PARKER
COLORADO

PLANNING COMMISSION MINUTES
October 29, 2020

Chair Gary Poole called the meeting to order at 7:04 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 and Eliana Burke. Alternate Susan Caudill was present and seated for the absent Commissioner Erik Frandsen. Alternate Anthony Matthews was present. Alternate Tracie Manske was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the October 22, 2020 meeting minutes.
Commissioner Eliana Burke 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: 7:11 P.M. ANTHOLOGY NORTH – Planned Development Amendment No. 2

Applicant:	John Prestwich, PCS Group
Location:	Generally located on the south side of Hess road between Chambers Road and Motsenbocker Road
Department:	Community Development, BrieAnna Simon
TRAKiT No.	Z20-002

BrieAnna Simon, Planner, presented the staff report for the Anthology North – Planned Development Amendment No. 2 request. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve an ordinance for the Anthology North Planned Development rezoning request.

Commissioners discussed with staff:

- the location for the future fire station in relation to the proposed rezone; (*Staff said the proposed amendment is addressing Segment 1 of the Planned Development regarding incorporation of the natural topography and drainage of the site; the current planned location of the fire station is in Segment 3.*)

APPLICANT PRESENTATION

John Prestwich, PCS Group Inc., 200 Kalamath St, Denver, CO 80223, presented:

- the project team
- the dendritic principal areas
- map of drainage areas in Segment 1
- the proposal is for a reclassification of townhome uses to single-family residential
- the proposal will not increase currently allowed densities
- the proposed amended park and open space master plan
- drainage corridors will also be used as trail corridors
- a conceptual design for Planning Area 15, the mixed-use commercial
- the proposed park amenities
- minor road and lot size adjustments

Commissioners discussed with the staff and the applicant:

- if the current lot size for duplexes will be reduced from 2500 to 1200 square-feet; (*The applicant said both sides of the duplex lots will be 1200 square-feet.*)
- will the townhomes be two-stories; (*The applicant said that is not known at this time.*)
- what is planned to ensure amenities located within drainage areas aren't washed away; (*The applicant said Town staff is reviewing the storm engineering and incorporating boulders and ponds to ensure storm flows are slowed.*)
- clarifying this proposal does not include the segment for the future fire station; (*Staff confirmed that is true.*)

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 with concerns regarding the proposed location of the future fire station and the impacts on their homes; concerns with the proposed landscaping as being more than what was allowed existing development; requests to be notified of future discussions on the location and encourage a change in the location of the future fire station:

- Alan Meshberg, 15798 E Indian Brook Circle, Parker, CO
- Ian Elfner, 15750 E Indian Brook Circle, Parker, CO
- Brandi Wilks, 17402 E Neu Towne Parkway, Parker, CO
- Gary Fahrenbruch, 12219 Red Sky Drive, Parker, CO
- Sherry Sanders, 15786 E Indian Brook Circle, Parker, CO
- Chris Jorgensen, 16550 E Fire Fly Avenue, Parker, CO
- Cathy Northcutt, 12150 S Buffalo Gap Trail, Parker, CO
- Paulette Davis, 12085 S Great Plains Court, Parker, CO
- Jacqueline Carter, 15792 E Indian Brook Circle, Parker, CO

Commissioners discussed with staff and applicant:

- if the location of the future fire station would be relocated if the proposed amendment is denied; (*Staff said denial of the proposed amendment would not affect the future location of the fire station; the current planned development would remain the same.*)
- if the current planned development remained the same there would not be dendritic design of the development; (*Staff confirmed that as correct.*)
- why discussions for the location of the future fire station couldn't be part of the proposed amendment; (*The applicant said the project team has been in contact with the South Metro Fire Rescue Authority(SMFRA) and will continue discussions regarding relocation of the fire station with them and the citizens when the time comes to develop Segment. 2*)
- when will discussions begin; (*The applicant said the timing of the discussions are rough due to currently working on Segment 1 that includes 1500 homes and development may take a while. He said if the conversations need to take place sooner, they can begin now.*)
- if the proposed amendment can be approved with a condition to address the relocation of the fire station; (*Staff said this proposal cannot be approved with a condition for the relocation of the fire station as that will be addressed with future development phases.*)
- how many homes have to be built before a fire station is constructed; (*Staff said the requirements to build a fire station would need to be addressed by SMFRA.*)
- if in the future the developer hasn't worked with the fire station or the citizens the location of the future fire station could be denied; (*Staff said the actions of the developer working with SMFRA and the adjacent citizens will be taken into account with review of development of future segments.*)

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 8:00 P.M. ANTHOLOGY NORTH – Planned Development Amendment No. 2

PLANNING COMMISSION DISCUSSION

Planning Commissioners understood the citizens' concerns and agreed the request:

- does not address the location of the future fire station
- allows time for the developer, the Town, SMFRA and the citizens time to hold discussions on relocating the fire station
- denying the proposed amendment will not address the location of the fire station and will prohibit moving forward with the natural, dendritic design proposal
- provided an opportunity for the community to bring concerns with the location of the fire station to the attention of those capable of addressing the concerns
- the proposed amendment utilizes natural design to increase open space and park areas
- is what is needed to be decided upon

Commissioner John Howe moved to recommend Town Council approve the requested Anthology North Planned Development rezoning. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 8:05 P.M. DOUGLAS 234 FILING 6 – Minor Development Plat (Continued from October 22, 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

BrieAnna Simon, Planner, presented the staff report for the Douglas 234 Filing 6 – Minor Development Plat which included a traffic mitigation presentation by Alex Mestdagh, Engineering Services Manager. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve the minor development plat request.

