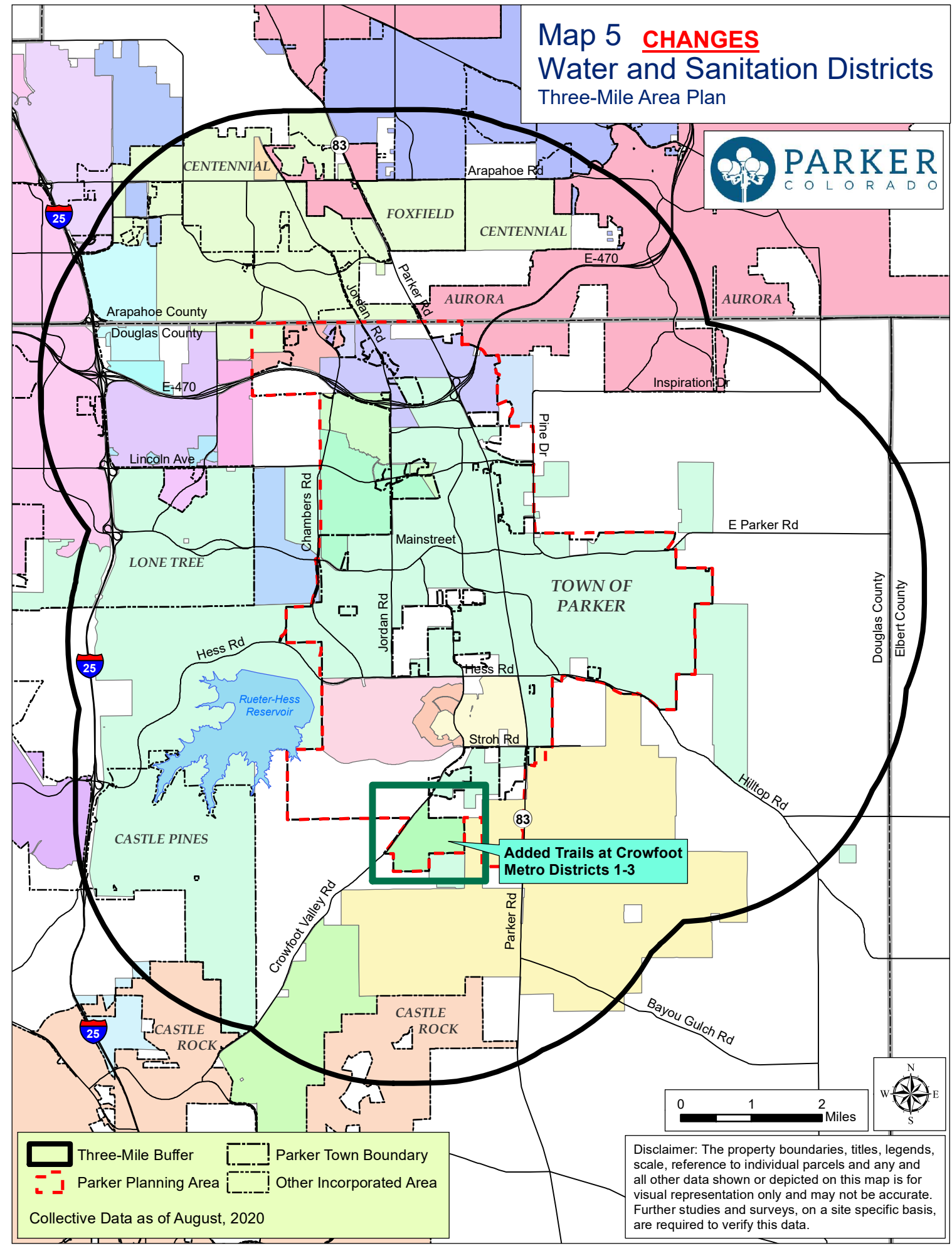
Map 4 **CHANGES** Significant Parks Three-Mile Area Plan



Map 4 Significant Parks Three-Mile Area Plan



Map 5 **CHANGES** Water and Sanitation Districts Three-Mile Area Plan



Three-Mile Buffer

Parker Town Boundary

Parker Planning Area

Other Incorporated Area

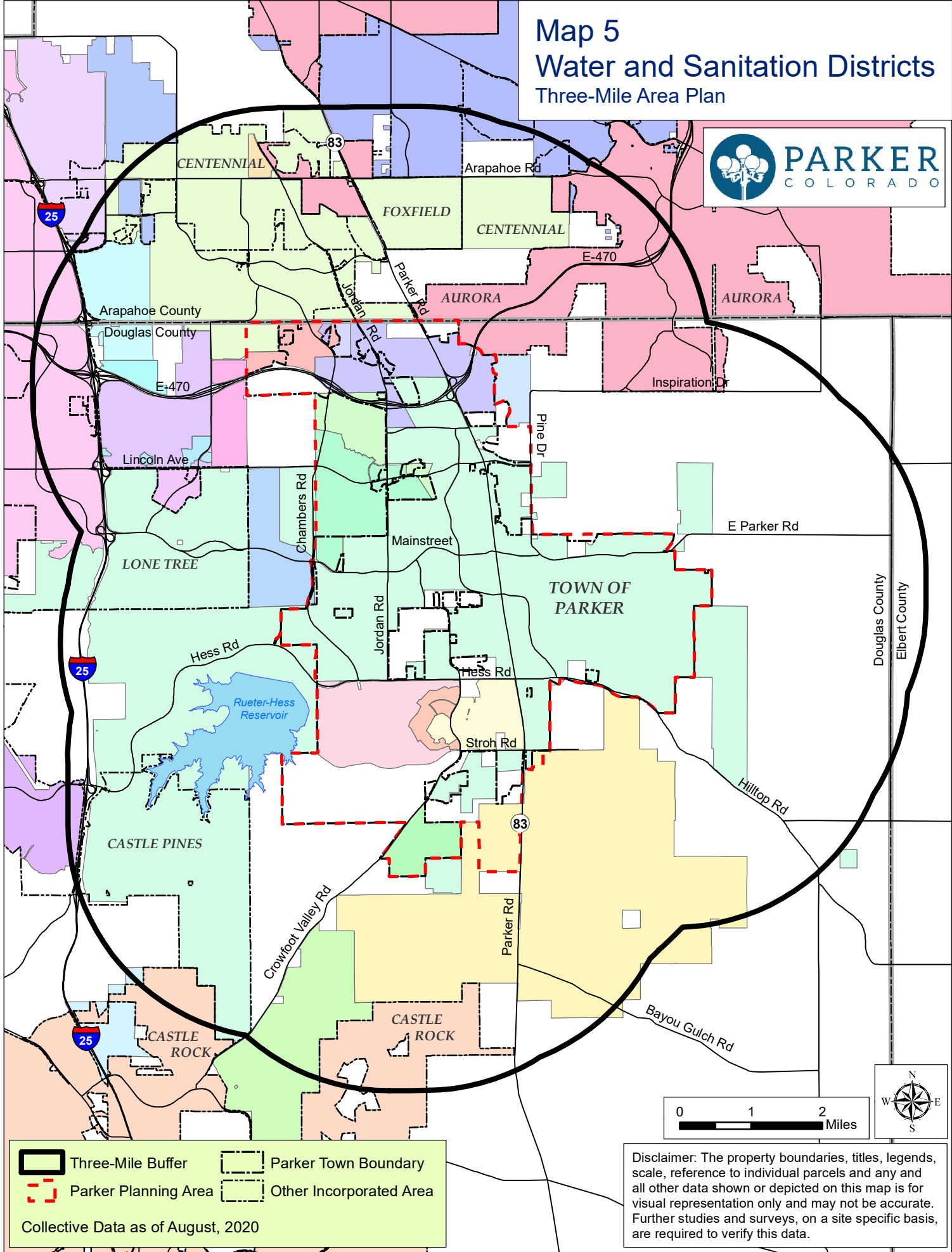
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Water & Sanitation Districts

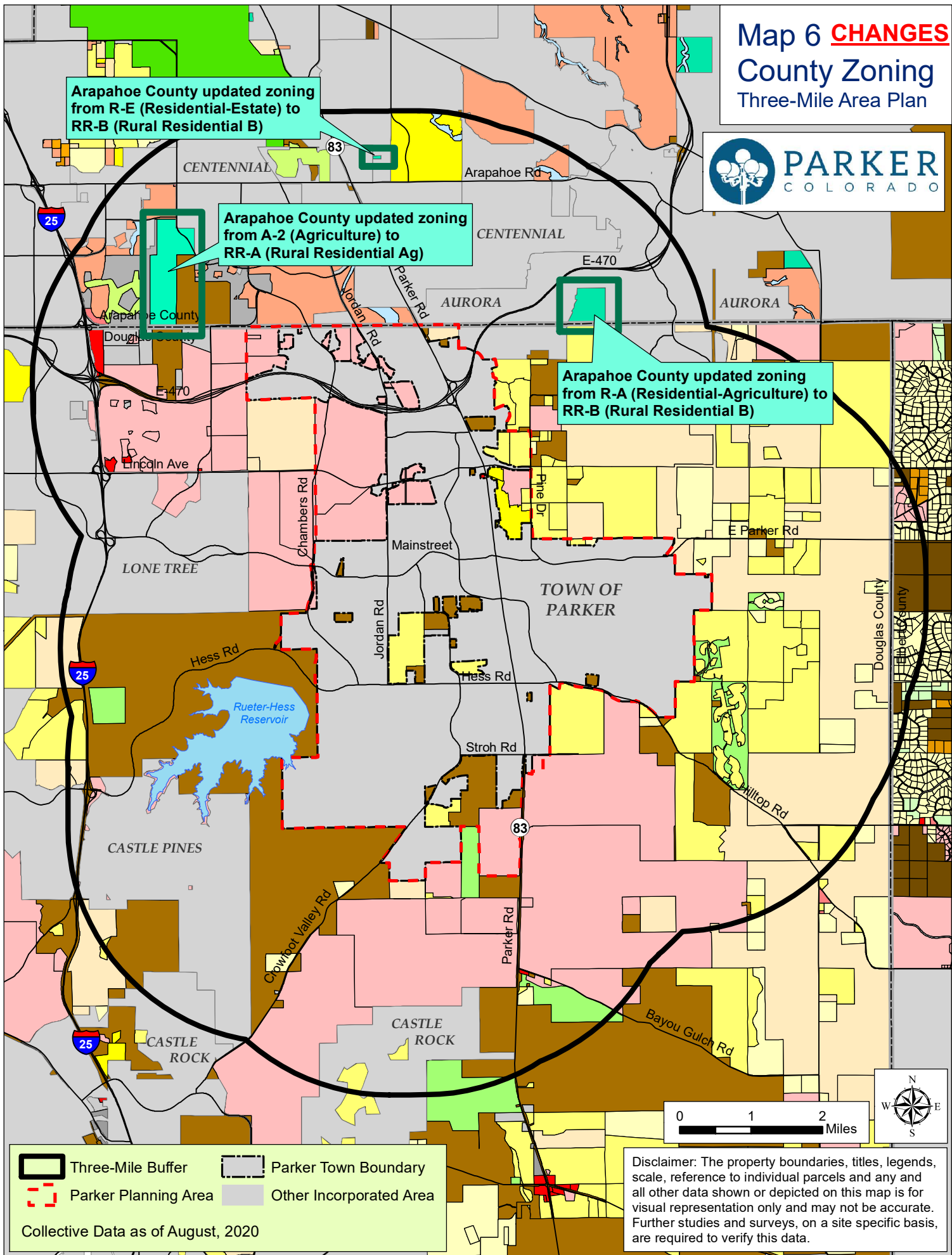
- Airport Vista Metro District 2
- Anthology West Metro District 2-6
- Arapahoe County Water & Wastewater Authority
- Aurora Water
- Castle Pines North Metro District
- Castlewood Water & Sanitation District A, B & D
- Cherry Creek South Metro District 1
- Cherry Creek South Metro District 4-11
- Compark Business Campus Metro
- Compark Business Campus Metro Dist Debt Svc 1 & 2
- Cottonwood Water & Sanitation District
- Crowfoot Valley Ranch Metro District 2
- Denver SE Suburban Water & Sanitation District
- E-470 Potomac Metro District
- East Cherry Creek Valley Water & Sanitation District
- East Valley Metro Water & Sanitation District
- Havana Water & Sanitation District
- Inverness Water & Sanitation District and Debt Svc's
- Lincoln Park Metro District
- Lincoln Park Metro District Debt Service
- Meridian Metro Debt Service 1 & 2
- Meridian Metro District
- Meridian Village Metro District 1-4
- North Meridian Metro District
- Parker Water & Sanitation District
- Sierra Vista Douglas Mutual Water Co
- Silver Heights Water & Sanitation District
- South Meridian Metro District Debt Service 1-3
- Southgate Water District
- Stonegate Village Metro District
- Town of Castle Rock
- Trails at Crowfoot Metro Districts 1-3

Map 5
Water and Sanitation Districts
Three-Mile Area Plan



Water & Sanitation Districts

- Airport Vista Metro District 2
- Anthology West Metro District 2-6
- Arapahoe County Water & Wastewater Authority
- Aurora Water
- Castle Pines North Metro District
- Castlewood Water & Sanitation District A, B & D
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- Inverness Water & Sanitation District and Debt Svc's
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- Meridian Metro Debt Service 1 & 2
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- Silver Heights Water & Sanitation District
- South Meridian Metro District Debt Service 1-3
- Southgate Water District
- Stonegate Village Metro District
- Town of Castle Rock
- Trails at Crowfoot Metro Districts 1-3



