PARKER
COLORADO

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
Recording Secretary

Gary Poole
Chair