PLANNING COMMISSION MEETING

7:00 PM

January 13, 2022

Prior to the Meeting: 5:30 p.m. ***Planning Commissioner Training***

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 - 11.18.21**

   B. **Planning Commission Meeting Minutes - 12.09.21**

6. **PUBLIC HEARINGS**

   A. **Parker Hill Top Square L10 - Car Wash - Use by Special Review**
   Applicant: **Tim Varley**
   Location: **11375 Parker Road**
   Department: **Community Development, Julia Duncan**
   TRAKiT No.: **Z21-003**

7. **PLANNING COMMISSION ITEMS**

8. STAFF ITEMS

9. ADJOURNMENT

PLANNING COMMISSION MINUTES
November 18, 2021

Planning Commission Chairman Gary Poole called the meeting to order at 7:04 p.m.

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

Also, present and seated were Commissioners Richard Foerster, Ruth Ann Nelson, Eliana Burke and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

Planning Commission Chairman Gary Poole: 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.

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We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

Commissioner Rich Foerster moved to approve the October 28, 2021 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:07 P.M. – STROH RANCH FILING NO. 14 LOT 3 – XCEL GAS REGULATOR STATION - USE BY SPECIAL REVIEW

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.

Department: Community Development, Stacey Nerger

Stacey Nerger, Senior Planner, presented the staff report for Stroh Ranch Filing No. 14 Lot 3 – Xcel Gas Regulator Station – Use by Special Review. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the 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.

Commissioners discussed with staff:

- Are you enlarging it by 1,600 square feet, how much is it now?
  staff said:
  - *they will enlarge it to a total of 1,600 square feet*
  - *which is the existing 40 x 40-foot easement that is currently there*
  - *the existing facility can be seen in one of the pictures and is pretty small*
  - *it will be getting a little bit larger, but the easement itself will not be changing*

- They are putting in eight inch distribution lines, what is there now, six or four inch; *(staff said it is two inch and they are increasing it to six inch).*

APPLICANT PRESENTATION

Cheryl Dietrich with XCEL Energy presented project information.

- Discussed Xcel's F972 natural gas regulator upgrade project to the existing station.
- Provided site equipment details.
- Provided information on fencing and gates around the station, as well as vehicle and pedestrian access to the station.
- Discussed that this project not only will meet existing needs, but also for growth and expansion in the area.
- Discussed the project timeline of two to three months of construction. But for restoration setup, they are looking at about a six-month timeframe.
- Provided pictures showing the station from various angles and directions.
- Provided information on construction methods, minimizing impact to the public, working with customers and residents to keep them informed, including a website, hotline and flyers.
- Described inspections, project safety and compliance with federal and state standards.

- Mentioned that Xcel is working two main entities: Stroh Ranch Business Circle and Parker.

Commissioners discussed with applicant:

- You mentioned that you were going to have a website and phone, where will information about the project be posted; (*applicant said they will send out preconstruction flyers).*
- Will you have signage on site; *(applicant said yes, we can do that).*
- There is a concern that the 6 foot tall, 40 by 40 fence is large, and I am concerned about the views for folks that live across the street. Is photo number three the view that surrounding homes would be looking at; *(applicant said yes, that is correct and that the fence will be 40 by 30, which is a little bit smaller).*
- In the simulated picture it looks like a concrete path going from JPMorgan to the fence area; *(applicant said yes).*
- Will the new piping coming out of the ground stay below the six foot fence; *(applicant said yes, all pipe above grade will be below fence line).*
- From the south view, most of the fencing will be hidden or tucked in behind those trees so the homeowners really won't see that too much, will they; *(applicant said, correct).*
- I understand you are upgrading the regulator station, but you're putting new pipeline in from the regulator station south to Crowfoot Valley? Is that the approximate 3000 feet; *(staff said they have been upgrading the natural gas line from Crowfoot Valley Road within Stroh all the way to Parker Road. That's been under construction for a while now. This one would then hit the regulator station and head south down Park Road and then east on Stroh Road, crossing into the county).*
- Are you replacing that two inch line? Or are you going to leave the two inch in and add an additional six or eight inch line; *(applicant said they are adding reinforcements).*
- You're taking the property in fee. Are there other utilities that have easements in that piece of property that you're taking; *(applicant said they we're buying in fee and there are already easements on there for utilities other than gas and they will remain).*
- Did we have any significant comments from the other utility holders regarding this project; *(staff said no).*

PUBLIC COMMENT OPENED

None

PUBLIC HEARING CLOSED: 7:30 P.M. - STROH RANCH FILING NO. 14 LOT 3 – XCEL GAS REGULATOR STATION - USE BY SPECIAL REVIEW

PLANNING COMMISION DISCUSSION

- Commissioners commented that with all the building going on down south, this is greatly needed to address current and future growth needs.
- Commissioners appreciated the applicant's efforts on fencing, screening, esthetics and safety.

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

PUBLIC HEARING OPENED: 7:33 P.M. – CROSSING AT STONEGATE F1 L2 – WALK IN VET CLINIC – USE BY SPECIAL REVIEW

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.

Department: Community Development, Julia Duncan

Julia Duncan, Associate Planner, presented the staff report for Crossing at Stonegate F1 L2 - Walk in Vet Clinic Use by Special Review. Ms. Duncan concluded with the determinations in the staff report that 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.

Commissioners discussed with staff:

- Commissioner confirmed that pets will remain with their owners while on site which should minimize barking, and that there will be no boarding, no surgeries and no cages.
- Commissioners asked if the other business owners have an issue with the grassed yard which will be a pet relief area with a garbage can that the owner will empty; *(staff said it's not a designated pet relief area, but if people are coming and going, it would be the logical space if you were to stop with a pet who had to use the restroom. The applicant has received permission from the owner of the property to install the waste disposal station, and the other tenant occupants did not comment or have issue with the disposal station, which will be cleaned during the day and then at closing).*
- Commissioners asked how the waste disposal clean up would be enforced; *(staff said it is the condition of the approval and if it was enforced, it would go to Code Enforcement if there was a complaint).*

APPLICANT PRESENTATION

None

PUBLIC COMMENT OPENED

None

PLANNING COMMISION DISCUSSION

- Commissioners were glad to see this business going in, it is consistent with the 2035 Master Plan and that we are going to have additional veterinary services for the burgeoning growth.

Commissioner Richard Foerster moved the Planning Commission recommend Town Council approve Use by Special Review. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed unanimously.

PUBLIC MEETING OPENED: 7:42 P.M. – A BILL FOR AN ORDINANCE TO AMEND SECTION 13.03.030 OF THE PARKER MUNICIPAL CODE CONCERNING PLANNING DEPARTMENT ADJUSTMENTS FOR TEMPORARY PATIOS

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.

Department: Community Development, John Fussa

John Fussa, Planning Director, presented the staff report for a Bill for an Ordinance to Amend Section 13.03.030 of the Parker Municipal Code concerning Planning Department Adjustments for Temporary Patios. Mr. Fussa concluded with the determinations in the staff report that 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.

Commissioners discussed with staff:

- Some businesses do have permanent outside seating, businesses with temporary permits would have to file a site plan to get those as permanent if they wanted; *(staff said yes that a handful of businesses avail themselves of the planning department adjustments and obtained a temporary patio extension approval, and that they're on the clock until you recommend and council approves this action, or they can do it through the end of the year, in which case they would have to remove it and take everything down. If you recommend approval and the council, heeds your recommendation and approves it, they can at least do it through the end of May 2022. If those businesses wanted to make what's supposed to be a temporary situation permanent, they would have to make application to the town for either a site plan adjustment or a site plan amendment.*
- What kind of cost is involved for a business that would want to move from the temporary to the permanent; *(staff said it varies depending upon the nature of the site plan: new site or site plan amendment and it is couple hundred dollars, typically less than $500.00).*
- And to my knowledge, we've had no public nuisance problems or issues rising up from the temporary permit situations. Is that correct? *(staff said the Community Development Department has not received a single complaint about a temporary patio extension and any activity related to it).*

PUBLIC COMMENT OPENED

None

PLANNING COMMISION DISCUSSION

- Commissioners appreciate the festive atmosphere that temporary outdoor patios have created.
- Commissioners hope the businesses have been successful and that more businesses will seek to make the patios permanent.
- Commissioners appreciate the Town's effort to extend Temporary Patios to assist small businesses

Commissioner Richard Foerster moved 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. Commissioner Eliana Burke seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be closed. Commissioner Ruth Ann Nelson seconded the motion and was passed unanimously. The meeting was adjourned.

_____ _____

Jeff Miller
Recording Secretary

Gary Poole
Chair

PLANNING COMMISSION MINUTES
December 9, 2021

Planning Commission Chairman Gary Poole called the meeting to order at 7:03 p.m.

