



PLANNING COMMISSION MEETING

7:00 PM

March 25, 2021

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. ROLL CALL
4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

5. APPROVAL OF MINUTES

A. February 11, 2021 Meeting Minutes

6. PUBLIC HEARINGS

A. ROBINSON RANCH FILING 2, AMD 2, LOT 8 - Use by Special Review

Applicant: Dr. Lindsay Mamula

Location: Generally Located southeast of Parker Road and Hess Road

Department: Community Development, Krista Flynt

TRAKiT No.: Z20-015

7. PLANNING COMMISSION ITEMS

8. STAFF ITEMS

9. ADJOURNMENT



**PLANNING COMMISSION MINUTES
February 11, 2021**

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 and seated were Commissioners Kimberly Rodell, Richard Foerster, Ruth Ann Nelson, John Howe, Traci Manske, and Eliana Burke. Alternate Anthony Matthews was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the January 14, 2021 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: 7:04 P.M. SALISBURY EQUESTRIAN PARK LOT 1 –
Site Plan Amendment**

The applicant, the Town of Parker, has submitted a Site Plan Amendment for the Salisbury Equestrian Park, which will allow the addition of parking lot lighting at the Town owned facility for increased safety. The site is generally located east of Motsenbocker Road and north of Hess Road with an address of 12010 Motsenbocker Road.

Department: Community Development, BrieAnna Simon

BrieAnna Simon, staff planner, presented the staff report for Salisbury Equestrian Park Lot 1 – Site Plan Amendment concerning the addition of parking lot lighting at the Town owned facility for increased safety. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve the site plan amendment.

Commissioners discussed with staff:

- Concerns about shielding due to close proximity to residential neighborhoods; *(staff said lighting was shielded and will only light the parking lot, foot candles for the lighting do not exceed the Town's lighting code, the light will not go past the property line.)*
- What are the hours for the lights, will the lights be on a timer or remote *(Chris Hudson with the Town's Public Works and Engineering Department said the lights will be on from dusk to dawn.)*
- What will happen if the residents nearby complain about the lighting *(Chris Hudson with the Town's Public Works and Engineering Department said there have been a series of lighting improvements to Salisbury Park over the past 21 years and there have been some occasional complaints and they have worked on shielding with some of those luminaires and they will continue to work with the residents if there are new complaints concerning the new lighting. Since the lights are L.E.D., they have very good control and he is not expecting a lot of trespass lighting.)*

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. SALISBURY EQUESTRIAN PARK LOT 1 – Site Plan Amendment

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed that the lighting is needed and important for the safety of the neighborhoods and Town employees and that it should not present any lighting problems for the nearby residents. Planning Commissioners felt assured that the Town would work with residents should issues arise.

Commissioner John Howe moved the Planning Commission recommend Town Council approve the Salisbury Equestrian Park Lot 1 – Site Plan Amendment concerning the addition of parking lot lighting at the Town owned facility for increased safety. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Bryce Matthews thanked Jeff Miller for stepping in due to Rosemary Sietsema's departure and helping to get the Planning Commission meeting setup and organized. Mr. Matthews also stated that Rosemary will certainly be missed as a long time Executive Assistant for the Community Development department and the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 7:13 p.m.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 3/25/2021

Town Council Date: 4/5/2021

Hearing Type: **Public Hearing**
Robinson Ranch Filing 2 Amendment 2 Lot 8
– Use By Special Review for Vet hospital
Z20-015

Location: 12373 Pine Bluffs Way

Project Planner: Krista Flynt, Planner 1

Applicant: Dr. Lindsay Mamula, Veterinary Center of Parker

Executive Summary: Robinson Ranch L8 - Vet Clinic and Kennel

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Use by Special Review request for Lot 8 in the Robinson Ranch Filing 2 AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital and pet boarding facility, with up to 23,000 square feet of indoor space, and 600square feet of an outdoor fenced area subject to the conditions contained in staff's report"

- 1. That the Use by Special Review materials submitted to the Community Development Department on March 25, 2021, shall be the approved Use by Special Review materials.*
- 2. The applicant will operate the facility using fecal removal procedures on a daily basis. The applicant will ensure that fecal matter will be immediately cleaned up, disinfected with a pet safe and environmentally friendly product (for example a hydrogen peroxide-based product) and then kept in a lid sealed container. To prevent accumulation of feces on site, the feces will be frequently removed from the site by a third party.*
- 3. Following the Use by Special Review Approval, a site plan will need to be reviewed and approved by the Town of Parker.*
- 4. Operations of the facility will be subject to the Town's noise ordinance, as amended.*
- 5. A building permit shall be required for any interior or exterior work completed on site.*

