PLANNING COMMISSION MEETING

7:00 PM

April 22, 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. **April 8, 2021 Meeting Minutes**

6. **CONSENT AGENDA**

7. PUBLIC HEARINGS

A. LINCOLN PROFESSIONAL PARK

1) Rezoning Certain Property known as Lincoln Professional Park to C-Commercial Pursuant to the Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to conform Therewith.

2) Use by Special Review to Allow for a Gas Station

Applicant: **Plaza Street Partners**
Location: **Generally located on the southeast corner of Lincoln Avenue and Dransfeldt Road**
Department: **Community Development, Stacey Nerger**
TRAKiT No.: **Z20-017 and Z20-019**

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

A. Motion to hold a special Planning Commission Study Session on April 29, 2021

10. ADJOURNMENT

PLANNING COMMISSION MINUTES
April 8, 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, Erik Frandsen, and Eliana Burke.

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the March 25, 2021 meeting minutes.
Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

PUBLIC HEARING: OPENED: 7:03 P.M. Parker Homestead Filing 1 Amendment 1 Tract A – Use by Special Review Gas Station

The applicant, Mohan Muthu, Mitrah Investments and Holdings, LLC, has submitted a Use by Special Review to allow for a gas station in Parker Homestead, also known as Heirloom. The site is located on the west side of Chambers Road north of Double Angel Road.

Department: Community Development, Stacey Nerger

Stacey Nerger, staff planner, presented the staff report for Use by Special, Z20-012, to allow for a gas station on Parker Homestead Filing 1 Amendment 1 Tract A. Ms. Nerger concluded with the determinations in the staff report recommending the Planning Commission recommend that Town Council approve the Parker Homestead Filing No. 1 Amendment No. 1 Tract A Use by Special Review to allow for a gas station subject to the four (4) conditions contained in staff's report.

Commissioners discussed with staff:

- What else is planned around the site; *(staff said that a gun range to the south which has been approved, but nothing has been started).*
- What are the hours; *(staff said that applicant will respond to this question during their presentation).*
- What is the plan for the trail adjacent to the property*;(staff said it is an attached sidewalk that terminates at the residential development. The replat of Tract A, under review, will*

require that the sidewalk continue through the development. Also clarified was that the Newlin Gulch Trail was northwest of this development.

- Comments from surrounding neighborhoods, are there still no comments; *(applicant did have a neighborhood meeting and two residents had comments regarding lighting and screening. The condition for enhanced landscaping is in response to this concern and the actual design will be addressed during the site plan review).*

APPLICANT PRESENTATION

Sreenivas Gudavalli, Mitrah Investments and Holdings, LLC presented project information:

- Introduced company and existing stores, including an existing store in Parker
- Covered project location and proposed uses
- Covered the need for the project including distances for nearby residents to similar uses
- Responded to Use by Special Review criteria
- Described property owner notification for the public open house

Commissioners discussed with applicant:

- When the development would be completed; *(applicant, Joe Lamberta said construction is anticipated to start fall, 2021 and opening in the spring of 2022).*
- The number of gas pumps; *(applicant said there would be 6 gas pumps)*
- Whether the car wash would have doors that close to mitigate noise and water splash; *(applicant said that there would be front and rear doors on the carwash that would close during the washing of cars).*
- Concerns about lighting; *(staff said that lighting would be submitted as part of the future Site Plan submittal and will be required to meet the Parker code for luminance and shielding).*
- What are the hours of operation for the gas station, convenience store and carwash*; (the applicant said the liquor and convenience store would be open from 6AM to 11 PM and the car wash would be open from 6AM to 9PM. Pay at the pumps would be available after the store is closed).*
- Will the car wash have exterior vacuums available and will there be noise abatement if the vacuums are available after hours*; (applicant said there would be the availability of air and vacuums and they would be located near the pumps and Chambers Rd. to minimize noise).*
- Concerns about the updated traffic study from 2018 and did it assume that there would be a gas station at this location. *Alex Mestdagh (with the Town of Parker Engineering department) stated that the decrease in traffic was due an original conservative commercial designation that would have generated a lot of trips, and now that the actual uses have been determined with the gun range and this gas station, the actual trips are projected to be less than the original traffic study.).*

Chair Gary Poole stated this is the time where open up the meeting to public comment and he thanked the people who were attend this meeting. To make public comments, you need to be logged into the Town's website www.parkeronline.org/planningcommission. Facebook live participants are only able to view and listen to the meeting. 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.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:31 P.M. Parker Homestead Filing 1 Lot 1 – Use by Special Review Gas Station

PLANNING COMMISSION DISCSSION

Planning Commission discussed the request:

- was pleased that the project met the 9 approval criteria for a Use by Special Review
- is a good addition to the neighborhood
- no negative feedback from the surrounding neighborhood
- appreciate the applicant holding neighborhood meetings and their willingness to mitigate the neighbor's concerns, and that traffic is less than anticipated

Commissioner John Howe moved the Planning Commission recommend Town Council approve the Parker Homestead Filing No. 1 Amendment No. 1 Tract A Use by Special Review to allow for a gas station subject to the four (4) conditions contained in staff's report". Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:35 P.M. PARKGLENN FILING 3 LOT 1 BLOCK 2 – Rezone from PD to Commercial

The applicant, Masterworks, LLC, is applying for Lot 1 Block 2 of the Parkglenn Filing 3 to be removed from the Parkglenn PD and rezoned to C-Commercial zoning. The site is located at the southwest corner of Parker Road and Parkglenn Way.

Department: Community Development, Krista Flynt

Krista Flynt, staff planner, presented the staff report for the Parkglenn F3 L1 B2 – to rezone the property from PD to C-Commercial, Z20-020, to allow for a restaurant and carwash. Ms. Flynt concluded with the determination in the staff report recommending

1. the Planning Commission recommend Town Council approve the ordinance to remove Lot 1, Block 2 Parkglenn Filing #3 from the Parkglenn PD; and
2. that the Planning Commission recommend Town Council to approve an ordinance to rezone Lot 1, Block 2 Parkglenn filing No. 3 to C-Commercial.

Commissioners discussed with staff:

- What is the timing of the coffee shop development; *(applicant said a site plan is in progress concurrently and hope to get under construction summer of 2021 and completion summer of 2022).*

- Will there be a drive thru component to the coffee shop and will there be indoor seating available*; (applicant said small interior and small outdoor seating area and anticipates the majority of the business will be drive thru).*
- Will the utility easement comments be addressed; (staff said that easements will be handled in the site plan process*; (applicant also said that that they are aware of the challenges as they relate to the easements and they will be addressed during the site plan process as well updates to screening, landscaping and improvements to Parker Rd.).*
- Asked if a traffic light is planned at this intersection*; (staff said a traffic light at Parker Rd. and Parkglenn Way is on the proposed traffic light list and will be installed when the traffic warrants are met).*

Chair Gary Poole stated this is the time where we open up the meeting to public comment. To make public comments, we request that you use the "Raise Your Hand" feature to indicate you would like to speak. Chair Gary Poole stated that there are not any public attendees.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:46 P.M. PARKGLENN FILING 3 LOT 1 BLOCK 2 – Rezone from PD to Commercial

PLANNING COMMISSION DISCSSION

Planning Commissioners discussed the request:

- that this will be nice change to this corner at Parker Rd. and Parkglenn Way,
- rezoning from PD to commercial zoning will be compatible with surrounding areas
- was pleased that the project met the 9 approval criteria
- this will be a better use, and bring in different and new traffic to the area.