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

Also, present and seated were Commissioners Abbas Udawala, Ruth Ann Nelson, Roxy Colette, Nicholas Metz and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

Planning Commission Chairman Gary Poole: 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.

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APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the November 4, 2021 meeting minutes. Commissioner Roxy Colette seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:05 P.M. – A BILL FOR AN ORDINANCE TO AMEND CHAPTER 13.02.010 OF THE PARKER MUNICIPAL CODE CONCERNING THE DEFINITION OF DWELLING AND DWELLING UNIT AND SECTION 13.04.180 REGARDING HOME OCCUPATIONS

The purpose of the proposed ordinance is to amend the definition of dwelling and dwelling unit and make amendments to home occupation regulations to clarify that clinics, nursing and convalescent homes, barber shops, beauty shops, tourist homes animal hospitals and restaurants are prohibited uses in dwellings and dwelling units.

Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for A Bill for an Ordinance to Amend Chapter 13.02.010 of the Parker Municipal Code Concerning the Definition of Dwelling and Dwelling Unit and Section 13.04.180 Regarding Home Occupations. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend Section 13.02.010 regarding definitions of dwelling and dwelling units and 13.04.180 regarding home occupations in the Parker Land Development Ordinance.

Commissioners discussed with staff:

- Commissioner Roxy Colette stated that during the pandemic and the COVID shutdown of small businesses, barbershops and beauty salons were shutdown. He noted the language in the proposed ordinance says that these types of businesses are going to be prohibited under the new definition of dwelling and that he did not agree. He also noted he was unsure that this is within the purview of the planning commission to make that sort of prohibition?; *(staff said that the language Commissioner Colette referenced was not part of the proposed change. The changes proposed are the bold, underlined words. The language in the code about mobile homes, hotels, motels, tents, seasonal, and the rest of the content that is not bold and underlined is the current code. The bold, underlined sections are the only changes to this code. The best time and location for conversations regarding policies will be during the LDO update study session with Planning Commission on January 27th concerning proposed changes to the code in general).*
- Commissioner Ruth Ann Nelson stated that just adding the idea that parking should not alter the residential character of an area would be enough to prohibit the additional things that are being prohibited and this is a conversation of policy for the LDO. But in voting for these changes, she would be voting for the policy that's underlying it, so I will be opposing this tonight.
- Commissioner Ruth Ann Nelson stated she understood the change of the "or" to "and" because of case-law. But who intends? It wasn't, that it's "or intended", "and intended". Is it the owner, is it the lessee, is it the Town? Who's intent are we looking at in this code?; *(staff said the "or" and the "and", describes what is necessary for a dwelling unit to be a dwelling unit. A dwelling unit is designed, occupied and intended for occupancy as a sleeping quarters, has cooking…).*
    - Commissioner Ruth Ann Nelson stated that she understands that part. She stated that she is just raising it as an issue that the intent that's talked about here is not clear. Is it the owner intent, a lessee intent, a Town intent, original building code intent?; *(staff noted that the dwelling unit definition the code, is intended to*

create structure for staff to define what a dwelling unit is which is a unit designed for occupation, having separate living quarters (not a bed in a board house), has to have cooking, sleeping and a toilet. That's the purpose of the definition is to make sure that the development community, the public and the Town are on the same page as to what a dwelling unit is).

PUBLIC COMMENT OPENED
None

PUBLIC HEARING CLOSED: 7:14 P.M. - A BILL FOR AN ORDINANCE TO AMEND CHAPTER 13.02.010 OF THE PARKER MUNICIPAL CODE CONCERNING THE DEFINITION OF DWELLING AND DWELLING UNIT AND SECTION 13.04.180 REGARDING HOME OCCUPATIONS

PLANNING COMMISION DISCUSSION

- Commissioners discussed their dislike of the policy in the underlying document, they did not like the way this ordinance is written in the code today, and that additional clarity is needed.
- Commissioners discussed that the upcoming LDO Study Session on January 27, 2022 may be the appropriate venue to discuss this issue further.
- Commissioners discussed with staff options for motions and voting on this issue.

Commissioner Roxy Colette moved the Planning Commission recommend Town Council approve an ordinance to amend Section 13.02.010 regarding definitions of dwelling and dwelling units and 13.04.180 regarding home occupations in the Parker Land Development Ordinance. Kim Rodell seconded the motion. The motion failed 5:1.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council deny an ordinance to amend Section 13.02.010 regarding definitions of dwelling and dwelling units and 13.04.180 regarding home occupations in the Parker Land Development Ordinance. Roxy Colette seconded the motion. The motion passed 5:1.