6. *This approval shall expire sixteen (16) months after the date of approval unless a building permit or grading 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 Use by Special Review request for Lot 8 in the Robinson Ranch Filing 2 AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital and pet boarding facility, with up to 23,000 square feet of indoor space, and 600square feet of an outdoor fenced area

"I move the Planning Commission recommend Town Council deny the Use by Special Review request for Lot 8 in the Robinson Ranch Filing 2 AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital and pet boarding facility, with up to 23,000 square feet of indoor space, and 600square feet of an outdoor fenced area 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 Use by Special Review request for Lot 8 in the Robinson Ranch Filing 2 AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital and pet boarding facility, with up to 23,000 square feet of indoor space, and 600square feet of an outdoor fenced area to a future date."

I. BACKGROUND/DISCUSSION

The applicant, Lindsey Mamula of the Veterinary Center of Parker, is requesting a Use by Special Review to allow for a veterinary hospital and pet boarding facility on Lot 8 of Robinson Ranch Filing 2, Amendment 2. The property zoning is Robinson Ranch PD, Planning Area C, designated use “Commercial” - which allows for veterinary clinics and hospitals as a Use by Special Review. The property is 61,550 square feet and is currently undeveloped.

The applicant proposes to build a 22,116 square foot building and fence in a 512 square foot outdoor pet relief area on site. The Veterinary Center of Parker is currently located in the same commercial development in an existing multi-tenant building on Lot 3. The move in location would allow the applicant to construct a larger building that could accommodate the accessory use of pet boarding in the basement

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

Vicinity Map



II. PRIOR ACTIONS

Date	Action
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2/23/1998	Robinson Ranch PD established
7/21/2008	Robinson Ranch F2 AMD 1, Tract B is replatted
9/20/2010	Robinson Ranch F2 AMD 2, Lots 4-8 are replated

III. CURRENT SITE DATA

Existing Zoning	PD - Commercial		
Overlay District	N/A		
PD & Plan Area	Robinson Ranch		
Master Plan Area	Neighborhood Center		
Site Acreage	61,550 SF		
Subdivision	Robinson Ranch Filing 2, Amendment 2 http://parkeronline.org/DocumentCenter/View/22922/29---Robinson-Ranch-2?bidId=		
Existing Use	Site is Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Neighborhood Center	PD - Planned Development	Commercial: Multi-tenant retail and service
South	Low Density Residential	Douglas County Zoning	Immediately South is the Parker Riding Academy which is outside of the town boundaries. South of that is Robinson Ranch single family development
East	Low Density Residential	PD - Planned Development	Mining of Clay. Owned by General Shale Brick Inc
West	Neighborhood Center	PD - Planned Development	Commercial: Restaurant

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Neighborhood Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Neighborhood Centers: Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire

	Neighborhood Center should range from a combined 50,000 to 250,000 square feet.
Consistent Goals/Strategies	< i.e. - Land Use 1.A, Housing 1.A> <There may be none> Land Use 1.A Land Use 1.C Land Use 1.H Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.C Jobs and Economic Vitality 2.E
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within a designated Neighborhood Center of the Town's Master Plan. The proposed veterinary hospital and pet boarding facility is a needed service in the community, the proposed use will be situated within an existing retail context and on a currently vacant commercial parcel. 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. The proposed use would be consistent with the Master Plan for this area.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 20 Side – 0 Rear – 0 Corner – N/A	The proposed site layout meets all setback requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The proposed use does not propose residential uses.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum 40 feet.	Building height will be reviewed through the Site Plan Process	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	N/A	The existing lot 61,550 square feet.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Landscaping will be reviewed through the Site Plan Process The proposed development's initial site plan would meet the minimum landscaping percentage requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	Parking will be reviewed through the Site Plan Process. The initial site plan would meet the minimum parking requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous			☐ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use has the ability comply with the Land Development Ordinance and Zoning subject to Site Plan review and approval by the Town.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property has access off of S Parker Road and Pine Bluffs Way via internal private drives. The proposed site circulation can meet Town standards. The parcel already includes sidewalks, and crosswalks on all sides.

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:

We strongly desire to continue our serving our existing neighborhood and surrounding area around the Robinson Ranch by staying within this development. We believe our ability to thrive over the last five years is standing proof that our business is serving a need in our community. VCPI currently takes care of Parker residents and its furry family members by offering full medical & dental services. Building our own facility would allow us to expand these services and offer the new benefit of overnight boarding & dog training which, in turn, serves our residents by offering peace of mind while traveling or raising a new puppy (look at ownership jump with COVID) at a local, neighborhood facility caring for their beloved pets.