Commissioner John Howe moved the Planning Commission recommend Town Council approve the ordinance to remove Lot 1, Block 2 Parkglenn Filing #3 from the Parkglenn PD. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

Commissioner John Howe moved the Planning Commission recommend that the Planning Commission recommend Town Council to approve an ordinance to rezone Lot 1, Block 2 Parkglenn filing No. 3 to C-Commercial. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS
none

STAFF ITEMS

Bryce reminded the commissioners that an email was sent listing the first quarter's top 10 most interesting projects and first quarter administrative approvals.

ADJOURNMENT

The meeting was adjourned at 7:54 p.m.

_____	_____
Jeff Miller	Gary Poole
Recording Secretary	Chair

Planning Commission Staff Report

Planning Commission Date:	**4/22/2021**
Town Council Date:	**5/17/2021**
Hearing Type:	**Public Hearing** **Lincoln Professional Park Property –** **1. Zoning to C-Commercial and** **2. Use by Special Review** **TRAKiT No.: Z20-017 and Z20-019**
Location:	**Generally located on the southeast Corner of Lincoln Avenue and Dransfeldt Road**
Project Planner:	**Stacey Nerger, Senior Planner**
Applicant(s):	**Ryanne Sass, Plaza Street Partners**
Executive Summary:	**The applicant, Plaza Street Partners, is proposing to zone a 4.37 acre parcel to Commercial concurrent with the annexation of the property and a Use by Special Review to allow for a gas station on property located at the southeast corner of Lincoln Avenue and Dransfeldt Road.**
Staff Recommendation:	**Approval with Conditions**

RECOMMENDED MOTION

1. *"I move the Planning Commission recommend Town Council approve the zoning."*
2. *"I move the Planning Commission recommend Town Council approve the Lincoln Professional Park Use by Special Review to allow for a gas station subject to the three (3) conditions contained in staff's report:"*

    1. That the Use by Special Review materials submitted to the Community Development Department on November 30, 2020 shall be the approved Use by Special Review materials.

    2. The Property Owner shall dedicate public access easements through the Property connecting adjacent properties (south and east) to the access points that are allowed by the Town on the Property for access to Dransfeldt Road and Lincoln Avenue, at the time of the first final plat for the Property.

    3. This approval shall expire Twelve (12) month 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

1. *"I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:"*
   -List proposed conditions
2. *"I move the Planning Commission recommend Town Council approve the Lincoln Professional Park Use by Special Review."*

1. *"I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:"*
   -List criteria not met (either by staff or Planning Commission)
2. *I move the Planning Commission recommend Town Council deny the Lincoln Professional Park Use by Special Review:"*
   -List criteria not met (either by staff or Planning Commission)

1. *"I move the Planning Commission vote to continue the zoning to a future date."*
2. *"I move the Planning Commission vote to continue the Lincoln Professional Park Use by Special Review to a future date."*

I. BACKGROUND/DISCUSSION

The applicant has submitted two (2) applications. The first application is a request to zone approximately 4.37 acres to C-Commercial concurrent with the proposed Annexation of the Property. The subject site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road. Under Section 15.9 of the Town of Parker Home Rule Charter "[i]n all proceedings for the annexation of territory into the Town, the Council shall require concurrent zoning of the same…."

The second application is a Use by Special Review to allow for a gas station on the property. The proposed C-Commercial zoning within the Town lists a gas station as a use permitted by special review. The applicant is proposing to construct a 5,637 square foot convenience store with gas at the northwest corner of the property.

The proposed zoning establishes uses that are permitted by right, those permitted by special review and those not listed are prohibited. Uses by Special Review are established in zone districts when a proposed use may present external impacts that require additional review beyond those uses that are considered uses-by-right within a zone district. The request for a Use by Special Review is a discretionary request made by a private property owner or applicant. The Use by Special Review is to determine whether or not 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.

A Use by Special Review does not include the review of specific development standards or construction standards. The review of those items occurs during the site plan and building permit processes.

Vicinity Map

II. PRIOR ACTIONS

Date	Action
2018	An application for Annexation and Zoning of this property was submitted to the Town. This application was withdrawn prior to the Town Council hearing.

III. CURRENT SITE DATA

Existing Zoning	Agricultural One (Douglas County)
Overlay District	N/A
PD & Plan Area	Commercial (proposed)
Master Plan Area	Central Commercial
Site Acreage	4.37 acres
Subdivision	Metes and Bounds - not currently subdivided
Existing Use	Residential/Undeveloped property

Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Central Commercial	Modified Commercial District	Commercial – Murdoch's
South	Central Commercial	PD - Planned Development	Commercial/Light Industrial – ET Technology
East	Central Commercial	C - Commercial District	Residential and Commercial - Walgreens
West	Central Commercial	PD - Planned Development	Commercial – Lowe's and Richie's Carwash

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	**Central Commercial District:** This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.E Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B
Staff Analysis	The subject property is located west of Parker Road and south of Lincoln Avenue within a commercial corridor area as designated by the Parker 2035 Master Plan.

	This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants and entertainment. The proposed property is surrounded by the Town of Parker and is considered an enclave. Landowners of unincorporated enclave properties identify with the Town of Parker and the public views them as a part of the community fabric. In addition, annexation of this enclave will benefit the landowners, the Town and the County by consolidating the service areas of the Town and County. The requested zoning and Use by Special Review are consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: • Land Use 1.C: The request would expand the Town's economic base in an area that is designated for commercial uses and zoned for commercial uses. • Jobs and Economic Vitality 2.A: The request would provide for expanded commercial activities in an area designated as a Commercial Center. • Transportation 2.B: The transportation systems that would serve this proposal are either in place or can be constructed to adequately serve the proposal. In addition, the property is identified in the Parker Road Master Plan to include access points to connect the existing properties along Parker Road (Walgreens) through the subject site to Dransfeldt Rd. The cross-access connections will allow for greater traffic movement for the entire southwest corner of Parker Road and Lincoln Avenue. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezonings)			
Provisions	**As recommended by the Master Plan**	**Proposed**	**Analysis**
Units Per Acre	N/A	N/A. The proposed zoning is for commercial uses that do not allow for single-family	☐ Consistent ☐ Inconsistent ☐ No Change

		or multiple-family residential.	☒ N/A
Allowed Uses	Primary uses include retail, office, lodging and services	Commercial uses focusing on retail, service, lodging and restaurant.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	35 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Parker 2035 Master Plan for the allowed uses and the requested height maximum for buildings. Based on this analysis, staff has determined that the request is consistent with +the Parker 2035 Master Plan.		