Commissioners discussed with staff:

- confirmation that the right-in/right-out off Hess Road will include an acceleration and deceleration lane; (*Staff said yes, westbound Hess Road has a third lane that exists today.*)
- to provide an example of mitigation procedures to reduce cut-through traffic in the residential neighborhood; (*Staff said mitigation will be through the Neighborhood Traffic Calming Partnership, administered by Public Works/Traffic Division and Police, some tools that may be used as a part of the program could include, speed bumps, raised crosswalks, bulb-outs to the curbs and Police presence in the event of speeding issues.*)

APPLICANT PRESENTATION

Grant Nelson, Republic Investment Group, 5750 DTC Parkway, Suite 160, Greenwood Village, CO and project team presented:

- the project team
- property History
- site Plan
- landscape
- Troy Bales, Rick Engineering, 9801E Easter Avenue, Centennial, CO, addressed:
  - transportation infrastructure
  - utility Services
  - grading and storm drainage
- project schedule, begin construction January 2021
- the proposed Douglas 234 Filing 6 Minor Development Plat complies with existing zoning and all criteria outlined in the Town of Parker Land Development Ordinance

Commissioners discussed with the staff and the applicant:

- if a wall is planned as part of the buffer between the back of Lots 8, 10 and 11, the commercial building and the adjacent residential area; (*The applicant said, no a wall has not been addressed; only landscaping for the buffer area.*)
- where street name, Sliceroo came from; (*The applicant said their broker, Mr. Andy Bittner came up with the name, referenced from a golf tournament.*)
- types of businesses attracted to "tweener" size lots; (*The applicant said small, community retail businesses would be the users.*)
- based on the proposed landscaping, what is the type of commercial area, strip mall or walking-venue; (*The applicant said the proposed landscaping is part of the development; each tenant lot will be required to have a landscape and pedestrian plan.*)
- connectivity between the lots; (*The applicant said there will be pedestrian connectivity and a sidewalk will be installed along Sliceroo.*)

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PUBLIC COMMENT OPENED

The following citizens spoke with concerns regarding buffer landscaping between the back of the commercial development and the residences; request that Lot 11 have a similar buffer/easement to Lots 8 and 10, suggesting berms, trees, a wall and privacy fences to replace the existing split-rail fences; the proposed day care tenant; increased traffic, concern about accuracy of the traffic studies with the COVID school schedule, consider pedestrian safety consideration, and traffic cutting-through the neighborhood:

- Gary Fahrenbruch, 12219 Red Sky Drive, Parker, CO
- Chris Stoops, 12171 S Red Sky Drive, Parker, CO
- Kathy Santelli, 12136 S Swift Fox Way, Parker, CO
- Chris Jorgensen, 16550 E Fire Fly Avenue, Parker, CO
- Shelly Elfner, 15750 E Indian Brook Circle, Parker, CO

PUBLIC COMMENT CLOSED

Commissioners discussed with staff:

- the timing of the traffic studies; (*Staff said the traffic studies were done pre-Covid-19 stay at home orders and during peak school hours.*)
- the traffic scores shown in the traffic studies for the peak school times; (*The applicant said the study was done on a Wednesday, August 21, 2019 between 7 a.m. and 8 a.m.; the service level at Chambers and Hess Roads was a Level B and at Red Sky was Level A. Staff said Public Works/Traffic Division will work with the school to mitigate traffic issues.*)
- an easement behind the developable lots; (*Staff said current design standards require a 25-foot landscape buffer for commercial developments adjacent to residential.*)

PUBLIC HEARING: CLOSED: 8:51 P.M. DOUGLAS 234 FILING 6 – Minor Development Plat (Continued from October 22, 2020)

PLANNING COMMISSION DISCSSION

Planning Commissioners discussed the request:

- meets Land Development Ordinance requirements
- supports the Parker 2035 Master Plan
- will provide business lot sizes for local ownership opportunities
- provides an opportunity for the Planning Commission to encourage staff to work with the school district to improve school traffic flow and consider the safety of pedestrians and bicyclists
- is from a developer with a history and good track record with the Town to provide for development of a quality project

Commissioner John Howe moved the Planning Commission recommend Town Council approve the Douglas 234 Filing 6 Minor Development Plat. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS
None

STAFF ITEMS
Reminder: November 12, 2020 Planning Commissioner training, prior to the meeting, on: Site Plans, Greater Downtown District and My Mainstreet.

ADJOURNMENT
The meeting was adjourned at 8:55 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair