PARKER
COLORADO

PLANNING COMMISSION MINUTES
April 22, 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 John Howe, Rich Foerster, Traci Manskie, Kim Rodell and Anthony Matthews.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the April 8, 2021 meeting minutes. Commissioner Rich Foerster seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: OPENED: 7:03 P.M.

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**

Stacey Nerger, staff planner, presented the staff report 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 the property located at the southeast corner of Lincoln Avenue and Dransfeldt Road. Ms. Nerger concluded with the determinations in the staff report recommending the Planning Commission recommend that Town Council approve the zoning and Lincoln Professional Park Use by Special Review to allow for a gas station subject to the three (3) conditions contained in staff's report.

Commissioners discussed with staff:

- Easement questions and shared access with adjacent businesses: Napa and Walgreens; *(staff said that this is something that the Town has not looked at yet since they are just starting the process of annexation and zoning, that the Town desires to provide improved access to the properties to the east and south).*
- How does the access relate to future plans for the intersection of Parker Road and Lincoln Avenue; (*staff discussed t the Parker Road Corridor Plan coordination with CDOT and the three possible phases or future options: extending the south bound acceleration lane, a deferred left and a flyover that may be many years down the road).*
- How much of the site will the gas station and pumps occupy on this site; *(staff said that based on the conceptual plan it looks to take up about half the site and that a large chunk of the site is a detention pond and that the platting of the property will determine how much of the lot is buildable).*
- What else is planned around the site; *(staff said that the applicant's presentation will address surrounding development).*
- Applicant is required to provide easements and is there an agreement between Walgreens and Napa or is it a Parker right-of-way where they are required to provide easement.; *(staff said that the current access to Walgreens off Lincoln Ave. will remain and that the applicant will reach out to neighboring businesses to create future east/west and north/south access and that the surrounding businesses will benefit from the full movement access at Dransfeldt Ave. through this site).*
- P3's opinion that this site might be better served by other business; *(staff clarified that P3 is Parker's Urban renewal department and that this land is technically not within the urban renewal district since it hasn't been annexed into the Town yet and that P3's opinion that the gas station may not be the highest and best use for this location would mean that the proposed use would not be eligible for P3 funding.).*
- In the report there are references to three conditions and in other sections four conditions, yet only 3 conditions are listed; *(staff clarified that there are only three conditions).*

APPLICANT PRESENTATION

Brian Connelly presented project information:

- Representing Plaza Street Partners
- Introduced development team
- Ryanne Sass provided background information on Plaza Street Partners
- Discussed the subject property and the property to the east and provided an illustration of the conceptual plan
- Addressed access to the site

- Responded to P3 comments, that the gas station is driving the ability to do the infrastructure work and its development, and that the gas station is consistent with the surrounding auto oriented businesses.
- Described the benefits of this plan to the Town
- Covered the approval considerations for use by special review

Commissioners discussed with applicant:

- If approved, will the applicant be having conversations with Walgreens and Napa to improve the quality of access points to Parker Rd as they are currently in poor condition; *(applicant recognizes the existing poor conditions and that there have only been general conversations up until now with the neighboring businesses concerning access improvements).*

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: 7:29 P.M. Rezoning and Use by Special Review for Lincoln Professional Park

PLANNING COMMISSION DISCSSION

Planning Commission discussed the request:

- nice to have the corner developed and have a revenue stream for the Town of Parker
- that the nine criteria were met
- that the rezoning will be more compatible with the surrounding area and a good mix of use to the area
- glad to see someone develop this lot as it has been deteriorating and an eyesore up to now
- glad to see that that the Town is bringing the lot into the Town, bringing continuity to the area
- that the plan is consistent with the Town's Master Plan

Commissioner John Howe moved the Planning Commission recommend Town Council approve the zoning. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

Commissioner John Howe moved the Planning Commission recommend that Town Council approve the Use by Special Review to allow for a gas station subject to the three conditions listed in the staff report. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Staff is recommending that the Planning Commissar hold a special study session on April 29th, 2021 at 7 PM to discuss coming back to council chambers and holding public hearings.

Commissioner John Howe moved that the Planning Commission have a special study session on April 29th. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Jeff Miller
Recording Secretary

Gary Poole
Chair