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	Lincoln Avenue – 40' Dransfeldt Road – 40' South property line – 25' East property line – 15'	Setbacks will be reviewed at the time of a site plan application.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A	The request is for commercial development.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	35'	Building height will be reviewed at the time of a site plan application.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	None.	Compliance for lot size is reviewed with the subdivision application.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	None.	Compliance for lot coverage is reviewed at the time of site plan application.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Compliance for landscape requirements is reviewed at the time of site plan application.	☐ Consistent ☐ Inconsistent ☒ N/A
Off-Street Parking	Title 13.06.050	Compliance for parking is reviewed	☐ Consistent

		at the time of site plan application.	☐ Inconsistent ☒ N/A
Staff Analysis	The specific details related to the development of the property are not a part of the Use by Special Review, but will be reviewed during the site plan and subdivision applications if the Use by Special Review is approved. The proposed site is large enough and regular shaped as to allow for a gas and convenience store to be constructed that meets the zoning and Development Design Standards requirements.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property will construct a full movement access from Dransfeldt road. As the southeast corner of Lincoln Avenue and Dransfelt Road develop it is anticipated that this property, the large lot residential property to the east and the Walgreens will have cross access easements to provide for enhanced commercial access between the properties. Once developed together the site will include the full movements access from Dransfeldt Road, a right in/right out from Lincoln and an existing cross-access point through Walgreens. The property owner will be required to provide access through the site to the properties located to the south and east to allow for better connectivity for the entire Parker Road, Lincoln Avenue and Dransfeldt Road corner. At the time of development, the applicant will be required to ensure all required roadway improvements are constructed as identified in compliance with an approved traffic study.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

As demonstrated by the PMP, the Application is consistent with the Town's vision for the Property to be utilized as a commercial development in conformance with the surrounding commercial properties. There is an increasing demand for retail services to serve the Town's growing population. The Application provides additional retail services to satisfy these needs and will provide additional sales and property tax revenue for the Town. The Property's annexation to the Town also presents a need for the Application. Once annexed, the Property must be zoned under the Town's regulations. Therefore, a need for the rezoning request exists.

Staff Analysis

A need exists for the annexation and zoning of the subject property because the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code require that zoning occur concurrently with annexation requests and, the project will:
1. Provide adequate opportunities for expansion of the Town's economic and tax base;
2. Continue the planned commercial corridor along Lincoln Avenue;

3. Support new businesses while providing assurances that similar commercial uses will be drawn to the subject property;
4. Protect the investment and property values of exiting uses located on the subject property and surrounding areas in the Town and the Town Planning Area;
5 Allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; and
6. Promote orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Urban Growth Area.

Compliance with the Parker 2035 Master Plan is further described in Section IV. Parker 2035 Master Plan located above in this report.

Based on this analysis, staff has determined that this criterion has been met.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant's Response
The Property is an appropriate location for the proposed rezoning and development. As noted above, the Property is surrounded by other commercial uses and located at a major intersection.

Staff Analysis
The property is considered an enclave, located within unincorporated Douglas County but surrounded by the Town of Parker. The Town has been working for several years to clean up the Town's boundary and annex these enclave areas. The subject property is contiguous with the Town and is described in the Parker 2035 General Land Use Plan as being located within the Town's "Planning Area Boundary." Specifically, the subject property is located within the Central Commercial area as designated by the Parker 2035 General Land Use Plan, which is planned to provide commercial uses.

The subject property has been identified as property to be annexed, zoned and developed in the Town for commercial uses; therefore, the subject property is appropriate for commercial development.

Based on this analysis, staff has determined that this criterion has been met.

3. There has been an error in the original zoning; or
N/A

4. There have been significant changes in the area to warrant a zone change.

Applicant's Response
The Property is surrounded by other commercial uses and located in an area that has seen a significant increase in development. The Property is located at the intersection

of two major arterials and is no longer appropriate for a single-family residential or agriculture use.

The Property's annexation to the Town also constitutes a significant change that warrants a zone change. As discussed above, the Town's charter requires that the Town zone the Property concurrently with the annexation.

Staff Analysis
The subject property is currently zoned Agricultural One within Unincorporated Douglas County and Commercial within the Town of Parker. The zoning application for the subject property is for new zoning as a part of the annexation of the subject property. The property proposed for annexation is entirely surrounded by properties that have been annexed into the Town and zoned for commercial uses since the original zoning of this property in the County. In addition, the property has been surrounded by annexed properties for more than three years.

Based on this analysis, staff has determined that this criterion has been met.

5. **Adequate circulation exists and traffic movement would not be impeded by development; and**

Applicant's Response
The Property is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The Application will not impede traffic circulation or movement. The Project will include improvements to Dransfeldt Road, and the Applicant will convey right-of-way to the Town for expansion of Lincoln Avenue.

The Project will provide efficient internal circulation of traffic within the Property and the adjacent parcel to ensure the development does not impede traffic mobility and circulation, and to minimize access points from Lincoln Avenue and Dransfeldt Road. Additionally, the Applicant intends to provide access to Parker Road by acquiring an access easement across the property to the east.

Staff Analysis
There are two existing roads that serve the subject property, which include Lincoln Avenue and Dransfeldt Road. At the time of development, the applicant will be required to construct any additional auxiliary lanes necessary for their development as identified within the traffic study for the property and create cross access easements to ensure adequate circulation.

Based on this analysis, staff has determined that this criterion has been met.

6. **Additional municipal service costs will not be incurred which the Town is not prepared to meet.**

Applicant's Response
The Project will not create additional municipal service costs that would burden the Town. In contrast, once developed, the Project will provide an additional revenue source for the Town by virtue of additional taxes collected from the retail development.

Staff Analysis
The public improvements necessary to support the subject property are currently in place. Any construction on the subject properties will be considered private and will be privately maintained.

As evidenced by the inclusion of the subject property in the Town's Planning Area, the Town is prepared to meet the additional municipal service costs associated with the subject property.

Based on this analysis, staff has determined that this criterion has been met.

7. **There are minimal environmental impacts or impacts can be mitigated.**

Applicant's Response
The Application and Project create minimal environmental impacts. The Property does not contain any significant natural features, wildlife habitat, or known hazards.

Staff Analysis
The subject property is surrounded by urbanized areas and will be required to meet all Town environmental standards as set forth in the Land Development Ordinance, such review will occur during the subdivision and Site Plan processes. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

Based on this analysis, staff has determined that this criterion has been met.

8. **The proposal is consistent with the Town Master Plan, maps, goals, and policies.**

Applicant's Response
The PMP designates the Property as within the Central Commercial Character Area. PMP p. 6.5, Figure 6B. By rezoning the Property to the Commercial zoning district, the Application is consistent with and furthers the PMP's vision for the Property.

Staff Analysis
As detailed in Section IV. of this staff report, the proposed zoning of the property to C-Commercial is consistent with the Parker 2035 Master Plan designation as Central Commercial.

Based on this analysis, staff has determined that this criterion has been met.

9. **There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.**

Applicant's Response
There are adequate, existing services to serve the Property and any impacts created by the Application. The Parker Water and Sanitation District will provide water and sewage services to the Property. The South Metro Fire Rescue Fire Protection District will provide fire safety services to the Property. The Application will not create any additional residential units that would impact schools, parks, and open space.

Staff Analysis
The property is surrounded by existing commercial uses located within the commercial core of Parker. As a part of the review of this proposal, referrals were sent to the appropriate service providers and departments within the Town, these referrals agencies responded with no concerns regarding the provision of required services. Adequate services are located within the area and will be available to the property at the time of development.

Based on this analysis, staff has determined that this criterion has been met.

VIII. APPROVAL CRITERIA USE BY SPECIAL REVIEW

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 Property subject to the Application is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The area surrounding the Property is predominately commercial and includes an auto parts store, used car dealership, and tire store, among the other automobile-oriented uses. Use of a portion of the Property as a gas station is compatible with the character of the surrounding area.

Staff analysis and findings:
The subject site is located within the Central Commercial Area as identified within the Parker 2035 Master Plan. The area surrounding the site currently consists of commercial uses which are compatible with a gas station use. The addition of a gas station would add to the mix of uses in the area and would provide an additional service use to the surrounding neighborhood.

The applicant will be required to submit a Site Plan application for the development of the gas station at this location.

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

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:
The PMP designates the Property as within the Central Commercial Character Area. PMP p. 6.5, Figure 6B. The construction of a gas station on the Property is consistent with the PMP's guidance to develop core retail and services in the Central Commercial Character Area.

Staff analysis and findings:
As detailed in Section IV. of this staff report, the property is located within the Central Commercial Character Area of the Parker 2035 Master Plan. Uses proposed within the Central Commercial Area should focus on core retail, services, offices, lodging, restaurants and entertainment. The proposed gas station use is defined as a service which is a use contemplated by the Master Plan.

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 gas station will occupy the portion of the Property that is adjacent to two arterial roads, in a commercially dominated area of the Town. The Application will not result in an over-intensive use of the land that is otherwise out of character with the surrounding area.

Staff analysis and findings:
The proposed use was anticipated within the developments traffic study for the property. The proposed gas station will be located on a portion of the property to be developed with the remainder being developed for other commercial uses. All requirements of the Parker Land Development Ordinance as it relates to setbacks, landscaping, parking, drainage and architecture will be reviewed and required to be satisfied prior to construction through the Site Plan process.

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 Application will not impact community capital improvement programs.

Staff analysis and findings:
It is anticipated that the existing roadway network around the subject property will be able to handle the additional traffic generated by the gas station use at this location subject to the provision of access easements between and through the adjoining

properties. The applicant will be required to construct additional lanes along Dransfeldt as identified within the traffic study.

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:
The Application will not require community facilities or services beyond those that are presently available to the Property to serve the gas station use, and the Project will include improvements to Dransfeldt Road.

Staff analysis and findings:
The applicant's request will not require a level of community facilities and services greater than that which is available.

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:
The Property is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The Application will mitigate undue traffic congestion or traffic hazards by minimizing access points from Lincoln Avenue and Dransfeldt Road. Additionally, the Applicant intends to provide access to Parker Road by acquiring an access easement across the property to the east. These measures will provide efficient internal circulation of traffic within the Property and adjacent parcel to ensure the gas station development does not create additional traffic congestion or hazards.

Staff analysis and findings:
The existing roadway network around the site provides adequate infrastructure to support the development of this site. The proposed gas station will be located at the intersection of two arterial roadways (Lincoln Avenue and Dransfedlt Road). The applicant will be required to construct a new full movement access on Dransfeldt Road along with any auxiliary lanes as outlined within the traffic study. The applicant will also be required to dedicate access easement through the property to provide access to the eastern property as well as through the Walgreens property providing access to Parker Road.

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 Application will not create significant air, water or noise pollution.

Staff analysis and findings:
The applicant will be required to meet all state and federal requirements for the installation of the underground gas tanks along with annual monitoring of the ground water and soils.

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

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:
The Applicant intends to landscape the Property in accordance with the Town's design standards.

Staff analysis and findings:
A detailed site plan has not been submitted for the application in order to evaluate the development requirements for the subject property. However, the applicant has indicated an ability to meet the necessary development requirements should the requested Use by Special Review be approved.

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 Application will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the Town. Instead, the Application will provide a conveniently located gas station at the intersection of two major arterials within a commercially dominated area of the Town.

Staff analysis and findings:
The request will not be detrimental to the health, safety or welfare of current or future Parker residents. The subject property, subject to approval, will be zoned for commercial uses and the portion of the property not subject to the use by special review request, will be developed with compatible commercial uses. The proposed gas station will be required to meet all Town, State and Federal regulations and guidelines. In addition, the applicant will be required to meet all requirements for site layout, landscaping, parking, lighting, drainage and circulation of the Town Land Development Ordinance.

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

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments	Use by Special Review Comments
Parker Engineering	Approved	No Comment
Aztec Consultants	No Comment	
Parker Building	No Comment	No Comment
Fire Life Safety	No Comment	No Comment
Douglas Country Planning	The existing addresses will be deleted once annexed, zoned and buildings demolished.	
Douglas County Public Works	No Comment	
Douglas County Assessor's Office	Zoning exhibit looks to be missing several signatures.	
Parker Police	No Comment	
Parker Comprehensive Planning	The property is located within the Town's Planning Area as described within the Parker 2035 Master Plan and is located within the Central Commercial Character Area.	The property is located within the Town's Planning Area as described within the Parker 2035 Master Plan and is located within the Central Commercial Character Area. Due to the location of the site, the site layout is important and will need to comply with the Town's Development Design Standards.
Parker Authority for Reinvestment	No Comment	It is the opinion of P3 that the proposed gas station is not the highest and best use for this corner.
Xcel	Public Service Company has existing natural gas distribution facilities throughout the area and has no objection to the proposed annexation and zoning, contingent upon their ability to maintain all existing rights.	The property owner shall complete the application process for any new natural gas service.
IREA	Approved	Approved
CenturyLink	No Comment	No Comment
Comcast	No Comment	No Comment
Parker Water and Sanitation District	Approved	Approved
RTD	No Comment	

X. CONCLUSION

This zoning request is being processed concurrently with the annexation application as provided by the Town of Parker Home Rule Charter and Section 13.04.250 of the Parker Municipal Code. The application has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance.

In addition, the proposed Use by Special Review to allow for a gas station on the property will bring an added service to this are of Parker. All local, State and Federal requirements for gas stations will be satisfied. The application has been determined to meet the Use by Special Review approval criteria of the Parker Land Development Ordinance

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning and Use by Special Review requests.

RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Lincoln Professional Park zoning to C-Commercial with no conditions.

Staff recommends that the Planning Commission recommend that the Town Council approve the Lincoln Professional Park Use by Special Review to allow a gas station, subject to the conditions below:

1. That the Use by Special Review materials submitted to the Community Development Department on November 30, 2020 shall be the approved Use by Special Review materials.

2. The Property Owner shall dedicate public access easements through the Property connecting adjacent properties (south and east) to the access points that are allowed by the Town on the Property for access to Dransfeldt Road and Lincoln Avenue, at the time of the first final plat for the Property.

