



PLANNING COMMISSION MEETING

7:00 PM

November 18, 2021

Public comment on agenda items may be made in person or via Zoom.

Virtual Public Participation by Zoom Webinar: Instructions on how to participate in the public comment or public hearing part of the meeting are available by viewing the individual Town Council meeting listings on the Town's online calendar at <http://www.parkeronline.org/calendar>.

Public Viewing Only - Facebook Live: Town Council 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. **Planning Commission Meeting Minutes - 10.28.21**
6. **CONSENT AGENDA**
7. **PUBLIC HEARINGS**
 - A. **XCEL UbSR - Stroh Ranch F14**

Applicant: Cheryl Diedrich, Public Service Company of Colorado
Location: Southwest corner of Parker Road and J Morgan Blvd
Department: Community Development, Stacey Nerger
TRAKiT Z21-002
No.:
 - B. **Crossing at Stonegate F1 L2 - Walk in Vet Clinic - UbSR**

Applicant: PetWellClinic
Location: Crossing at Stonegate on the northeast corner of
Lincoln Ave. and Jordan Rd
Department: Community Development, Julia Duncan
TRAKiT No.: Z21-018

**C. A Bill for an Ordinance to Amend Section 13.03.030 of the Parker
Municipal Code Concerning Planning Department Adjustments**

Applicant: Town of Parker
Location: Town Wide
Department: Community Development, Bryce Matthews

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

October 28, 2021

Planning Commission Chairman 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 Richard Foerster, Nicholas Metz, Ruth Ann Nelson, Erik Frandsen, Eliana Burke and Kim Rodell.

OPENING REMARKS

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's "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 Richard Foerster moved to approve the September 23, 2021 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC MEETING OPENED: 7:02 P.M. - PARKER AUTO PLAZA PLANNED DEVELOPMENT AMENDMENT NO. 3

The project applicant, Livaudais Architecture; Daniel Ramirez, is proposing to amend the Parker Auto Plaza Planned Development, 2nd Amendment, Z21-010, to allow for Automotive Repair, Major, as a permitted use in the Commercial Use areas of the plan. The location is generally located on the east and west side of Twenty Mile Road between Pine Lane and Lincoln Avenue.

Department: Community Development, Julia Duncan

Julia Duncan, Associate Planner, presented the staff report for Parker Auto Plaza Planned Development Amendment No. 3. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Auto Plaza Planned Development Amendment No. 3.

Commissioners discussed with staff:

- Commissioner Rodell asked if there was public comment; *(staff said there was none)*.

APPLICANT PRESENTATION

Staff Presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED AT 7:07 p.m.

PLANNING COMMISSION DISCUSSION

Commissioners commented that this is something that was intended to be part of the original PD when it was adopted and that this is meant to clean up the language, that clarity is always good, bringing it in line with the new LDO and providing more opportunity for auto related services.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the zoning. Commissioner Richard Foerster seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Staff reminded the commissioners there will be training before the November 4, 2021 meeting and that on that agenda there will be a request from staff for a November 18, 2021 special Planning Commission Meeting

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be closed. Commissioner Eliana Burke seconded the motion and was passed unanimously. The meeting was adjourned at 7:12 p.m.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 11/18/2021

Town Council Date: 12/6/2021

Hearing Type: Public Hearing
Stroh Ranch Filing No. 14 Lot 3 – Xcel Gas Regulator Station
TRAKiT No(s): Z21-002

Location: Southwest corner of Parker Road and J. Morgan Blvd.

Project Planner: Stacey Nerger, Planner

Applicant: Cheryl Diedrich, PSCo

Executive Summary: The applicant, Public Service Company of Colorado, is requesting a Use by Special Review to upgrade an existing gas regulator station. The site is located on the west side of Parker Road south of J. Morgan Blvd.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Stroh Ranch Filing No. 14 Lot 3 Use by Special Review subject to the following conditions:”

- 1. The Use by Special Review Exhibits, submitted to the Town on October 29, 2021, will be the approved plan set. Any alteration or modification will require the applicant to file for an amendment to the approved set.***
- 2. The parallel project applications for Stroh Ranch Filing No. 14 Amendment No. 1 Replat (Case No. SUB21-038) and Stroh Ranch Filing No. 14 Amendment No. 1 Lot 3 Site Plan (Case No. SP21-072) must be approved and, in the case of the replat, be recorded, before this Use by Special Review approval can be issued.***

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Stroh Ranch Filing No. 14 Lot 3 Use by Special Review.”

“I move the Planning Commission recommend Town Council deny the Stroh Ranch Filing No. 14 Lot 3 Use by Special Review as the request does not meet the following approval criteria:”

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Stroh Ranch Filing No. 14 Lot 3 Use by Special Review to a future date."

BACKGROUND/DISCUSSION

The applicant, Public Service Company of Colorado, also known as Xcel Energy, is proposing to upgrade an existing natural gas regulator station on the property. The property is located at the southwest corner of Parker Road and J Morgan Boulevard. With the increase in demand created by new development, Xcel Energy has been upgrading its facilities within this corridor, including the regulator facility that is the subject of this request and report. The proposed upgrades will be located within the existing easement but the applicant will be enlarging the station and acquiring the parcel in fee. The proposed regulator station will continue to be an unstaffed station with visits to the site for planned maintenance only.

Vicinity Map



I. PRIOR ACTIONS

Date	Action
June 18, 1984	The Property was Annexed and Zoned as part of the Stroh Ranch Development.
November 11, 1999	The property was platted as part of Stroh Ranch Filing No. 14

II. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Title 32 Overlay District		
PD & Plan Area	Stroh Ranch Planned Development		
Master Plan Area	Community Center		
Site Acreage	1,600 square feet or 0.037 acre (easement area)		
Subdivision	Stroh Ranch Filing No. 14		
Existing Use	Vacant		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Community Center	PD - Planned Development	Residential – Creekside Meadows Townhomes
South	Community Center	PD - Planned Development	Vacant Commercial
East	Low Density Residential	PD - Planned Development	Parker Road and Residential – Robinson Ranch
West	Community Center	PD - Planned Development	Vacant Commercial and Residential- Ironstone Condominiums

III. PARKER 2035 MASTER PLAN

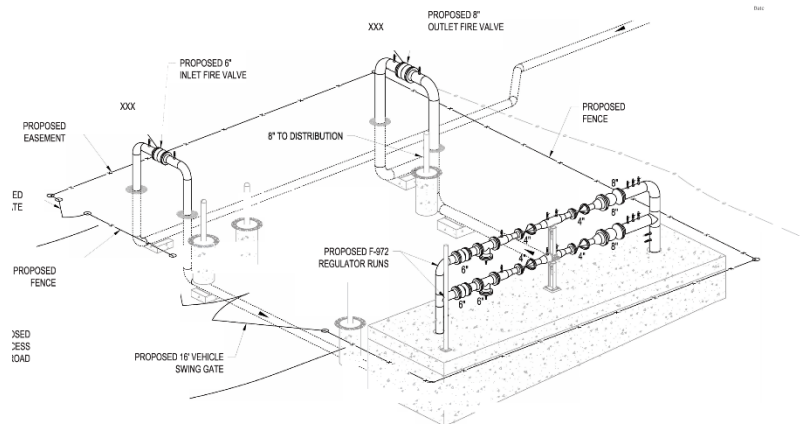
[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Community Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Community Centers: Community Centers have a larger market area than Neighborhood Centers, serving multiple neighborhoods. Typical uses include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Community Center should range from a combined 250,000 to 500,000 square feet.

Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Public Services and Facilities 1
Staff Analysis	The subject property is located in the Community Center Character Area located at the intersection of Parker Road and Stroh Road. The surrounding area consists of a major commercial corridor to the south and west with higher density residential to the north and then lower density residential to the east and further west. This area is intended to provide commercial uses and higher density residential uses that serve the community. As the southwest area of the Town of Parker as well as the surrounding areas within Unincorporated Douglas County and Castle Pines have continued to develop and grow a need to increase capacity for utility services has increased. The requested Use by Special Review is consistent with the specific Goals/ Strategies of the Master Plan by ensuring Town residents receive high quality utility service, while protecting utility company investments, as well as the following: 1. Provide sustainable and reliable public services to Town residents, businesses and visitors in an efficient and effective manner. 1.I. Keep pace with demand and anticipated needs related to utilities and communication technology. Minimize the aesthetic and environmental impacts of transmission and distribution systems and facilities. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

IV. DESIGN REVIEW

The proposed upgrade of the existing aboveground gas regulator station along with the construction of additional tie-ins to the natural gas distribution pipeline within Parker Road will allow for the increase in capacity to the natural gas network needed for this area of the Town. Construction access as well as temporary access to the facility will be from J Morgan Blvd. to the facility. All aboveground equipment, fencing and access will require review and approval of a Site Plan.



V. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. The public utility is compatible with the surrounding area.

Applicant's Response

The Project is required to provide consistent, reliable natural gas service to meet the demand from community growth in the area. The permanent regulator station footprint will be small in size, occupying a 40-foot-by-40-foot fee owned property. The regulator station is expanding the preexisting regulator station at this location. Therefore, the Project will be compatible with the surrounding area.

Staff Response

The proposed regulator station will be constructed on a lot within the Stroh Ranch Planned Development. This portion of Stroh ranch has a Mixed Use designation which allows for a wide variety of retail, office and residential uses. There is currently an existing regulator station on the property, this proposal is to increase capacity which requires the regulator station to be reconstructed and larger. The location of the proposed regulator station will be similar to the existing station and screened from view by existing trees. Additional screening will also be provided when the surrounding lots develop.

2. The public utility is in harmony with the surrounding area;

Applicant's Response

The Project will be located in an area with existing natural gas infrastructure. The regulator station will be fenced (see Item 9 within this section). The natural gas pipeline will be buried underground and therefore not visible after construction and restoration. Therefore, the Project will be in harmony with the character of the surrounding area.

Staff's Response

The proposed regulator station will be located on a 40-foot-by-40-foot easement at the northeastern portion of the property. The upgraded regulator station will be located within an existing easement. The proposed upgraded regulator station will be located within an existing easement that will not restrict the future development of the property for

commercial uses. Existing mature evergreen trees as well as fencing will help screen the regulator station from view of the adjacent properties and roadways.

3. The effect of the public utility on the immediate area;

Applicant's Response

The Project is required to provide natural gas service to the immediate area. Natural gas regulator stations and pipelines are a passive use of land and will have minimal permanent land use impacts.

Staff's Response

Construction of the upgraded regulator station will provide a stable power source for the immediate area. The upgraded facility is necessary to support the increased demand for natural gas. The Town Master Plan recommends additional commercial and residential development in the area. In addition, the Unincorporated Areas of Douglas County to the south will also continue to development with residential and commercial uses.

4. The effect of the public utility upon future development of the areas;

Applicant's Response

The Project will not have an adverse effect on future development of the area; indeed, the Project is required to provide consistent, reliable natural gas service to meet the demand from community growth in the area.

Staff's Response

Construction of the regulator station will support additional development and growth in the area. It is therefore consistent with the Master Plan as indicated in criteria number 3.

5. The proposed height limitation, setbacks, lot area and open space are sufficient to mitigate impacts of the proposed use by special review on the surrounding areas;

Applicant's Response

The Project will be located in an area with existing natural gas infrastructure. Natural gas regulator stations are common throughout Colorado's Front Range and represent a passive use of land, generating few impacts to the surrounding areas. The permanent Project footprint will be small in size, occupying a 40-foot-by-40-foot area. A Trex fence and the existing mature trees on the property will screen this area from view from the surrounding area. See also the response to Item 9 within this section.

Staff's Response

The proposed regulator station will be located on a proposed tract to be created and owned by Xcel. All requirements of the Stroh Ranch Planned Development Guide will be reviewed and approved as part of a future site plan application. The regulator station will be enclosed within a fenced in area.

6. The land surrounding the public utility can be planned in coordination with the public utility,

Applicant's Response

As PSCo provides natural gas service within the Town of Parker, PSCo is a referral agency for projects proposed within the Town of Parker and will continue to coordinate with the Town of Parker in this capacity. PSCo has coordinated with the property owner to site the Project in order to accommodate future plans for development of this property (not subject to this Use by Special Review application).

Staff's Response

An Xcel regulator station is currently located on the property. The applicant has worked with the property owner to minimize the impact to the future development of the property. Construction of the regulator station and the increased capacity for natural gas will support development opportunities on adjacent sites.

7. The public utility is in conformity with the Master Plan.

Applicant's Response

PSCo reviewed the Town of Parker Master Plan (Town of Parker 2018) to determine the Project's consistency with the Master Plan. The Project is subject to several goals and strategies outlined within Chapter 6: Land Use, Chapter 8: Housing and Neighborhoods, Chapter 9: Jobs and Economic Vitality, and Chapter 11: Public Services and Facilities of the Master Plan. The Project's consistency with applicable goals and strategies is discussed in the subsequent text.

Chapter 6: Land Use

Strategy 1.B. Ensure that growth occurs in a manner that balances the pace of development with the ability of the Town and special districts to provide quality services and capital improvements, such as utilities, transportation, parks and open space and police protection.

This Project will reinforce and enhance the existing natural gas system infrastructure in the area. It will contribute to enhancing and promoting the welfare of the area and adjacent properties by providing safe, reliable, and economical natural gas services for current and future residents and businesses.

Chapter 8: Housing and Neighborhoods

Goal 1. Preserve and protect the quality of life within our existing residential neighborhoods.

The Project will be located in an area with existing natural gas infrastructure. The Project will connect to and support existing natural gas pipeline infrastructure and is crucial to support the new residential development and the associated increasing demand for natural gas in the area served by the Project.

Chapter 9: Jobs and Economic Vitality

Strategy 2.A. Nurture and support established businesses and ensure adequate opportunities for future and expanded commercial activity within designated areas of Town, as specified on the General Land Use Plan.

The Project will connect to and support existing natural gas pipeline infrastructure and is crucial to support the new residential and commercial development and the associated increasing demand for natural gas in the area served by the Project. Commercial centers identified on the General Land Use Plan (Town of Parker 2019) include the area surrounding the intersection of South Parker Road and Hess Road, approximately 0.5 mile north of the regulator station, and the area surrounding the intersection of South Parker Road and Stroh Road, approximately 0.5 mile south of the regulator station. The Project already provides natural gas service to both of these areas.

Chapter 11: Public Services and Facilities

Strategy 1.I. Other Utilities and Communication

Keep pace with demand and anticipated needs related to utilities and communication technologies.

PSCo provides natural gas service to the Town of Parker. The Project will connect to and support existing natural gas pipeline infrastructure and is crucial to support the new residential and commercial development and the associated increasing demand for natural gas in the area served by the Project.

Minimize the aesthetic and environmental impacts of transmission and distribution systems and facilities.

Natural gas regulator stations are common throughout the Colorado's Front Range and represent a passive use of land, generating few impacts to the surrounding areas. During construction, erosion and stormwater Best Management Practices (BMPs) will be implemented to minimize impacts to adjacent areas. Vegetated areas will be reseeded and returned to pre-construction conditions to stabilize the soil and prevent the emergence of noxious weeds.

This regulator station will be fenced (see Item 9 within this section). The permanent Project footprint will be small in size, occupying a 40-foot-by-40-foot area. A Trex fence and the existing mature trees on the property will screen this area from view. An approximately 26-foot- wide private access drive will connect the proposed regulator station site to the existing J Morgan Boulevard.

The natural gas pipeline will be buried underground and therefore not visible after construction and restoration.

Support the development and use of alternative energy sources.

PSCo invests in renewable energy sources to deliver clean energy in the most economical way. Under the Colorado Energy Plan, by 2026 more than half of the energy delivered by PSCo will come from low-cost, clean energy sources. PSCo plans to reduce carbon emissions 60 percent in less than a decade and has a bold vision to deliver 100 percent carbon-free electricity to customers by 2050.

Staff's Response

The Town's Master Plan makes these recommendations pertaining to public services and facilities:

1. Provide sustainable and reliable public services to Town residents, businesses and visitors in an efficient and effective manner.
 - 1.I. Keep pace with demand and anticipated needs related to utilities and communication technology. Minimize the aesthetic and environmental impacts of transmission and distribution systems and facilities.

Construction of the regulator station will lead to a stable and reliable power supply. It will also allow Parker to keep pace with anticipated demands for electrical utilities. Staff finds the proposed substation and transmission line is in conformity with these goals.

8. **The existing and proposed streets are adequate to carry anticipated traffic in the vicinity of the public utility.**

Applicant's Response

No traffic congestion or hazards are anticipated due to operation of the Project. The private access drive will connect the proposed regulator station site to the existing J Morgan Boulevard; this access drive will not be authorized for public use.

Staff's Response

Xcel anticipates that this facility will receive one to two vehicle visits per month. The existing roadway network surrounding this site can accommodate this level of activity. In addition, the applicant will be required to construct a temporary access road into the site.

9. **Adequate open space and visual corridors are preserved.**

Applicant's Response

The Project is not located within designated open space.

The regulator station equipment will be enclosed by a 30-foot-by-40-foot 6-foot-high Trex composite security fence with one 16-foot-wide cantilever vehicle access gate and one 3-foot-wide pedestrian gate. The mature trees along the west side of South Parker Road and the south side of J Morgan Boulevard will provide screening of the regulator station from vehicular traffic on these roads.

The Project will require removal of up to three trees. One is an existing mature tree that is in the easement of the existing natural gas pipeline and must be removed to comply with

the U.S. Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) safety regulations. The other two trees are in the proposed access road easement and are required to be removed to meet Parker Fire and Life Safety requirements to accommodate emergency vehicles. One is a mature tree and the other is a recently planted sapling that PSCo can relocate or remove if required by the Town of Parker. A Tree Conservation Plan will be included in the Site Plan Application (submitted under separate cover). Removal of up to three trees will not significantly impact the existing visual corridors.

Staff's Response

The proposed site for the regulator station is currently located adjacent to Parker Road, but sits behind existing mature evergreen trees. With the proposed larger facility, views from surrounding properties, Parker Road and J Morgan Blvd will be blocked by the existing landscaping as well as the proposed solid screen fence. Additional mitigation will be provided by future development.

10. The public utility fosters a desirable and stable environment.

Applicant's Response

This Project will foster a desirable and stable environment by reinforcing and enhancing the existing natural gas system infrastructure in the area. It will provide safe, reliable, and economical natural gas services for current and future residents and businesses.

PSCo makes every effort to ensure safety and quality in construction, operation, and maintenance of all its facilities. PSCo safely operates many regulator stations and pipelines located in suburban areas and consistently meets or exceeds standards mandated by the PHMSA. PSCo's equipment is monitored remotely from an operations center through which event response is coordinated. In the event of an outage or other emergency, the equipment is instantaneously shut down, and PSCo personnel respond in coordination with the fire department and other first responders as needed. The regulator station and pipelines will undergo regular inspection and maintenance approximately once a month in accordance with federal, state, and local regulations.

Construction, operation, and maintenance activities that would require PSCo or its construction contractor to bring any hazardous materials onto the Project site would comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. In its contract with the construction contractor, PSCo requires the contractor to comply with applicable laws. Construction and operations and maintenance activities will follow BMPs for the management of wastes to avoid and minimize impacts from potential spills or other releases to the environment.

If trenching uncovers previously unknown areas of contamination that are apparent, work will be stopped until the party responsible for such contamination has properly managed and/or disposed of such contamination.

Excavation damage is the most significant threat to natural gas pipelines, often because the individual or contractor who is digging is not aware of the natural gas pipeline's location even when pipeline markers are nearby. To prevent damage, state laws require notification to a "One-Call Center" prior to beginning excavation work or digging. PSCo is an active participant in the State of Colorado's one-call program to proactively prevent third-party damage to its infrastructure.

Interference or damage to the natural gas pipeline would be detected by PSCo employees using continuous electronic monitoring. In the case of an emergency, PSCo would follow their Gas Emergency Plan in Section 18 of PSCo's Pipeline Compliance & Standards Manual, which includes procedures and directions for emergency dispatch in the case of a natural gas pipeline emergency. Crews are available to respond to problems 24 hours a day. Local law enforcement would be contacted based on the type and degree of such an emergency.

In addition, PSCo uses its Integrity Management Program to proactively identify and address problems before they affect the safety and reliability of service. In Colorado, the Transmission Integrity Management Plan (TIMP) focuses on natural gas transmission pipelines, and the Distribution Integrity Management Program (DIMP) focuses on the maintenance of natural gas distribution pipelines. Both TIMP and DIMP are required by PHMSA, which directs PSCo to assess natural gas pipeline conditions, recheck them periodically, and develop and implement plans to ensure reliability and safety. Behind-the-scenes work for integrity management includes data acquisition, improvements in recording and documenting compliance work, and risk software that enables PSCo to identify and weigh the relative risks on various pipe segments.

Staff's Response

This proposed upgraded regulator station will allow this portion of the Town to receive the same natural gas service as historically provided. As identified within the Parker 2035 Master Plan, the following goals and strategies are satisfied as part of this proposal:

1. Provide sustainable and reliable public services to Town residents, businesses and visitors in an efficient and effective manner.
 - 1.I. Keep pace with demand and anticipated needs related to utilities and communication technology. Minimize the aesthetic and environmental impacts of transmission and distribution systems and facilities.

11. The public utility makes possible the innovative and efficient use of the subject property.

Applicant's Response

The permanent regulator station footprint will occupy a 40-foot-by-40-foot area. PSCo has coordinated with the property owner to site the Project in order to accommodate future plans for development of this property (not subject to this Use by Special Review application).

Staff's Response

This proposal will allow for a stable and reliable power source in a rapidly growing portion of Parker and Douglas County. It will therefore make possible the innovative and efficient use of surrounding sites.

12. Will the public utility exacerbate a natural hazard.**Applicant's Response**

No natural hazards have been identified on the property. See the response to Item 10 regarding PSCo's safety protocols.

Staff's Response

There are no known natural hazards within the vicinity of the subject property. Construction of the proposed regulator station at this location will not have materially adverse impacts upon water quality or air quality as the use will not generate airborne or waterborne pollutants.

13. Are there reasonable available and economically feasible alternative for the public utility.**Applicant's Response**

The regulator station is expanding the existing regulator station at this location. The Project will connect to and support existing natural gas pipeline infrastructure and is crucial to support the new residential and commercial development and the associated increasing demand for natural gas in the area served by the Project. There are no reasonably available or economically feasible alternatives for the Project.

Staff's Response

The need for the regulator station is driven by the current and forecasted growth of the area. The proposed facility will replace an existing facility to expand the capacity for natural gas within the area. The proposed location minimizes the impact of the proposed facility on the adjacent properties and is close to future growth and demand.

VI. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Plans and technical reports will be reviewed with the Site Plan and plat applications.
Douglas County Planning and Engineering	An address for the facility has been created. No other comments.
Fire Life Safety	No issues with the UBSR
Parker Water and Sanitation District	No comments

Town of Parker Building	Please contact the building division to determine possible permits.
CDOT	No comments
Comcast	Comcast has facilities in the area that will need to be protect in place during construction. No other objections.
IREA	Approved
CenturyLink	No comments
Ironstone Condominiums	No comments
Stroh Ranch HOA	No comments

VII. CONCLUSION

The proposed upgrade of the existing aboveground gas regulator station along with the construction of additional tie-ins to the natural gas distribution pipeline within Parker Road will allow for the increase in capacity to the natural gas network needed for this area of the Town. The site currently consists of an existing aboveground natural gas regulator station. The proposed upgrade would continue an existing use on the on the property, but increase capacity of the system to support existing residents and the continued growth in the area. Based on the above analysis, staff recommends that the Planning Commission recommend that Town Council approve the Stroh Ranch Filing No. 14 Lot 3 Use by Special Review request subject to the following conditions.

VIII. RECOMMENDED CONDITIONS

1. The Use by Special Review Exhibits, submitted to the Town on October 29, 2021, will be the approved plan set. Any alteration or modification will require the applicant to file for an amendment to the approved set.
2. The parallel project applications for Stroh Ranch Filing No. 14 Amendment No. 1 Replat (Case No. SUB21-038) and Stroh Ranch Filing No. 14 Amendment No. 1 Lot 3 Site Plan (Case No. SP21-072) must be approved and, in the case of the replat, be recorded, before this Use by Special Review approval can be issued.

IX. ATTACHMENTS

1. Referral Agency Comments
2. Applicant's Site Plan

Report Approved By: Bryce Matthews, Planning Manager

**REFERRAL AGENCY
COMMENTS –
USE BY SPECIAL
REVIEW**

TOWN OF PARKER BUILDING

REVIEWS

Randy Sale

Building
20

Please contact the building division to discuss possible permits. The perimeter fence and gate may require permits however unable to determine at this time. Per previous conversation there may be minor electrical and/or solar panel installation.

Thank you,
Randy S

5/27/2021 6:13:09 PM

CDOT

No comments submitted

CENTURYLINK COMMUNICATIONS

No Comments Submitted

COMCAST

Comcast 20

Our engineer has reviewed this plat and determined that we do have facilities in the area that will need to be protected in place during construction. no other objections. If you require signatures, you can contact the engineer CC'd on this email (William Benson).

If you have any further questions, please don't hesitate to reach out.

Thank you!

6/1/2021 4:40:12 PM

TOWN OF PARKER ENGINEERING

REVIEWS

Tyler Sandt

USE BY SPECIAL
REVIEW 15

Plans and technical reports to be reviewed with site plan and
plat applications.

9/14/2021 10:19:55 AM

DOUGLAS COUNTY PLANNING AND ENGINEERING

See Attached Letter

Project Name: Gas Regulator USR

Project Number: Z21-002

Date Received: 05/27/2021

Jurisdiction: Parker

Due Date: 06/25/2021

Addressing Comments:

The proposed address for this facility is 12993 SOUTH PARKER ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved.

Proposed addresses are subject to review and changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email.

Contact DCAAddressing@douglas.co.us or 303.660.7449 with questions.

Engineering Comments:

No Comments

Planner Comments:

No Comments

FIRE LIFE SAFETY

Randy Capra

FIRE LIFE SAFETY 20

Fire Life Safety has no Issue with zoning or UBSR for this site

5/28/2021 8:45:37 AM

[illegible]

PARKER WATER AND SANITATION DISTRICT

Robert Ramsey

Parker Water and Sanitation District 20

PWSD has no comment.

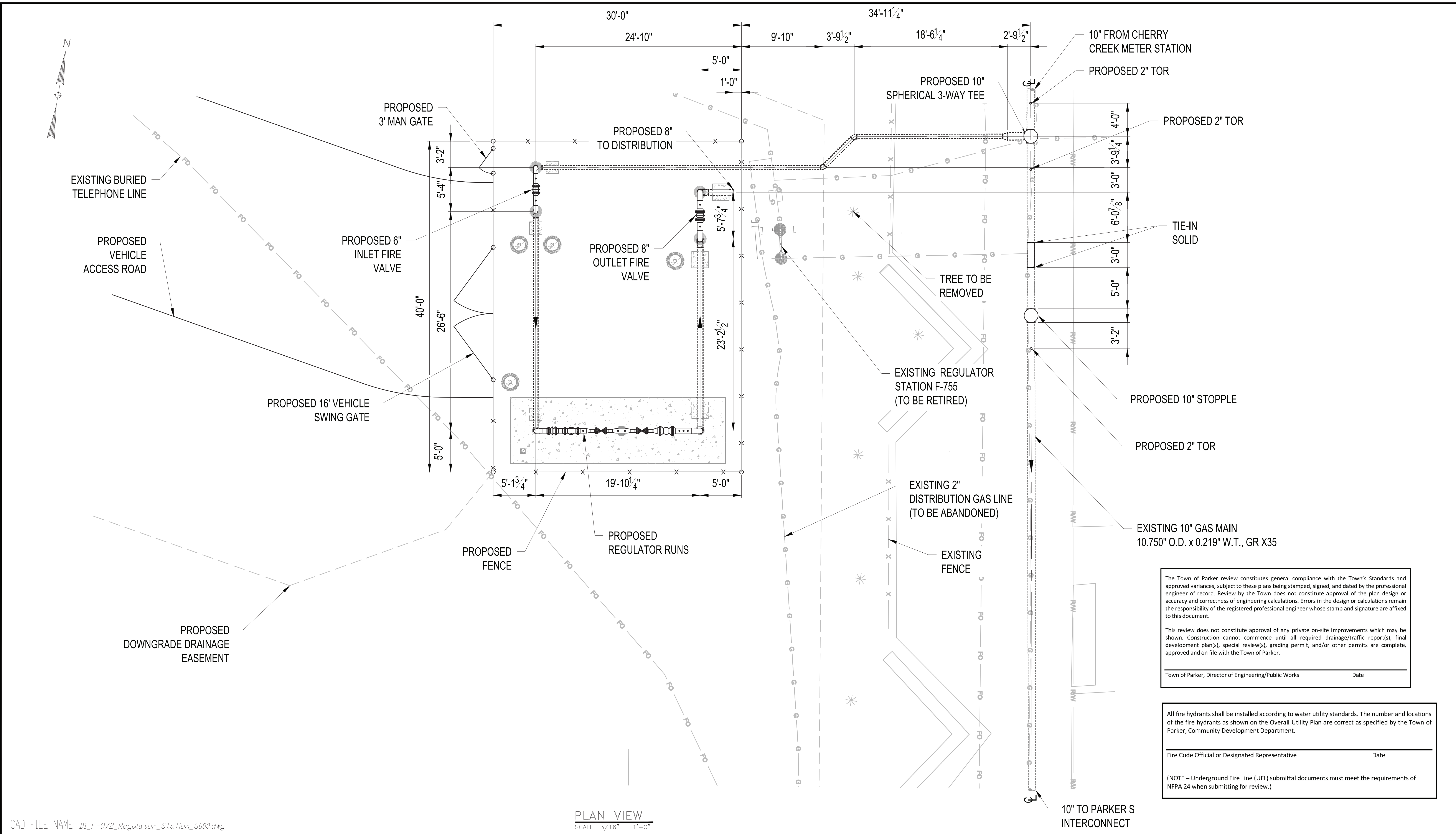
6/2/2021 8:35:32 AM

IRONSTONE CONDOMINIUMS

No comments submitted

STROH RANCH HOA

No Comments Submitted



CAD FILE NAME: DI_F-972_Regulator_Station_6000.dwg

PLAN VIEW
SCALE 3/16" = 1'-0"

 FLOC: GD-0CPMF177C-RD132-RST0000F972	 9777 PYRAMID COURT, STE. 300 ENGLEWOOD, CO. 80112 TEL: 303-405-2799 WWW.ENENGINEERING.COM	HISTORY		DATE		REVISIONS				F-972 REGULATOR STATION PLAN VIEW PIPING				DRAWING	
		DRAWN BY: MAM		10/12/20	NO.	DESCRIPTION		BY	DATE					6102	
		DESIGNED BY: NPA		10/07/20	A	ISSUED FOR PERMIT		JR	10/22/20						
		CHECKED BY: CRM		09/07/21	B	ISSUED FOR PERMIT		JS	08/19/21						
		APPROVED BY:			C	ISSUED FOR PERMIT		MT	09/07/21						
		IN SERVICE DATE:							SERVICE CENTER: LDC - DENVER METRO		LOCATION: SEC34, T6S, R66W				
									DIVISION: EASTERN	CITY/COUNTY : PARKER/ DOUGLAS		TYPE: DISTRIBUTION			