Arapahoe County Zoning

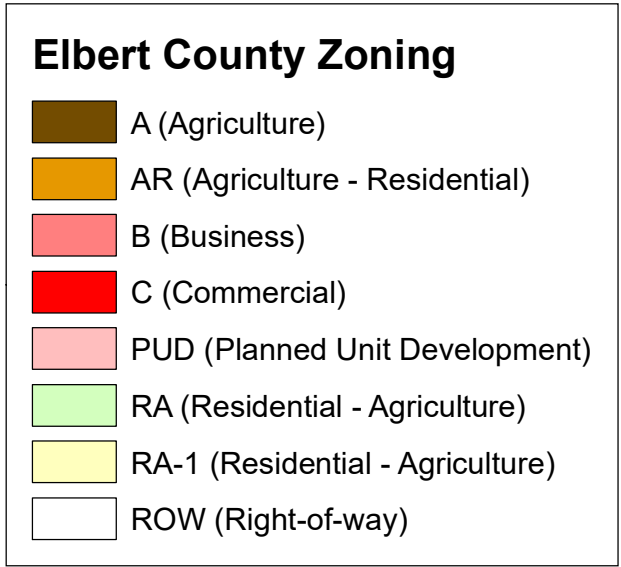
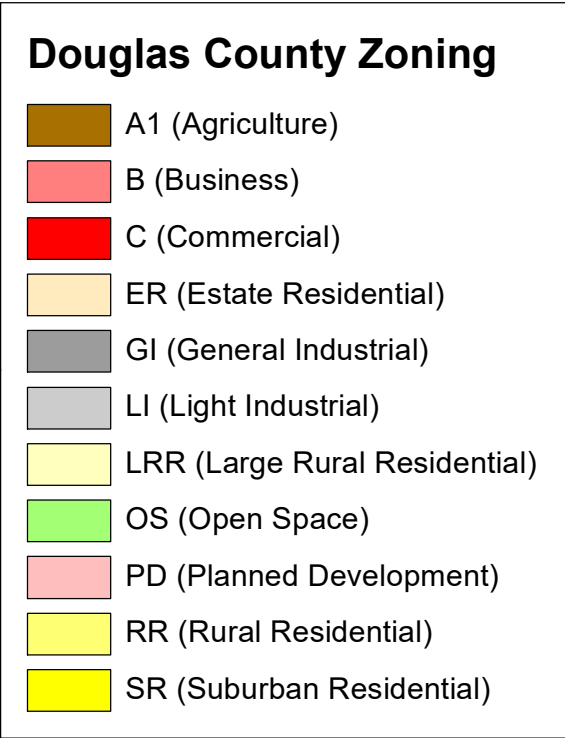
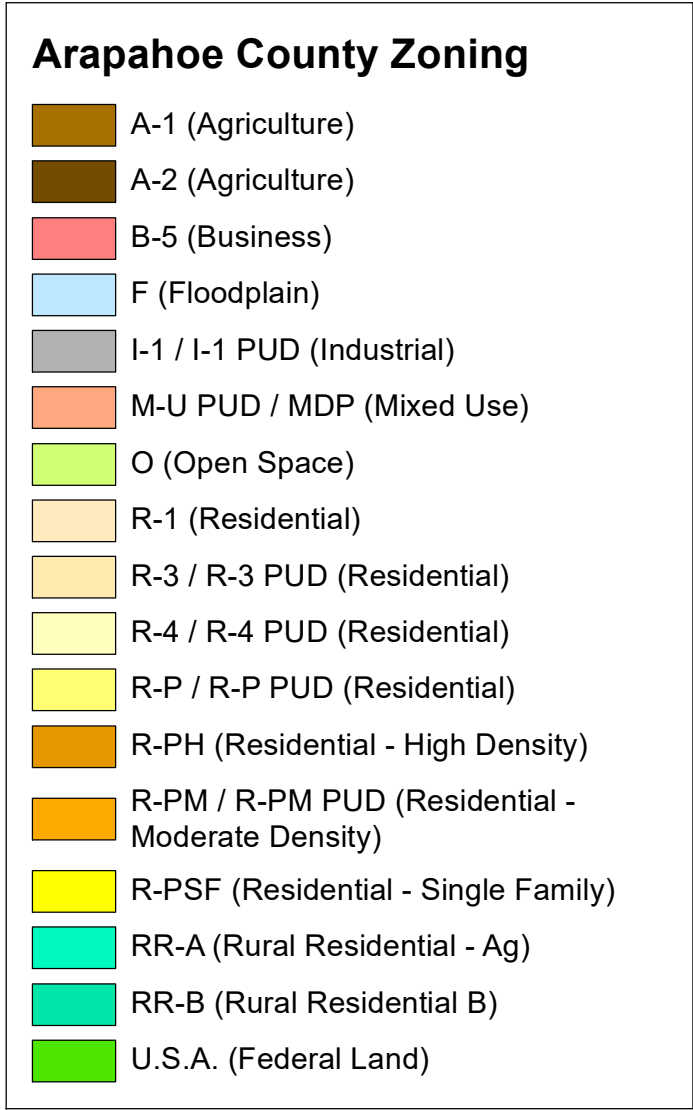
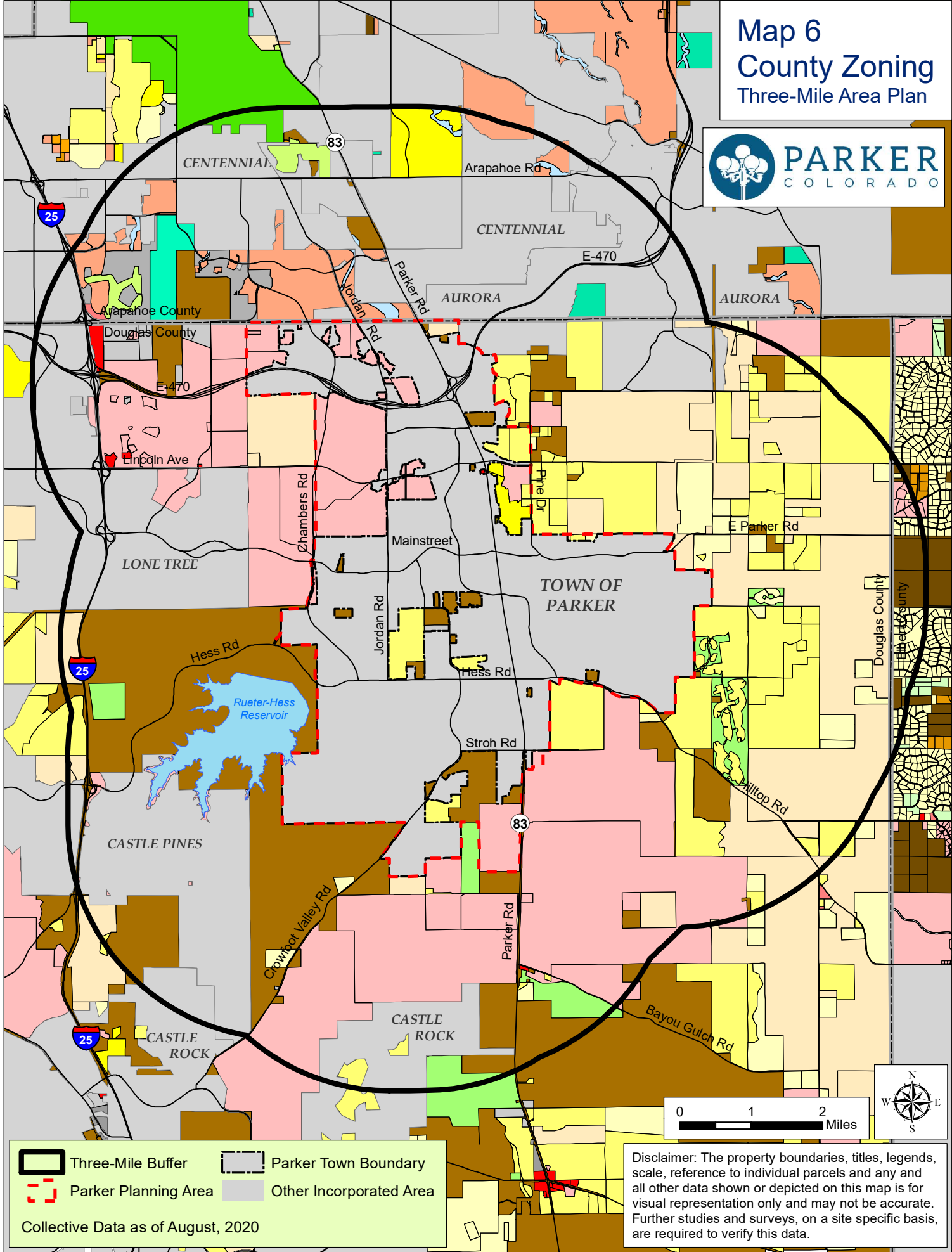
- A-1 (Agriculture)
- A-2 (Agriculture)
- B-5 (Business)
- F (Floodplain)
- I-1 / I-1 PUD (Industrial)
- M-U PUD / MDP (Mixed Use)
- O (Open Space)
- R-1 (Residential)
- R-3 / R-3 PUD (Residential)
- R-4 / R-4 PUD (Residential)
- R-P / R-P PUD (Residential)
- R-PH (Residential - High Density)
- R-PM / R-PM PUD (Residential - Moderate Density)
- R-PSF (Residential - Single Family)
- RR-A (Rural Residential - Ag)
- RR-B (Rural Residential B)
- U.S.A. (Federal Land)

Douglas County Zoning

- A1 (Agriculture)
- B (Business)
- C (Commercial)
- ER (Estate Residential)
- GI (General Industrial)
- LI (Light Industrial)
- LRR (Large Rural Residential)
- OS (Open Space)
- PD (Planned Development)
- RR (Rural Residential)
- SR (Suburban Residential)

Elbert County Zoning

- A (Agriculture)
- AR (Agriculture - Residential)
- B (Business)
- C (Commercial)
- PUD (Planned Unit Development)
- RA (Residential - Agriculture)
- RA-1 (Residential - Agriculture)
- ROW (Right-of-way)



RESOLUTION NO. 20-054, Series of 2020

**TITLE: A RESOLUTION TO ADOPT THE TOWN OF PARKER, COLORADO,
THREE-MILE AREA PLAN**

WHEREAS, the Municipal Annexation Act of 1965 provides that municipalities need a three-mile area plan (the "Plan");

WHEREAS, the Plan should generally describe the proposed location, character and extent of roads, bridges, parks, open spaces, public utilities and transportation facilities within the three-mile plan area; and

WHEREAS, the Municipal Annexation Act of 1965 requires the Plan to be updated at least once annually.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby adopts the Three-Mile Area Plan, which is attached hereto as **Exhibit 1** and incorporated by this reference.

RESOLVED AND PASSED this _____ day of _____, 2020.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT 1

[Draft Three-Mile Area Plan (redlined) attached for Planning Commission agenda. Clean Plan will be attached to the final Resolution for Town Council agendas.]

DRAFT

2020 Three-Mile Area Plan

for the Town of Parker, Colorado



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Map 6 – County Zoning	

I. Introduction

Purpose

The Three-Mile Area Plan is a policy document developed to comply with the Municipal Annexation Act of 1965. The purpose of this Plan is to ensure the adequate provision of municipal services within newly annexed lands based on Section 31-12-105(e)(I) of the Colorado Revised Statutes which provides that:

“Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area.”

The Statute requires a municipality to adopt an annexation plan prior to the annexation of any land into the municipality. Parker’s Three-Mile Area Plan provides a general description of all unincorporated lands located within three miles of the Town’s municipal boundaries. The Town of Parker’s 2035 Master Plan, as amended, provides guidance on proposed land uses within the Town’s planning area. Proposed annexations should be consistent with the Town’s Master Plan and Three-Mile Area Plan.

Methodology

The methodology used to develop the Three-Mile Area Plan focused on the use of GIS mapping, data collection, and research of unincorporated lands located within the Town’s three-mile boundary. Parker’s three-mile boundary was then divided into six (6) Sub-Areas (see figure 1) to facilitate the analysis. Unincorporated lands located within each Sub-Area were examined to determine general character, land use, transportation, extent of infrastructure, open space, and parks and recreation, and are further defined on maps 1 through 6.

2020 Three-Mile Area Plan Town of Parker, Colorado

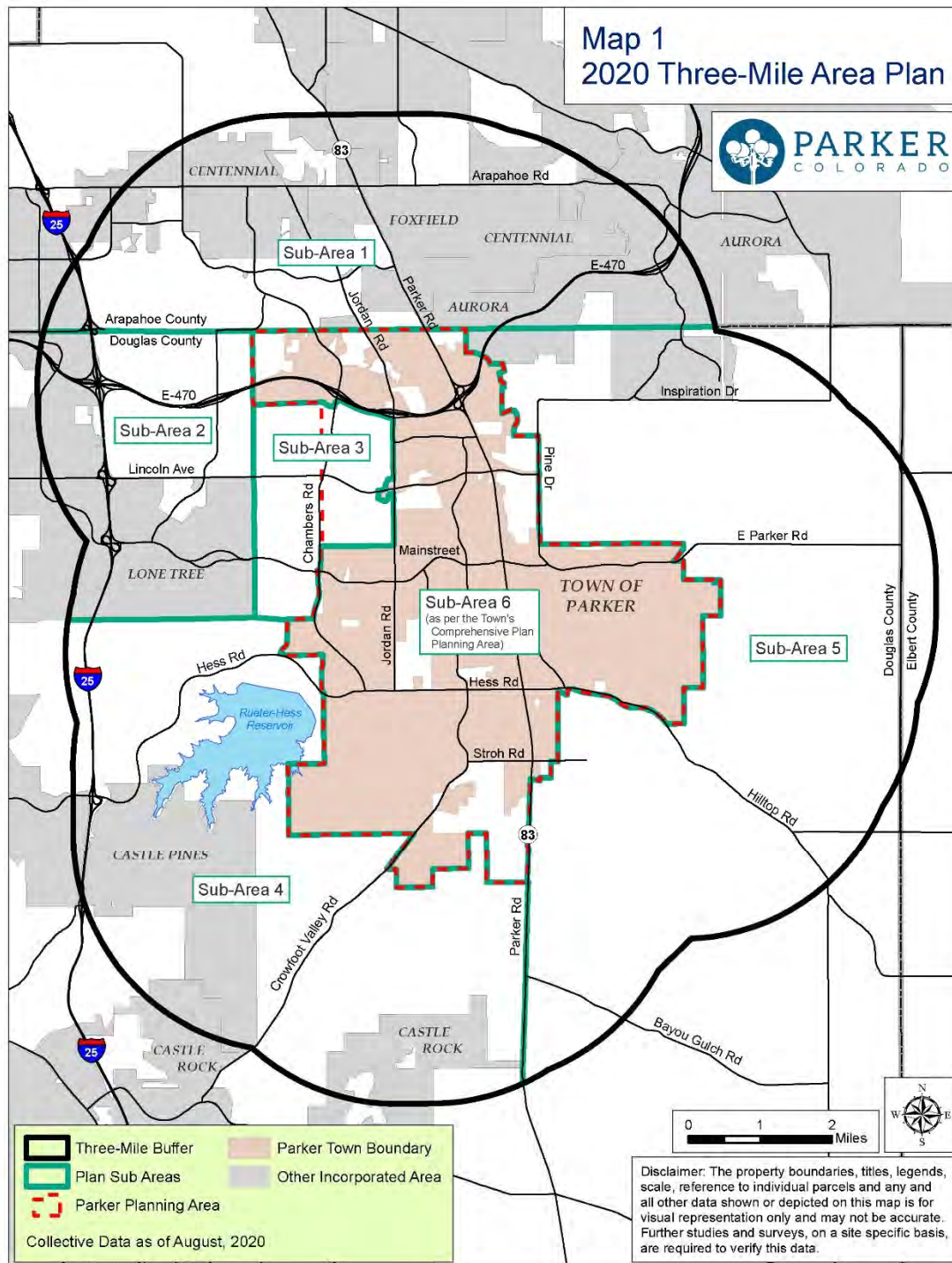


Figure 1 – Town of Parker Three-Mile Boundary – based on the Town's Municipal Boundary

II. Overview of Sub-Areas

The land described in this Three-Mile Area Plan includes properties located in Douglas, Arapahoe, and Elbert Counties. The Three-Mile Area Plan boundary perimeters also encompass the municipal boundaries of the City of Lone Tree, City of Centennial, City of Foxfield, City of Aurora, Town of Castle Rock, and the City of Castle Pines. The general character of land ranges from rolling hills, high plains grasslands, bluffs, forest, as well as highly developed urban areas. In 2020, unincorporated lands within the three-mile boundary total approximately 49,694 acres or 77.65 square miles (see table 1).