3. This approval shall expire sixteen (16) 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

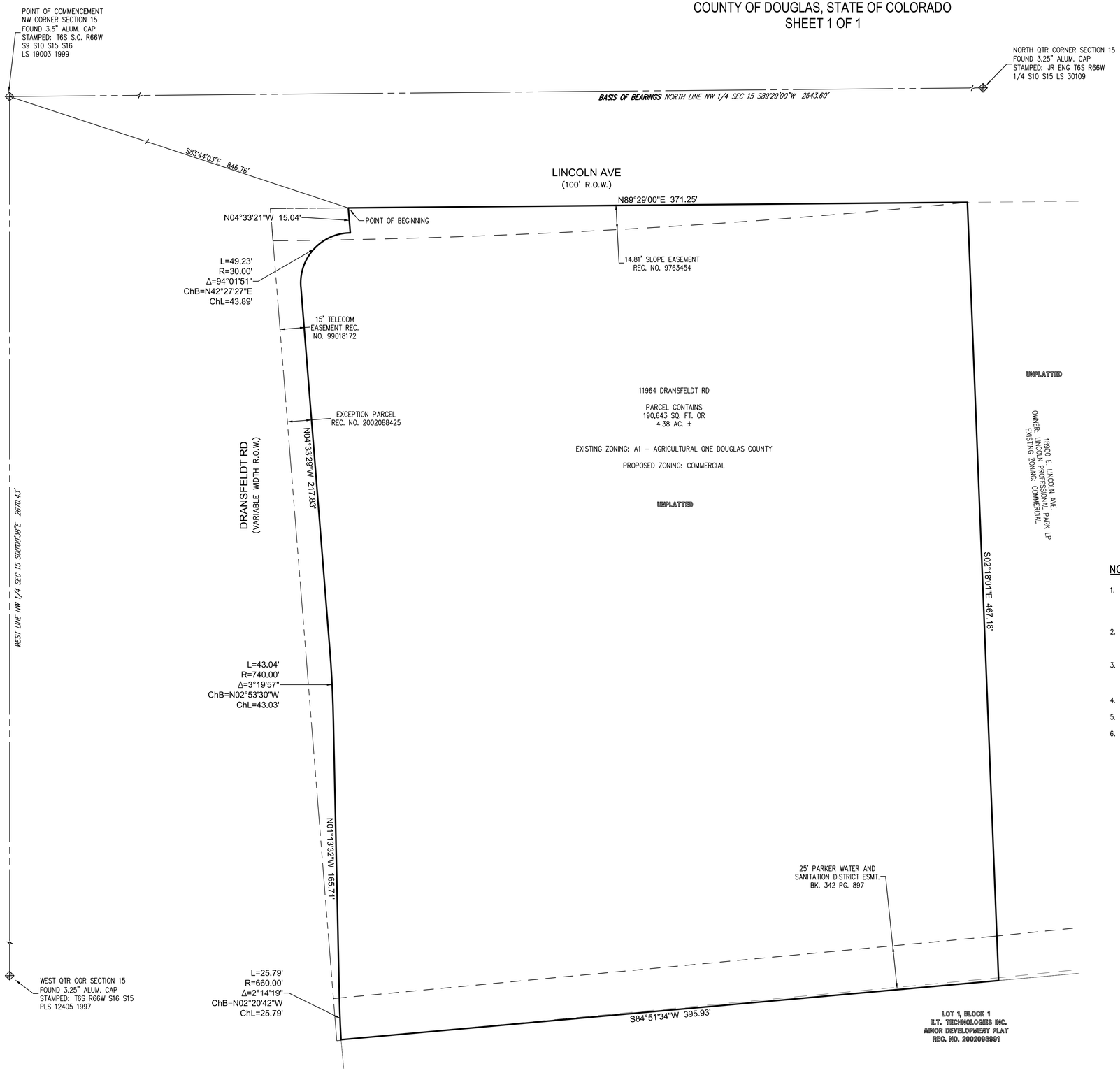
1. Zoning Map
2. Use by Special Review Narrative
3. Use by Special Review Exhibit
4. Referral Comments

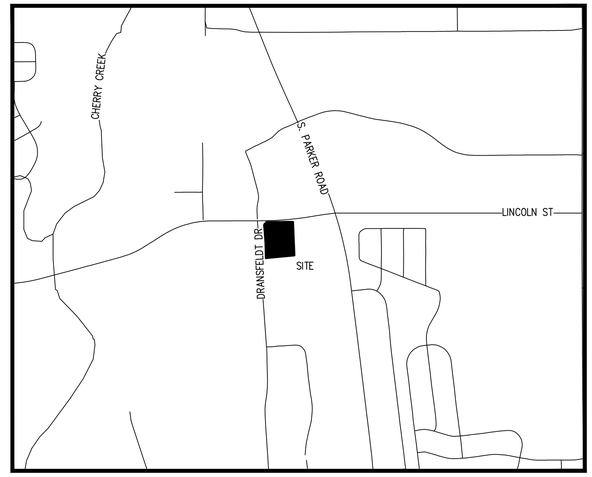
Report Approved By: Bryce Matthews, Planning Manager

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 1





VICINITY MAP
SCALE: 1" = 800'

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°29'00" EAST, A DISTANCE OF 371.25 FEET;
THENCE SOUTH 02°18'01" EAST, A DISTANCE OF 467.18 FEET TO A POINT ON THE NORTH LINE OF LOT 1, E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;
THENCE SOUTH 84°51'34" WEST ALONG SAID NORTH LINE, A DISTANCE OF 395.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:
ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;

1) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
3) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
5) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 190,643 SQUARE FEET OR 4.38 ACRES, MORE OR LESS.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1003894-KCTY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 02, 2020 AT 5:00 P.M. **THE SURVEYED PROPERTY IS A PORTION OF THE ABOVE REFERENCED TITLE COMMITMENT.**
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.
4. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
5. THIS WAS PREPARED FOR ZONING PURPOSELY ONLY AND SHOULD NOT BE USED AS A BOUNDARY SURVEY OR LAND SURVEY PLAT.
6. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

ZONING SUMMARY TABLE	
EXISTING ZONING	A1 - AGRICULTURAL ONE DOUGLAS COUNTY
PROPOSED ZONING	COMMERCIAL

N

30 0 30 60

SCALE: 1" = 30'

PREPARED BY: PROJECT #: 200829
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

FILEPATH: K:\200829\SURVEY\ZONING.DWG LAYOUT: LAYOUT2
XREFS:
PLOTTED: WED 04/14/21 6:08:56A BY: JEREMY FELDER

REFERRAL AGENCY COMMENTS – ZONING

AZTEC

Z20-017

Review Type	AzTec Consultants Inc 15
Reviewer	Dean Cates
Date Sent	3/22/2021 Today
Date Due	4/12/2021 Today
Status	NO COMMENT
Remarks	
Date Returned	4/7/2021 Today
Add to Timesheet	

TOWN OF PARKER BUILDING

Z20-017

Review Type	Building 20
Reviewer	Randy Capra
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	NO COMMENT
Remarks	
Date Returned	1/15/2021 Today
Add to Timesheet	

CENTURYLINK

No Comments Submitted

COMCAST

No Comments Submitted

TOWN OF PARKER COMPREHENSIVE PLANNING

Z20-017

Review Type	Comprehensive Planning 20
Reviewer	Bryce Matthews
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	APPROVED
Remarks	
Date Returned	2/16/2021 Today
Add to Timesheet	

Add Standa

2/16/2021 4:28:51 PM (Bryce Matthews)
The Parker 2035 Master Plan describes this area as the Central Commercial Character Area. The Central Commercial area recommends for retail, commercial services, lodging and entertainment. The proposed C-Commercial zoning would align with the Parker 2035 Master Plan

DOUGLAS COUNTY ASSESSOR'S OFFICE

Marian Woodward

Douglas County Assessors
Office 20

Advisory Only: Several approval signatures appear to be missing on the zoning exhibit.

2/8/2021 9:15:53 AM

DOUGLAS COUNTY PLANNING

See attached

Project Name: Lincoln Professional Park Rezoning

Project Number: Z20-017
Date Received: 01/14/2021

Jurisdiction: Parker
Due Date: 02/12/2021

Addressing Comments:
Upon recordation of the annexation and rezoning and/or demolition of the residences, the existing addresses will be deleted.

Engineering Comments:
No Comments

Planner Comments:
No Comments

FIRE LIFE SAFETY

Z20-017

Review Type	FIRE LIFE SAFETY 20
Reviewer	Randy Capra
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	NO COMMENT
Remarks	
Date Returned	1/15/2021 Today
Add to Timesheet	

IREA

Z20-017

Review Type	IREA 20
Reviewer	Brooks Kaufman
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	APPROVED
Remarks	
Date Returned	1/22/2021 Today
Add to Timesheet	

PARKER AUTHORITY FOR REINVESTMENT

Z20-017

Review Type	Parker Authority for Reinvestment 20
Reviewer	Kim Heckber
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	NO COMMENT
Remarks	
Date Returned	1/25/2021 Today
Add to Timesheet	

PARKER WATER AND SANITATION DISTRICT

Z20-017

Review Type	Parker Water and Sanitation District 20
Reviewer	Drayton Sanderson
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	APPROVED
Remarks	
Date Returned	1/14/2021 Today
Add to Timesheet	

TOWN OF PARKER POLICE

Z20-017

Review Type	Police 20
Reviewer	Greg Epp
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	NO COMMENT
Remarks	
Date Returned	1/16/2021 Today
Add to Timesheet	

TOWN OF PARKER ENGINEERING

Z20-017

Review Type	TRAFFIC IMPACT STUDY - CIVIL 15
Reviewer	Alex Mestdagh
Date Sent	3/22/2021 Today
Date Due	4/12/2021 Today
Status	APPROVED
Remarks	
Date Returned	4/12/2021 Today
Add to Timesheet	

PUBLIC SERVICE COMPANY

See attached

Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 12, 2021

Town of Parker Community Development Department
20120 E. Mainstreet
Parker, CO 80138

Attn: Stacey Nerger

Re: Lincoln Professional Park Annexation and Rezone - Peaslee Property
Case #s ANX20-006 and Z20-017

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Lincoln Professional Park Annexation and Zoning - Peaslee Property**. Please be advised that Public Service Company has an existing natural gas service line within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The Town of Parker must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

RTD

No Comments Submitted

OTTENJOHNSON
ROBINSON NEFF + RAGONETTI PC

October 23, 2020

BRIAN J. CONNOLLY
303 575 7589
BCONNOLLY@OTTENJOHNSON.COM

VIA E-MAIL

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Re: 11964 Dransfeldt Road Rezoning Submittal Narrative

To Whom It May Concern:

This firm represents Plaza Street Partners, LLC and its affiliates (the "Applicant") in connection with its application (the "Application") for an annexation to the Town of Parker (the "Town") and related rezoning of the certain real property located at 11964 Dransfeldt Road (the "Property") in unincorporated Douglas County (the "County"). The Property is approximately 4.37 acres and currently improved with a single-family home. The Applicant seeks to rezone the Property to the Commercial zoning district and obtain approval of a use by special review to allow the construction of a gas station on the Property. The Applicant contemplates developing a gas station, convenience store market, and a multi-tenant commercial retail center within the Property and the adjacent parcel to the east, 18900 Lincoln Avenue, (the "Project"). As required by Section 13.04.240(b) of the Town Land Development Ordinance ("PLDO") we are providing this Written Narrative on behalf of the Applicant, requesting the Town approve the Application to rezone the Property.

Project Narrative

The Property is currently within the Agriculture One zoning district under the County's Zoning Resolution. In connection with the Property's annexation to the Town, the Applicant seeks a rezoning of the Property to the Town's Commercial zoning district. Additionally, to accommodate the proposed gas station on the Property, the Applicant is also processing an application for a use by special review.

The proposed Project includes a gas station, corner store, and retail center. The gas station and associated convenience store will be located at the corner of Lincoln Avenue and Dransfeldt Road. The multi-tenant commercial retail center will include a variety of retail, restaurant, and commercial uses. To accommodate vehicular ingress and egress to the Property, the Project will expand Lincoln Avenue and construct a southbound left turn lane into the Property on Dransfeldt Road and a northbound right turn lane into the Property on Dransfeldt Road. Access points to the Property will occur via Lincoln Avenue and at least one other access point will occur via Dransfeldt Road. Additionally, the Applicant intends to provide access to Parker Road by acquiring an access easement across the property to the east. The Applicant anticipates the Project will be constructed in phases, with the construction of the gas station to occur first and then the construction of the retail center. The Parker Water and Sanitation District will provide water and sewer service to the Property.

Rezoning the Property to the Commercial zone district is consistent both with the surrounding land uses and the Town Master Plan (the "PMP"). The properties to the north and east of the Property are also within the Commercial zoning district and contain the following commercial uses: Murdoch's Ranch and Home Supply Store, dental office, Walgreens pharmacy, and auto parts store. The properties to the east and south of the Property are within the Planned Development zoning district and similarly utilized as a variety of commercial uses, including a church, carwash, Lowe's, and multi-tenant office building.

The PMP's General Land Use Plan identifies the Property as within the Central Commercial Character Area. PMP p. 6.5, Figure 6B. The PMP provides that growth in the Central Commercial Character Area "should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses." PMP p.6.10. Rezoning the Property to the Commercial zoning district is consistent with and furthers the PMP's vision for the Property.

Compliance with Rezoning Approval Criteria

The Application meets the approval criteria, set forth in PLDO § 13.04.240(b)(7)(f), for a rezoning as follows:

- § 13.04.240(b)(7)(f)(1). *A need exists for the Application.*

  As demonstrated by the PMP, the Application is consistent with the Town's vision for the Property to be utilized as a commercial development in conformance with the surrounding commercial properties. There is an increasing demand for retail services to serve the Town's growing population. The Application provides additional retail services to satisfy these needs and will provide additional sales and property tax revenue for the Town.

  The Property's annexation to the Town also presents a need for the Application. Once annexed, the Property must be zoned under the Town's regulations. Therefore, a need for the rezoning request exists.