Planning Commission Staff Report

Planning Commission Date: 11/18/2021

Town Council Date: 12/13/2021

Hearing Type: Public Hearing
Crossing at Stonegate F1 L2 - Walk in Vet Clinic
Use by Special Review
TRAKiT No.: Z21-018

Location: 17021 Lincoln Avenue, Unit C

Project Planner: Julia Duncan, Associate Planner

Applicant: PetWellClinic

Executive Summary: The applicant, PetWellClinic, is proposing a Use by Special Review to allow for a walk-in veterinary clinic. The site is located in the Crossing at Stonegate on the northeast corner of Lincoln Avenue and Jordan Road.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Crossing at Stonegate F1 L2 - Walk in PetWellClinic Use by Special Review request to allow a walk-in vet clinic, subject to the five (5) conditions contained in staff's report: "

- 1. That PetWellClinic shall install and maintain a small dog waste/bag station in the grassy area in the parking lot per the landlord's approval. Cost and maintenance covered by PetWellClinic. This station will be checked and emptied during each day during business hours and again upon closing the clinic.*
- 2. Approval of this site plan does not include signage. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.*
- 3. No boarding is allowed with the approved use.*
- 4. Outpatient services are the only services allowed with the approved use.*
- 5. A building permit shall be required for any interior or exterior work completed on site.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:”

-List proposed conditions

“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)

“I move the Planning Commission vote to continue the zoning to a future date.”

I. BACKGROUND/DISCUSSION

The applicant, PetWellClinic, is requesting a Use by Special Review to allow for a walk-in veterinary clinic in an existing space in commercial development, The Crossing at Stonegate. The site, Lot 2 The Crossing at Stonegate #1 2.562 AM/L, is zoned Commercial. Veterinary clinics are listed as a Use by Special Review within the Commercial zone.

PetWellClinic is a franchised walk-in veterinary clinic, originally founded in Knoxville, Tennessee in 2010. Their operations include preventative care for animals and diagnosis and treatment of minor illnesses and injuries. They operate as an out-patient service only with no boarding, surgeries, or euthanasia occurring on site. Owners always stay with their pets and average appointment times are less than 20 minutes. No exterior changes are proposed or approved.

Service Provided

1. Preventive care (wellness examinations, vaccinations and preventive medications).
2. Treatment of minor ailments (cough, ear infections, eye and skin issues, allergies, etc.).
3. Chronic monitoring or medication management (lab tests, etc.). All pets stay with their owners during services.
4. There are no cages and the clinic does not board.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
02/17/1987	Annexation of Stonegate East #1
02/17/1987	Planned Development Zoning
06/07/1999	Town Council Approved Crossing at Stonegate Sketch Plan
09/20/1999	Town Council Approved Crossing at Stonegate Preliminary Plan
11/01/1999	Town Council Approved Crossing at Stonegate Final Plat

III. CURRENT SITE DATA

Existing Zoning	C - Commercial District		
Overlay District	N/A		
PD & Plan Area	Neighborhood Center		
Master Plan Area	Medium Density Residential		
Site Acreage	2.562 Acres		
Subdivision	Crossing at Stonegate		
Existing Use	Tenant location is in an existing multi-tenant commercial development known as the Crossing at Stonegate. No exterior changes are proposed. The applicant proposes a walk-in veterinary clinic.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Multi-Family Residential
South	Medium Density Residential	C - Commercial District	Taco Bell/CVS
East	Medium Density Residential	Douglas County Zoning	Challenger Park Regional Park
West	Medium Density Residential	PD - Planned Development	Grease Monkey/Chase Bank/McDonald's

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Neighborhood Centers Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use.

	Higher density residential is appropriate in these Centers as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Jobs and Economic Vitality 2 Jobs and Economic Vitality 2. B Jobs and Economic Vitality 2.C
Inconsistent Goals/Strategies	None
Staff Analysis	The property is zoned Commercial. The Town of Parker Municipal Code designates Commercial Districts for wholesale and service commercial uses with minimal assembly or manufacturing activities. Veterinary Clinics and hospitals are uses permitted by special review within Commercial Districts. The Master Plan identifies the property in a Neighborhood Center. Neighborhood Centers are intended to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. The walk-in veterinary clinic will occupy existing tenant space within the multi-tenant commercial building and is consistent with the Master Plan's designation of the area as a Neighborhood Center. The veterinary clinic provides an additional service for residents at the retail center, which is anchored by a grocery store. The clinic will enhance the economic viability of the commercial development by providing additional services consistent with the Neighborhood Commercial District.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 40 feet Side – no setback, except when	The existing building will not be expanded with this application. The review is	☒ Consistent ☐ Inconsistent ☐ N/A

	adjoining a residential zone district or when use is on a corner lot, twenty-five (25) feet. Rear – 25 feet	for the use within the existing tenant space	
Density	N/A	The proposed use will not alter the existing building density.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum building height of 35 feet.	The proposed use will not alter the existing building height.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	N/A	The existing lot is 2.562 Acres.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	The proposed use will not alter the existing building lot coverage.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	The proposed use will not alter any exterior landscaping.	☒ Consistent ☐ Inconsistent ☐ N/A

Off-Street Parking	Title 13.06.050 : The minimum parking requirements for a shopping center is 1 parking space per 300 square feet of net leasable area.	The existing shopping center is providing required parking consistent with code requirements. The proposed veterinary clinic will not increase vehicular traffic and existing parking is sufficient.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and CORE will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets the intent and purpose of the Commercial zoning district and will serve the needs of the community by offering veterinary services to pets and pet owners.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has vehicular access from Jordan Road, Lincoln Avenue, and Recreation Drive. There are no proposed changes to the existing vehicular access or traffic circulation.

VII. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis and findings:

The project will be a tenant improvement project and will not be making any changes to the exterior of the building.

Staff analysis and findings:

The walk-in veterinary clinic will occupy existing tenant space within the multi-tenant commercial building and will enhance the economic viability of the building by providing additional services consistent with the Neighborhood Commercial District. There are no proposed or approved changes to the exterior and all signage will be obtained through a separate permit.

The clinic offers outpatient services and medications only and most services are delivered in a short amount of time, with average appointments being less than 20 minutes. There is no boarding, cages, or hospitalization and pets always stay with their owners.

Staff finds that the use of the subject property can be determined as “in harmony and compatible with the character of the surrounding areas” based upon the use being located within an existing building and no exterior expansion or changes. Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

The project is not proposing any exterior changes and the use is allowed through a Use by Special Review when criteria are met.

Staff analysis and findings:

The Master Plan identifies the property in a Neighborhood Center. Neighborhood Centers are intended to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted.

The proposed walk-in veterinary clinic is a commercial service and is similar in character and compatibility with the surrounding land uses. See Section IV. above for a complete analysis of compliance with the Parker 2035 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 proposed use is not proposing any exterior changes or modification of the built environment.

Staff analysis and findings:

The use will occupy an existing structure and tenant improvements will be designed to accommodate the interior use. The proposed use will not reduce the amount of landscaping or parking on site. Therefore, the proposed use will not result in an over-intensive use of land.

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

4. Will not have a material adverse effect on community capital improvement programs.

Applicant analysis and findings:

The proposed walk-in veterinary clinic will provide a needed service to the residents of Parker and surrounding communities. The use does not adversely affect the neighboring business; but has provided an additional service within the commercial area.

Staff analysis and findings:

This use will not adversely affect capital improvement programs as the use will not require additional road, utility, or stormwater improvements

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

5. Will not require a level of community facilities and services greater than that which is available.

Applicant analysis and findings:

The project does not propose any expansion and proposed interior changes and the allowance of the use will not have an effect or a greater level of the community facilities and or municipal services beyond that which the Town of Parker currently provides.

Staff analysis and findings:

The proposed use, in an existing tenant space of the building, is in an area planned and designated for commercial services. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

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

6. Will not result in undue traffic congestion or traffic hazards.

Applicant analysis and findings:

The PetWellClinic model is unique in that the average appointment time is 20 minutes or less and clients can add themselves to the queue before they arrive at the facility. Because of this they only have 1-3 clients in the parking lot at a time and will not impact traffic congestion or hazards.

Staff analysis and findings:

This property has vehicular access from Jordan Road, Lincoln Avenue, and Recreation Drive. Employees, customers, and their pets will arrive and depart at various times during the hours of operation. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

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

7. Will not cause significant air, water, or noise pollution.

Applicant analysis and findings:

PetWellClinic does not offer any surgeries, procedures, or hospitalizations. Based on this we will not be dealing with hazardous materials. We are also unique in that pets always stay with their owners, reducing the potential for excess noise.

PetWellClinic proposes the installation of a pet waste station in the grassy area directly in front of the leased premises. Cost and maintenance covered by PetWellClinic. This station will be checked and emptied during each day during business hours and again upon closing the clinic.

PetWellClinic is not a full-service animal hospital. There will be no surgery, dentistry, hospitalization or euthanasia. As a result, the only medical waste will be, animal waste, non-controlled pharmaceuticals, syringes, sharps from vaccines and blood draws. Syringes and needles will be disposed in sharps containers and picked up by Stericycle, a contracted medical waste disposal company. All other animal waste will be placed into a trash bag that will be disposed of in the designated location by the facility. PetWellClinic does not offer any euthanasia or cremation services so will never have any deceased animals on-site.

Staff analysis and findings:

The property is located within the Commercial zone. The project applicant will be occupying an existing structure and has proposed a waste disposal station to mitigate any animal waste which may occur while entering or leaving the property. Anticipated noise levels should not exceed that produced by similar uses in the immediate vicinity. Additionally, the outpatient nature of the veterinary clinic and the limit on services, that would otherwise cause potential impacts, are non-existent. The proposed use will not cause significant air, water or noise pollution.

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

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

The multi-tenant commercial landlord maintains all landscaping on site and landscaped parking islands. The project does not propose any changes or alterations to existing landscaping.

Staff analysis and findings:

Existing landscaping surrounding the building was reviewed through previous Site Plan Approvals. The proposed use will take place within the existing building and no exterior changes are proposed. The applicant's proposal does not negatively impact the existing landscaping.

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:

PetWellClinic strives to offer solutions for the Town of Parker by keeping pets and their owners safe through convenient and affordable veterinary options.

Staff analysis and findings:

The applicant will work to ensure pet health and welfare and will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town. The site is served by water and sanitary sewer, the facility will have water and wastewater will be properly treated.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Comprehensive Planning	The proposed use can be compatible with uses contemplated in a Neighborhood Center as described in the Parker 2035 Master Plan subject to mitigation of smell and noise impacts.
Building	Approved
Parker Public Works	No Comment
South Metro Fire & Rescue Authority	No comment
Stonegate Village Metro District	Approved
IREA	Approved
CenturyLink	No comment
Comcast	No comment

IX. CONCLUSION

The walk-in veterinary clinic will provide a necessary service to Parker residents and their pets. After evaluating the information provided by the applicant for a Use by Special Review, staff has determined that the requested use meets, or can meet subject to conditions, the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Crossing at Stonegate F1 L2 - Walk in PetWellClinic Use by Special Review request to allow a walk-in vet clinic, subject to the five (5) conditions contained in staff's report:

1. That PetWellClinic shall install and maintain a small dog waste/bag station in the grassy area in the parking lot per the landlord's approval. Cost and maintenance covered by PetWellClinic. This station will be checked and emptied during each day during business hours and again upon closing the clinic.
2. Approval of this site plan does not include signage. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.
3. No boarding is allowed with the approved use.
4. Outpatient services are the only services allowed with the approved use.
5. A building permit shall be required for any interior or exterior work completed on site.

XI. ATTACHMENTS

1. Vicinity Map
2. Applicant's Project Narrative
3. Applicant's Additional project Narrative
4. Applicant's Narrative Graphics
5. Applicant's 9 Zoning Criteria

Report Approved By: Bryce Matthews, Planning Manager



Recreation Drive

Project
Site

Jordan Road

Lincoln Avenue

Project Narrative Regarding PetWellClinic Project

1. Description of Business

PetWellClinic® is a walk-in veterinary wellness clinic founded in Knoxville, Tennessee in 2010. PetWellClinic® is dedicated to helping dog and cat owners protect their pets from diseases and parasites through wellness care services and prevention products. PetWellClinic® veterinarians also diagnose and treat minor illnesses, injuries, and skin conditions, as well as manage chronic conditions such as arthritis, diabetes, allergies, and seizures. Lab work monitoring is offered in a quick and affordable manner. With convenient evening and weekend hours, PetWellClinic® provides quick in-and-out walk-in services at the most affordable prices.

2. Description of Operations

We offer outpatient services and medications only. Most services can be delivered in a short amount of time lessening the impact on parking needs. In addition, no pets are dropped off for a day stay or for overnight boarding or hospitalization. The services we offer: 1. Preventive care (wellness examinations, vaccinations and preventive medications). 2. Treatment of minor ailments (cough, ear infections, eye and skin issues, allergies, etc). 3. Chronic monitoring or medication management (lab tests, etc). Advantages include a quiet environment since all pets stay with their owners. No boarding, cages, nor hospitalizations.

3. Description of dog waste and noise

Unlike other veterinary hospitals, there is no boarding at PetWellClinic and animals stay with their owner at all times. Average appointment time is less than 20 minutes. This greatly reduces the amount of noise coming from the animals and there is no dog and cat waste in or around our facilities aside from small amounts collected for samples but typically this will be provided by the pet owner in very small amounts.

4. We will not make any exterior changes to the building.

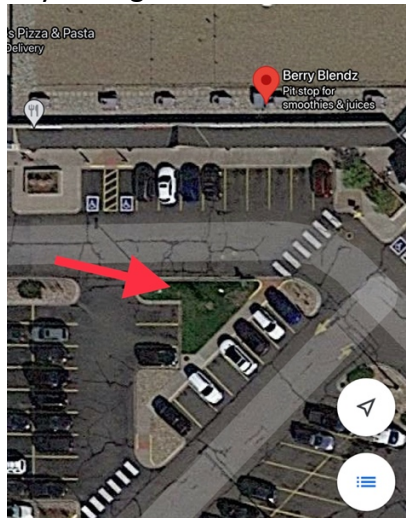
Additional Project Narrative Regarding PetWellClinic Project

1. Hours of operations

- a. Monday – Friday 11:00 AM – 7:00 PM
- b. Saturday 9:00 AM – 5:00 PM
- c. Sunday – Closed