The intent is for VCPI to move to a ground-up, standalone structure in Robinson Ranch Lot 8 immediately south of its current location at the east end of the retail center on Lot 3. The design and character of the structure will complement the surrounding community by utilizing similar design features such as covered exterior walkways & entries, a warm color palette, an appropriate scale to the area (maximum of two stories). There will be human scale elements such covered walkways, large windows at eye level, varying planes in the elevations to avoid a straight long box, and varying façade materials to maintain visual interest. Additionally, there will be plenty of trees & landscaping including a large garden designed by a licensed a landscape architect.

We will work closely with City's development team to ensure the aesthetics, materials, and massing of our new building closely coincide with the neighboring vernacular.

The complex will be two stories similar to the neighboring Takoda Tavern. This scale is tall enough to be noticeable without being overbearing and will include interesting and human scale features such a roof deck, glass wrapped entry stair, large, shaded overhangs, and rich materials/textures (brick, wood, stone, etc). It will also be good neighbor by having generous green space including the aforementioned garden and perimeter trees and shrubs around the parking.

Staff Analysis:

The use of this lot as a veterinary clinic, pet boarding, and class facility will be in character with the surrounding commercial activity. The surrounding commercial development type is small scale retail and service functions. The veterinary clinic currently exists in the development. The clinic has no open zoning violations against them, nor have they had any since opening.

The proposed site plan is large enough to meet and exceed the requirement for landscaping. The applicant is proposing a garden as a part of the landscaping that would buffer the commercial development from the area to the East, which is slated to eventually develop into low-density, single-family residential in the Robinson Ranch PD guide.

As the building would be new construction, it will be subject to all of the Town's Land Development Ordinance, Development Design Standards and other Town regulatory documents to ensure that it is physically compatible within the surrounding area and high quality design.

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

2. Will be consistent with the Town Master Plan.

Applicant analysis:

As a currently thriving practice in the Town of Parker, we strongly believe that we offer the Town and Robinson Ranch a valuable business partner and good neighbor. The Guiding Principles note that in addition to the Town preserving single-family neighborhoods they want to be sure the residents are offered choices that promote lifelong permanency. As a veterinary center, we offer a critical service for the Town's pets & respective owners that is very proximal to the residential lots in and around Robinson Ranch. Additionally, we want to simply relocate to a neighboring lot which will minimize disruption for our patrons and support the Guiding Principle to promote varied transportation that is safe, emphasizing local & regional connections, and considerate of the neighborhood. Being that this lot is a developed pad site the infrastructure of regional and local street connection has already been successfully vetted, and simultaneously offers pedestrian and biking access from the surround residences. We strongly feel we are a desirable commercial entity to remain in the neighborhood center fabric that is being steadily established.

A third Guiding Principle we would like to note is the desired of the Town to create long-term economic well-being and encouraging a variety of employment opportunities through promotion of unique, local businesses. As a current steady employer of local talent, we believe our proposed relocation will offer us the opportunity to extend even more employment opportunities of varying positions & levels by giving us the adequate space to expand our clinic size and offer new boarding services.

Given that Robinson Ranch is a Neighborhood Center with surrounding low density residential it our belief we fall within the desired uses of such a center. Both Chapter

5 & Chapter 7 of the Town Masterplan note the ability for multimodal transportation (transit, bike, automobile, or walking) be readily available which is a work in progress with Robinson Ranch as it is a developing commercial center at a significant intersection neighbored by proximal housing developments (and a horse stable!). Certainly, housing is within walking distance for those that are inclined. We will be providing bike racks and ample parking so as to offer an easy experience for our patrons even during busier hours (7am-9am and 3pm-5pm). Chapter 7 also notes the use of architecture, building design, public spaces, and massing are to create unique & attractive commercial destinations. We absolutely believe we will meet these criteria as described under Item 1, while working within the neighborhood scale, utilizing interesting materials and massing, offering community education opportunities, and beautifying the area with our garden (while simultaneously offering a tranquil place for grieving patrons). The building & garden situated along Pine Bluffs Way offers both the desired “visual buffer to screen parking areas from adjacent roadways” and helps “block or break up the view of the parking lot”. We will then further buffer the remaining exposed perimeter of the parking lots with trees, shrubs, and plantings.

We know the Town Masterplan strives to promote economic vitality and Chapter 9 specifically notes the desire to “Continue to support the small, local businesses that contribute to our own hometown feel” and to “promote & encourage small, unique businesses.” We firmly believe our veterinary practice is a local, small business that actively contributes to that very hometown feel being described as few things are more intimate than an owner’s relationship to his or her pets. We also believe our expansion can further act a destination, not only for pet care and boarding, but also new opportunities for training, education, and community gathering both indoors and out including a spacious second level with office with a larger meeting room, breakroom, and rooftop patio available for classes & seminars, as well as large basement level indoor dog yard for training classes.

Staff Analysis:

The proposed use of this lot for a vet clinic and other functions is compatible with the the Master Plan Character Area description for this lot as a Neighborhood center. Businesses in these centers should “serve the basic needs of the surrounding residents.” The applicant proposes to serve residents in multiple ways through pet medical care, pet boarding, and training classes. By constructing a new building on this lot in order to expand their services, the Veterinary Center of Parker will increase the economic activity in the area and free up an existing tenant space for another business, further increasing the diversity of commercial activity in the area. This will further the goals of the Master Plan’s Chapter 9 – Jobs and Economic Vitality by supporting small local businesses.

Further information on staff’s analysis of Master Plan Compliance can be found in Section IV. above.

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

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

Applicant analysis:

VCPI will be providing veterinary care to the community and has no reason for over intensive use of the land. The lot is already planned for a commercial use based on the Robinson Ranch development plan, and we believe we will an ideal development by not looking to maximize the building footprint beyond our needs. We will maintain a large amount of pervious green space (currently showing at least 35%) compared to other potential uses that may want to maximize building and parking footprints. A garden is a key component of our desired program, and the endcap parcel in the developing lots affords us a comfortable buffer from other structures to do so. The building itself will be an attractive & comfortable scale with only two stories including an occupiable rooftop deck, similar to the neighboring Takoda Tavern.

Staff Analysis:

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 lot in a commercial area that was designed to accommodate visitors to the area and commercial development.

The site is large enough to accommodate landscaping and on-site parking that complies with and exceeds the requirements of the Municipal Code. 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:

Our proposed use of this available parcel should in no way hinder any current community capital improvement programs. The road system in Robinson Ranch is already clearly built and established. Our new facility would work well as the east endcap lot of the development offering, being a good balance between an attractive new building and developed landscaping along Pine Bluffs Way. Our customer base is not intensive and should not cause undue strain on Robinson Ranch maintenance, nor should it prevent any desirable park/trail programs.

Staff Analysis:

This use will not adversely affect capital improvement programs. The use is proposed on an existing platted commercial lot served by infrastructure, the use will not require additional capital 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:

VCPI will not require any additional public services greater than that which is available at Robinson Ranch currently. Robinson Ranch is intended for new commercial uses on each lot (of which several are still available) and adequately services the new Takoda Tavern which, as a restaurant, draws a much higher water & sanitary need than our veterinary practice would require. Our design team is already familiar with Robinson Ranch's development services in place (new taps to our particular site would need to be pulled from the nearby street) and overall stormwater plan, and we would further vet these criteria during the site development process with the city engineers.

Staff Analysis:

The proposed veterinary hospital will occupy a lot in an existing commercial development 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:

VCPI will be proximally located to the stoplight on Hess Road and Pine Bluffs Way. As a result of the stop light and a spacious parking lot, minimal congestion or hazards of traffic will occur as a result of our modest location shift. The nature of business means a somewhat continuous volume of traffic throughout the day, rather than large surges at any given time, though we do have somewhat busier times from 7-9am and 3-5pm. We realize our goal is to grow and that will mean our ability to serve a larger customer base. We foresee having up to six doctors working at one time, with a dog/cat boarding facility and dog training facility. This will increase traffic into the facility, but with the layout of the parking lot and the building it will flow very efficiently preventing congestion. Additionally, we'd like to note that the Robinson Ranch development is intended for commercial uses and therefore has adequately been sized and built to meet the future needs of businesses like ourselves to set up here.

Furthermore, we would like to point the non-required but very nice benefit we offer of being offset from Takoda Tavern in terms of volume of visitors versus time of day. We are certainly more active during the main part of the day, whereas one could consider the restaurant rather quiet in the mornings and heavily active in the evenings into the night when we are closed. Currently, we can service 10-15 patients at once in our present facility. It is difficult to say what our maximum will be because there are

too many variables with size of animals and size of families that enter our facility, but at most we may eventually have eight doctors per day which account for 30-40 clients at our busiest times between exam rooms, surgery, dental & tech appoints, medical pick-up, and boarding comings and goings.