PUBLIC HEARING OPENED: 7:25 P.M. – TWENTY MILE INDUSTRIAL PARK F2 A1 L2A PARKER RACQUET CLUB SITE PLAN AMENDMENT

The applicant, Parker Racquet Club, is proposing a Site Plan Amendment to add exterior sport courts to the existing Parker Racquet Club. The site is located on the southeast corner of Twenty Mile Road and Plaza Drive.

Department: Community Development, Julia Duncan

Julia Duncan, Associate Planner, presented the staff report for Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve Twenty Mile

Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion, subject to the five (5) conditions contained in staff's report.

Commissioners discussed with staff:

- Will the paddleball courts be protected from vehicles potentially entering the courts; *(staff said there will be a curb at the end of the parking aisle. And then there is a two-and-a-half-foot concrete pathway that's adjacent to that court).*
- How did the public art on the northwest corner get incorporated into this project? Is this part of the LDO?; *(staff said that inclusion of public art was an original condition of approval of the 2018 site plan. The applicant was to work with the cultural affairs department which has not occurred yet. It is being reconditioned for approval now to ensure that the original condition from the 2018 site plan is met).*

APPLICANT PRESENTATION

- The applicant, Barry Riddle, provided:
    - Clarification on the proper pronunciation of paddle ball
    - Information on the density of the ball that is used
    - Insight into the different types of paddle ball and the nuances of the game
- The applicant stated that Parker will be the first Town in the inter-mountain area to have these types of courts.
- The applicant stated that they will have the first hitting wall in Parker.

PUBLIC COMMENT OPENED

None

PUBLIC HEARING CLOSED: 7:35 P.M. - TWENTY MILE INDUSTRIAL PARK F2 A1 L2A PARKER RACQUET CLUB SITE PLAN AMENDMENT

PLANNING COMMISION DISCUSSION

- Commissioners stated they are enthusiastic about the arrival of paddle ball coming to Parker.
- Commissioners stated that this an example of a good public-private partnership.

Commissioner Kim Rodell moved the Planning Commission recommend Town Council approve the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion, subject to the five (5) conditions contained in staff's report. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Staff reminded the Commissioners that there will be training prior to the next Planning Commission meeting on January 13, 2022 at 5:30 PM and prior to the January 27, 2022 Planning Commission Meeting there will be a study session to discuss the LDO Modernization – Module Two at 5:30 PM. Staff wished the Commissioners, Happy Holidays.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Nick Metz seconded the motion and was passed unanimously. The meeting was adjourned.

_____ _____

Jeff Miller
Recording Secretary

Gary Poole
Chair

Planning Commission Staff Report

Planning Commission Date:	**1/13/2022**
Town Council Date:	**1/18/2022**
Hearing Type:	**Public Hearing** **Parker Hill Top Square L10 - Car Wash UbSR** **Use by Special Review** **TRAKiT No.: Z21-003**
Location:	**11375 Parker Road**
Project Planner:	**Julia Duncan, Associate Planner**
Applicant:	**Tim Varley**
Executive Summary:	**The applicant, Tim Varley, is proposing a Use by Special Review for a tunnel drive through. The site is located on the northwest corner of Parker Road and Twenty Mile Road.**
Staff Recommendation:	**Approval with Conditions**

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Parker Hill Top Square L10 - Car Wash Use by Special Review request to allow a carwash, subject to the two (2) conditions contained in staff's report:"

1. *The Car Wash shall receive Site Plan approval by January 18, 2023, within 12 Months of the Use by Special Review Approval; and*

2. *The approved Site Plan shall be generally consistent with the concept site plan exhibit uploaded to the case file in TRAKit on December 17, 2021.*

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, Tim Varley, is proposing a Use by Special Review for a tunnel drive through car wash. The site is located on the northwest corner of Parker Road and Twenty Mile Road. The site is zoned Greater Downtown Market Center and car washes are listed as a use by Special Review within the zone district.

There is significant grade change on the project site. The site is approximately 17 feet lower than the adjacent rights-of-way of Parker Road and Twenty Mile. This grade change shields the majority of any development on the project site from view of the right-of-way.

Project Description

The project site is currently undeveloped. The proposed development will consist of a new single bay tunnel carwash and associated features including vacuums. An office, equipment rooms, and bathroom will also be provided on site. The car wash requires site plan approval to meet the Town's site plan and development design standards. The applicant has submitted the site plan application which is concurrently being processed under case number SP21-041.

In conjunction with the proposed development, the applicant has requested the partial vacation of an existing slope easement originally granted on November 10, 1998 (Reception No. 99002350). The portion of the real property subject to the Vacation Request is no longer necessary and a 16.1' Slope Easement is to remain in effect. The Vacation Request is contingent upon the property owner obtaining site plan approval for the project on the adjacent property, Lot 10, Parker Hilltop Town Square, on or before January 4, 2022.

Vicinity Map

II. PRIOR ACTIONS

Date	Action
1984	Annexation of Villages of Parker IV
06/07/2004	Planned Development Zoning

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Greater Downtown Market Center
Master Plan Area	Central Commercial
Site Acreage	.933 Acres
Subdivision	Villages of Parker IV
Existing Use	The project site is an undeveloped vacant lot.

Surrounding Uses

	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	PD - Planned Development	Parking Lot serving FlatAcres Market Center/Parker Pavilions
South	Central Commercial	PD - Planned Development	Taco Bell/CVS
East	Central Commercial	PD - Planned Development	Vacant lot
West	Central Commercial	PD - Planned Development	Multi-Tenant Commercial Development

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	**Central Commercial District** The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	Land Use 1.C Jobs and Economic Vitality 2 Jobs and Economic Vitality 2. E Jobs and Economic Vitality 2.C
Inconsistent Goals/Strategies	**None**
Staff Analysis	The property is zoned PD - Planned Development . The Greater Downtown Market Center PD designates car washes as uses permitted by special review.

	The Master Plan identifies the property in a Central Commercial District. Central Commercial Districts are intended to serve core retail and service needs of the surrounding residents. Typical uses within Central Commercial Districts include core retail and personal/business services, restaurants, hotels, higher density residential, and entertainment. The proposed car wash is proposed as an infill project on an existing vacant corner lot at the intersection of Parker Road and Twenty Mile. The grade at this location changes significantly and the proposed lot is approximately 17 feet below the adjacent rights-of-way. The FlatAcres Market Center/Parker Pavilions is developed with multi-tenant commercial retail and services and includes PetsMart, Mattress Firm, and Office Depot. The proposed car wash is consistent with the Master Plan's designation of the area as a Central Commercial District. The car wash provides an additional service for residents at the retail center, which is anchored by an office and pet store. The carwash will enhance the economic viability of the commercial development by providing additional services consistent with the Central Commercial District. Additionally, the project is required to obtain site plan approval which is currently under review by Staff under SP21-041.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	**Existing/Required**	**Proposed**	**Analysis**
Setbacks	North: N/A South: 20' East: 50' West: N/A	North: 73' South: 20' East: 76.34' West: 91.42'	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The proposed use is commercial and does not have residential dwelling unit densities.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Four (4) stories or sixty (60) feet	30.5'	☒ Consistent ☐ Inconsistent ☐ N/A

Lot Size	N/A	The existing lot is .933 Acres.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	The proposed building is 4,510 s.f.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	The proposed use will require a site plan approval which is being concurrently processed under SP21-041 and is required to adhere to Town landscaping requirements.	☒ Consistent ☐ Inconsistent ☐ N/A

Off-Street Parking	Title 13.06.050: The minimum parking requirements for a car wash is 1 per establishment, plus 1 per staff member per maximum shift	27 spaces	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and CORE were all referral agencies and will 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 Central Commercial District and will serve the needs of the community by offering car wash services to residents		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has vehicular access from Pavilion Drive which has access points from both Twenty Mile Road and Parker Road. 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 subject parcel is designated as a "Central Commercial" character area by the Parker 2035 Master Plan. As part of the Central Commercial District the proposed project should match and add to the neighboring development to create a sense of place. This project will do that through utilizing similar architecture and color/materials as the other pads at Parker Pavilions.

Staff analysis and findings:
The car wash is infill development in an underutilized vacant lot on a commercial corner within an existing multi-tenant commercial development. It will enhance the economic viability of the shopping plaza by providing additional services consistent with the Central Commercial District. The project is required to obtain site plan approval which is currently under review by Staff under SP21-041 and will be required to adhere to all Town requirements and Development Design Standards.

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 shopping plaza with a multitude of uses and services core to the Central Commercial District and 2035 Master Plan. 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 subject parcel is designated as a "Central Commercial" character area by the Parker 2035 Master Plan. The master plan identifies the Central Commercial District as a character area that should "focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential". As a tunnel car wash this project is aligned with the Parker 2035 Master Plan because it provides a service to the community.

Staff analysis and findings:
The proposed car wash 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 consistent with the Central Commercial designation and will not cause an over intensive use of the land.

Staff analysis and findings:
The use will develop an underutilized vacant parcel in an existing commercial shopping plaza. The proposed use will increase the amount of landscaping and 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 anticipated infrastructure is already available to this site and was accounted for in the original design of Parker Pavilions. There are no anticipated off-site

improvements included with this development. Therefore, this project will have any material adverse effect on the community capital improvement programs.

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 will not require a level of community facilities and services greater than that which is available because all facility demands were anticipated in the initial design of Parker Pavilions.

   Staff analysis and findings:
   The proposed use will occupy a vacant parcel in an existing and developed commercial development 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:
   A traffic impact study was performed for this project with the conclusion that the proposed development will not negatively impact the surrounding roadway network. Based on the findings of the traffic impact study, the project will not result in undue traffic congestion or traffic hazards.

   Staff analysis and findings:
   This property has vehicular access from Pavilion Drive which has access points from both Twenty Mile Road and Parker Road. There are no proposed changes to the existing vehicular access or traffic circulation. 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:
   The project will not result in any significant air, water, or noise pollution as it will comply with all local, state, and federal rules and regulations for this type of use.

Staff analysis and findings:
The property is located within the Central Commercial District. The Town recently adopted a noise ordinance which will be applicable to the project site. As the proposed use is located on an infill site with existing surrounding commercial uses no significant impacts are anticipated. There are no residential units in proximity to the proposed use. 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 project will follow the Town of Parker landscape and buffering code. Additionally, all equipment will be properly screened from Parker Road and Twenty Mile Road. The grade differential will provide additional separation from the surrounding roadways.

Staff analysis and findings:
New landscaping will be reviewed through the site plan approval. Landscaping will increase on the project site and be consistent with code requirements. Additionally, the project site is 17 feet below the adjacent rights-of-way grade and therefore naturally screened by the elevation change.

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

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.
Applicant analysis and findings:
The project will not be detrimental to the health, safety, or welfare of the present or future inhabitants of the town as it will follow all local, state, and federal rules and regulations to ensure the safety of the inhabitants.

Staff analysis and findings:
The applicant will work to ensure the car wash will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town. The site will be 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 property is located in the Central Commercial Character Area as described in the Parker 2035 Master Plan. The Central Commercial Character Area recommends a variety of commercial uses, of which a car wash could fit into. This use is compatible with surround uses, is located below Parker Road which allows for screening of bay doors and is not near any sensitive receptors.
Building	Approved
Parker Public Works	Approved
Parker Water and Sanitation District	Approved
IREA	Approved
CenturyLink	Approved
Comcast	No comment

IX. CONCLUSION

The car wash will provide a necessary service to Parker residents. 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 approve the Parker Hill Top Square L10 - Car Wash Use by Special Review request to allow a carwash, subject to the two (2) conditions contained in staff's report:"

1. The Car Wash shall receive Site Plan approval by January 18, 2023, within 12 Months of the Use by Special Review Approval; and

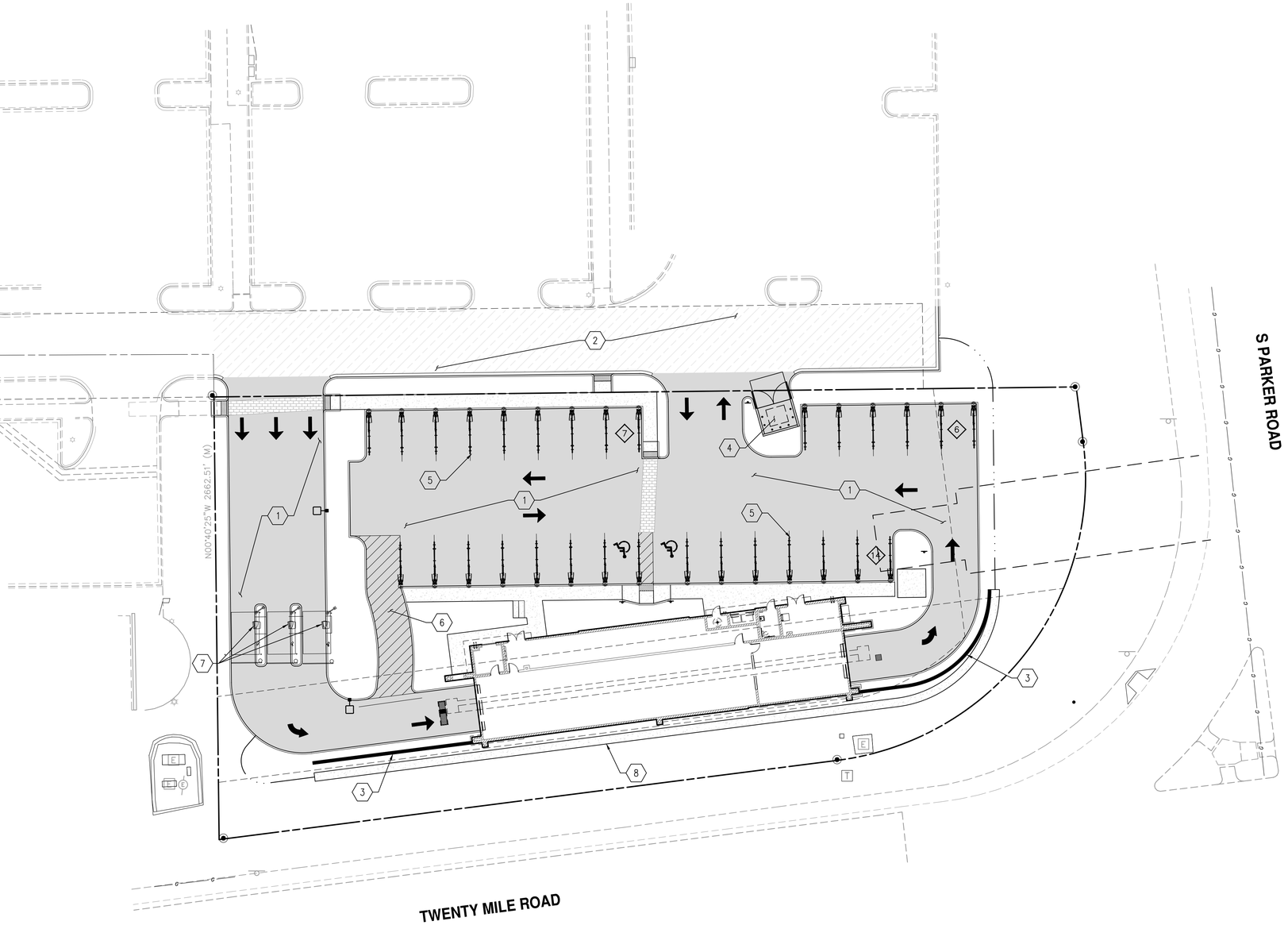
2. The approved Site Plan shall be generally consistent with the concept site plan exhibit uploaded to the case file in TRAKit on December 17, 2021.

XI. ATTACHMENTS

1. Vicinity Map
2. Site Plan Exhibit
3. Applicant's Project Narrative
4. Applicant's 9 Zoning Criteria

Report Approved By: Bryce Matthews, Planning Manager

Project Area
Stickies



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	RIGHT OF WAY	
	EASEMENT	
	VERTICAL CURB AND GUTTER	
	CONCRETE SIDEWALK	
	CONCRETE SWALE	
	GRASS SWALE	
	RETAINING WALL	
21	SIGN(S)	23
	PARKING COUNT	

KEY NOTES

1. PROPOSED CONCRETE PAVEMENT
2. PROPOSED ASPHALT PAVEMENT
3. PROPOSED RETAINING WALL
4. PROPOSED TRASH ENCLOSURE
5. PROPOSED VACUUM STATION
6. PROPOSED ESCAPE LANE
7. PROPOSED PAY STATION
8. PROPOSED CONCRETE SWALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

Know what's **below.**
Call before you dig.

Bowman
1526 Cole Blvd, Suite 100
Lakewood, CO 80401
Phone: (303) 801-2900
www.bowmanconsulting.com

REVISIONS

REVISION	DESCRIPTION	DATE
1	1ST SPECIAL USE REVIEW RESUBMITTAL	10/13/202
2	2ND SPECIAL USE REVIEW RESUBMITTAL	12/17/202

SITE PLAN EXHIBIT

SSCW - S PARKER RD & S TWENTY MILE RD
SPECIAL USE REVIEW

PARKER COLORADO

SEAL

NOT FOR CONSTRUCTION

DESIGN	DRAWN	CHKD
SWK	SWK	TOP

SCALE H: 1" = 20'
V:

JOB No. 020441-01-005

DATE : 03/25/2021

SHEET
C1.0

Cad file name: V:\020441 - Super Star Car Wash\020441-01-005 (ENG) - SParker_STwenty\Engineering\Engineering Plans\Special Use\020441-01-005 -SIT.dwg

Bowman

04/20/2021

Town of Parker - Development Review
Attn: Krista Flynt, Planner I
20120 E. Mainstreet,
Parker, CO 80138

RE; SSCW – S Parker Road & S Twenty Mile Road, Special Use Review Submittal

Please find attached our submittal of Special Use Review for the Super Star Car Wash Site.

