



PLANNING COMMISSION MINUTES

May 12, 2022

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 Rich Foerster, Ruth Ann Nelson and Nick Metz.

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 comment on any item at this hearing. Comments may be made in person at the public hearing tonight, or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

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

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

We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the April 28, 2022, meeting minutes.

Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:01 P.M. – NEWLIN CROSSING – SKETCH AND PRELIMINARY PLAN. The applicant, PCS Group, is proposing a Sketch Plan and Preliminary Plan for 194 single family detached homes, 26.85 acres of open space and drainage and 6.03 acres of parkland on a 101.1 acre parcel. The site is located on the northeast corner of Mainstreet and Chambers Road.

Department: Community Development, BrieAnna Simon

STAFF PRESENTATION

BrieAnna Simon, Associate Planner, presented the staff report for the Newlin Crossing Sketch and Preliminary Plans. Ms. Simon concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Newlin Crossing Sketch Plan and that Planning Commission recommend Town Council to approve the Newlin Crossing Preliminary Plan.

APPLICANT PRESENTATION

Alan Cunningham with PCS Group presented the applicant's presentation.

- Provided overview maps, additional detail, and discussion of the project

Commissioners discussed with staff and applicant:

- Commissioner Ruth Ann Nelson asked the applicant if they were building single family homes instead of the originally slated townhomes; *(the applicant responded affirmatively).*
- Commissioner Ruth Ann Nelson voiced her concern that it was proposed to have more density and that she believes there is a need for more housing; *(applicant said they spoke with neighbors and that was a concern, striving to find balance between being a good neighbor and providing housing; and that while not part of this application another 96 townhomes will be coming soon which will bring up the unit count for the three parcels).*
- Commissioner Ruth Ann Nelson asked if the parks will be dedicated to the Town or the HOA and how will maintenance be provided; *(applicant said the parks will be HOA maintained).*
- Commissioner Gary Poole asked about the two plots of property for future commercial and recommended that signage for the public's benefit and knowledge be placed; *(staff said that is not a requirement for zoning or the plat, but staff will consider the recommendation).*

PUBLIC COMMENT OPENED

- Ray Traffis who resides at 10680 Stonemeadow Drive, Parker, CO 80134 stated that he appreciates the change from multifamily to single family homes and the parks. Ray asked if this was going to be an HOA development? And what size homes are being proposed? Ray said everyone in his area knows where the commercial is being proposed and they are not concerned. Ray is accepting of this plan.
- In follow up, Commissioner Gary Poole asked if this would be an HOA development; *(staff said yes, every development in the Town of Parker is required to have an HOA).*
- In follow up, Commissioner Ruth Ann Nelson said the proposed size of the homes were shown in the photographs included in the presentation; *(applicant said that these detached homes would range in size between 1400 sq. ft. and 2700 sq. ft.).*

PUBLIC HEARING CLOSED: 7:22 P.M. - NEWLIN CROSSING – SKETCH AND PRELIMINARY PLAN.

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson commented that she is disappointed that single family homes will be built instead of townhomes but likes the development and trail extension.
- Commissioner Rich Foerster commented that he too is disappointed in not having more townhomes but understands that there needs to be a compromise with the communities to the east and the north; thinks it is good plan and layout; likes the park locations acting as a buffer between Stonegate and the new community.
- Commissioner Nick Metz commented that he supports the community, was impressed with the developer's community outreach with surrounding neighbors, likes that the project is not as dense as it could have been and understands the need for affordable housing and hopes the need will be addressed with the planned future townhomes.
- Commissioner Gary Poole appreciates the development team going above and beyond with the community and working with the neighbors and providing more amenities.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve requested Newlin Crossing Sketch Plan." Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve requested Newlin Crossing Preliminary Plan." Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING OPENED: 7:27 P.M. – LOT 1 BLOCK 1 PARKGLEEN WEST – USE BY SPECIAL REVIEW. The applicant, Larry Green, Dogtopia is proposing a Use by Special Review to allow for a dog day care facility. The site is located on the northeast corner of Dransfeldt Road and Parkglenn Way.

Department: Community Development, Carson Byerhof

STAFF PRESENTATION

Carson Byerhof, Planner I, presented the staff report for the Lot 1 Block 1 Parkglenn West – Use by Special Review. Mr. Carson concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Lot 1 Block 1 Parkglenn West Use by Special Review Request to allow for the pet daycare facility, subject to the following conditions:

1. That the Use by Special Review materials submitted to the Community Development Department on March 31, 2022, shall be the approved Use by Special Review materials.
2. A building permit shall be required for any interior or exterior work completed on site.
3. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan Amendment for site improvements has been

approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.

4. That the outdoor play area artificial turf shall be maintained in good condition. The outdoor turf shall be cleaned a minimum of once per day and sprayed with an environmentally friendly odor control cleaner.

APPLICANT PRESENTATION

Larry Green with Dogtopia presented the applicant's presentation.

- Provided project overview including business details, staffing, training, facility details, photos, and additional discussion of the project.

Commissioners discussed with staff and applicant:

- Commissioner Ruth Ann Nelson asked what the total capacity for dogs will be; *(the applicant said the rated capacity hasn't been calculated yet but will be around 150).*
- Commissioner Ruth Ann Nelson asked if they would have 150 people coming in and out each morning to drop off the dogs; *(the applicant said they don't all come at the same time, the peak is usually 40 – 50 per hour at the current DTC location which has a bigger dog capacity and is staffed with four people up front during the peak periods allowing for quick turn arounds).*
- Commissioner Ruth Ann Nelson asked how they handle the artificial turf getting hot; *(the applicant said that the turf is specially designed, the turf is sprayed down prior to the dogs going outside during the summer, a heat safety chart is used to determine safe temperatures and other measures are used to mitigate heat such as shade structures, water access and splash pads).*
- Commissioner Rich Foerster commented that the open area with turf for the dogs is on the east side of the building so during the hotter part of the day, it will be shaded; *(the applicant agreed, added that they follow the Colorado Department rules and that they use common sense and don't let the dogs outside when it's too hot or too cold.).*
- Commissioner Rich Foerster asked how many dogs they will have for overnight stays; *(the applicant said typically they have 100 dogs during the day and 10 dogs at night, but would increase during the holidays, the most they ever had overnight at the other location was 60 and that they prefer dog daycare versus overnight boarding).*
- Commissioner Rich Foerster asked if the dogs are kept in individual crates overnight; *(the applicant said yes, they use the same kind of home-style crates).*
- Commissioner Rich Foerster asked if there is an attendant overnight; *(the applicant said no).*
- Commissioner Ruth Ann Nelson asked how the cleaning of the outdoor relief station and maintaining the artificial turf will be enforced; *(staff that would be handled through the Town's Code Enforcement).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:56 P.M. – LOT 1 BLOCK 1 PARKGLEEN WEST – USE BY SPECIAL REVIEW

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson commented that prior to tonight's presentation she was unfamiliar with Dogtopia, but after checking the national website and reading through their material she is quite impressed with the business, believes the need exists in Parker for this type of business, the location is appropriate, and she will be supporting it.
- Commissioner Rich Foerster commented that this will be a great facility, is glad to see it come to Parker and he will be supporting it.
- Commissioner Nick Metz liked the presentation and will be supporting it.
- Commissioner Gary Poole as a father of a shelter veterinarian appreciates the standards that they hold the facility to.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Lot 1 Block 1 Parkglenn West Use by Special Review Request to allow for the pet daycare facility, subject to the conditions listed. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews recognized that this was Carson Byerhof's first presentation and thinks he did an excellent job.

Staff has completed the interview process for open planning commission positions. At the May 23rd Town Council Study Session, the candidates and the interview team's recommendations will be discussed. At the June 6th Town Council Meeting Council will consider a resolution so that the new commissioners will be seated beginning in July.

ADJOURNMENT

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



Jeff Miller
Recording Secretary



Gary Poole
Chair