Staff Analysis:

This property can be accessed from South Parker Road, Pine Bluffs Way, or Cockriel Drive – which will disperse traffic. 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:

We will be proposing an additional use to our current veterinary program. In order to better serve our customers and the local neighborhood, we'd like to provide an overnight boarding facility (with the added benefit of medical boarding). This would be located in the basement of the facility to muffle any dog barking and include both kennels and play yards. Dogs will be outside only to eliminate waste, on average 3-4 times daily for approximately 10-15 minutes in

length based on animal size & breed (grouped appropriately with shared family members or known compatibility). The dogs will be taken out in groups no larger than five at any given time and will be on leash.

Understandably, cleanliness will be of critical importance to the facility and surrounds grounds. Animal fecal matter will be collected in garbage lined trash cans whether the animal defecates on the premises inside the hospital, in the boarding facility, or in the outdoor dog areas. It will be collected immediately. Trash will be removed two to three times daily into the dumpsters depending on quantity. All indoor potty areas will be hosed down in the mornings and evenings with water. We use minimal chemicals in our facility, but when used they are enzyme based and concentrated hydrogen peroxide for removal of smell. The products we use are without chemical issues to the animals. Soap and water are used as the primary cleaning agents, as well as vinegar. Any other cleaning chemical would be used on a rag and not dumped on the floor or hosed down drains.

Additionally, we have an evening cleaning crew that will clean the hospital, boarding play areas, and second level offices every night. The boarding kennels will be cleaned daily while the dog receives exercise and subsequently sanitized prior to the next guest. Please note, pet waste is cleaned immediately as it made and not left outside or in the building for any length of time. Poop bags and trash receptacles will be provided near the (2) front entrances for easy clean up of animal waste that may occur upon arrival or departure of clients to help ensure the surrounding landscape remains

free of animal waste. Similarly, the staff will be required to clean up after every pet as they are walked either with a poop bag or a pooper-scooper for disposal into trash receptacles placed near employee entrances & yard gates. Additionally, the staff or a hired professional vendor will be responsible at the end of each working day to walk the premises and clean any waste not picked up by clients to maintain a healthy and clean environment. Any accidents on the premises, whether surrounding exterior flatwork or interior floors, upon discovery will be cleaned immediately with animal safe disinfectants, specifically a 0.5% hydrogen peroxide cleaner called Rescue Ready. This cleaner is diluted into two-gallon buckets and its Safety Data Sheet notes it can be safely flushed into the sanitary sewer system. We also shared this information with our landscape architect who has informed has no concerns on its effect on the landscaping and noted hydrogen peroxide can even be beneficial. Note that outdoor trashcans will be emptied every night into the site's dumpsters.

VCPI will not cause significant air, water or noise pollution. Medical waste will be removed by professional services on a weekly basis (or more if needed). Similarly, dumpsters will be emptied on a weekly basis or more if we find they are at capacity quicker than anticipated. The facility will be an isolated building with minimal interaction with other landowners in the area given its centralized location on the site with landscape and/or parking buffers around each side. Furthermore, by locating boarding & dog training in the basement level and

providing indoor dog runs for the clinic patients, exterior dog noise will be kept to a minimum when dogs are taken out to relieve themselves in small groups of five or less. In terms of design, additional care will be given to interior acoustics and sound attenuation. For example, while we may explore window wells for natural daylight in the basement, the noisiest play zones will be centralized away from the exterior walls. Window wells would have sound abatement windows specified and the first floor will be well insulated in the basement plenum under a concrete floor to reduce noise transfer up to the main level. At the clinic level we will utilize a combination of masonry and cavity insulation around the indoor dog run/play zone and dog ward to add mass & help absorb sound. Any windows specified for these dog-related areas would be up at higher clerestory height and of a sound abatement specification.

Staff Analysis:

With pet boarding is limited to the basement of the proposed structure, and dogs are only outside for limited, supervised times for relief breaks, based on these design and operations techniques, noise pollution should be mitigated. In addition, there is an existing ambient noise level from surrounding commercial uses, as well as, Parker Road and Hess Road traffic.

The vet center has outlined multiple methods of pet waste cleanup procedures that will be codified in the approval conditions of this Use by Special Review. 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 this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis:

We will continue the current trends of the current surroundings of Robinson Ranch. The landscaping will be professionally maintained, and the surrounding areas will be promptly cleaned for waste as well as for general cleanliness. We will also utilize native species and low water designs as appropriate. Trees and shrubs will be purposefully placed for screening around parking stalls. More uniquely, we will have large garden with flowering plants, trees, shrubs, & stepping pavers, etc. to serve in comforting our guests that need to bring in pets for euthanasia – a beautiful place for final good-byes or private exits afterwards. This garden will have a low decorative fence surrounding it between 30”-42”.