Project Narrative
The proposed project is the development of Lot 10 of Parker Hilltop Town Square which is zoned Greater Downtown. The development will consist of a new tunnel carwash and associated features. The building will be a single bay carwash as well as equipment rooms, an office, a bathroom, and covered vending machines. The site will include a new concrete parking lot with 6" concrete curb and interior landscaping. Additionally, the project will include the addition of a retaining wall along the south and a portion of the east side of the site. The site is currently undeveloped, and the only demolition work will include the existing asphalt curb and shared access road to the north of the site which will be removed and replaced to facilitate drainage.

Super Star Car Wash is requesting the approval of the Special Use for this site as it will fit in with the surrounding area being part of the Market Center District. Additionally, the use will not cause any negative affects to the surrounding infrastructure or businesses as the site was accounted for in the initial development and there will be minimal impact to vehicle traffic as shown in the traffic impact study. The use of a car wash will be a positive in this area as area is currently underserved, it will provide a new service that isn't readily available.

Sincerely,

Bowman
Thomas Pannell, PE
Project Manager

Bowman

3/25/2021

BrieAnna Simon
Associate Planner
Town of Parker
20120 E. Main Street
Parker, CO 80138

Approval Considerations – Use by Special Use Review
SSCW – S Parker Rd & S Twenty Mile Rd

The narrative provided below will provide justification for the manner that the proposed design will meet the subject criteria for the special use.

1. ***Criteria:*** *Will be in harmony and compatible with character of the surrounding areas and neighborhood.*
   Justification: The subject parcel is designated as a "Central Commercial" character area by the Parker 2035 Master Plan. As part of Central Commercial the proposed project should match and add to the neighboring development to create a sense of place. This project will do that through utilizing similar architecture and color/materials as the other pads at Parker Pavilions.

2. ***Criteria:*** *Will be consistent with Town Master Plan.*
   Justification: The subject parcel is designated as a "Central Commercial" character area by the Parker 2035 Master Plan. The master plan identifies the Central Commercial District as a character area that should "focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential". As a tunnel car wash this project is aligned with the Parker 2035 Master Plan because it provides a service to the community.

3. ***Criteria:*** *Will not result in an over intensive use of land.*
   Justification: The proposed use is consistent with the Central Commercial designation and will not cause an over intensive use of the land.

4. ***Criteria:*** *Will not have a material adverse effect on community capital improvement programs.*
   Justification: The anticipated infrastructure is already available to this site and was accounted for in the original design of Parker Pavilions. There are no anticipated off-site improvements included with this development. Therefore, this project will have any material adverse effect on the community capital improvement programs.

5. ***Criteria:*** *Will not require a level of community facilities and services greater than that which is available.*
   Justification: The project will not require a level of community facilities and services greater than that which is available because all facility demands were anticipated in the initial design of Parker Pavilions.

6. ***Criteria:*** *Will not result in undue traffic congestion or traffic hazards.*
   Justification: A traffic impact study was performed for this project with the conclusion that the proposed development will not negatively impact the surrounding roadway network. Based on the findings of the traffic impact study, the project will not result in undue traffic congestion or traffic hazards.

7. ***Criteria:*** *Will not cause significant air, water, or noise pollution.*
   Justification: The project will not result in any significant air, water, or noise pollution as it will comply with all local, state, and federal rules and regulations for this type of use.

8. ***Criteria:*** *Will be adequately landscaped, buffered, and screened.*
   Justification: The project will follow the Town of Parker landscape and buffering code. Additionally, all equipment will be properly screened from Parker Road and Twenty Mile Road. The grade differential will provide additional separation from the surrounding roadways.

9. ***Criteria:*** *Will not otherwise be detrimental to the health, safety, or welfare of the present of future inhabitants of the Town.*
   Justification: The project will not be detrimental to the health, safety, or welfare of the present or future inhabitants of the town as it will follow all local, state, and federal rules and regulations to ensure the safety of the inhabitants.

Sincerely,

Bowman Consulting
Thomas Pannell, PE
Project Manager