PARKER
COLORADO

PLANNING COMMISSION MINUTES
July 22, 2021

Planning Commission Chairman Gary Poole called the meeting to order at 7:02 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Richard Foerster, Kim Rodell, Ruth Ann Nelson, Erik Frandson, Abbas Udawala and Roxy Colette.

OPENING REMARKS

Planning Commission Chairman Gary Poole: asked that all in attendance take a moment in silence and remember a long time Planning Commission member, John Howe who passed away two weeks ago.

Thank you for attending the Parker Planning Commission meeting tonight. Before the meeting begins, there are two ways to make public comments on any item at this hearing. Comments may be made in person at the public hearing tonight or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

Facebook Live participants are only able to view and listen to the meeting and are unable to submit public comment on agenda items. If you are on Facebook Live and wish to submit public comment on an item tonight, now would be a good time to leave Facebook Live and join the Planning Commission meeting on Zoom.

For Zoom participants that wish to comment on any agenda item, use the Zoom" Raise Your Hand" feature when I open the hearing up for public comment.

We appreciate your attendance and participation at the Planning Commission.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Rich Foerster noted that the July 8, 2021 Planning Commission Meeting Minutes incorrectly listed Commissioner Susan Caudill as present and omitted Rich Foerster. Richard Foerster moved to approve the July 8, 2021 meeting minutes as corrected. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:05 P.M. OLDE TOWN AT PARKER FILING NO. 2 – Sketch and Preliminary

The applicant, Norris Design, is proposing a Sketch and Preliminary Plan for 122 single family attached units with parks, open space and landscaping. The site is located on the south side of Mainstreet between Jordan Road and Motsenbocker Road.

Department: Community Development, Stacy Nerger

Stacy Nerger, Senior Planner, presented the staff report for OLDE TOWN AT PARKER FILING NO. 2 – Sketch and Preliminary Plan. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan.

Commissioners discussed with staff:

- The report says the private drives will conform to the Parker criteria and be owned and maintained by the Olde Town Metropolitan District, but in the referral statement they said they were not going to maintain them, that there would be a sub-association created to maintain that, *(staff said it's a negotiation between the developer and the existing metropolitan district if they are willing to take on the roads in the development and if they are not, the developer will need to establish a new HOA or Metro district who will do that).*
- How will future buyers know that they sit in an airport path, *(staff said that most of Parker actually sits within the airport influence area and what they recommend is that the developer enter into an agreement that when you close on your property it will notify all the owners through the closing documents that you sit within that area).*
- Will buyers be notified that they sit in an airport influence area before they close, *(staff said closing is when they will be notified).*
- One of the fire safety's concern was with regards to the two commercial buildings and are these buildings part of this sketch plan tonight, *(staff said the buildings are not part of the sketch plan, the lots are and the sketch and preliminary plan is replatting these two lots for the commercial component, it will also be contained in the future Final Plat and the two office buildings have been submitted as a site plan and are separate applications and that is when fire safety will review these buildings).*
- Will the construction traffic come through the existing neighborhood, *(staff said there is the possibility that the construction traffic could come through the existing neighborhood as these streets are public streets. We can request construction traffic use the roads through the commercial area, and that is being discussed with Parker Engineering, but these roads are private, and it will be an internal Parker issue).*

- There were also concerns with fire and safety and the new designs, I'm assuming that fire would have made a comment and Parker Water had comments on the office buildings, but we are not evaluating the building tonight, *(staff said the sketch and preliminary is just the start of the platting, they still have do a final plat to create the lots and being that these are attached townhomes, it does require a site plan application and the same with commercial development, it does require a site plan application).*

APPLICANT PRESENTATION

Bill Mahar with Norris Design presented project information:

- Mr. Mahar thanked Parker Planning staff for their assistance over the past couple of years.
- Mr. Mahar introduced his applicants and other colleagues that worked on the project.
- Provided a project overview, discussed public outreach with neighbors.
- Discussed how they are implementing the previous commitments that the previous developer did not fulfill.
- Discussed their commitment to working with the town and the neighborhood.

Commissioners discussed with applicant:

- About the road system, the ingress and egress is not exactly clear from the picture, what is it connecting to and what is the difference between the streets and alleys, *(applicant said, referring to a presentation slide, that the blue line represents the extension of Springfield Court and the arrow on the bottom part shows where Springfield Court currently ends, so there is no way for the residents of the Senderros Creek neighborhood south of the arrow to go north up to Mainstreet, so this will give those folks a more direct route, this completes the connection to Mainstreet. Originally there was a plan to connect up to Clark Farms, but the connection was not made and that this provides a better, more direct connection to Mainstreet. The alleys in yellow are simply private drives. Staff said the street names have not been finalized yet and all streets in this development will have a street name for access, all homes will have an address and so all the alleys and streets will have street names, and there really is no difference between the alleys and streets).*
- Will the existing Springfield Court north of the property be stubbed off, *(staff said yes it will be stubbed off and not a cul-d-sac).*

PUBLIC COMMENT OPENED

- Corey Wilkes, a resident of Senderros Creek, spoke in favor of the project.

PUBLIC HEARING: CLOSED: 7:29 P.M. OLDE TOWN AT PARKER FILING NO. 2 – Sketch and Preliminary

PLANNING COMMISSION DISCUSSION

Commissioners are appreciative of the developers' neighborhood outreach efforts.

Commissioners are supportive of the project, and appreciate the developers' resilience having been through denial and rethinking it and coming back with a beneficial plan for the area and surrounding neighbors with the traffic and diversified housing.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve Olde Town at Parker Filing No. 2 Sketch and Preliminary Plan subject to the four conditions outlined in the staff's report. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

Commissioner Erich Frandson moved that the meeting be closed. Commissioner Ruth Ann Nelson seconded the motion The meeting was adjourned at 8:06 p.m; a vote was taken and passed unanimously.

Jeff Miller
Recording Secretary

Gary Poole
Chair