Staff Analysis:

The proposed site plan includes a wraparound building design, multiple fences, a large garden, and landscape buffering surrounding the pet relief area. Other pet related services will take place indoors. As a new building, it will be subject to the the Town’s landscape requirements in the municipal code. The site square footage is large enough to allow for a design that meets the Town’s landscaping, buffering and screening requirements.

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:

VCPI is proud to offer veterinary services to the Town of Parker. VCPI will be run by a veterinarian with 10 years of ownership and management experience in the field of veterinary medicine. This facility will provide current and future residents with a facility that’s emphasis is on pet wellness and health. VCPI will be treating dogs, cats, pocket pets (guinea pigs/hamsters/gerbils), birds, and reptiles. The hospital will not treat hooved animals on site. Any large animal work we might pursue would be performed at the client’s home. Staff members will be at facility from 6am to 8pm with the hours of operation being from 7am to 7pm. There will also be 24 hour camera surveillance of the facility. The center simply will not be detrimental to the health, safety or welfare of the residents of Parker.

Staff Analysis:

The impacts created by kennel and dog daycare 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	Advisory comments: The Parker 2035 Master Plan denotes this area as a Neighborhood Center. A Neighborhood Center is described as providing commercial services for the surrounding neighborhoods. Vet clinics and kennels exist, but are not common in Neighborhood Centers subject but can be compatible with mitigation of noise and smell impacts on potential surrounding residents. A vet clinic and kennel at this location, with separate commercial access and located away from residential homes as proposed should be able to mitigate these impacts through proper site design and complying with the Town's Land Development Ordinance and Development Design Standards.
Parker Engineering	Advisory Comments: Public Works is comfortable that the roadway infrastructure can accommodate this use. Please note that a Traffic Conformance Letter will be required with a Site Plan for a new building should the use/building be expanded.
Parker Fire Life Safety.	Advisory Comments: The applicant shall locate the fire sprinkler control valve room along the western edge of the building meeting the following criteria. The riser room shall be large enough to accommodate both the sprinkler riser... allowed to enter the building no more than 24 inches... and the fire alarm control panel (FACP); three feet of unencumbered clearance is required for both the riser and the FACP and the FACP is required to be located on an interior wall, that exterior access is provided into the riser room with adjacent access into the building (or through the riser room if it is sized to accommodate this access), and provide line of site visual access from the emergency response vehicle to the riser room door. A fire hydrant is required to be located in the immediate area of the riser room. Also, please note that accessibility does not appear to be addressed between the upper and lower level of the facility. Accessibility will likely need to be addressed with the addition of an elevator.
Parker Water and Sanitation	Approved
IREA	Approved
Comcast	No comments
CenturyLink	No comments
Xcel	Advisory Comments: The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect . It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.
Robinson Ranch Homeowners Association	Approved: On behalf of a majority of the Board of Directors for The Shops at Robinson Ranch Association, of the Use by Special Review for the Vet Center of Parker, has been approved by the Association as presented and submitted.

IX. CONCLUSION

The veterinary clinic with observation kennels and pet daycare facility will provide a necessary service to Parker residents and their pets. The impacts created by the proposed expansion will be mitigated if subject to the conditions proposed. 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

1. That the Use by Special Review materials submitted to the Community Development Department on March 25, 2021, shall be the approved Use by Special Review materials.
2. The applicant will operate the facility using fecal removal procedures on a daily basis. The applicant will ensure that fecal matter will be immediately cleaned up, disinfected with a pet safe and environmentally friendly product (for example a hydrogen peroxide-based product) and then kept in a lid sealed container. To prevent accumulation of feces on site, the feces will be frequently removed from the site by a third party.
3. Following the Use by Special Review Approval, a site plan will need to be reviewed and approved by the Town of Parker.
4. Operations of the facility will be subject to the Town's noise ordinance, as amended.
5. A building permit shall be required for any interior or exterior work completed on site.
6. This approval shall expire sixteen (16) months after the date of approval unless a building permit or grading permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.

XI. ATTACHMENTS

1. Vicinity Map
2. Proposed Site Plan
3. Applicant's project narrative

Report Approved By: Bryce Matthews, Planning Manager

HESS RD

HESS RD

PINE BLUFFS WAY

SITE

COCKRIEL DR

Proposed New Construction - Veterinary Center of Parker, Inc.
Lot 8 Robinson Ranch

The Veterinary Center of Parker, Inc. (VCPI) is an existing and established business in the Robinson Ranch shopping district. We strongly desire to continue our serving our existing neighborhood and surrounding area around the Robinson Ranch by staying within this development. Our continued success has led to the realization that more community members could be better served with an expanded practice but doing so in the current location is infeasible. Dr. Lindsay Mamula wants to continue her practice in this vicinity and has invested in the study of relocating across S Parker Rd from the endcap of Lot 3 to the available Lot 8 parcel next to the Takoda Tavern.