Table 1 – Total acreage of all unincorporated land within Parker’s three-mile boundary (excludes any municipal lands)

Parker Three-Mile Area Plan Sub-Areas	Total Unincorporated Acreage
Sub-Area One	4,542
Sub-Area Two	2,954
Sub-Area Three	2,966
Sub-Area Four	12,859
Sub-Area Five	23,726
Sub-Area Six	2,647
Grand Total Acreage	49,694

Relevant Plans, Policies and Other Documents

Parker’s Three-Mile Area Plan references plans, policies, maps and other documents that have been adopted by the Town of Parker and other jurisdictions within the Three-Mile Area Plan area. These plans, policies, maps and documents describe the proposed location, character and extent of specific infrastructure and development characteristics.

III. Transportation

The following documents relate to the transportation specific issues within the Plan area:

Streets, Bridges and Parkways

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Town of Parker Transportation Master Plan
- Town of Parker Bike Lane Plan
- Parker Complete Streets Policy
- Parker Road Corridor Plan
- Chambers and Hess Roads Subarea Plan
- Town of Parker Salisbury Estates Neighborhood Objective
- Douglas County 2040 Comprehensive Master Plan 2040
- Douglas County 2040 Transportation Plan
- Douglas County Comprehensive Bike Plan/Map

- Arapahoe County Comprehensive Plan
- Arapahoe County 2035 Transportation Plan
- Arapahoe County Bicycle/Pedestrian Master Plan
- City of Aurora Places Comprehensive Plan
- **City of Aurora Bicycle and Pedestrian Master Plan**
- City of Castle Pines Comprehensive Plan
- **City of Castle Pines Master Transportation Plan**
- City of Centennial Comprehensive Plan
- City of Centennial Transportation Master Plan
- City of Lone Tree Comprehensive Plan
- **City of Lone Tree 2040 Transportation Master Plan**
- Town of Castle Rock 2030 Comprehensive Plan
- Town of Castle Rock Transportation **Master** Plan
- Elbert County Comprehensive Plan
- West Elbert County Transportation Master Plan

Transit Services and Terminals for Public Transportation

- Town of Parker Transit Feasibility Study
- Town of Parker Fixed Guideway Transit Study
- Regional Transportation District Southeast Corridor Service Plan
- DRCOG 2040 Metro Vision Regional Transportation Plan

Airport/Aviation Fields

The attached map entitled “Map 2: Transportation Facilities, Three-Mile Area Plan” locates the sole airport within the Plan, Centennial Airport. Airports and aviation fields are further referenced in Centennial Airport Authority’s Airport Influence Area (AIA) Map and Centennial Airport Land Use Guidelines.

Other Public Ways

- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Parks, Recreation and Open Space Master Plan
- Douglas County Parks Trails and Open Space **Master** Plan
- Elbert County Open Lands, Parks and Trails Plan.

IV. Parks, Natural Areas, and Open Land Related Items

The following documents relate to issues regarding parks, natural areas, and open land related items within the Town of Parker and in unincorporated areas in the Plan:

Waterways

- The attached map entitled “Map 3: Significant Waterways, Three-Mile Area Plan” locates all significant waterways within the Plan area
- Cherry Creek Basin Open Space Conservation and Stewardship Plan
- Major Drainageway Plan from Cherry Creek Reservoir to Scott Road
- Reuter-Hess Reservoir 2016 Recreation Master Plan
- Town of Parker Municipal Code, 13.05.010 Floodplain Regulations
- Town of Parker Storm Drainage and Environmental Criteria Manual

Waterfronts

Any and all waterfronts associated with waterways within the Plan area.

Playgrounds, Squares and Parks

The attached map entitled “Map 4: Significant Parks, Three-Mile Area Plan Boundary” locates all significant parks within the Plan area.

- City of Lone Tree 2017 South Suburban Parks and Recreation Master Plan
- City of Lone Tree RidgeGate East 2018 South Suburban Parks and Recreation Master Plan Addendum

Open Space

- Town of Parker Open Space, Trails and Greenways Master Plan
- Town of Parker Parks, Recreation and Open Space Master Plan
- Castle Rock Parks and Recreation Master Plan
- Castle Pines Parks and Recreation Comprehensive Plan
- Douglas County Parks Trails and Open Space Master Plan
- Elbert County Open Lands, Parks and Trails Plan
- Arapahoe County Open Space Master Plan
- City of Lone Tree Walk & Wheel Plan
- City of Centennial Trails and Recreation Plan

V. Utilities and Related Items

The following documents relate to issues regarding utilities and related items for the Plan:

Public Utilities*

- The attached map entitled “Map 5: Water and Sanitation Districts, Three-Mile Area Plan”
- Cottonwood Water and Sanitation District Plan
- Parker Water and Sanitation District Water and Sanitation Plan
- Stonegate Village Metro District Master Plan
- The Town of Parker does not provide any terminals for water, light, sanitation, transportation and power.

** Most water and sanitation districts located within the three-mile area have service plans that are not referenced in this plan. The Special District Control Act, requiring special districts to have a service plan, has been in existence since 1965 and was updated in 1981. Under C.R.S. § 32-1-208, Districts organized without a service plan are more or less deemed to have a service plan called a "statement of purposes." Districts with a "statement of purposes" for a service plan are not listed in this document.*

V. Proposed Land Uses

The following documents relate to issues regarding proposed land uses within the Town of Parker and in unincorporated areas in the Plan:

Land Uses defined within the Planning Area

- Town of Parker 2035 Master Plan
- Town of Parker Mainstreet Master Plan
- Douglas County Comprehensive Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

Land Use defined outside the Planning Area

- Douglas County Comprehensive Plan
- Arapahoe County Comprehensive Plan
- Elbert County Master Plan
- The attached map entitled “Map 6: County Zoning, Three-Mile Area Plan”

VI. Enclaves Located within Parker

Parker has unincorporated enclaves that are located entirely within the outer boundaries of the Town, within Douglas County. Predominant land uses for the enclaves are residential, rural residential, agricultural, outdoor storage, light industrial, landscape nursery, and farming activities. Each enclave is further described as follows.

List of Enclaves

Canyon Rim Circle & Chambers Road

Zoned: Planned Development

Land Use: Canyon Creek Condos Residential
(NE Corner)

Jordan Road & Acer Drive

Zoned: Planned Development (Cottonwood 11 Amendment 1)

Land Use: Single Family Residential

Jordon Road & Apache Plume Drive

Zoned: Planned Development (Cottonwood 10B1st Amd)

Land Use: Single Family Residential (East)

Jordon Road & Cottonwood Drive

Zoned: Planned Development (Cottonwood Mixed Commercial Industrial 1)

Land Use: Lt. Industrial, Residential, Open Space, a portion of the Cherry Creek Trail

Lincoln Avenue & Dransfeldt Road

Zoned: Agricultural One

Land Use: Residential (SE Corner)

Parkglenn Way & Longs Way

Zoned: Commercial (Parker Pro Park Amd 1 & Parker Professional Park)

Land Use: Commercial (NW Corner)

Newlin Gulch Blvd & E. Meadow Vista Circle

Zoned: Agricultural One

Land Use: Vacant (SE of East-West Trail)

Mainstreet & Newlin Gulch Blvd (North)

Zoned: Agricultural One

Land Use: Church Property (NE Corner)

Hess Road, Jordan Road, Todd Drive & Motsenbocker Road

Zoned: Agricultural One, Rural Residential and Light Industrial

Land Use: Douglas County Public Works, Cherry Creek Highlands Large Lot Residential, Outdoor RV Storage and Garden/Nursery

Motsenbocker Road (North of Parker's Parks & Open Space facility)

Zoned: Agricultural One

Land Use: Landscaping Company

Dransfeldt & Twenty-Mile Road

Zoned: Agricultural One

Land Use: Flat Acres Farm (SW Corner)

Motsenbocker Road & King Court

Zoned: Rural Residential

Land Use: Large Lot Residential (East)

Hess Road & Pine Bluffs Way (on Cockriel Drive)

Zoned: Agricultural One

Land Use: Cockriel Boarding Stables (South)

Parker Road & Pine Lane

Zoned: Agricultural One

Land Use: Agriculture (NW Corner)

