



PLANNING COMMISSION MINUTES

September 24, 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 John Howe, Richard Foerster, Ruth Ann Nelson, Erik Frandsen, Kimberly Rodell 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 10, 2020 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:03 PM. - RESOLUTION NO. 20-043 - A Resolution to Adopt the Chambers and Hess Roads Subarea Plan as a Part of the 2035 Master Plan

Applicant: Town of Parker

Location: Generally located northeast of Chambers and Hess Roads intersection; and southeast and southwest of Chambers and Hess Roads intersection

Department: Community Development, Carolyn Washee-Freeland

Carolyn Washee-Freeland, Planner, presented the staff report for the Chambers and Hess Roads Subarea Plan. Ms. Freeland concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve Resolution No. 20-043 to adopt the Chambers and Hess Roads Subarea Plan as an element of the Parker 2035 Master Plan.

Commissioners discussed with staff:

- if there is any developer interest on any segment of the plan to date; (*Staff said Douglas 234 is in process of a subdivision plat.*)
- if the identified wetland, open and drainage spaces will be preserved; (*Staff said yes, the identified wetland, open and drainage spaces will be preserved and will include trails.*)

APPLICANT PRESENTATION

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

Ian Elfner, 15750 E Indian Brook Circle spoke against recommending approval, as:

- the size for the proposed mixed-use/commercial areas is massive
- proposed commercial development by surrounding municipalities
- there is not a need for 350 thousand square-feet of commercial in the area
- there will be increased traffic
- there is a need for more residential in the area
- he recommended denial

PUBLIC COMMENT CLOSED

Commissioners discussed with staff:

- the long-term timeline to build-out the Plan; (*Staff said the Anthology North development is planned out in phases for the next 20 to 25 years for build-out; The Plan area may be built-out in 10 to 20 years.*)
- trail connection alternatives if a bridge over the gulch is not feasible; (*Staff said as each phase of Anthology North is planned, park dedications and trail connections will be incorporated into the plans to meet town requirements.*)
- the difference between a Community Center and a Neighborhood Center; (*Staff confirmed the Plan is for a Community Center which is larger, providing for 250 to 500 thousand square-feet of commercial area serving multiple neighborhoods; whereas a Neighborhood Center provides for 100 to 250 thousand square-feet of commercial area serving the immediate neighborhood. Staff said this area is designated a Community Center due to its proximity to a major intersection.*)
- the effects of Lone Tree's planned development on this Plan; (*Staff said development in the Lone Tree area may affect the commercial square-footage in the Town's Plan area being down-sized by the trade area/market.*)
- the proposed Plan, if approved is fluid and offers options for development; (*Staff said the Plan is a policy document that is at a very high level and is an element of the Parker 2035 Master Plan. It is based on the community's vision to guide the development of the area for the good of future residents, as markets change. It does not change the existing zoning.*)
- the number of homes from the north side of Hess Road to Mainstreet; (*Staff said the existing inventory in that area is about 6,330 homes.*)

- if the surrounding municipalities of the Plan area are commercially developed the Plan will allow for residential development; (*Staff said the zoning for Anthology North is already approved and the Plan supports the Anthology North Planned Development but plans are living documents and the Town can respond to changes to the market and demand as the area builds out.*)

PUBLIC HEARING: CLOSED: 7:36 PM. - RESOLUTION NO. 20-043 - A Resolution to Adopt the Chambers and Hess Roads Subarea Plan as a Part of the 2035 Master Plan

PLANNING COMMISSION DISCUSSION

Commissioners discussed the request:

- is a long- term policy document; not set in stone and can be tweaked
- is a comprehensive plan built on feedback from many sources and public involvement
- is comprised of many hours of staffs thorough work and is appreciated
- provides a plan that fits the Parker 2035 Master Plan
- allows for changes in the area, as well as in the market, to best serve the immediate and surrounding neighborhoods
- allows for conceptual options in an area that is being developed
- supports the need to serve the community and provide revenue for Town supported services

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the proposed Resolution No. 20-043 to adopt the Chambers and Hess Roads Subarea Plan as an element of the Parker 2035 Master Plan. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

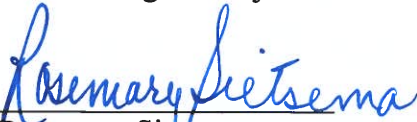
Commissioner Ruth Ann Nelson commended planning staff and past Planning Commissioners on the Town of Parker being named the second best place to live in America. She said she is proud of our community.

STAFF ITEMS

Reminder: October 8, 2020 Planning Commissioner training, prior to the meeting, on: Annexation and Zoning

ADJOURNMENT

The meeting was adjourned at 7:43 p.m.


Rosemary Sietsema
Recording Secretary


Gary Poole
Chair