



PLANNING COMMISSION MINUTES

July 23, 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 the Commissioners seated at the June 25, 2020 Planning Commission meeting; Richard Foerster, Ruth Ann Nelson, John Howe and Susan Caudill. Commissioner Eliana Burke was seated for the absent Commissioner Tracie Manske.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the June 25, 2020 meeting minutes.

Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

Chair Gary Poole advised the public 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.

Chair Gary Poole stated, for the record, the items to be heard are for Olde Town:

- ORDINANCE NO. 3.162.3 – A Bill for an Ordinance to Amend the Olde Town at Parker Planned Development Guide and Plan, and to Amend the Zoning Ordinance and Map to Conform Therewith
- Filing 2 Sketch and Preliminary Plans and
- “These items were remanded back to the Planning Commission to allow the Planning Commission to obtain more information from members of the public that were not able to participate in the public hearing that was held on these items on June 25, 2020.
- “The Planning Commission was advised by Town staff that some members of the public attempted to access the public hearing through Facebook Live instead of the Zoom Webinar link that was provided on the Town’s website,
- “Please note that the remanded public hearing will be reopened for the limited purpose of allowing Town staff to present information related to the remand and to allow those members of the public that attempted to access the June 25, 2020, public hearing through Facebook Live to provide public comment.
- “The applicant will be allowed to respond to the additional public comments.

- “Following the additional public comments and response by the applicant, I will close the public hearing. The Planning Commission members that were present on June 25, 2020, are present tonight, with the exception of one commission member that is not able to attend tonight’s meeting.
- “Commissioner Burke will fill-in for the commission member that is absent. Commissioner Burke has reviewed the record from the June 25, 2020, meeting.
 - Commissioner Burke stated she read the minutes from the June 25, 2020 Planning Commission meeting and watched the video of the meeting.
- “Following the Planning Commission’s deliberation, in which you will consider the additional public comment and applicant response, you will need to consider new motions for the zoning and sketch and preliminary plan.
- “Please note for the record that Town staff contacted Brandi & Cory Wilks and the Olde Town HOA, in addition to the Town Council and Planning Commission agendas that were posted concerning the remand of this matter.”

PUBLIC HEARING: OPENED: 7:05 P.M. OLDE TOWN - Rezone and Filing 2 – Sketch/Preliminary Plans

Applicant: Pacific North Enterprises, LLC
 Location: Generally located on the south side of Mainstreet between Jordan Road and Motsenbocker Road
 Department: Community Development, BrieAnna Simon
 TRAKiT Nos.: Z19-014, SUB19-014/SUB19-015

BrieAnna Simon, Planner, presented the staff report for the Olde Town rezone and sketch/preliminary plans request. Ms. Simon concluded with the determinations in the staff report; requested questions be asked after the applicant’s presentation; and recommended the Planning Commission recommend Town Council approve:

- an ordinance for the Olde Town at Parker Planned Development Guide- 3rd Amendment and
- approve the Olde Town at Parker Filing 2 Sketch and Preliminary Plans, with the two (2) conditions in staff’s report.

APPLICANT PRESENTATION

Bill Mahar, Norris Design, presented project information:

- introduced project team:
 - **Pacific North, Bryan Byler, Applicant / Developer**
 - **Martin/Martin, Ben Baltzer, Civil Engineer**
 - **Godden Sudik, Alex Duran, Architect**
- working on project for four years
- includes housing diversity, parks, trails and other amenities
- appreciate being able to answer any questions

Commissioners had no questions for staff or the applicant.

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

The following citizens spoke against the proposed rezone and sketch/preliminary plans request with concerns regarding:

- condo units are not a good fit in a single-family residential area
- existing homes are already built to close together
- condo units reduce surrounding home values
- increased traffic
- potential for increased crime; due to condos and underground parking
- potential seepage and drainage issues with construction of underground parking
- lack of sufficient parking
- concerns with emergency vehicles having access to the development based on traffic and parking limitations
- general aesthetics of the design for the proposed development; doesn't fit existing development
- the proposed development will exceed pool capacity
- the Homeowners' Association (HOA) and Metro District Board member doesn't speak for all the home owners
- potential for increase in traffic accidents and violations
- there is not a need for another dog park; need more parking
- construction drainage issues
- the consensus was that condos don't belong in this development; single-family, paired, and townhomes would be acceptable
 - Cory Wilks, 17402 E Neu Towne Parkway, Parker, CO
 - Sara Lubchenko, 17474 E Neu Towne Parkway, Parker, CO
 - Brandi Wilks, 17402 E Neu Towne Parkway, Parker, CO
 - Yvonne Araujo, 11402 S Trailmaster Circle, Parker, CO
 - Dustin Tallant, 17197 E Springfield Court, Parker, CO
 - Tammy Henkels, 17384 E Neu Towne Parkway, Parker, CO
 - Steve Sawatzky, 17492 E Neu Towne Parkway, Parker, CO

Mike Heimerle, 11364 S Trailmaster Circle, Parker, CO, HOA and Metro District Board Member spoke in support of the proposed rezone and sketch/preliminary plans as:

- he is not the only member on the Board and Metro District that supports the proposal
- the people that spoke with concerns for the proposal only represent approximately 2 percent of the development
- condos exist in the current development

- the proposed development is needed to keep the Metro District solvent
- if the Metro District is not funded, property values will go down

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:45 P.M. OLDE TOWN - Rezone and Filing 2 – Sketch/Preliminary Plans

Planning Commissioners discussed with staff and the applicant:

- traffic impact metric; *(Staff deferred to the applicant to respond. Mr. Mahar said a very thorough traffic study was submitted for review and approved by Town staff; the findings indicated there is not a noticeable increase in traffic due to the proximity of the adjacent roads, good access and opportunities to disperse traffic in other ways. Staff added that the traffic study metric counts for Neu Towne Parkway were at 314 cars per day; Town of Parker limits are 2000 cars per day; the study also indicates that most of the traffic would be going north through the commercial development.)*
- medium density on-street parking concerns; *(Staff said parking requirements are part of a site plan review; the applicant will be required to meet all parking standards within the Municipal Code.)*
- if consideration will be given to restricting on-street parking to only one side of the street; *(Staff said the engineering and fire life safety plan for the access road is to restrict on-street parking to only one side.)*
- if there are crime statistics related to underground parking; *(Staff said land use applications are not reviewed for crime statistics; no comments or concerns have been raised by referral agencies.)*
- has the design for the units been considered as part of this application; *(Staff said the applicant has submitted site plan applications; currently under review and are required to meet all of the 2018 design standards.)*
- confirmation that most of the existing buildings along Parking Road were constructed prior to the 2018 design standards; *(Staff said that is correct.)*
- when the traffic impact study was done; before, during or after the Coronavirus pandemic; *(Staff said the traffic impact study was done prior to the Coronavirus pandemic.)*

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the request:

- thanked the public for their participation and comments
- appreciated the public's concerns that are better addressed by HOA's and traffic control
- these requests regard land use
- is consistent with the Parker 2035 Master Plan
- will provide diverse housing ownership options
- good location; fits the area; is well designed to meet the updated design standards

- will provide parking relief with the underground parking area
- brings to fruition and completion development on land that has been vacant for quite a time
- meets nine criteria to recommend Town Council approval

Commissioner John Howe moved that the Planning Commission recommend Town Council approve an ordinance for the Olde Town at Parker Planned Development Guide – 3rd Amendment. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Olde Town at Parker Filing 2 Sketch Plan, with the two (2) conditions in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Olde Town at Parker Filing 2 Preliminary Plan, with the two (2) conditions in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

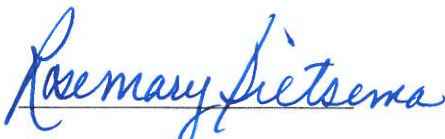
None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:52 p.m.



Rosemary Sietsema
Recording Secretary



Gary Poole
Chair