2. Animal Waste

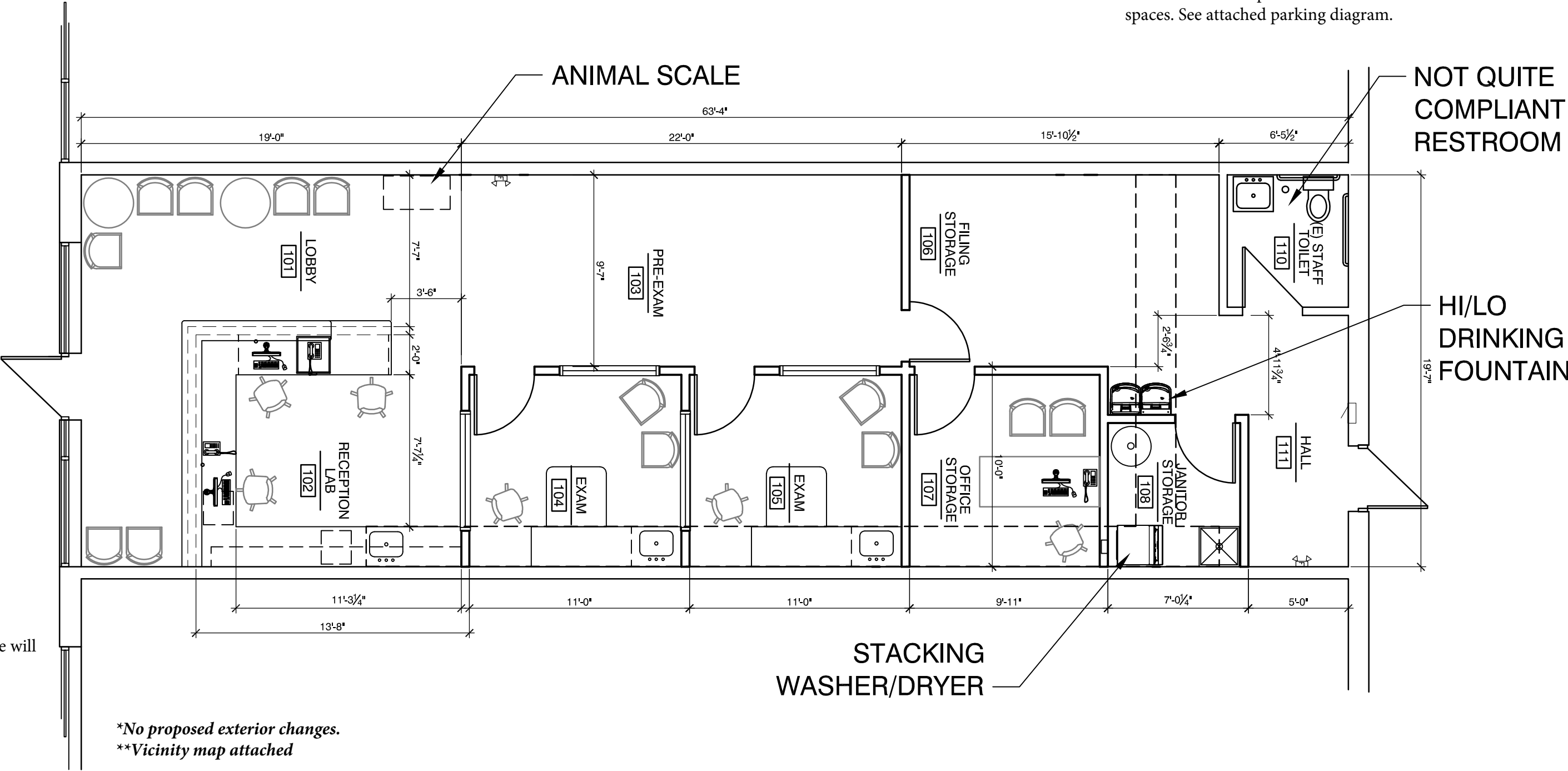
PetWellClinic proposes the installation of a pet waste station in the grassy area directly in front of the leased premises, pictured below. Cost and maintenance covered by PetWellClinic. This station will be checked and emptied during each day during business hours and again upon closing the clinic at 7:00 PM.



3. Medical Waste

PetWellClinic is not a full-service animal hospital. There will be no surgery, dentistry, hospitalization or euthanasia. As a result, the only medical waste will be, animal waste, non-controlled pharmaceuticals, syringes, sharps from vaccines and blood draws. Syringes and needles will be disposed in sharps containers and picked up by Stericycle, a contracted medical waste disposal company. All other animal waste will be placed into a trash bag that will be disposed of in the designated location by the facility. PetWellClinic does not offer any euthanasia or cremation services so will never have any deceased animals on-site.

Parking: Required to provide 1 parking spot per 400 sf of leased area. Leased area is 1,307 sf, landlord is able to provide the minimum of 4 spaces. See attached parking diagram.



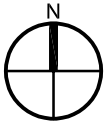
DATE: 06.01.2021
K2 ARCH JOB #: 21.018

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

TEST FIT PLAN R4

Scale :AS NOTED

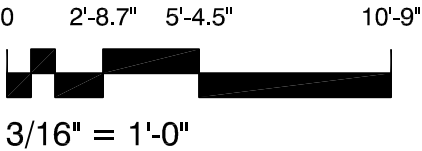
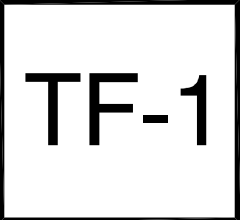