- § 13.04.240(b)(7)(f)(2). *The particular parcel of ground is indeed the correct site for the proposed development.*

  The Property is an appropriate location for the proposed rezoning and development. As noted above, the Property is surrounded by other commercial uses and located at a major intersection.

- § 13.04.240(b)(7)(f)(3). *There has been an error in the original zoning. or*

  This criterion does not apply to the Application.

- § 13.04.240(b)(7)(f)(4). *There have been significant changes in the area to warrant a zone change.*

  The Property is surrounded by other commercial uses and located in an area that has seen a significant increase in development. The Property is located at the intersection of two major arterials and is no longer appropriate for a single-family residential or agriculture use.

  The Property's annexation to the Town also constitutes a significant change that warrants a zone change. As discussed above, the Town's charter requires that the Town zone the Property concurrently with the annexation.

- § 13.04.240(b)(7)(f)(5). *Adequate circulation exists and traffic movement would not be impeded by development*.

  The Property is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The Application will not impede traffic circulation or movement. The Project will include improvements to Dransfeldt Road, and the Applicant will convey right-of-way to the Town for expansion of Lincoln Avenue.

  The Project will provide efficient internal circulation of traffic within the Property and the adjacent parcel to ensure the development does not impede traffic mobility and circulation, and to minimize access points from Lincoln Avenue and Dransfeldt Road. Additionally, the Applicant intends to provide access to Parker Road by acquiring an access easement across the property to the east.

- § 13.04.240(b)(7)(f)(6). *Additional municipal service costs will not be incurred which the Town is not prepared to meet.*

  The Project will not create additional municipal service costs that would burden the Town. In contrast, once developed, the Project will provide an additional revenue source for the Town by virtue of additional taxes collected from the retail development.

- § 13.04.240(b)(7)(f)(7). *There are minimal environmental impacts or impacts can be mitigated.*

  The Application and Project create minimal environmental impacts. The Property does not contain any significant natural features, wildlife habitat, or known hazards.

- § 13.04.240(b)(7)(f)(8). *The Application is consistent with the Town Master Plan maps, goals and policies.*

  The PMP designates the Property as within the Central Commercial Character Area. PMP p. 6.5, Figure 6B. By rezoning the Property to the Commercial zoning district, the Application is consistent with and furthers the PMP's vision for the Property.

- § 13.04.240(b)(7)(f)(9). *There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the Application.*

  There are adequate, existing services to serve the Property and any impacts created by the Application. The Parker Water and Sanitation District will provide water and sewage services to the Property. The South Metro Fire Rescue Fire Protection District will provide fire safety services to the Property. The Application will not create any additional residential units that would impact schools, parks, and open space.

Compliance with Use by Special Review Approval Criteria

The Application meets the approval criteria, set forth in PLDO § 13.04.200(b), for a use by special review as follows:

- § 13.04.200(b)(1). *The Application will be in harmony and compatible with the character of the surrounding areas and neighborhood.*

  The Property subject to the Application is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The area surrounding the Property is predominately commercial and includes an auto parts store, used car dealership, and tire store, among the other automobile-oriented uses. Use of a portion of the Property as a gas station is compatible with the character of the surrounding area.

- § 13.04.200(b)(2). *The Application will be consistent with the Town Master Plan.*

  The PMP designates the Property as within the Central Commercial Character Area. PMP p. 6.5, Figure 6B. The construction of a gas station on the Property is consistent with the PMP's guidance to develop core retail and services in the Central Commercial Character Area.

- § 13.04.200(b)(3). *The Application will not result in an over-intensive use of land.*

  The gas station will occupy the portion of the Property that is adjacent to two arterial roads, in a commercially-dominated area of the Town. The Application will not result in an over-intensive use of the land that is otherwise out of character with the surrounding area.

- § 13.04.200(b)(4). *The Application will not have a material adverse effect on community capital improvement programs.*

  The Application will not impact community capital improvement programs.

- § 13.04.200(b)(5). *The Application will not require a level of community facilities and services greater than that which is available.*

  The Application will not require community facilities or services beyond those that are presently available to the Property to serve the gas station use, and the Project will include improvements to Dransfeldt Road.

- § 13.04.200(b)(6). *The Application will not result in undue traffic congestion or traffic hazards.*

  The Property is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The Application will mitigate undue traffic congestion or traffic hazards by minimizing access points from Lincoln Avenue and Dransfeldt Road. Additionally, the Applicant intends to provide access to Parker Road by acquiring an access easement across the property to the east. These measures will provide efficient internal circulation of traffic within the Property and adjacent parcel to ensure the gas station development does not create additional traffic congestion or hazards.

- § 13.04.200(b)(7). *The Application will not cause significant air, water or noise pollution.*

  The Application will not create significant air, water or noise pollution.

- § 13.04.200(b)(8). *The Application will be adequately landscaped, buffered and screened.*

  The Applicant intends to landscape the Property in accordance with the Town's design standards.

- § 13.04.200(b)(9). *The Application will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.*

  The Application will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the Town. Instead, the Application will provide a conveniently located gas station at the intersection of two major arterials within a commercially-dominated area of the Town.

Pursuant to Section 13.04.22(d) of the PLDO, the Applicant requests that the Town Council waive the expiration of the use by special review.

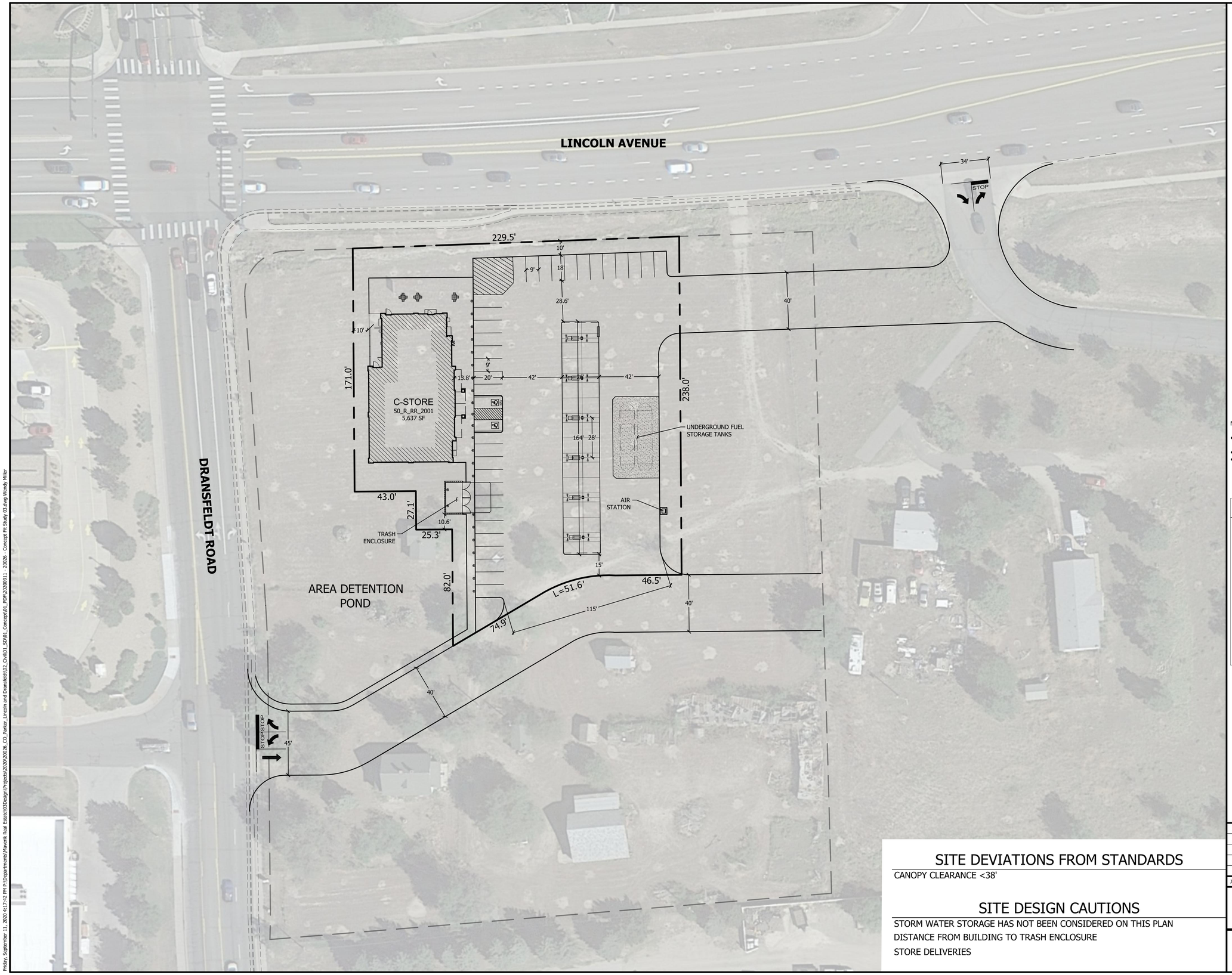
Conclusion

We appreciate the opportunity to provide this information to the County. Please do not hesitate to contact us if you require further information regarding the Application.

Sincerely,

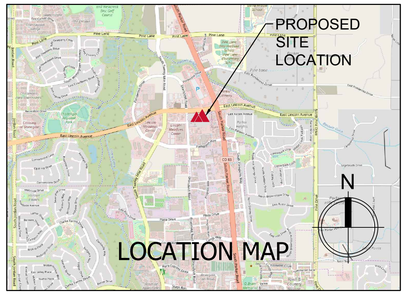
Brian J. Connolly
For the Firm

BJC/lkl



MAVERIK

STORE #: TBD
MAVERIK, INC.
LINCOLN AVENUE & DRANSFELDT ROAD, PARKER, COLORADO



NOTES:

- AREAS AND DIMENSIONS PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED BY A SURVEY
- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
- THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS DRAWING WERE CREATED FROM SCALED INFORMATION AND SHOULD NOT BE CONSIDERED ACCURATE.

SITE DATA

PARKING:	35 STALLS PROVIDED (2 A.D.A.) (Not incl. gas canopy locations)	
PARCEL AREA:	52,484 SQ. FT.	1.20 ACRES
BUILDING AREA:	5,637 SQ. FT.	0.13 ACRES

N

30 0 30 60 90

Scale: 1" = 30'

SITE DEVIATIONS FROM STANDARDS

CANOPY CLEARANCE <38'

SITE DESIGN CAUTIONS

STORM WATER STORAGE HAS NOT BEEN CONSIDERED ON THIS PLAN

DISTANCE FROM BUILDING TO TRASH ENCLOSURE

STORE DELIVERIES

#	DATE	DESCRIPTION	REVISED BY
4	2020/09/11	FIT STUDY ANALYSIS 03 - MIRROR BUILDING, TRASH, MOD DRIVEWAYS	WLMR
3	2020/06/15	FIT STUDY ANALYSIS 03 - DRIVE ACCESS WIDTH PER DEVELOPER REQUEST	JRJ
2	2020/06/04	FIT STUDY ANALYSIS 02	JRJ
1	2020/02/05	FIT STUDY ANALYSIS 01	

JOB NUMBER 20-026 DRAWN BY JRJ

FIT STUDY ANALYSIS 02

Option A

Friday, September 11, 2020 4:17:42 PM P:\Departments\Maverik Real Estate\03Design\Projects\2020\20026_CO_Parker_Lincoln and Dransfeldt\02_Civil\01_SD\01_Concept\01_PDP\20200911 - 20026 - Concept Fit Study 03.dwg Wendy Miller

REFERRAL AGENCY COMMENTS –

USE BY SPECIAL REVIEW

TOWN OF PARKER BUILDING

Z20-019

Review Type	Building 20
Reviewer	Randy Capra
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	NO COMMENT
Remarks	
Date Returned	1/15/2021 Today
Add to Timesheet	

CENTURYLINK

No Comments Submitted

COMCAST

No Comments Submitted

TOWN OF PARKER COMPREHENSIVE PLANNING

Comprehensive Planning 20

Bryce Matthews

This property is located in the Central Commercial Character Area as described in the Parker 2035 Master Plan. Recommended uses in this area include retail, commercial services, entertainment and lodging. This use is generally compatible with the surrounding commercial uses (existing and proposed). Since the site is to be located on an important corner of Lincoln and Dransfedlt, architecture and site layout are important and will need to comply with the Town's Development Design Standards.

2/17/2021 11:22:02 AM

FIRE LIFE SAFETY

Z20-019

Review Type	FIRE LIFE SAFETY 20
Reviewer	Randy Capra
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	NO COMMENT
Remarks	
Date Returned	1/15/2021 Today
Add to Timesheet	

IREA

Z20-019

Review Type	IREA 20
Reviewer	Brooks Kaufman
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	APPROVED
Remarks	
Date Returned	1/22/2021 Today
Add to Timesheet	

PARKER AUTHORITY FOR REINVESTMENT

Kim Heckber

Parker Authority for Reinvestment 20

It is the opinion of P3 that the use proposed, "Gas Station with Convenience Store" is not a use compatible with the surrounding area. The proposed is not the highest and best use for this corner.

1/25/2021 10:35:38 AM

PARKER WATER AND SANITATION DISTRICT

Z20-019

Review Type	Parker Water and Sanitation District 20
Reviewer	Drayton Sanderson
Date Sent	1/14/2021 Today
Date Due	2/12/2021 Today
Status	APPROVED
Remarks	
Date Returned	1/14/2021 Today
Add to Timesheet	

TOWN OF PARKER ENGINEERING

Alex Mestdagh

USE BY SPECIAL REVIEW - PW

Comments on the Traffic Study have been provided in the Annexation Application. The traffic mitigation measures necessary to support this development (including this use) will be the obligation of the developer.

2/24/2021 9:06:02 AM

PUBLIC SERVICE COMPANY

See attached

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 12, 2021

Town of Parker Community Development Department
20120 E. Mainstreet
Parker, CO 80138

Attn: Stacey Nerger

Re: Lincoln Professional Park - UbSR Gas Station, Case # Z20-019

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Lincoln Professional Park - UbSR Gas Station**. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to the existing natural gas service line 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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com