VCPI currently takes care of Parker residents and its furry family members by offering full medical & dental services. Building our own facility would allow us to expand these services and offer the new benefit of overnight boarding & dog training which, in turn, serves our residents by offering peace of mind while traveling or raising a new puppy (look at ownership jump with COVID) at a local, neighborhood facility caring for their beloved pets.

We have met for a pre-application meeting to review our options and the processes to move forward, and the first step is to reconfirm her special use permit as a Veterinary Center. Broadly thinking, the project is presenting an expanded program from its current facility by proposing boarding opportunities for animals that may need longer care or have special needs while owners are traveling. We do not want to cause sound intrusion for the restaurant or nearby stables, so we are keeping our play areas indoors and underground. We propose a 22,116 SF facility with one level underground, and two levels above including double high space at the entry and rooftop patio. We also plan on a third of the site being pervious landscaping including a 2,450 SF garden and 512 SF pet relief yard.

VCPI will be treating dogs, cats, pocket pets (guinea pigs/hamsters/gerbils), birds, and reptiles. The hospital will not treat hooved animals on site. Any large animal work we might pursue would be performed at the client's home. Staff members will be at facility from 6am to 8pm with the hours of operation being from 7am to 7pm. There will also be 24 hour camera surveillance of the facility.

Understandably, cleanliness will be of critical importance to the facility and surrounds grounds. Animal fecal matter will be collected in garbage lined trash cans whether the animal defecates on the premises inside the hospital, in the boarding facility, or in the outdoor dog areas. It will be collected immediately. Trash will be removed two to three times daily into the dumpsters depending on quantity. All indoor potty areas will be hosed down in the mornings and evenings with water. We use minimal chemicals in our facility, but when used they are enzyme based and concentrated hydrogen peroxide for removal of smell. The products we use are without chemical issues to the animals. Soap and water are used as the primary cleaning agents, as well as vinegar. Any other cleaning chemical would be used on a rag and not dumped on the floor or hosed down drains.

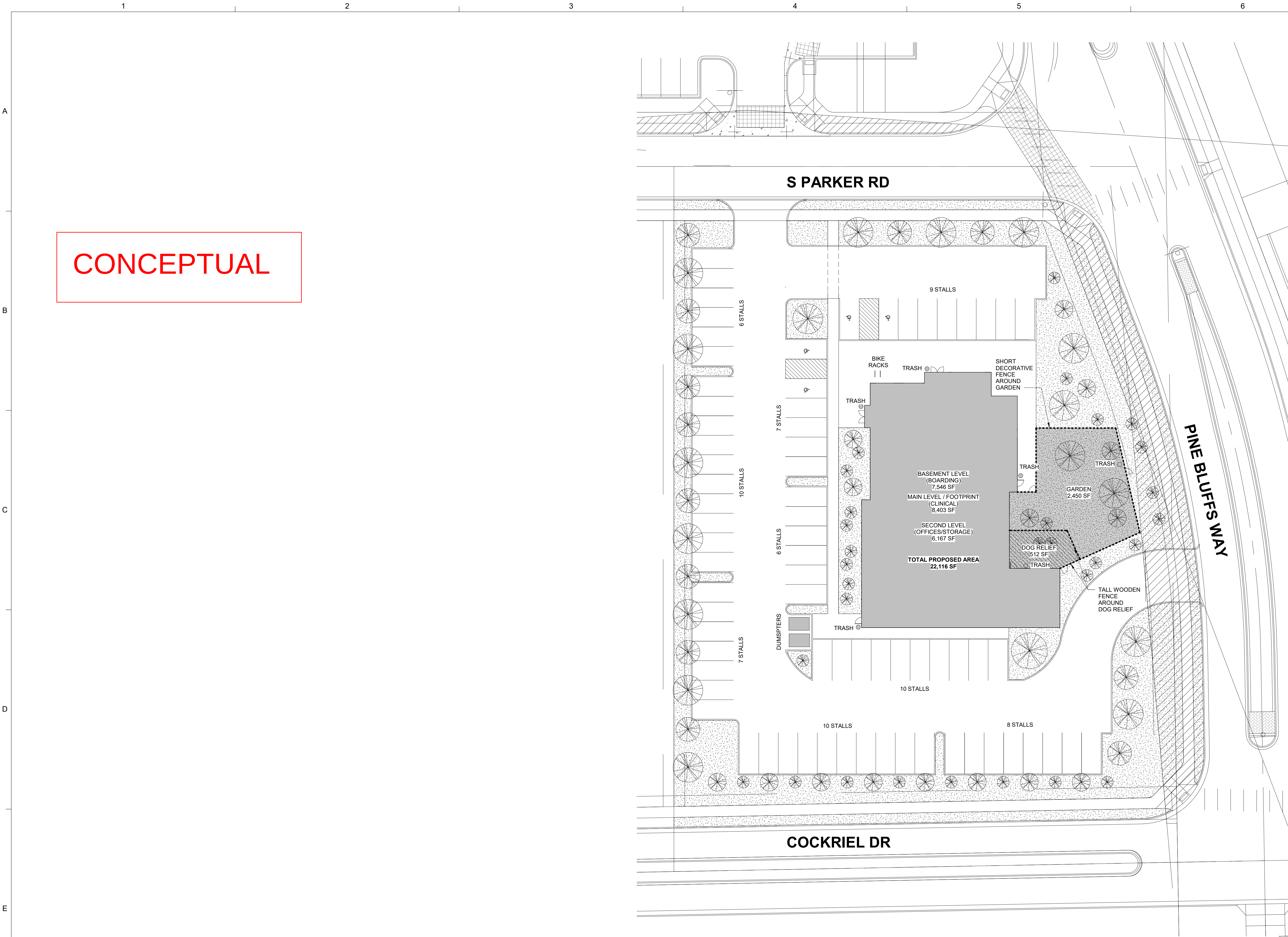
Additionally, we have an evening cleaning crew that will clean the hospital, boarding play areas, and second level offices every night. The boarding kennels will be cleaned daily while the dog receives exercise and subsequently sanitized prior to the next guest. Please note, pet waste is cleaned immediately as it made and not left outside or in the building for any length of time.

The outdoor areas will be cleaned of fecal material with multiple poop bags stations at strategic locations on the property for ease of clean up my staff and clients. The fecal material will be in the bags in the trash cans and cleaned out nightly and placed in the dumpsters.

Animals will go out 3-4 times per day based on size and need for 10-15 minutes. Animals will only go out with family members or animals that they are known to have good interactions with. At most 5 dogs at one time and they will be on leash with a staff member in a 6' fenced yard.

The center would also like to offer a highly quality staff experience and the opportunity for community engagement (classes, training, etc) by creating a spacious second level office with a large meeting room, breakroom, and rooftop patio. In turn, this will be keeping with scale and vibe of the neighboring Takoda Tavern. We also want to keep over a third of our property as pervious green space including a fully developed garden for grieving patients, plenty of trees & shrubs, low water native grasses & groundcover, etc. A landscape architect will be engaged for the full design during the planning documentation.

Parking will be ample and with easy way finding & parking zones for pet owners, staff, and vendors. We would like to discuss our options for curb cut locations with the planning team, but we believe our current scheme will satisfy early questions relative to re-assigning our use permit to this new lot. We will also maintain proper sidewalk access for pedestrian and bike racks at our entry.



CONCEPTUAL

1 PROPOSED SITE PLAN
1" = 20'-0"



PARKER MUNICIPAL CODE
SCHEDULE 13.06.050A - OFF STREET PARKING REQUIREMENTS
KENNEL, PET DAY CARE, VETERINARY CLINIC - 1 PER 400 SF NLA (not including animal pens)
PROPOSED: 73 STALLS x 400 SF = 29,200 SF ALLOWABLE > 22,116 SF ACTUAL
SITE AREA: 61,550 SF PERVIOUS COVER: 22,007 SF

STAMP:

ARCHITECT:

FLUENCY
architecture + design

JENNIFER MCDANIEL
CO LICENSE #: 402530
jmcDaniel@fluencyarch.com
720.515.5584

CONSULTANT:

STAMP:

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PLLC

CLIENT:

**VETERINARY CENTER
OF PARKER**

PROPOSED GROUND-UP

LOT 8, ROBINSON RANCH
PARKER, CO

NO.	DATE:	ISSUANCE:
	08.24.20	OWNER REVIEW
	09.01.20	SPECIAL USE PERMIT
	01.15.21	SPECIAL USE PERMIT REV 1
	02.24.21	SPECIAL USE PERMIT REV 2

DRAWN BY: JWM
CHECKED BY: LM
PROJECT NO: 19026
CLIENT PROJECT NO:

SHEET TITLE:
**PROPOSED SITE
PLAN**

SHEET NUMBER:

AS100