VII. Map Exhibits

Map 1 – Surrounding Jurisdictions

Map 2 – Transportation Facilities

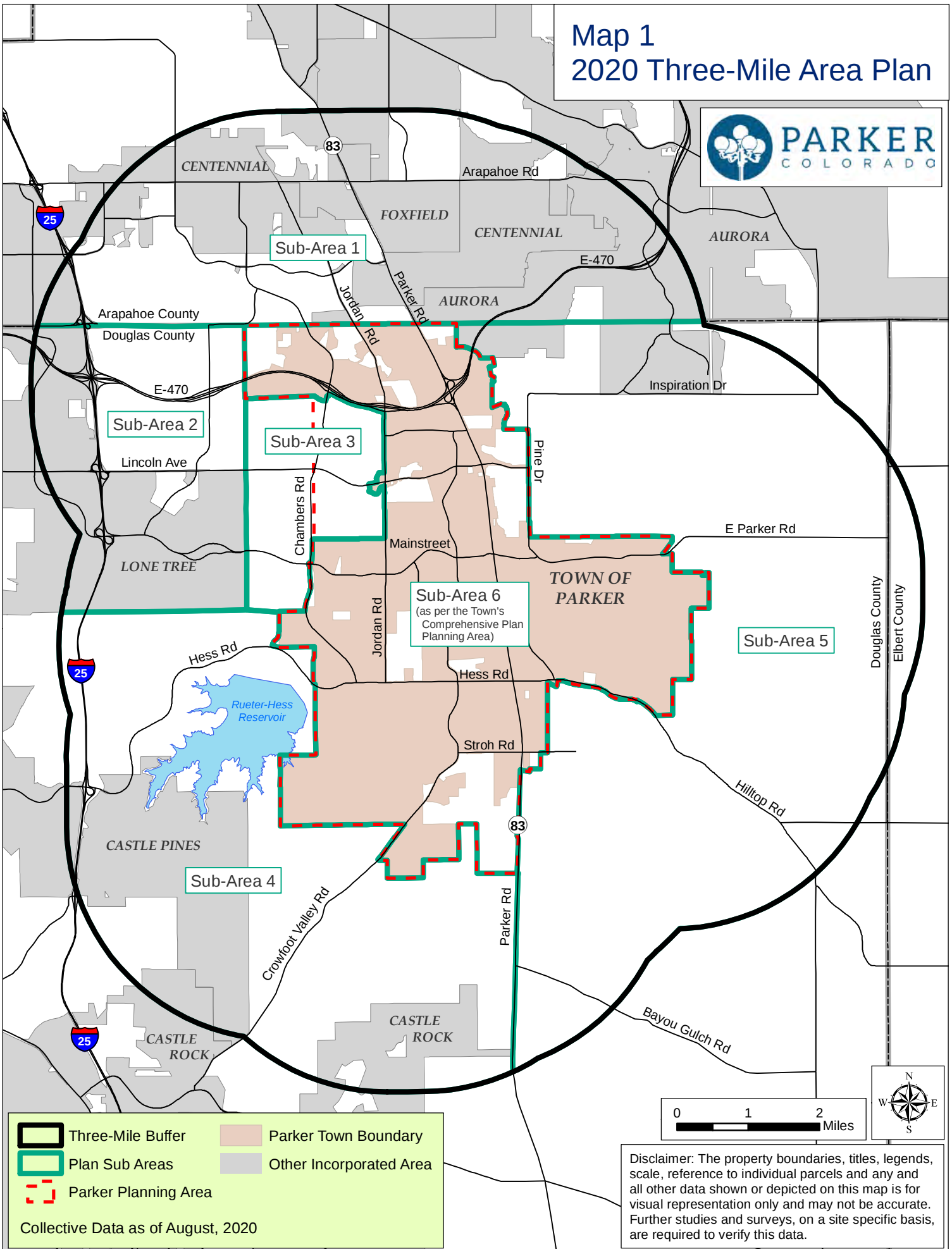
Map 3 – Significant Waterways

Map 4 – Significant Parks

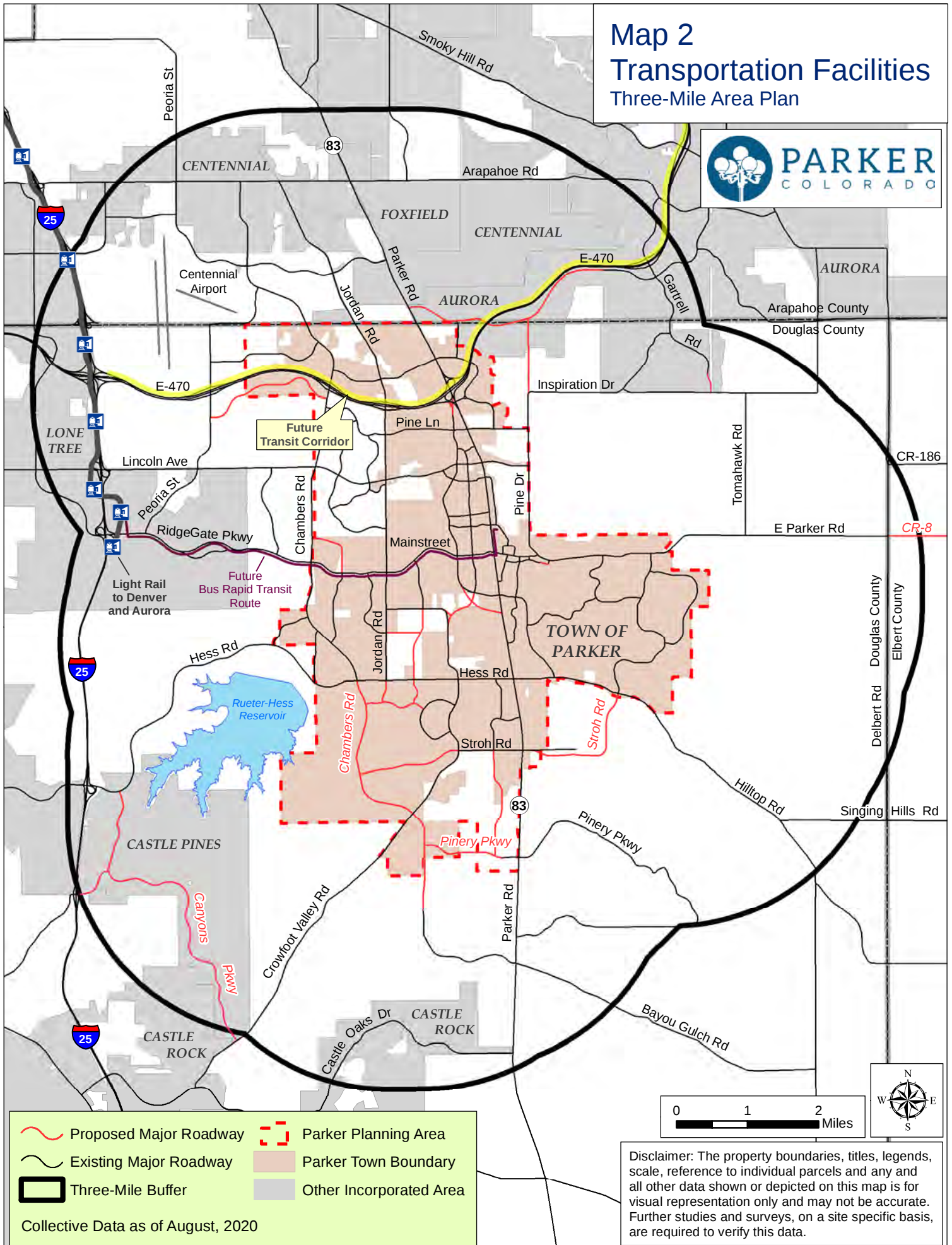
Map 5 – Water and Sanitation Districts

Map 6 – County Zoning

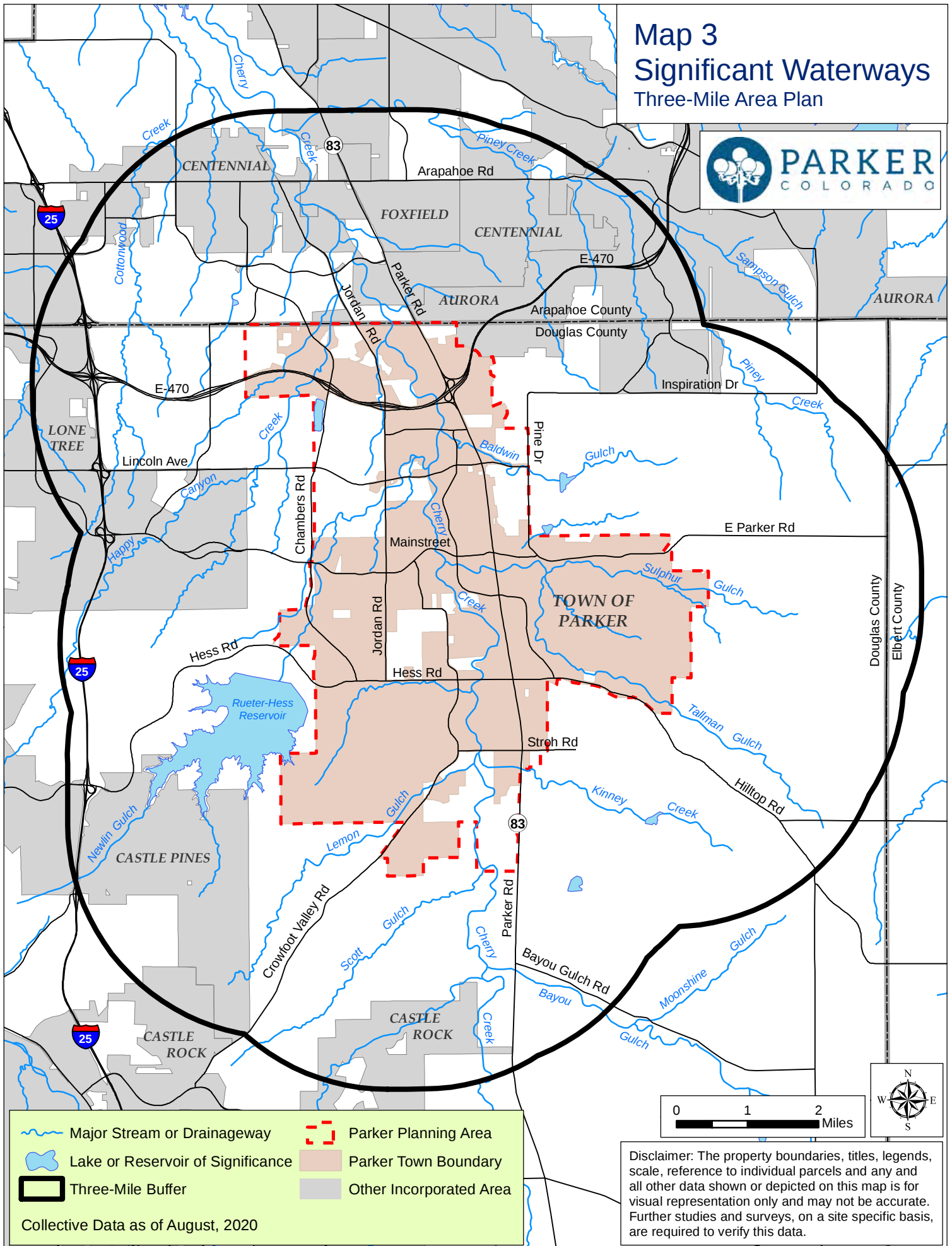
Map 1 2020 Three-Mile Area Plan



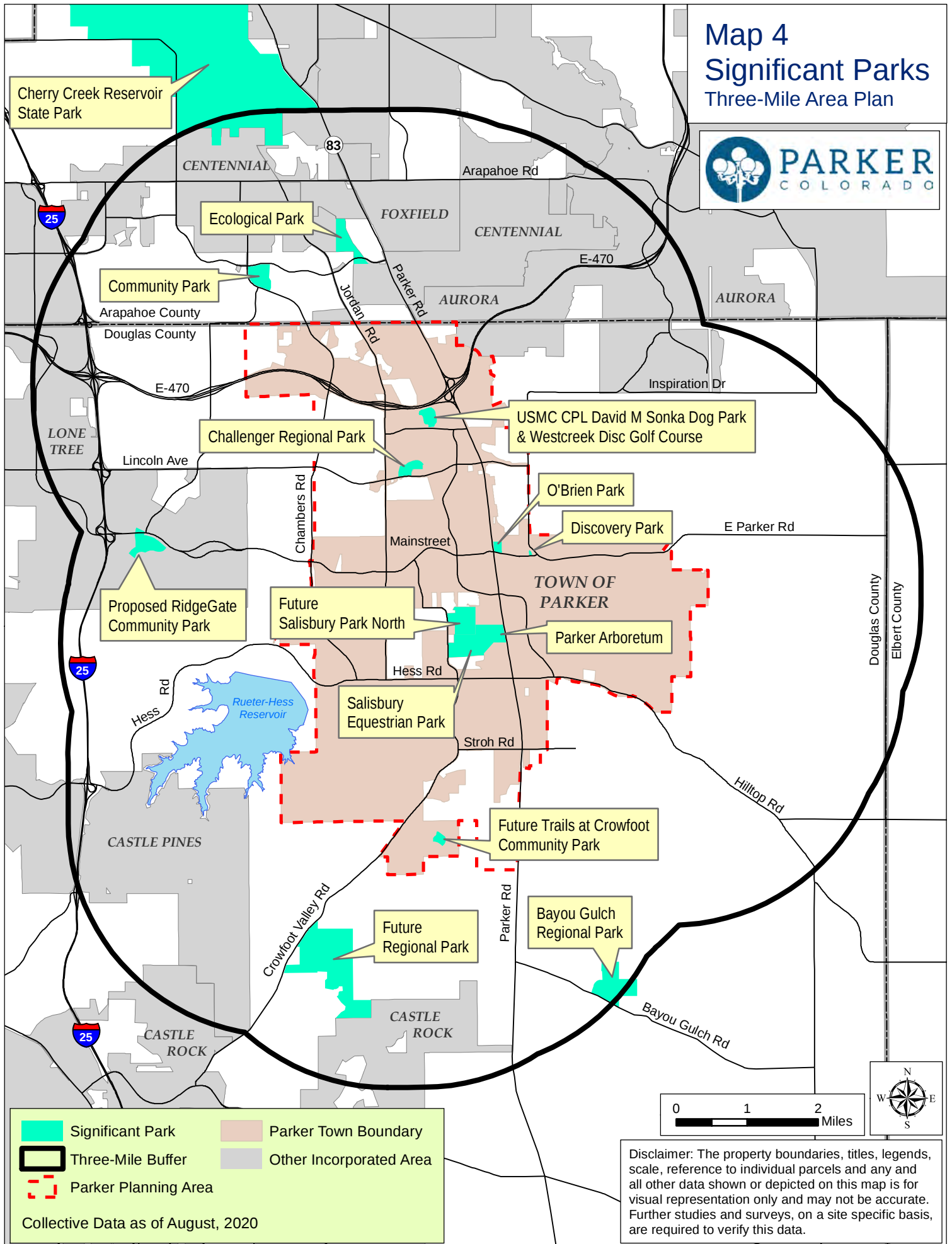
Map 2 Transportation Facilities Three-Mile Area Plan



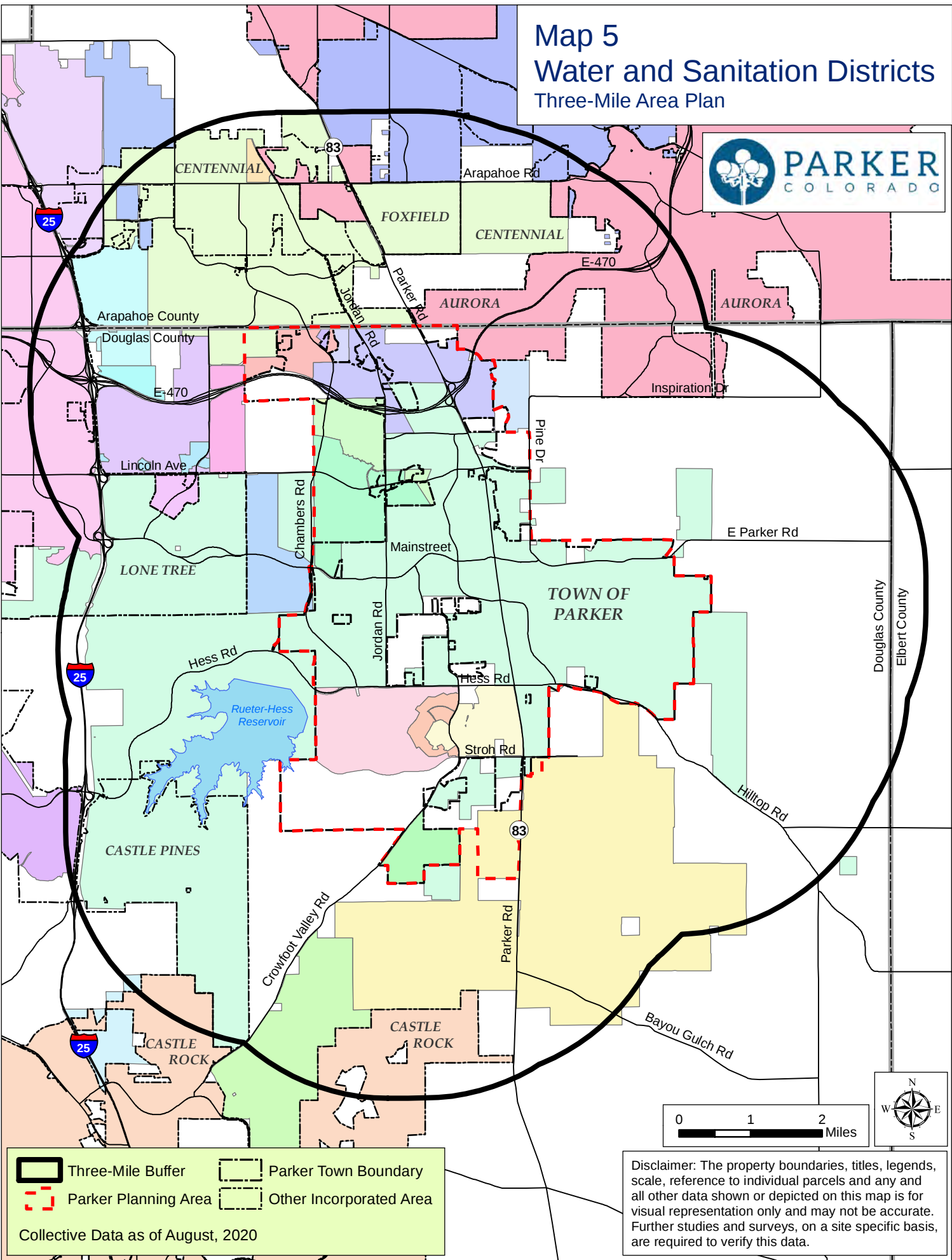
Map 3 Significant Waterways Three-Mile Area Plan



Map 4 Significant Parks Three-Mile Area Plan

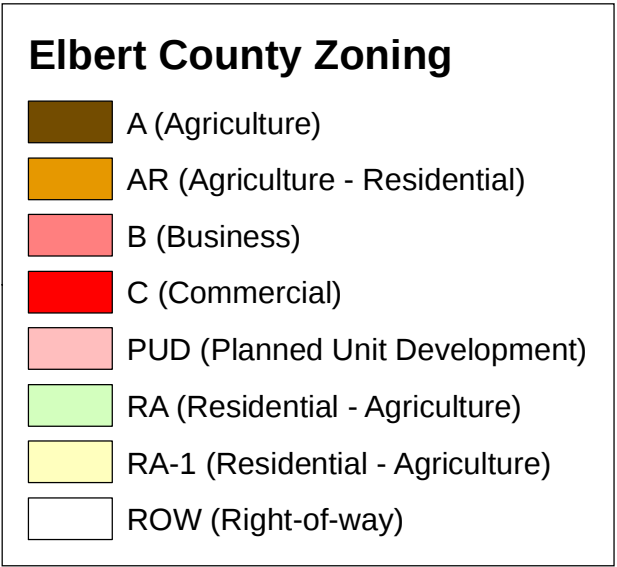
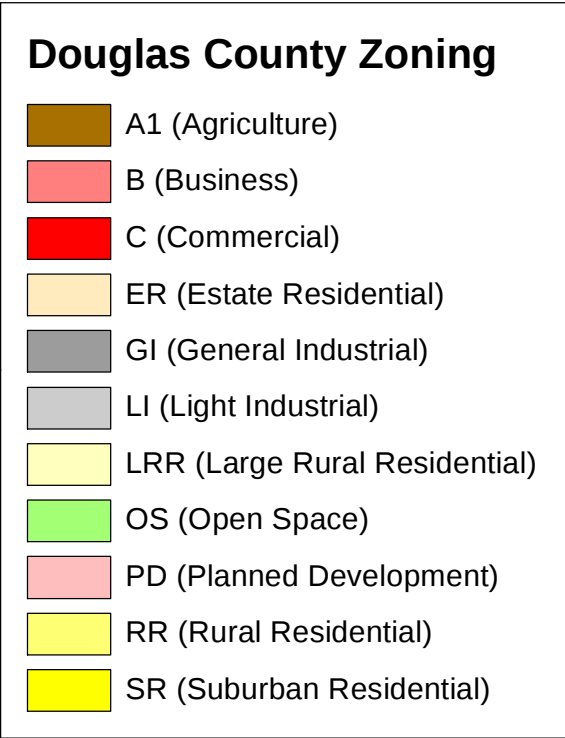
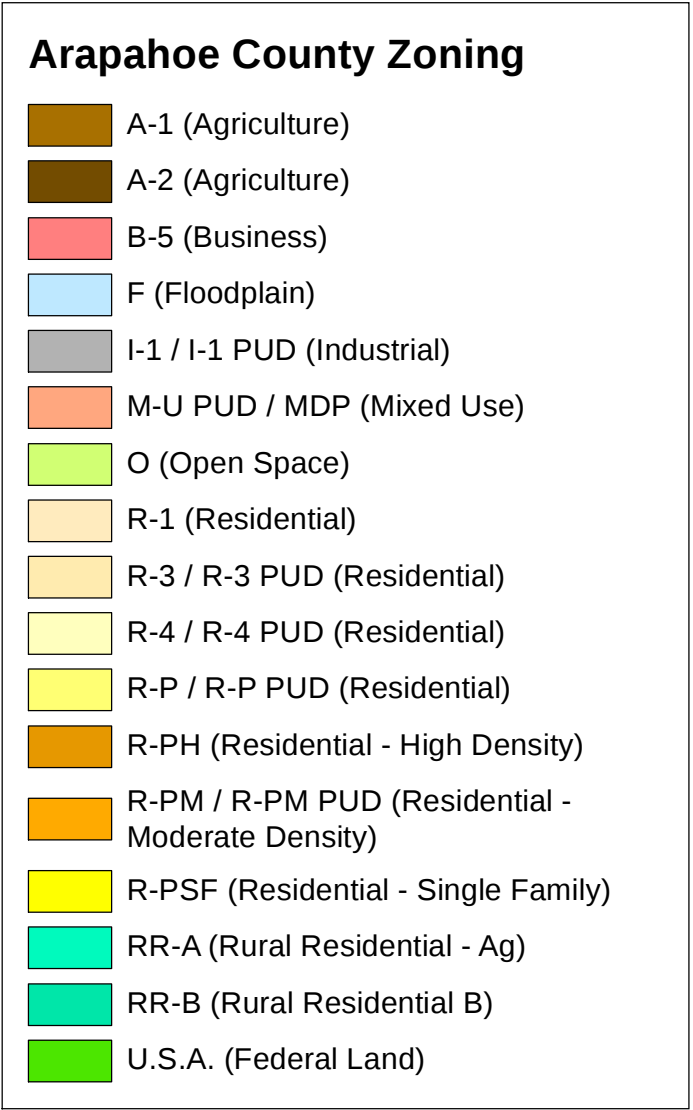
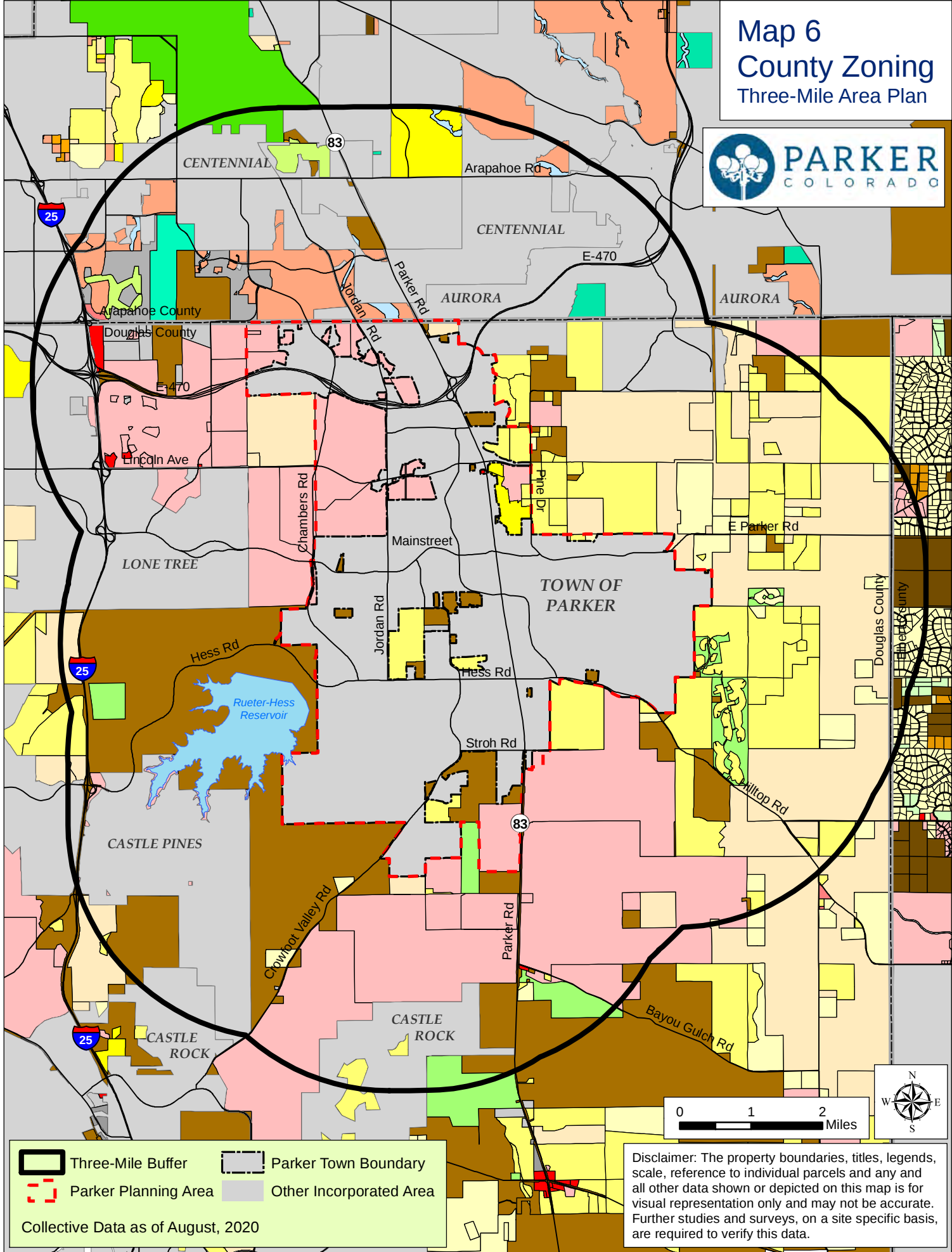


Map 5
Water and Sanitation Districts
Three-Mile Area Plan



Water & Sanitation Districts

- Airport Vista Metro District 2
- Anthology West Metro District 2-6
- Arapahoe County Water & Wastewater Authority
- Aurora Water
- Castle Pines North Metro District
- Castlewood Water & Sanitation District A, B & D
- Cherry Creek South Metro District 1
- Cherry Creek South Metro District 4-11
- Compark Business Campus Metro
- Compark Business Campus Metro Dist Debt Svc 1 & 2
- Cottonwood Water & Sanitation District
- Crowfoot Valley Ranch Metro District 2
- Denver SE Suburban Water & Sanitation District
- E-470 Potomac Metro District
- East Cherry Creek Valley Water & Sanitation District
- East Valley Metro Water & Sanitation District
- Havana Water & Sanitation District
- Inverness Water & Sanitation District and Debt Svc's
- Lincoln Park Metro District
- Lincoln Park Metro District Debt Service
- Meridian Metro Debt Service 1 & 2
- Meridian Metro District
- Meridian Village Metro District 1-4
- North Meridian Metro District
- Parker Water & Sanitation District
- Sierra Vista Douglas Mutual Water Co
- Silver Heights Water & Sanitation District
- South Meridian Metro District Debt Service 1-3
- Southgate Water District
- Stonegate Village Metro District
- Town of Castle Rock
- Trails at Crowfoot Metro Districts 1-3





Planning Commission Staff Report

Planning Commission Date: 10/22/2020

Town Council Date: 11/16/2020

Hearing Type: Public Hearing
MACLACHLAN FILING 1 LOT 1 – Use by Special Review for a Veterinary Hospital

TRAKiT No.: Z20-009

Location: 9855 Parker Road

Project Planner: Carolyn Washee-Freeland, Associate Planner

Applicant: Ben Swanson/Jamie Saliman & Josh Saunders, 9855 Parker LLC/Inspire Animal Hospital

Executive Summary: The applicant, 9855 Parker LLC/Inspire Animal Hospital, is requesting a Use by Special Review approval for a veterinary hospital to be located at 9855 South Parker Road (in the previous Payless Shoe store location). The site is located on the north side of Lincoln Avenue, between Dransfeldt Road and Parker Road.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the MacLachlan Filing 1 Lot 1 – Use by Special Review request for a veterinary hospital to allow up to 100 percent of the building to be used for a veterinary hospital facility, with up to 3,700 square feet of indoor space, and 400 square feet of an outdoor fenced area located in the rear of the building, subject to the eight (8) conditions contained in staff’s report:”

- 1. The final site plan design will need to address fire, life and safety requirements during the site plan review.*
- 2. The applicant will operate the veterinary hospital using fecal removal procedures on a daily basis. The applicant will ensure that fecal matter will be immediately cleaned up, disinfected with a hydrogen peroxide-based product and then kept in a lid sealed container. To prevent accumulation of feces on site, the feces will be regularly removed from the site on by a third party twice per week.*

3. *That the Use by Special Review materials submitted to the Community Development Department on October 7, 2020 shall be the approved Use by Special Review materials.*
4. *A building permit shall be required for any interior or exterior work completed on site.*
5. *A Site Plan Amendment or Adjustment approval shall be required for any or exterior changes to the structure or the site.*
6. *The use shall be a licensed facility with the Pet Animal Care Facilities Act (PACFA) Program.*
7. *The applicant will replace all dead and missing landscape material as approved in the original landscaping or seek approval of an alternative landscape plan. The applicant shall also install street trees that meet Town standards along Lincoln Avenue. All landscape improvements must be approved and either installed or secured prior to Certificate of Occupancy.*
8. *This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Maclachlan Filing 1 Lot 1 – Use by Special Review request for a veterinary hospital to allow up to 100 percent of the building to be used for a veterinary hospital facility, with up to 3,700 square feet of indoor space, and 400 square feet of an outdoor fenced area located in the rear of the building.”

“I move the Planning Commission recommend Town Council deny the Maclachlan Filing 1 Lot 1 - Use by Special Review request for a veterinary hospital to allow up to 100 percent of the building to be used for a veterinary hospital facility, with up to 3,700 square feet of indoor space, and 400 square feet of an outdoor fenced area located in the rear of the building to not allow the facility as the request does not meet the following approval criteria:”

-List criteria not met (either by staff or Planning Commission)

“I move the Planning Commission vote to continue the Maclachlan Filing 1 Lot 1 - Use by Special Review request for a veterinary hospital to allow up to 100 percent of the building to be used for a veterinary hospital facility, with up to 3,700 square feet of indoor space, and 400 square feet of an outdoor fenced area located in the rear of the building Use by Special Review to a future date.”

I. BACKGROUND/DISCUSSION

The applicant, 9855 Parker LLC/Inspire Animal Hospital, is requesting a Use by Special Review to allow for a veterinary hospital to allow up to 100 percent of the building to be used for a veterinary

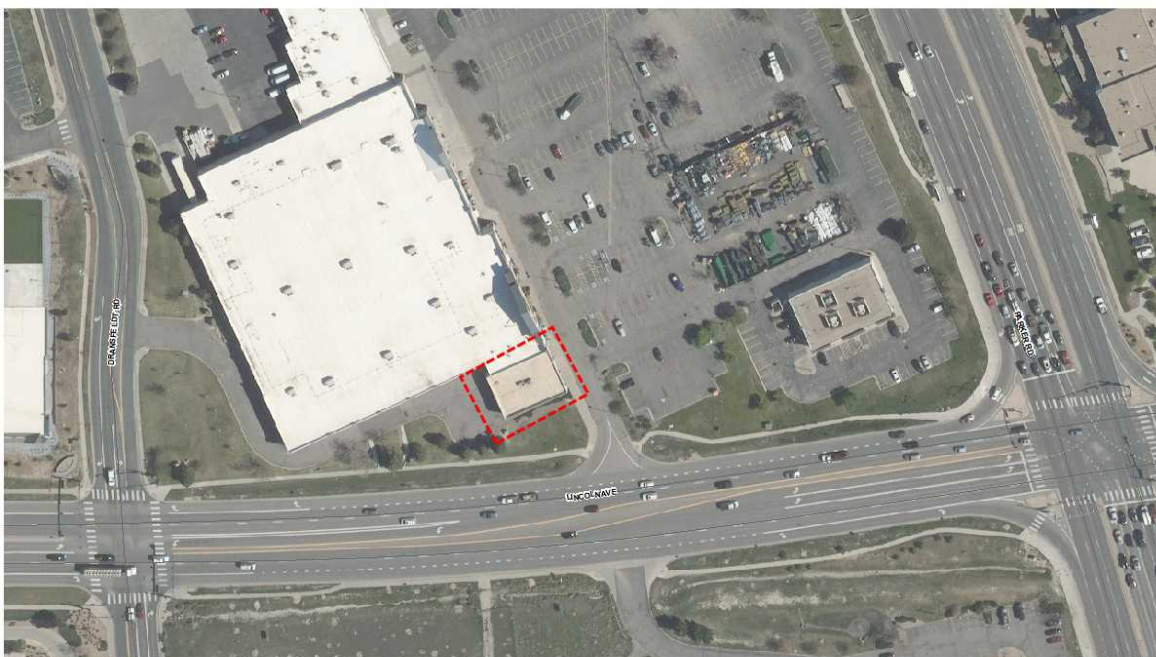
hospital facility, with up to 3,700 square feet of indoor space, and 400 square feet of an outdoor fenced area located in the rear of the building.

The site, Maclachlan Filing 1 Lot 1 subdivision, is located within the Modified Commercial zoning district. Veterinary Hospital (vet clinic) facilities are listed as a Use by Special Review as it relates to the permitted uses within the Modified Commercial zoning district.

The applicant requests that the former Payless Shoe store building located at 9855 South Parker Road (the Property) be used for a veterinary hospital. The Property consists of an existing, approximately 3,700 square-foot, building situated on a parcel of land containing 0.7812 acres. The veterinary hospital will encompass up to 100percent of the aforementioned building space and will have an additional outdoor fenced area of approximately 400 square feet to be located at the rear of the building, for a total of approximately 4,100 total square feet of veterinary hospital use.

The proposed veterinary hospital facility will not negatively impact the center or the surrounding uses.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1/18/1994	Maclachlan property zoned as Modified Commercial

III. CURRENT SITE DATA

Existing Zoning	Modified Commercial		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Central Commercial		
Site Acreage	0.7812 Acres		
Subdivision	Maclachlan Property		
Existing Use	The property consists of one 3,700 square foot single-story vacant inline retail building(former tenant was the Payless Shoe store) with parking spaces and landscaping.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	MC – Modified Commercial	Murdochs Retail Building
South	Central Commercial	C - Commercial District	Walgreens Store Vacant Lot
South	Central Commercial	Douglas County Zoning	Unincorporated Douglas County Agricultural
East	Central Commercial	PD - Planned Development	TSG Automotive
West	Central Commercial	PD - Planned Development	Crossroads Church

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C
Inconsistent Goals/Strategies	None

Staff Analysis	The property is located within the Central Commercial District of the Town’s Master Plan. The proposed veterinary hospital is a desired service in the community which will be situated within an existing retail context and will be a complimentary use to the immediately adjacent Murdoch’s location. Additionally, the veterinary hospital will primarily be built into the existing building footprint (only exception being the outdoor area), so this project would limit any negative impacts on the surrounding community and services. Veterinary hospital facilities are classified as commercial services, which is consistent with General Land Use Plan recommendations in Chapter 6 of the Parker 2035 Master Plan.
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V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 40 feet Side – 15 feet Rear – 25 feet	The existing interior space of the building will not be expanded with this application. An additional outdoor fence will be provided for the proposed increased outdoor space with the following setbacks: Side – 25 feet Rear – 25 feet	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The proposed use will not alter the existing building density.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum building height of 35 feet.	The proposed use will not alter the existing building height.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	N/A	The existing lot is 34,029 square feet.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	The proposed use will not alter the existing building lot coverage.	☒ Consistent ☐ Inconsistent ☐ N/A

Landscaping	Title 13.06.070	The proposed use will not alter any exterior landscaping.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050: The minimum parking requirements for kennel, pet day care, veterinary clinic is 1 parking space per 400 square feet of net leasable area (not including square footage occupied by animal pens).	The applicant will be taking over space within the existing building which is approximately 3,700 square feet in size, along with an additional 400 square feet of outdoor space. The outdoor space will remove existing loading area. No parking spaces will be removed with the additional outdoor space. The applicant will be required to have a total of 19 parking spaces, which are accommodated on site. Therefore, the veterinary hospital facility will not negatively impact parking for the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and IREA will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets the intent and purpose of the Modified Commercial zoning district and will serve the needs of the community by offering animal care of small animals of 250 pounds or less (dogs and cats) through this veterinary hospital for pet owners. No large animals or livestock will be treated. There will be no overnight boarding of animals onsite.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

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

VII. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis and findings:

The new Inspire Animal Hospital veterinary clinic will be in the commercial area of Parker along Lincoln Ave near South Parker Road. The surrounding neighbors are Murdock's Ranch & Home Supply & Sky Zone Trampoline Park to the north, AT&T store to the East, Crossroads Community Church to the West, and a Walgreen's to the southeast. There is also a single house to the South, off the road to Walgreen's.

Minor changes to the existing exterior storefront will be made to accommodate the entry to the new clinic, as well as a new outside fenced-in play area in a portion of the existing service drive for the existing commercial building. A new trash enclosure and additional landscaping will be added by the Owner. All other existing landscapes areas, trees, and vegetation will remain as is.

Staff analysis and findings:

The veterinary hospital facility is expanding into an existing tenant space within the building. Adjacent existing uses are all commercial. Staff finds that the use of the subject property can be determined as "in harmony and compatible with the character of the surrounding areas" based upon the surrounding existing land uses and that the use will be located within an existing building and exterior expansion of the outdoor fenced pet play area will align with existing exterior use.

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

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

The owners of Inspire Animal Hospital bring over 25 years combined veterinary experience and are very proficient with animal training behavior, and are expanding their services to the residences of Parker, and find that the business will be consistent with the Town of Parkers Master Plan. By expanding within the existing buildings footprint this project would limit any negative impacts on the surrounding community and services. This expansion would embrace the Town's goals and strategies of controlled growth.

Staff analysis and findings:

The Master Plan identifies the property as located within the Central Commercial District Character Area and offers this specific language concerning that designation:

“The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses.’

The proposed veterinary hospital is a commercial service and is similar in character and compatibility with the surrounding land uses.

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

3. Will not result in an over-intensive use of land.

Applicant analysis and findings:

The proposed veterinary hospital is consistent with the intended land use and should not cause an over intensive use of the land. The new veterinary hospital space will primarily be built within the existing building’s footprint, and the addition of the proposed outdoor fenced-in area at the back of the existing building is only 400 square feet. Other improvements will include a small segment of sidewalk for clients/staff who leave through the rear door of the clinic and walk across to the parking lot to the east, as well as a new painted crosswalk. There are currently 28 standard parking stalls / two (2) ADA parking stalls in the existing parking lot, directly across from the tenant space.

The proposed veterinary hospital will be a use that is still consistent with the intended land use and should not cause an over intensive use of the land. The addition of the proposed outdoor fenced pet play yard is only 400 square feet. With the additional improvements of the added sidewalk, added landscaping, as well as adding a trash enclosure the overall use of the land will stay the same as well as be improved.

Staff analysis and findings:

The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards. The use will occupy an existing structure and tenant improvements will be designed to accommodate the expanded use. The proposed use will not reduce the amount of landscaping or parking on site. Therefore, the proposed use will not result in an over-intensive use of land.

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

4. Will not have a material adverse effect on community capital improvement programs.

Applicant analysis and findings:

The new veterinary clinic will provide a much-needed service to the residences of Parker and surrounding communities. It will not have an adverse effect on the neighboring business and will have a positive effect on the commercial area of this area. The existing building is a clean and well-maintained facility and the grounds after the proposed expansion will be well maintained.

Staff analysis and findings:

This use will not adversely affect capital improvement programs as the use will not require additional road, utility, or stormwater improvements.

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

5. Will not require a level of community facilities and services greater than that which is available.

Applicant analysis and findings:

Because the proposed veterinary hospital is primarily staying within the existing building footprint, the current community and facilities services have been reviewed and the project will not require anything more than what is presently available.

Staff analysis and findings:

The proposed veterinary hospital will occupy an existing building space, the existing building is in an area anticipated for commercial uses and services. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

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

6. Will not result in undue traffic congestion or traffic hazards.

Applicant analysis and findings:

We believe the proposed veterinary hospital facility will also not create an undue increase that would create any additional congestion or hazards to the neighborhood, over and above the traffic that existed from the previous tenant. The veterinary hospital will be open from the hours of Monday-Friday 8-6p, Saturday & Sunday 8am - 1pm, during which clients will arrive at different times of the day for pick up and drop off.

There is adequate parking being provided on site and a new crosswalk will be provided at the North/South drive between the retail building and the parking lot.

Staff analysis and findings:

This property has vehicular access from Lincoln Avenue and Parker Road. Employees, customers and their pets will arrive and depart at various times during the hours of operation. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

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

7. Will not cause significant air, water, or noise pollution.

Applicant analysis and findings:

The Veterinary hospital will dispose of waste materials throughout the day within the interior kennels and exterior play yard. The play yard will be closely monitored by the staff and clients and cleanliness is of the utmost importance. No animal will be left unattended in the yard. All animals will be individually walked by a staff member on a double leash for safety precautions. Since animals will never be unattended and no other animals walked at the same time, there will be minimal to no barking at all. There will be screening built around the yard that will help with the noise and animals will be in the yard for a short amount of time.

In order to mitigate noise, no dogs will be permitted to be alone outside in the outdoor area. They are only to be leash walked within the outdoor area by an employee for safety and to ensure noise control. “Fear Free” practice (which both owners are certified in) decreases barking. Any patients that will be admitted for surgery for the day will receive medication to help decrease anxiety, pain and noise control.

On the inside of the building, the new demising wall between the two spaces will be constructed to be a full height stud wall with an STC-55 (excellent) sound rating. There will be no boarding operations, which tend to be the main source of barking within veterinary hospitals.

Fecal matter will be immediately cleaned up, disinfected with a hydrogen peroxide based product and then kept in a lid sealed container. To prevent accumulation of feces on-site, the feces will be regularly picked up by a Denver based company that brings the feces to an offsite composting facility. This solution has been utilized at the current veterinary hospital location for years with great success.

The exercise yard will have artificial grass, which is treated in the similar manner of organic grass in that there is minimal maintenance. However, in the extremely unlikely event there is a urine odor, it allows us the opportunity to spray down and deodorize the area or disinfect in the event there is a contagious patient. All staff will be required

to clean up any waste immediately offered by any patient. By decreasing the contact time in the yard, it not only eliminates any possible smell but decreases the chance of pathogens being spread. In the event we need to disinfect the area, we would use a product called “REScue” which is a hydrogen peroxide-based disinfectant and has a much safer MSDS sheet than bleach. These protocols adhere to municipal codes 9.01.020 and 9.01.030. The outdoor play yard will not contribute to any noise. The yard will strictly be used to individually walk patients and immediately return indoors. Since there will be no other patients walked at the same time, and no patient will be unleashed, there will be no stimulus for the patients to bark.

Staff analysis and findings:

The property is located within a commercial area of the Town. The existing structure was built for commercial uses. Anticipated noise levels should not exceed that produced by similar uses in the immediate vicinity. The applicant will continue to operate under their pet waste removal procedures they successfully have practiced at their current veterinary hospital location for years. The fecal removal procedures stipulate that fecal matter will be immediately cleaned up, disinfected with a hydrogen peroxide-based product and then kept in a lid sealed container. To prevent accumulation of feces on site, the feces will be regularly picked up by a Denver based company that brings feces to an off-site composting facility.

The applicant will be required to mitigate the potential (if any) for significant air and water pollution. Therefore, the veterinary hospital will not cause significant air, water or noise pollution.

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

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

The exterior outdoor play area will have a 6’-0” wooden fence that encloses the entire area. The existing landscape areas will remain in place and be maintained as in the past. There will not be any reduction of the existing landscape, open space areas; in fact, there will be an increase of landscaping to the south of the existing commercial building and existing parking lot.

Staff analysis and findings:

The property is currently surrounded by Lincoln Avenue to the south, with existing commercial and parking to the north and east and a loading zone to the west. Dead and missing landscaping will need to be replaced to align with the original approved landscape plan or the landscaping may be amended and approved through a Site Plan Amendment or Site Plan Adjustment. In addition, street trees shall be added along Lincoln Avenue in compliance with Town standards. The proposed use will take place within the existing building and proposed outdoor use will be screened by an opaque fence. The applicant’s proposal does not negatively impact the existing landscaping.

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

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis and findings:

The new veterinary hospital will take great care to ensure the safety of its clients, animals and surrounding neighboring businesses. The hospital will be at the end of the building, therefore not affecting the entrances of any other businesses. The staff will walk all patients on two leashes to ensure the safety of both the animal and any humans as if one leash fails, there is a second back up. The animals will be walked in a fenced-in area on the backside of the building so as to not interfere with any other businesses.

The owners bring over 25 years combined veterinary experience and are very familiar with fear free handling and animal behavior. All employees will be required to attend regular safety meetings to ensure proper handling and understanding of animal behavior. The staff will regularly monitor the outdoor area to ensure there is never any waste on any of the grounds.

Staff analysis and findings:

The impacts created by veterinary hospital uses will be minimal if subject to the conditions proposed by staff. The applicant will work to ensure pet health and welfare and will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town. The site is served by water and sanitary sewer, the facility will have water and waste water will be properly treated.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Comprehensive Planning	No comment
Parker Public Works	Approved
South Metro Fire & Rescue Authority	No comment

Parker Water and Sanitation District	Approved for zoning. Please submit a COM remodel referral when ready.
IREA	Approved
CenturyLink	No comment
Comcast	No comment

IX. CONCLUSION

The veterinary hospital facility will provide a necessary service to Parker residents and their pets. The impacts created by the proposed veterinary hospital will be mitigated if subject to the conditions proposed by staff. After evaluating the information provided by the applicant for a Use by Special Review staff has determined that the requested use meets, or can meet subject to conditions, the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the MacLachlan F1 L1 – Use by Special Review request for a veterinary hospital to allow 100 percent of the building to be used for a veterinary hospital facility, with 3,700 square feet of indoor space, and 400 square feet of an outdoor fenced area located in the rear of the building, subject to the eight (8) conditions:

1. The final site plan design will need to address fire, life and safety requirements during the site plan review.
2. The applicant will operate the veterinary hospital using fecal removal procedures on a daily basis. The applicant will ensure that fecal matter will be immediately cleaned up, disinfected with a hydrogen peroxide-based product and then kept in a lid sealed container. To prevent accumulation of feces on site, the feces will be regularly removed from the site on by a third party twice per week.
3. That the Use by Special Review materials submitted to the Community Development Department on October 7, 2020 shall be the approved Use by Special Review materials.
4. A building permit shall be required for any interior or exterior work completed on site.
5. A Site Plan Amendment or Adjustment approval shall be required for any or exterior changes to the structure or the site.
6. The use shall be a licensed facility with the Pet Animal Care Facilities Act (PACFA) Program.

7. The applicant will replace all dead and missing landscape material as approved in the original landscaping or seek approval of an alternative landscape plan. The applicant shall also install street trees that meet Town standards along Lincoln Avenue. All landscape improvements must be approved and either installed or secured prior to Certificate of Occupancy.
8. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.

XI. ATTACHMENTS

1. Applicant's Project Narrative and Proposed Site Plan

Report Approved By: Bryce Matthews, Planning Manager

Date: September 17, 2020
To: Carolyn Washee-Freeland, Associate Planner, Town of Parker
From: 9855 Parker, LLC and Inspire Animal Hospital, PLLC
Re: Responses to Use By Special Review Comments from Town of Parker

9855 Parker, LLC and Inspire Animal Hospital, PLLC (“Applicants”) submitted an application, site plan, floor plan and narrative to which comments were received from Town of Parker dated August 28, 2020. Below is the narrative response to those comments together with the following attachments:

- Exhibit A: Outdoor Area Option 1
- Exhibit B: Outdoor Area Option 2
- Exhibit C: Revised Site Plan / Floor Plan based on Town of Parker comments

EXECUTIVE SUMMARY

The Applicants are pursuing a Use By Special Review (“UBSR”) approval for a veterinary hospital at 9855 South Parker Road, Parker, Colorado (“Property”). The Property consists of an approximately 3,700 square foot building situated on a parcel of land containing 0.7812 acres. The application is to obtain approval of a veterinary hospital for 100% of the building together with an outdoor fenced area. Upon approval of the UBSR, the Applicants intend to pursue a Site Plan Adjustment separate from the UBSR application.

The owners of Inspire Animal Hospital bring over 25 years combined veterinary experience and are very proficient with animal training behavior. All employees will be required to attend regular safety meetings to ensure proper handling and understanding of animal behavior.

TOWN STAFF COMMENTS / APPLICANT RESPONSES:

Comment #1: The intent is to obtain approval by the Applicants of a veterinary hospital for 100% of the building being approximately 3,700± square feet, plus an outdoor fenced area containing approximately 400± square feet as depicted on Exhibit A and Exhibit B attached hereto. Upon approval, the veterinary hospital use may potentially be reduced to the square footage shown on the Exhibit C being 2,500± square feet, and the Applicants are aware that if a portion remains un-used for said purpose one (1) year following approval, the approval of the use on the un-used portion would expire. There is no intent to change any technical team members at this time.

Comment #2:

- a) **Parking:** Per Section 13.06.050A of the Town of Parker’s Land Development Code, the Off-Street Parking Requirement for a veterinary clinic is 1 per 400 SF of Net Leaseable Area (not including SF occupied by animal pens). Using this ratio, the entire 3,700 SF of this use would require 19 parking spaces, where 27 parking spaces currently exist on the site. Should the final square footage for this site be reduced, this required 1:400 SF of NLA would be maintained. In regards to a shared

parking agreement, one will not be required as the entire shopping center has an existing Operation and Easement Agreement recorded on March 15, 1994 at Book 1186 Page 942 which contains an easement for both shared access and shared parking throughout the shopping center.

- b) **Types of Animals Treated:** Only small animals of 250 pounds or less (dogs and cats) will be treated. There will be no treatment of any large animals or livestock.
- c) **Overnight Boarding:** There will be no overnight boarding of animals onsite.
- d) **Hours of Operation** The hours of operation would not exceed 7:30am-10:30pm Monday-Sunday but would typically operate during a small window of business hours.
- e) **Exterior Sound Mitigation:** In order to mitigate noise, no dogs will be permitted to be alone outside in the outdoor area. They are only to be leash walked within the outdoor area by an employee for safety and to ensure noise control. "Fear Free" practice (which both owners are certified in) decreases barking. Any patients that will be admitted for surgery for the day will receive medication to help decrease anxiety, pain and noise control.
- f) **Interior Sound Mitigation:** On the inside of the building, the new demising wall between the two spaces will be constructed to be a full height stud wall with an STC-55 (excellent) sound rating. There will be no boarding operations, which tend to be the main source of barking within veterinary hospitals.
- g) **Fecal Matter:** Fecal matter will be immediately cleaned up, disinfected with a hydrogen peroxide-based product and then kept in a lid sealed container. To prevent accumulation of feces on-site, the feces will be regularly picked up by a Denver based company that brings the feces to an off-site composting facility. This solution has been utilized at the current veterinary hospital location for years with great success.
- h) **Best Practices:** Inspire Animal Hospital will apply for AAHA accreditation which requires 900 quality standards that go above and beyond state regulations. These standards are so rigorous that only 15% of veterinary hospitals nationally hold such accreditation. AAHA physically inspects the hospital and monitors daily operations over a two-day period, every two years. These quality standards will be incorporated into Inspire Animal Hospitals' employee handbook, new hire orientation and training, regular reviews, and also on a daily checklist to ensure the standards are not just expected but properly executed. Aside from the AAHA standards, the hospital policy will clearly state all employees must wash hands after handling every patient and disinfecting all surfaces every patient is in contact with. There will also be weekly deep cleaning lists in addition to the daily duties of mopping, cleaning and overall disinfecting. The deep clean lists include scrubbing of floors, walls, surfaces, etc., as well as checking all machines for proper operating safety. The outdoor perimeter will be walked 3 times daily despite no employees walking animals outside the designated outdoor area, as this will ensure no animal waste will ever be on the premises. The owners take great pride in quality medicine and customer service, which includes hospital cleanliness and maintenance.

- i) **Stormwater System:** No runoff will occur into the existing stormwater system due to the addition of a 4" curb around the perimeter of the outdoor area. In the event there is a need to disinfect and/or deodorize the outdoor area, Inspire Animal Hospital would use a hydrogen peroxide based disinfectant with a much safer MSDS sheet than bleach. Currently the product used for this purpose is called "Rescue™" (link to MSDS Sheet: https://rescuedisinfectants.com/wp-content/uploads/2019/01/REScue_Wipes_US_Eng.pdf). These protocols adhere to municipal codes 9.01.020 and 9.01.030. All fecal waste produced by animals is to be immediately cleaned up by staff. Since we will not be a 24-hour emergency hospital, no infectious patients will be housed greatly reducing the risk for any pathogens being spread.

Comment #3: Chad Hill (Hill Commercial Construction, LLC) called Tri-County Health per the comment and was told Tri-County Health has no jurisdiction over veterinary hospitals and thus does not intend to comment on the use. Per subsequent direction from Carolyn Washee-Freeland on August 31st, Chad Hill then contacted the State of Colorado Department of Public Health and Environment who directed him to contact the local county health department for any medical clinic related questions, which would be the aforementioned Tri-County Health. As for handling and disposing of dead carcasses, Inspire Animal Hospital will contract with a cremation company in accordance with state law. Immediately following humane euthanasia, the carcasses will be placed individually in a bag supplied by the cremation company, tagged for identification, and stored in a sealed freezer awaiting pickup from the cremation company. All employees are to wear gloves anytime in which they are handling the carcass.

For medical waste, Inspire Animal Hospital will hire a medical disposal company for the pickup of all medical waste (including but not limited to needles, IV catheters, syringes, gloves, and empty medication bottles, etc.). A bin where these previously mentioned items are kept until pickup will be provided for on site. Both the medical disposal bin and freezer will be located away from humans and animals within the mechanical/electrical/storage room.

Comment #4: The Property is identified in the Town's Master Plan as "Central Commercial District" which focuses on core retail, services, offices, lodging, restaurants and entertainment. This is a desired service in the community which is perfectly situated within a retail context and is a complimentary use to the immediately adjacent Murdoch's location. Additionally, the veterinary hospital will primarily be built into the existing building footprint (only exception being the outdoor area), so this project would limit any negative impacts on the surrounding community and services. The small scope of new exterior work (as described above) will follow the Town's goals and strategies of controlled growth.

Comment #5: Clients and animals to the Property will enter and exit via the main entrance on the east elevation of the Property. The rear door is only for staff use to access the outdoor area. The only exception to the use of this rear door is when clients who have a euthanasia of their pet, allowing them to exit the property privately via the rear door to avoid the lobby during such an emotional time. All animals would be leashed or placed in a kennel when entering or exiting the facility, whether by staff or by clients.

Comment #6:

- a) **Term:** The term “veterinary hospital” may be referenced to describe the use and is used throughout this narrative.
- b) **Staff Animal Walking:** No animals will be outside the building walls or permitted outside of the outdoor areas except for when arriving or departing with owners. All staff and clients will be strictly prohibited to walk any animals near the streetscape or landscape areas. The outdoor area will be closely monitored by the staff and clients and cleanliness is of the utmost importance. No animal will be left unattended in the yard and all animals will be individually walked by a staff member on a double leash for safety precautions.
- c) **Chemical Runoff:** Refer to response to Comment #2 (i) above.
- d) **Animal Access:** Refer to response to Comment #5 above.
- e) **Noise Mitigation:** Refer to response to Comment #2 (e) and (f) above.
- f) **Fecal Matter:** Refer to response to Comment #2 (g) above.

Misc. Comment: Randy Capra had sent email comments and wanted to understand better the outdoor area relative to the proximity to the FDC, knox box and riser room. The Applicants are proposing an Option 1 and Option 2 for review and comment (both of which are attached hereto as **Exhibit A** and **Exhibit B**). They also call out in more detail the various utilities and fire / life safety infrastructure which are being factored into the design.

- **Exhibit A - Option 1:** This is the preferred option which utilizes the existing rear egress door but has a small fence area immediately outside that door to access the outdoor area. The purpose for this fenced area is for pet/staff/vehicular safety to mitigate the risk that a leash fails and an animal runs towards the parking lot of Lincoln Ave. The gate to this small area would never be locked, instead using a latch system, and would be sized appropriately with fire department input to ensure there are never access issues.
- **Exhibit B - Option 2:** This is an alternative option which requires the installation of a new egress from the rear of the Property which would only serve for access to the outdoor area. There are various utility demarc's in the location of this door so that remains to be coordinated.

Applicants are requesting feedback to both options above, which would then be incorporated into the forthcoming site plan adjustment.

General Comment: The Town of Parker comments received to the site plan and floorplan have been incorporated into **Exhibit C** attached hereto, which include the following:

- A-100 – Site Plan
- A-101 – Floorplan

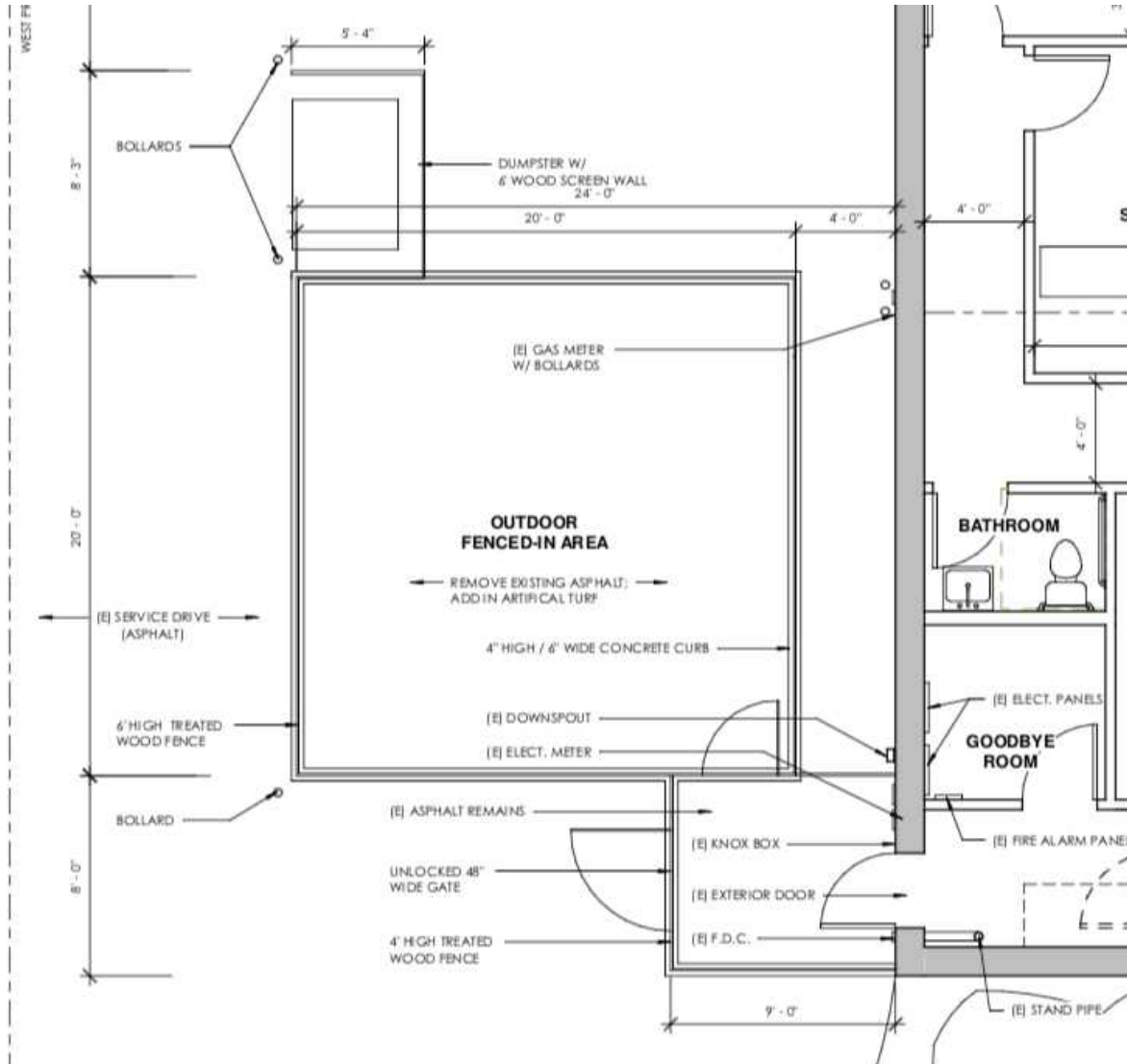
- A-102 – South and East Elevations
- A-103 – West Elevation

Applicant Contact Info:

9855 Parker, LLC
Attn: Ben Swanson
ben@coldsmokeinvestments.com
970-218-5219

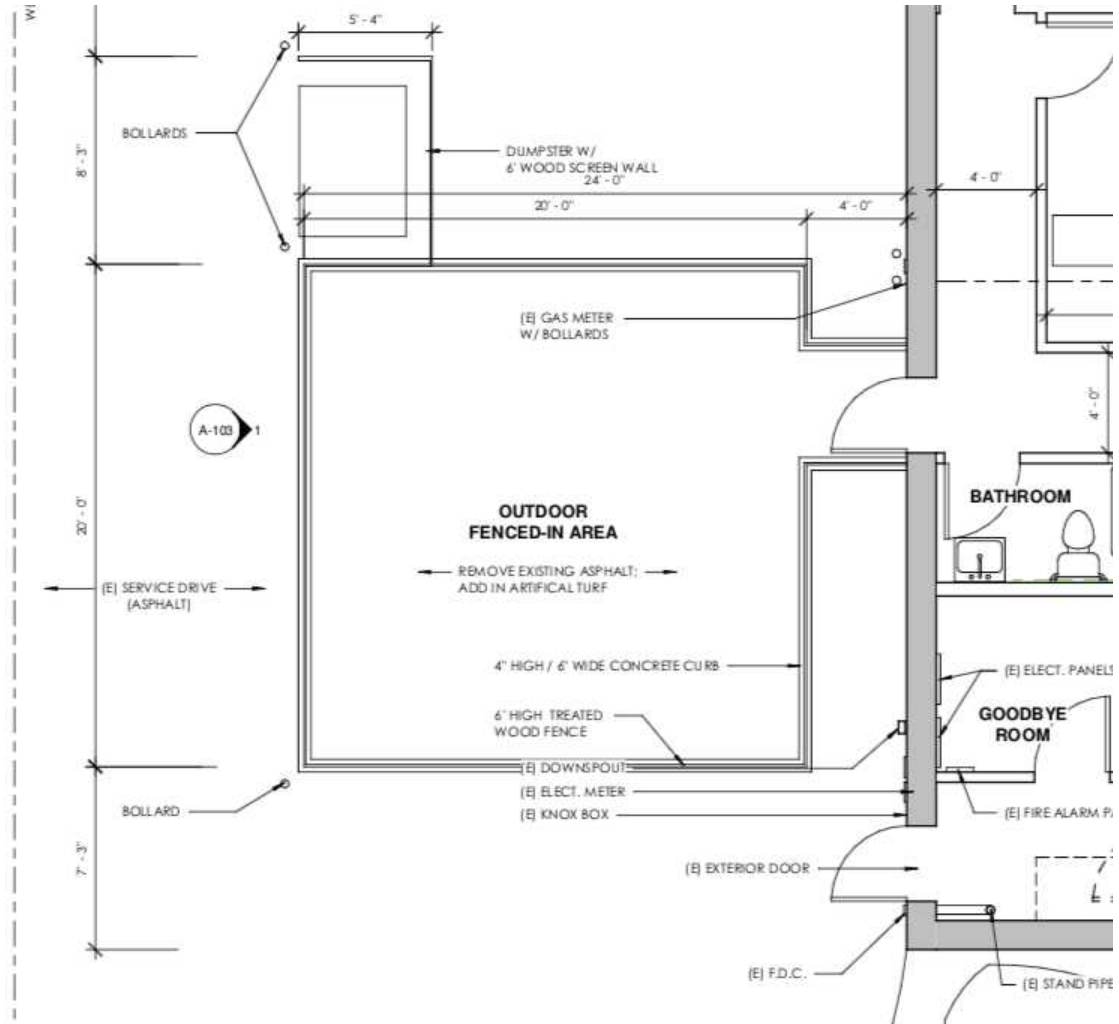
Inspire Animal Hospital
c/o Chris Gebhart
303.803.6898
chrisgebhart@gebhartstudio.com

[EXHIBIT A]
OUTDOOR AREA OPTION 1



NOTE: CONCEPTUAL DESIGN / SUBJECT TO CHANGE

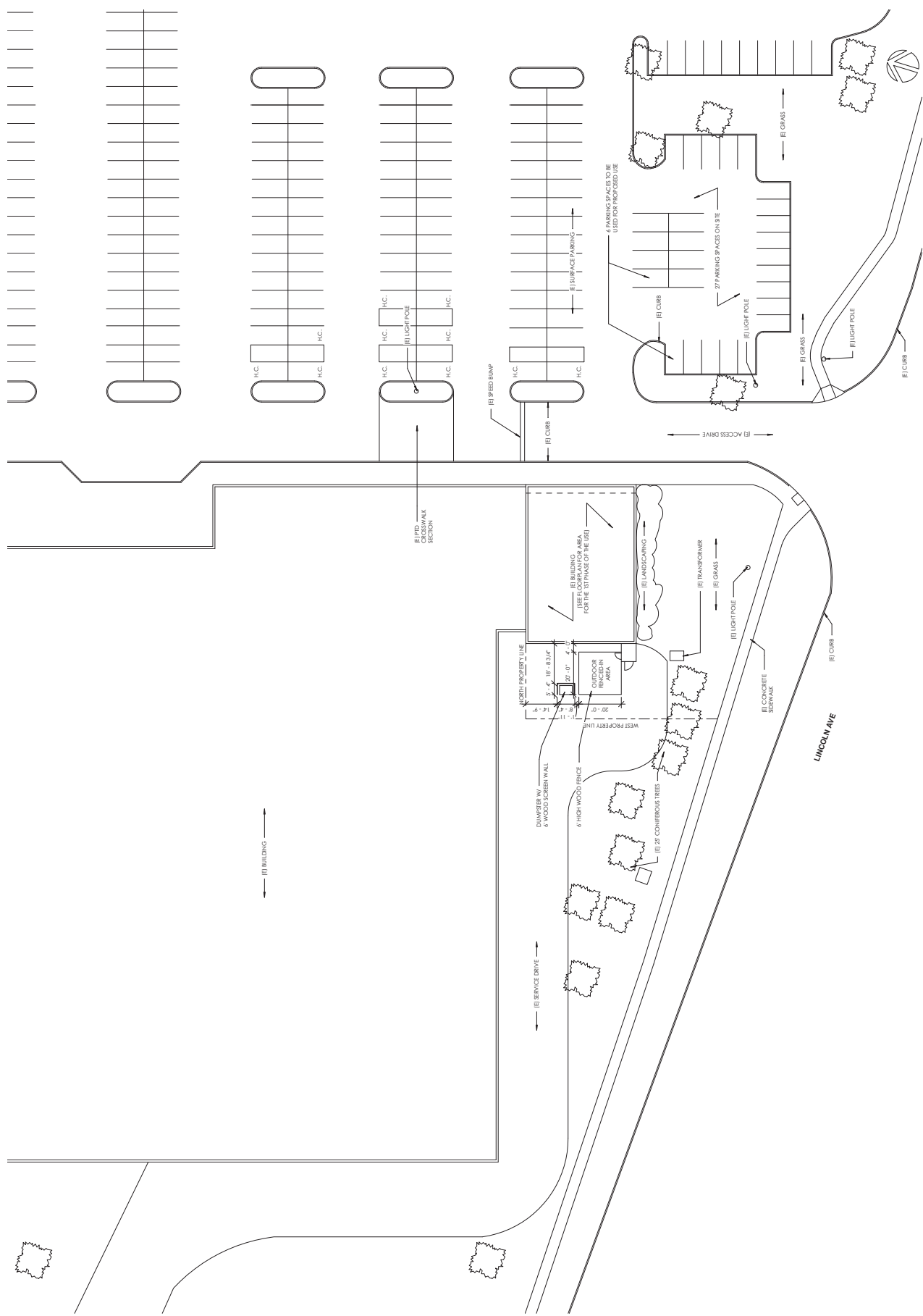
[EXHIBIT B]
OUTDOOR AREA OPTION 2



NOTE: CONCEPTUAL DESIGN / SUBJECT TO CHANGE

[EXHIBIT C]
SITE PLANS / FLOOR PLANS

[INTENTIONALLY BLANK – SEE FOLLOWING PAGES]



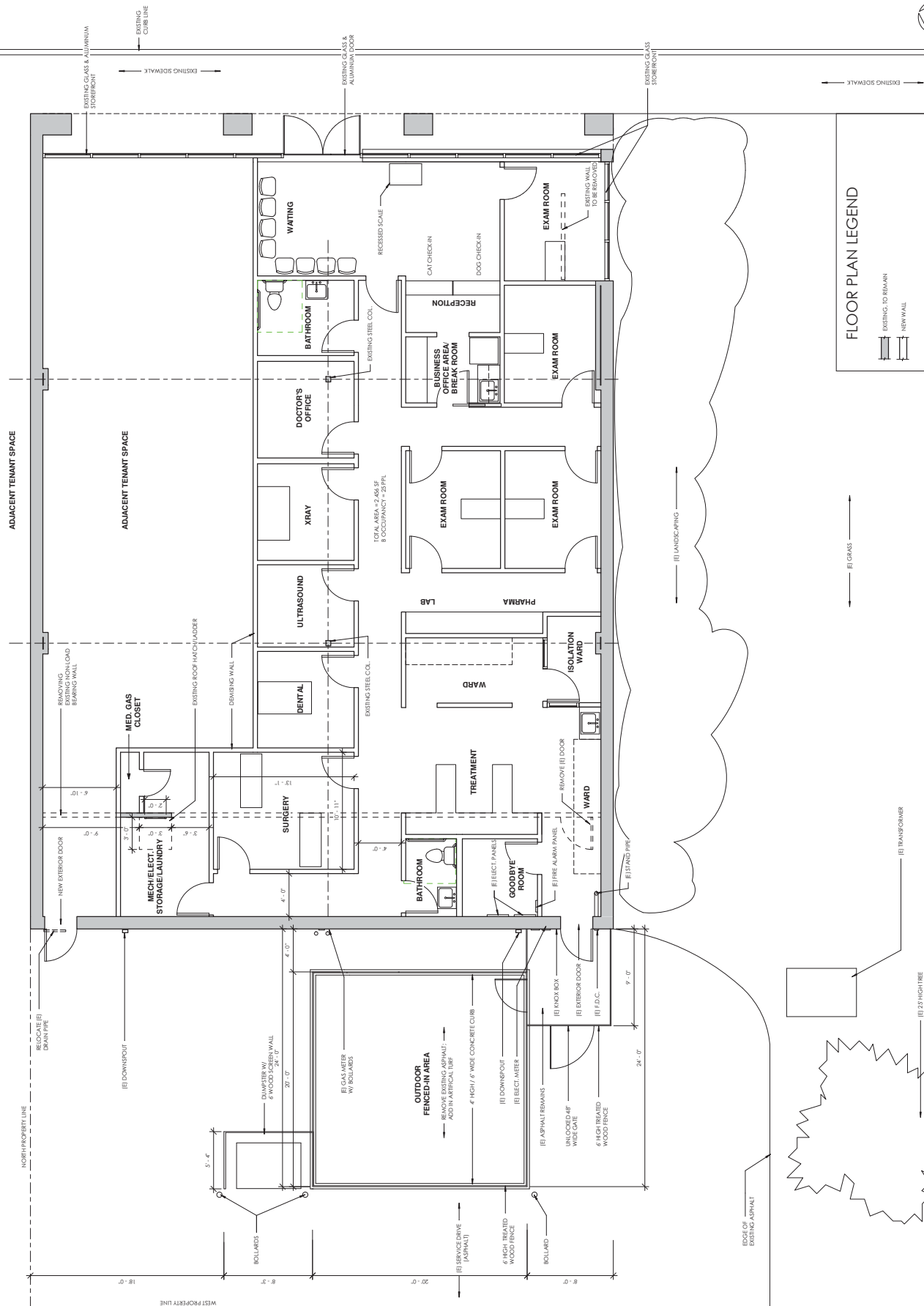
1 SITE PLAN
1" = 20'-0"

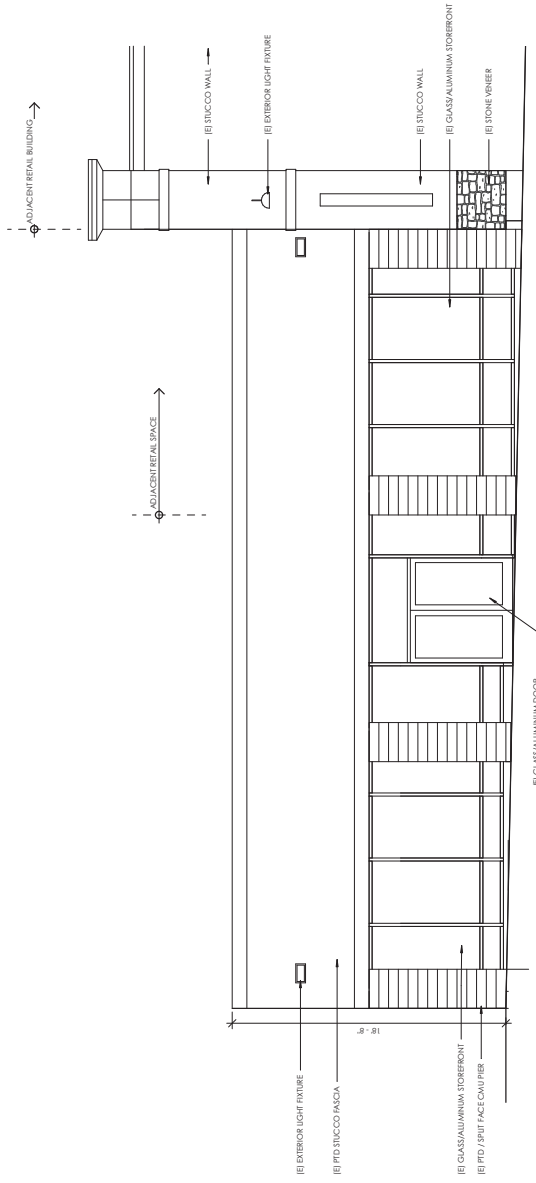
NOTE: CONCEPTUAL FLOOR PLAN AND SUBJECT TO CHANGE WITHIN THE STATED SQUARE FOOTAGE - ONLY FOR USE BY SPECIAL REVIEW SUBMITTAL

[illegible]

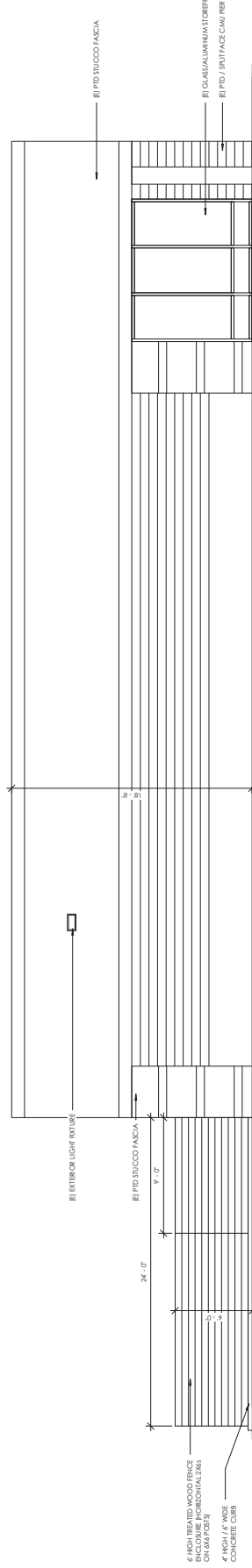


NOTE: CONCEPTUAL FLOOR PLAN AND SUBJECT TO CHANGE WITHIN THE STATED SQUARE FOOTAGE - ONLY VISIBLE BY SPECIAL DEMAND \$100/MIN





① EAST ELEVATION
1 1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

NOTE: CONCEPTUAL FLOOR PLAN AND SUBJECT TO CHANGE WITHIN THE STATED SQUARE FOOTAGE - ONLY FOR USE BY SPECIAL REVIEW SUBMITTAL