PETWELLCLINIC
THE CROSSING AT STONEGATE SUITE C.
PARKER, CO 80134

2762 S. Fenton St.
Denver, CO 80227
k2arch@earthlink.net
720.326.4759



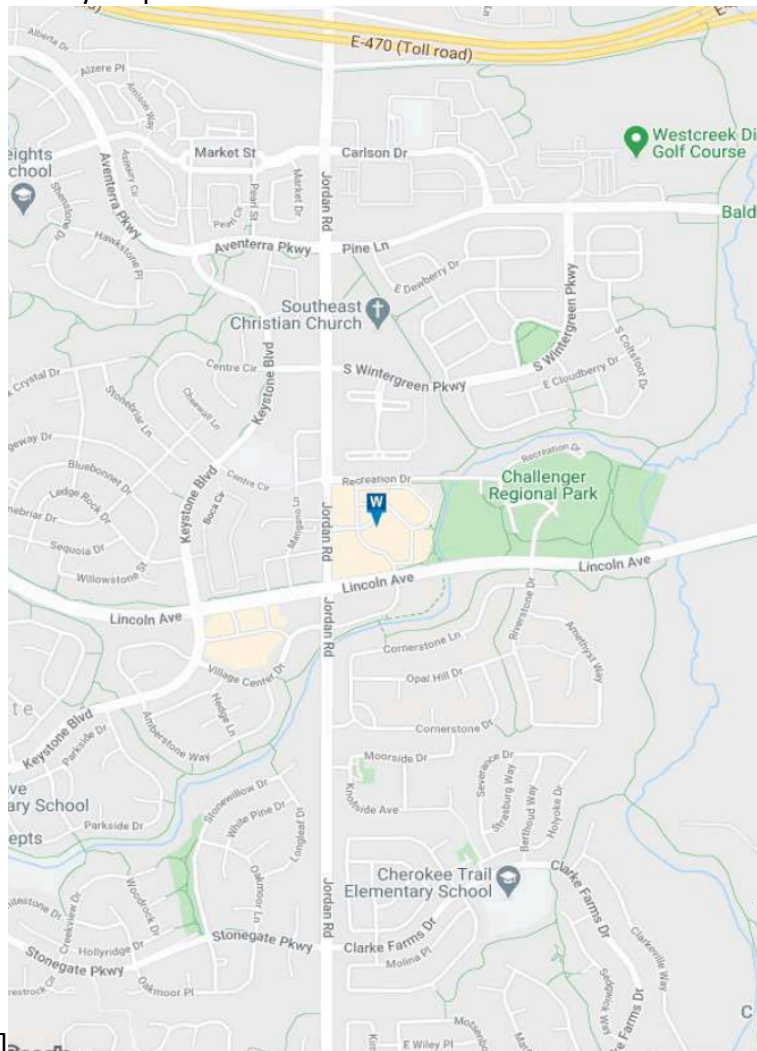
Kevin Karis Architect, LLC



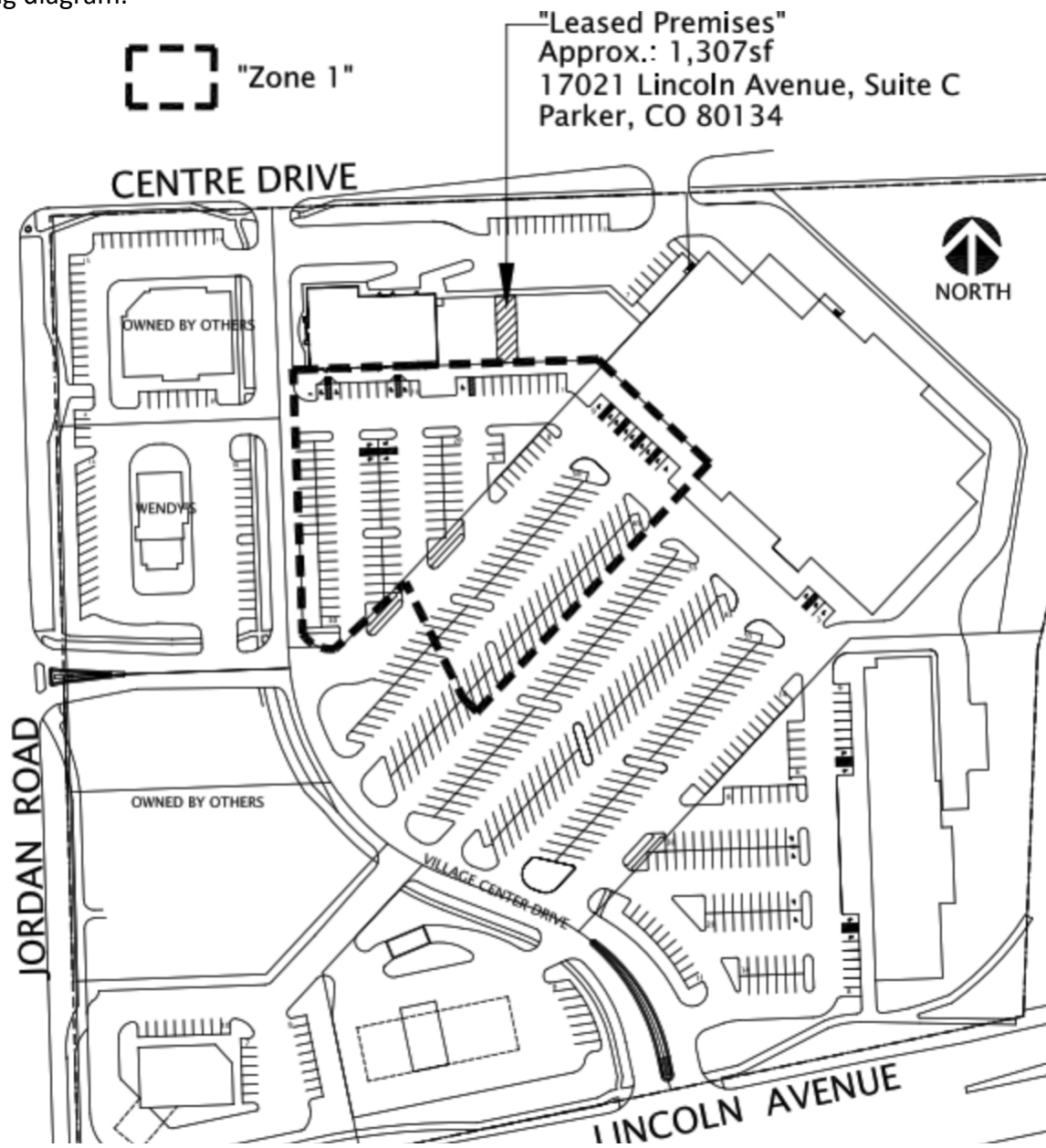
*No proposed changes to the exterior, signage will be obtained through a separate permit.



Vicinity map



Parking diagram.



Narrative responding to how PetWellClinic meets each of the 9 criteria for Use by Special Review

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
 - a. *We will meet these criteria, our project will be a tenant improvement project and will not be making any changes to the exterior of the building.*
2. Will be consistent with the Town Master Plan;
 - a. *Yes, as we will not be making any exterior changes to the building.*
3. Will not result in an over-intensive use of land;
 - a. *We will not impact the land in any way.*
4. Will not have a material adverse effect on community capital improvement programs;
 - a. *We will be working with a contractor with experience working with the town of Parker.*
5. Will not require a level of community facilities and services greater than that which is available;
 - a. *This will not be applicable to our project*
6. Will not result in undue traffic congestion or traffic hazards;
 - a. *Our model is unique in that our average appointment time is 20 minutes or less and clients are able to add themselves to the que before they arrive at the facility. Because of this we only have 1-3 clients in the parking lot at a time and will not impact traffic congestion or hazards.*
7. Will not cause significant air, water or noise pollution;
 - a. *Our model is unique in that we do not offer any surgeries, procedures or hospitalization. Based on this we will not be dealing with hazardous materials. We are also unique in that pets stay with their owner for the entire visit so there is no excess noise from animals.*
8. Will be adequately landscaped, buffered and screened; and
 - a. *We will not adversely impact the landscaping provided by the landlord, Weingarten.*
9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.
 - a. *We strive to offer solutions for the town of Parker by keeping pets and their owners safe through convenient and affordable options.*



Planning Commission Staff Report

Planning Commission Date: 11/18/2021

Town Council Date: 12/6/2021

Hearing Type: **Public Meeting**
A Bill for an Ordinance to Amend Section 13.03.030 of the Parker Municipal Code concerning Planning Department Adjustments for Temporary Patios

Location: **Townwide**

Project Planner: **Bryce Matthews, Planning Manager**

Applicant: **Town of Parker**

Executive Summary: The Town Administrator issued a series of executive orders in 2020 to respond to the COVID-19 pandemic. The purpose of this Ordinance is to further extend the temporary use of patios from December 31, 2021 to May 31, 2022.

Staff Recommendation: **Approval**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding suspending certain Planning Department Adjustment requirements for temporary patios through May 31, 2022."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding suspending certain Planning Department Adjustment requirements for temporary patios through May 31, 2022 with the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny an ordinance to amend the Parker Municipal Code regarding suspending certain Planning Department Adjustment requirements for temporary patios through May 31, 2022:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue an ordinance to amend the Parker Municipal Code regarding suspending certain Planning Department Adjustment requirements for temporary patios through May 31, 2022."

I. BACKGROUND/DISCUSSION

To assist Parker businesses during the COVID pandemic, the Town Administrator issued an emergency order to allow for temporary patios. On July 12, 2021, prior to the expiration of the emergency order, the Town Council approved Ordinance No. 3.01.125, Series of 2021, to extend the period of time that a business owner may use a patio approved as a temporary use during the pandemic until December 31, 2021. Recently, the Colorado Department of Revenue extended the expiration date for temporary modifications to a licensed premise to use patios and other outdoor areas for the consumption of alcohol to May 31, 2022. The purpose of this Ordinance is to further extend the temporary use of patios from December 31, 2021 to May 31, 2022 to align with the recent Department of Revenue changes.

II. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☐ Consistent ☐ Inconsistent ☒ Not Applicable
Master Plan Character Discussion	N/A
Consistent Goals/Strategies	N/A
Inconsistent Goals/Strategies	None
Staff Analysis	Amending the code to allow for temporary patios is not addressed in the Parker 2035 Master Plan.

III. CONCLUSION

Staff recommends that the Planning Commission recommend that Town Council approve an ordinance that will further extend the temporary use of patios from December 31, 2021 to May 31, 2022.

RECOMMENDED CONDITIONS

None

IV. ATTACHMENTS

Draft Ordinance

Report Approved By: Bryce Matthews, Planning Manager

ORDINANCE NO. 3.01.126, Series of 2021

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.03.030 OF THE PARKER MUNICIPAL CODE CONCERNING PLANNING DEPARTMENT ADJUSTMENTS FOR TEMPORARY PATIOS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 13.03.030 of the Parker Municipal Code is amended by the addition of new Subsections (e) and (f) to read as follows:

13.03.030 Planning Department adjustments.

* * *

(e) Adjustments to allow retail and service businesses to provide pick-up/delivery of personal, tangible property, parking, and other adjustments to previously approved site plans to facilitate temporary activities related to the operation of such businesses shall not be considered an adjustment requiring the review and approval of the Director under the provisions of this Section or any other Section concerning site plan amendments.

(f) Where a property owner or business has received approval of a temporary use permit from the Town for a temporary patio, the property owner or business may continue to use the approved patio through ~~December 31, 2021~~ **May 31, 2022**. The approved patio shall not be subject to the requirements of this Section or any other Section concerning site plan amendments and shall not be considered an adjustment under the provisions of this Section.

Section 2. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

Section 5. This Ordinance shall sunset on May 31, 2022, and be of no further force or effect after this date.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney