

TOWN OF PARKER COUNCIL AGENDA

July 11, 2022

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

Public comment for items that are not on the agenda may be made in person, by Zoom or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person, electronically through the website or via Zoom, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments provided electronically through the website that are provided by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

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 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. TOWN COUNCIL MEETING SCHEDULE

- A. 5:00 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. PUBLIC COMMENTS (No action will be taken on these items.) *Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.*

3. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

4. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. *APPROVAL OF MINUTES - June 27, 2022*

B. *CONTRACTS OVER \$100,000*

1. *Motsenbocker Road & Hess Road Widening and Intersection Improvements (CIP 21-001)
Professional Services Agreement – Contract Modification*

Amount: \$119,835 (\$40,000 Addition to Original Contract of \$79,835)

Contractor: Felsburg Holt & Ullevig

Department: Engineering & Public Works, Tom Gill

5. **PUBLIC HEARINGS**

A. **AUBURN HILLS CENTRE L4 - Circle K Gas Station – Use by Special Review**

Applicant: Land Development Consultants

Location: The site is located southwest of the intersection of Mainstreet and Jordan Road

Department: Community Development, Julia Duncan

TRAKiT No.: Z22-009

B. **RESOLUTION NO. 22-037**

A Resolution to Adopt the 2022 Update for the Open Space, Trails and Greenways Master Plan as a Part of the Town of Parker Master Plan

Department: Community Development, Jeremiah Fettig

C. **CHALLENGER PARK ESTATES PD AMD 1 - Solomon Foundation**

Applicant: Mishler Construction Corporation

Location: The site is located on the northeast corner of Jordan Road and Pine Lane.

Department: Community Development, Julia Duncan

TRAKiT No.: Z21-013

1. **ORDINANCE NO. 3.216.1 Second Reading**

A Bill for an Ordinance to Amend the Development Guide and the First Amendment to the Development Guide for the Challenger Park Estates Planned Development, Pursuant to the Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

6. ORDINANCES

A. Recreation and Open Space Advisory Commission

Department: Parks, Recreation and Open Space, Mary Colton

1. ORDINANCE NO. 12.10 - Second Reading

A Bill for an Ordinance to Amend Title 12 of the Parker Municipal Code By the Addition Thereto of a New Chapter 12.01 Concerning the Creation of the Parker Parks, Recreation and Open Space Advisory Commission

2. RESOLUTION NO. 22-025

A Resolution Adopting the Bylaws for the Parks, Recreation and Open Space Advisory Commission Dated July 11, 2022

B. ORDINANCE NO. 1.562 – Second Reading

A Bill for an Ordinance to Approve the Memorandum of Understanding for Prequalified Building Departments for Public School Construction Pursuant to C.R.S. §§ 22-32-124 and 23-71-122 Between the Colorado Department of Public Safety, Division of Fire Prevention and Control and the Town of Parker

Department: Building, Randy Sale

7. PUBLIC COMMENTS CONTINUED IF NECESSARY

8. ADJOURNMENT

Parker Town Council

Executive Session Agenda

July 11, 2022

“To consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a).”

1. Acquisition of potential sites within the Town of Parker for open space or parkland preservation

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

2. Chapter 5.02 of the Parker Municipal Code concerning lewd or indecent displays
3. Section 6.3 of the Parker Home Rule Charter and Section 13.03.020 of the Parker Municipal Code concerning Master Plan Amendment (KOA property/Corvado Holdings, LLC)
4. Section 13.01.100 of the Parker Municipal Code – waiver – extension of approval (Parker Homestead Filing No. 1, Amendment No. 2, Lot 1, for a gas station)
5. Section 13.01.100 of the Parker Municipal Code – waiver – extension of approval (Lincoln Professional Park for a gas station)

**TOWN OF PARKER COUNCIL
MINUTES
JULY 11, 2022**

Mayor Jeff Toborg called the meeting to order at 5:02 p.m. All Councilmembers were present except Todd Hendreks and Laura Hefta.

Town Attorney Kristin Hoffmann announced the topics for discussion in the Executive Session were five (5) items. Under C.R.S. § 24-6-402(4)(a) there was one item which was concerning the acquisition of potential sites within the Town of Parker for open space or parkland preservation. Under C.R.S. § 24-6-402(4)(b), there were four items; the first item was regarding Chapter 5.02 of the Parker Municipal Code concerning lewd or indecent displays; the second item was concerning Section 6.3 of the Parker Home Rule Charter and Section 13.03.020 of the Parker Municipal Code concerning Master Plan Amendment (KOA property/Corvado Holdings, LLC); the third item was regarding Section 13.01.100 of the Parker Municipal Code – waiver – extension of approval (Parker Homestead Filing No. 1, Amendment No. 2, Lot 1, for a gas station); and the fourth item was concerning Section 13.01.100 of the Parker Municipal Code – waiver – extension of approval (Lincoln Professional Park for a gas station).

EXECUTIVE SESSION

Cheryl Poage moved and Joshua Rivero seconded to go into Executive Session at 5:04 p.m. to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a) and to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Laura Hefta arrived at 5:06 p.m.

Laura Hefta moved and Cheryl Poage seconded to recess the Executive Session at 6:55 p.m.

The motion was approved unanimously.

Joshua Rivero moved and Anne Barrington seconded to recess the Regular Meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR SESSION

Mayor Toborg reconvened the regular Town Council meeting at 7:02 p.m.

Mayor Toborg led the Council and audience in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings they had attended since the last Town Council meeting.

CONSENT AGENDA

A. APPROVAL OF MINUTES - June 27, 2022

B. CONTRACTS OVER \$100,000

Motsenbocker Road & Hess Road Widening and Intersection Improvements (CIP 21-001) Professional Services Agreement – Contract Modification

Amount: \$119,835 (\$40,000 Addition to Original Contract of \$79,835)

Contractor: Felsburg Holt & Ullevig

Department: Engineering & Public Works, Tom Gill

Joshua Rivero moved to approve Consent Agenda Items 6A and 6B.

Cheryl Poage seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

PUBLIC HEARINGS

A. AUBURN HILLS CENTRE L4 - Circle K Gas Station – Use by Special Review

Applicant: Land Development Consultants

Location: The site is located southwest of the intersection of Mainstreet and Jordan Road

Department: Community Development, Julia Duncan

TRAKiT No.: Z22-009

The Public Hearing was opened at 7:10 p.m.

The subject property was annexed into the Town in June 1987 with PD zoning as part of the Bradbury Ranch Planned Development (PD). The property has a total area of 1.59 acres and is located in the Neighborhood Commercial Planning Area of the Bradbury Ranch PD. The existing land use pattern in the area is mixed-use with residential neighborhoods to the north and west, commercial development to the east and undeveloped land zoned for future

commercial use to the south. The property has been planned for future commercial use since the 1987 annexation and zoning.

On May 16, 2022, the Town Council approved the Auburn Hills Centre Minor Development Plat creating five (5) lots for future commercial development with access, internal roads, sidewalks and tree lawns. The Bradbury Ranch PD zoning for the Neighborhood Commercial Planning Area permits a broad range of commercial uses including retail sales, restaurants, services and offices. These uses were envisioned with the original plan for the Bradbury Ranch development dating to 1987 and are intended to serve the adjacent residential neighborhoods as well as pass-by traffic in the Mainstreet corridor.

Circle K proposes a gasoline service station with a 5,200 square foot convenience store that will operate 24 hours per day, seven days per week. The service station will have a one-story fuel canopy with seven fueling positions and required parking and landscaping. The convenience store building is designed with masonry, stone and stucco exterior features and will have a varying roofline and architectural detailing.

The proposed commercial use of a gasoline service station with a convenience store is consistent with the Parker 2035 Master Plan designation of the subject property as part of a Neighborhood Center. The Master Plan recommends that "Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses... include convenient retail and personal/business services..."(Master Plan pg. 6.15).

If the Town Council approves the Use by Special Review application, the applicant is required to submit a site plan application and obtain approval for the project design.

The Planning Commission held a public hearing for the proposed gas station on June 23, 2022 and voted unanimously to recommend that the Town Council approve the application.

Applicant:

Sofia Hernandez, 950 S Cherry Street, Denver, provided a brief overview of the project for Town Council.

Public Comment:

Written comments were received, provided to Town Council, and entered into the record.

The following spoke in opposition to the application: Katherine Bailey, Parker; Lance Locey, Parker; Doug Newton, Parker; William Murphy, Parker; Ron Sterling, Parker; Bob Blackwood, Parker; Linda Kubly, Parker; Ryan Coburn, Parker; Pam Sterling, Parker; Karen North, Parker; Roger Hannon, Parker; Helga Manna, Parker; Mary Daly, Parker; and Shaun Sindelman, Parker.

The Public Hearing was closed at 8:34 p.m.

Recess at 8:35 p.m. Reconvened at 8:43 p.m.

Cheryl Poage moved to deny the application.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero -no

Cheryl Poage - yes

John Diak -no

Anne Barrington - no

Laura Hefta - yes

The motion failed on a 2-3 vote.

Josh Rivero moved to approve, based upon staff findings, including the following conditions:

1. A Site Plan approval shall be required prior to the issuance of building permits.
2. A building permit shall be required for any interior or exterior work completed onsite.
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 has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.
4. Gas tank vent pipes shall not be freestanding and shall vent through the canopy structure.
5. The applicant shall provide a decorative two-and-a-half (2½) to three (3) foot knee wall designed to match the architecture of the principal building along the west and south ends of the parking lot and canopy area. In addition to meeting minimum landscaping standards set within the Town of Parker Land Development Ordinance, the applicant shall be required to plant a minimum of one (1) tree and five (5) shrubs (or shrub and ornamental grass substitutions as allowed in §13.06.070(1)(5) of the Town of Parker Land Development Ordinance) per 25 feet of lineal edge along the west and south property lines. At maturity, landscaping shall be dense enough to fully screen parking and driving areas on site. Required decorative knee wall and enhanced landscaping shall be reviewed and approved through the Site Plan process.

John Diak seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage -no

John Diak - yes

Anne Barrington - yes

Laura Hefta -no

The motion carried on a 3-2 vote.

B. RESOLUTION NO. 22-037**A Resolution to Adopt the 2022 Update for the Open Space, Trails and Greenways Master Plan as a Part of the Town of Parker Master Plan****Department: Community Development, Jeremiah Fettig**

Staff requested that this item be continued to July 18, 2022, since an incorrect map was included in the plan attached to the Resolution.

Joshua Rivero moved to continue this item to July 18, 2022.

John Diak seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

C. CHALLENGER PARK ESTATES PD AMD 1 - Solomon Foundation**Applicant: Mishler Construction Corporation****Location: The site is located on the northeast corner of Jordan Road and Pine Lane.****Department: Community Development, Julia Duncan****TRAKiT No.: Z21-013**

The Public Hearing was opened at 9:22 p.m.

The applicant proposes to amend the Development Guide of the Challenger Park Estates PD zoning to incorporate an additional design requirement(s) with the permitted height standard in the Neighborhood Commercial Planning Area. The original 1996 Development Guide is also being updated with standardized procedural language.

The PD zoning currently designates two distinct Planning Areas as Commercial: the Neighborhood Commercial Area and the Mixed-Use Employment/Professional Office Area. The Solomon Foundation Campus and SECORCares occupy the entire Neighborhood Commercial Planning Area. The Southeast Christian Church occupies the entire Mixed-Use Employment/Professional Office Planning Area.

The PD zoning currently has the same use and development standards for the Neighborhood Commercial Area and the Mixed-Use Employment/Professional Office Planning Area. The proposed zoning amendment would separate the use and development standards for each Planning Area as follows:

Ordinance 3.216.1:

- In 2003, Town Council adopted an amendment to the Challenger Park Estates PD zoning
 - The amendment permits a building height of 45 feet in the Commercial Planning Areas of the PD
 - The legal description provided by the applicant at the time of application had an error

PD Zoning Amendment Summary:

- Add additional development standards including setbacks and stepbacks for building height greater than 35 feet
- Separate the use and development standards for each Planning Area
- Correct the legal description from the 2003 approval and ordinance

The two Planning Areas may be characterized as follows:

- **Mixed-Use Employment/Professional Office Planning Area:** Land uses have been modified to reflect the existing development as well as updating terminology and uses to align with text in the Land Development Ordinance Modernization project. No changes are proposed to the development standards within this Planning Area.
- **Neighborhood Commercial Planning Area:** Land uses have been modified to reflect the existing development and other compatible neighborhood serving uses as well as updating terminology and uses to align with text in the Land Development Ordinance Modernization project.

The applicant is proposing additional stepback and setback standards for building heights greater than 35 feet within the Neighborhood Commercial Planning Area. The proposed PD zoning amendment is generally consistent with the Parker 2035 Master Plan and the prevailing development pattern in the area.

The applicant's proposed PD zoning amendment is associated with a future Phase 3 development at The Solomon Foundation campus. The Phase 3 development will require site plan approval and would incorporate a new office building with parking and landscaping improvements.

The Planning Commission held a public hearing for the proposal on June 9, 2022 and voted unanimously to recommend that the Town Council approve the application.

Applicant:

Doug Crozier, 16962 Pine Lane, Suite 200, provided a brief overview of the Solomon Foundation and the project for Town Council.

Robert Taylor, 3601 N. Stagecoach Road, Longmont, was available for questions.

Public Comment: None.

The Public Hearing was closed at 9:41 p.m.

1. ORDINANCE NO. 3.216.1 Second Reading

A Bill for an Ordinance to Amend the Development Guide and the First Amendment to the Development Guide for the Challenger Park Estates Planned Development, Pursuant to the Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

Cheryl Poage moved to approve Ordinance No. 3.216.1 on second reading.

John Diak seconded the motion.

A roll call vote was taken:

Joshua Rivero – yes

Cheryl Poage – yes

John Diak – yes

Anne Barrington – yes

Laura Hefta – yes

The motion was approved unanimously.

ORDINANCES

A. Recreation and Open Space Advisory Commission

Department: Parks, Recreation and Open Space, Mary Colton

Staff received direction to proceed with the establishment of the Parks, Recreation and Open Space Advisory Commission to foster, implement and participate in providing opportunities for recreational experiences for the Parker community. Section 6.1 of the Town of Parker Home Rule Charter provides that the Town Council may establish commissions to have such powers and perform such duties as provided by ordinance. Approval of this ordinance amends Title 12 of the Parker Municipal Code by the addition of chapter 12.01 concerning the creation of the Parks, Recreation and Open Space Commission. Staff is seeking approval of both the ordinance and the resolution for the Parks, Recreation and Open Space Advisory Commission Bylaws. Approval of both the ordinance and resolution will be followed by a recruitment/application process.

Public Comment: None.

1. ORDINANCE NO. 12.10 - Second Reading

A Bill for an Ordinance to Amend Title 12 of the Parker Municipal Code by the Addition Thereto of a New Chapter 12.01 Concerning the Creation of the Parker Parks, Recreation and Open Space Advisory Commission

Cheryl Poage moved to approve Ordinance No. 12.10 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta – yes

The motion was approved unanimously.

2. RESOLUTION NO. 22-025

A Resolution Adopting the Bylaws for the Parks, Recreation and Open Space Advisory Commission Dated July 11, 2022

Anne Barrington moved to approve Resolution No. 22-025.

Cheryl Poage seconded the motion.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta – yes

The motion was approved unanimously.

B. ORDINANCE NO. 1.562 – Second Reading

A Bill for an Ordinance to Approve the Memorandum of Understanding for Prequalified Building Departments for Public School Construction Pursuant to C.R.S. §§ 22-32-124 and 23-71-122 Between the Colorado Department of Public Safety, Division of Fire Prevention and Control and the Town of Parker
Department: Building, Randy Sale

In the state of Colorado, the design, permitting and inspection of public-school construction is under state jurisdiction. In August 2015, the Town of Parker and the state of Colorado entered into a Memorandum of Understanding (the "2015 MOU") to perform construction plan review, permitting and field inspections for public schools located in the Town. The 2015 MOU expired with the Building Division providing continued services until renewal. The Town's renewal of the MOU will enable the Building Division to formalize the continuation of services that apply to new buildings, remodels, module structures, annual maintenance upgrades/repairs and exterior modifications to public schools. The state will continue to perform all plumbing and electrical plan review, permitting and field inspections.

The MOU enables the Town to provide local public schools with the option of processing school construction projects through the Building Division if they wish. The benefit of the MOU is that the Building Division has the expertise, local knowledge and staff capacity to process school construction proposals in a timely manner; whereas, the State has limited capacity to do so because it must cover all of Colorado.

Public Comment: None.

Cheryl Poage moved to approve Ordinance No. 1.562 on second reading.

Joshua Rivero seconded the motion.

A roll call vote was taken:

Joshua Rivero – yes

Cheryl Poage – yes

John Diak – yes

Anne Barrington – yes

Laura Hefta – yes

The motion was approved unanimously.

EXECUTIVE SESSION CONTINUED

Joshua Rivero moved, and John Diak seconded to reconvene the Executive Session at 9:55 p.m.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.

Cheryl Poage moved, and Anne Barrington seconded to come out of Executive Session at 10:25 p.m.

The motion was approved unanimously.

ADJOURNMENT

Cheryl Poage moved, and Anne Barrington seconded to adjourn the Regular Meeting at 10:25 p.m.

A roll call vote was taken:

Joshua Rivero - yes

Cheryl Poage - yes

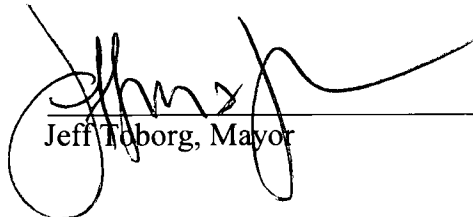
John Diak - yes

Anne Barrington - yes

Laura Hefta - yes

The motion was approved unanimously.


Susan L. Irvine, Deputy Town Clerk


Jeff Toborg, Mayor

Emails

From: Ryan Coburn <ryan.coburn@OfficeEvolution.com>

Sent: Thursday, July 7, 2022 6:15 PM

To: Mayor, Council, and TA <Elected@parkeronline.org>

Subject: Jordan and Mainstreet Circle K

Mayor Toborg and the Parker Town Council,

I can honestly say that I was shocked and saddened when I saw the announcement of the proposed Circle K around the corner from my home. My initial thought was, "Seriously?! Another damn gas station?!" Needless to say, I am writing you to ask you to oppose this development. Opposing this plan will require standing up to developers and a heavily funded corporation and I would expect that this can only be done by showing how the development goes against master plans and the Planning Commission's own criteria. In the attached document, I have laid out arguments which show that this does both and more.

Am I opposed to gas stations in general? No. I need them to fuel my very non-electric SUV and we need them in targeted areas to support Parker's inevitable growth. What we don't need is a kneejerk reaction to approve each gas station and convenience store that is proposed just because it happens to be the first in the queue and paid the application fee.

I believe that we all have a vision for Parker that is economically and culturally vibrant, diverse, and healthy. My hope is that this vision does not contain a gas station and convenience store on each vacant lot and intersection. We have an opportunity to interpret the planning documents to support a greater vision for Parker. I know that we can do better for Jordan and Mainstreet and I know that we can do better for Parker by opposing this project.

Please consider the attached document in advance of the July 11th council meeting. I look forward to seeing you then.

Sincerely,

Ryan

Ryan R. Coburn

Owner – Office Evolution at Southlands

officeevolution | *Work Empowered™*

O: 720-943-8602 **M:** 720-320-4877 | [Office Evolution @ Aurora Southlands](#)

-----Original Message-----

From: Robert Blackwood <rblackwood1944@gmail.com>

Sent: Thursday, July 7, 2022 5:49 AM

To: Mayor, Council, and TA <Elected@parkeronline.org>

Subject: Circle K Proposed Construction at Mainstreet and Jordan Road

I wrote to you a couple of weeks ago to protest this project .

I attended the planning committee session on June 23rd along with several of my neighbors. None of us received the letter from the applicant announcing this project. I believe that had that letter been mailed to those close to the proposed Circle K there would have been more people in attendance.

I have taken the time to read the PC staff report, applicants project narrative, applicants 9 zoning criteria, and conceptual site plan.

The planning commission has covered every base except one. They approved something we don't need.

In my first e-mail to you I suggested that planning work to develop this site with services that the residents of Auburn Hills need.

I suggested among other businesses a barber shop, beauty/nail salon, Doctors office, Vet clinic, real state office, bank, pizza shop, dry cleaners and coffee shop. We need and want these businesses. We don't need 10 24hour gas stations in a 3 mile drive from Auburn Hills to Costco where I get my gas at 40 to 50 cents cheaper than any of the 24 hour gas stations in the area. Go to Gas Buddy.com and check it out.

So Mayor, the town has satisfied all of the criteria for approval. Nothing I read in the applicants project narrative spoke to the need for this gas station. Traffic and crime have become a problem in Parker. A big time problem. This station will draw in more crime and traffic to the area.

Electric car registrations are up 60% in May year over year. I have an electric BMW on order. Parker has no charging stations however Lone Tree does as well as other neighboring cities.

Parker is leading from behind compared to Lone Tree and Castle Rock. Please ask the planning department/community development department to step up and design something nice for us. The criteria for approval includes number 1 which states that the development will enhance the neighborhood. How can the planning commission or town council believe that?

Please vote no on there Circle K project Thank you

Robert Blackwood

RBlackwood1944@gmail.com

From: KATHERINE BAILEY <katydid63@comcast.net>
Sent: Tuesday, July 5, 2022 11:30 AM
To: Mayor, Council, and TA <Elected@parkeronline.org>
Subject: Proposed Circle K at Jordan and Cedar Gulch

Mr. Toborg, my sincerest apologies that the first paragraph of my letter was sent without the following information. I do have a central tremor which causes my hands to shake at the most inappropriate times. The homeowners that attended June's meeting also most certainly did not agree that the eight criteria presented by the planning commissioners representative were all met. However, the town council members seemed to think that they were met without further discussion. A fast deduction for only seeing them on an overhead presented during the meeting. There was also no mention of a traffic study being done recently. I was involved when a proposed low income housing development wanted to be built on the empty lot immediately across the street and the proposal was dismissed due to many different factors but one of them was due to the heavy traffic that it would have brought to our community. Now there is a new church approved to be built at that location and there has been no opposition to that building since most people attend church on Sundays when there won't be as much traffic from the surrounding homeowners and the elementary school directly behind us. The traffic from that school alone has been brought to the towns attention on several different occasions. Last and most importantly is the increased crime in our neighborhood and surrounding neighborhoods. After researching crime statistics online, an FBI report concluded recently that convenience stores are the fourth highest locations of violent crimes with gas stations being the seventh. An eye opening report to say the least. Please understand sir that my neighbors and I are not opposed to almost any other businesses at this location that keep to reasonable business hours. And to not be redundant the environmental factors alone are of major concern to many of us. We are mostly a 55+ community with many different physical issues that are natural as we age but it is my neighbors with COPD and oxygen users that can't take any extra air pollutants. No matter what Federal laws are followed or how stringent they may be the EPA and the NIH admittedly are aware of the medical problems attributed to living close to these 24 hour gas stations. To close, it is my fervent desire that you and all the council members personally look at this location. I do not see that location approved for the aforementioned business. I hope you can see and understand that it would close off our main entrance to the neighborhood. Thank you for your time and consideration. Your constituent who voted specifically for you as the best candidate to lead the town of Parker into our foreseeable future. Katherine Bailey

From: KATHERINE BAILEY <katydid63@comcast.net>
Sent: Tuesday, July 5, 2022 10:28 AM
To: Mayor, Council, and TA <Elected@parkeronline.org>
Subject: Proposed Circle K 28 pump gas station at Jordan and Cedar Gulch

Mr. Toborg, my name is Katherine Bailey and I live at 16639 E. Auburn Hills Dr. townhome community. I am writing to you regarding a few items that need further review before a truly informed, considered, and in depth analysis is done to make the best possible decision regarding this new build. At the June meeting of the planning commissioners the representative from Circle K said that she sent out letters to all homeowners within 1,000 ft of the proposed lot and not one homeowner attended their meeting regarding the proposed gas station. I have asked many of my neighbors that would be within that area and not one said they received this letter of notification. Perhaps, this is the reason no one attended that meeting. I did request a copy of this letter and the addresses of the homeowners who were sent this letter. Hopefully, Circle K can provide this to us at the meeting on July 11th.

From: JANET BENEDICT <NAUNIE1@msn.com>

Sent: Saturday, July 2, 2022 3:12 PM

To: Mayor, Council, and TA <Elected@parkeronline.org>

Subject: 24 HOUR GAS STATION AND CONVENIENCE STORE (Jordon RD. AND CEDAR GULCH PKWY)

To: Mayor Jeff Toborg and Town Council – Town of Parker Colorado

I am opposed to the aforementioned gas station being built in my neighborhood community. I have provided the short article “Is It Safe to Live Near a Gas Station” which best addresses my concerns. Additionally I am adding my concerns that directly affect my neighborhood community.

1. The hazard of gasoline fumes and additional carbon monoxide produced by delivery tankers and vehicle refueling, that may affect the health of the children who will be playing outside of the new preschool and daycare facility directly across Jordon Road.
2. The hazard of gasoline fumes and additional carbon monoxide produced by delivery tankers and vehicle refueling, that will affect the health of the residents of Auburn Hills Townhomes who live in close proximity of the proposed gas station.

3. The risk of the soil and groundwater being fouled by a gas station's leaking of underground storage tank that may be accidentally ruptured. Our neighborhood has had issues with driveway, garage and basement floors needing lifting as a result of expansive soils. **It is unknown what the risk would be to an underground gasoline storage tank because of possible damage due to expansive soils.**
4. During "rush hour" it is almost impossible to leave our neighborhood to access Mainstreet or Jordon Road, this gas station with the delivery of goods and the additional traffic of customers, will add even more inconvenience to our community. There is a gas station approximately a block away from this proposed sight; we don't need another one.

Thank you for reading my email and for your consideration. It is my hope that you will make the decision to **NOT** approve the construction of this gas station, while looking at its construction as if it were in your neighborhood.

Respectfully,

Janet Benedict

16629 E Auburn Hills Dr

Parker, CO 80134

From: Linda Kubly <lk4colorado@gmail.com>

Sent: Thursday, June 30, 2022 1:14 PM

To: Mayor, Council, and TA <Elected@parkeronline.org>

Cc: Robert Blackwood <RBLACKWOOD1944@gmail.com>

Subject: Public hearing for Case No. Z22-009 Gas Station Use by Special Review

Hello...I live in the Auburn Hills THs and I am very concerned about the planning committiee's

approval of a 24 hour gas station facility at the corner of Mainstreet and Jordan Road.

Buried fuels tanks pose an environmental hazard to the neighborhood at any time during their existence. If the project fails at any time, bascially no one other than a wealthy bank can afford to dig them up and dispose of them and treat the land properly for contamination. It can be a nightmare down the road.

I beleive that there are far better choices for the use of this vacant land plot, such as, dentist office, insurance agency, RE office, CPA office, attorney office, hair salon, much needed restuarant, health care office, or any type of service that has normal business hours from 7 AM to 7 PM (not 24 hours a day).

Parker is dealing with in an increase in crime in it's neighbrohoods and allowing a facility to be open 24 hours a day, 7 days a week, invites more opportunity for crime to happen.

A gas station is far better suited for a site in an area where there is light industrial or other commercial venues, not tucked into a thriving neighborhood of single family homes, townhomes and patio homes.

Please give extra thought to allowing this to proceed forward. Most folks don't take the time to voice their opinions for fear of rocking the boat. We need to let our voices be heard in a respectful and educated manner, and I vote NO on this application.

Respectfully submitted, Linda K Kubly, Auburn Hills Townhome Owner.

-----Original Message-----

From: Omar Yassine <omaryassine01@gmail.com>

Sent: Thursday, June 30, 2022 10:52 AM

To: Mayor, Council, and TA <Elected@parkeronline.org>

Subject: Circle K

Dear Mayor and council members, I have live in the auburn hills community for over 10yrs and enjoyed what the Town of Parker has to offer for our family. Allowing for a gas station in that empty lot will hurt our and other neighboring communities. I strongly encourage you to revisit your decision. There's absolutely no need for another gas station.

Sincerely,
Omar Yassine.

From: Robert Blackwood <rblackwood1944@gmail.com>
Sent: Thursday, June 30, 2022 6:28 AM
To: Mayor, Council, and TA <Elected@parkeronline.org>
Subject: Proposed Circle K Gas station. Jordan Road and Mainstreet

Dear Mayor and council members

I am writing to protest the development of the Circle K gas station at Jordan Road and Mainstreet

I have lived in Auburn Hills for 8 years which is right across the street from this proposed development. We always knew that something would be built on that site. I would not object if professional planning was involved and services and needed businesses were proposed and built.

I attended the planning commission meeting on June 23rd and spoke to the commission about the use of this nice piece of property. I suggested that you would not experience push back if you put some time and effort in designing something that the residents need. My list presented to the commission included services such as: Barber Shop—Nail Salon—Bank—Insurance Sales Office—Veterinary Clinic—Doctors Office—Dry Cleaners—and Coffee shop. These services are needed and wanted by residents of Clarke Farms, Auburn Hills, Stonegate, and Newlin Gulch which are close enough to use these businesses. Other neighborhoods North of Jordan Road would support the types of businesses I suggested.

This proposed gas station will be the 10th 24 hour gas station between my home in Auburn Hills (Jordan Road & Mainstreet) and Costco. Surely the town of Parker has more vision than to just rubber stamp another gas station? I buy my top tier premium gas at Costco only 3 miles away. Costco gas price this morning is \$5.17 for premium. Circle K is \$5.58 on Parker Road at West Stroh.

Others will no doubt write to you about pollution of air, water, and ground by approving a gas station. I agree but my main concern is traffic and crime which is overrunning Parker. Let's hold this property for something that will enhance the neighborhood and not demean it. Hoping that the town council will use some vision and reverse the poor decision of the planning commission.

A history lesson for you. 3 or 4 years ago the planning commission approved a low cost senior housing facility on the empty lot next to the one proposed for the Circle K gas station. Town council disapproved it. The mayor at the time if I remember right stated that it was not something that Parker needed. Just like the 10th gas station. Thank you

Robert Blackwood
RBlackwood1944@gmail.com

From: chief@outlook.com <chief@outlook.com>
Sent: Sunday, June 26, 2022 4:41 PM
To: Toborg, Jeff <jtoborg@parkeronline.org>
Subject: Re: Specifics

June 26, 2022

Mr. Mayor,

Thank you for your quick reply to my question.

I have attended three Planning Commission meeting since 2003; the first one along with several people from our community (Auburn Hills) was to speak out against low-cost housing proposed across the street from our community. After public comments closed and the Town staff answered Commission questions, the Commission voted unanimously to approve the project. The Town Council in its infinite wisdom voted unanimously NOT to approve it shortly thereafter.

I also attend – via zoom - the April 28, 2022 meeting to approve the sub-dividing of land (5 acers) at Mainstreet and Jordan.

Last Thursday, I attended the Planning Commission again with some very passionate neighbors about a Circle K convenience store & gas station (Use by Special Review TRAKiT No(s): Z22-009) being proposed.

A couple of my neighbor brought up a concern about 'an increase in crime'; I do not agree with that comment at all, this is not Colfax and Dahlia in Denver.

Some of the other valid points brought up is the amount of traffic it will bring to Auburn Hills Dr. & Cedar Gulch Parkway. Yesterday, I sat on my patio (I am directly catty-corner from the proposed station 50 yards west) and listened to the serene sound of nothing. I then tried to visualize the bright lights, the sound of seven gas pumps, tanker trucks, soft drink trucks, bread and milk trucks and of course young kids showing off their little cars with loud pipes.

In addition to those concerns, Prairie Hills Elementary School is just around the corner from our townhouses. In the mornings and afternoons, the traffic on Cedar Gulch Parkway – east bound (proposed traffic light with station), Auburn Hills Drive - north bound for east bound Mainstreet (no traffic light) and Bradbury Ranch Parkway at the traffic light, can be backed up for a block and a half or more.

Recently, Cross Family Church bought the land directly across the street south, and hopes to break ground in a year, which certainly will add traffic, though mostly on Sunday.

In addition, traffic related, there is a new Pre-School currently under construction on Cedar Gulch Parkway and Jordan – directly across the street east from the station, which *may* contribute to the traffic problems.

In summary, Auburn Hills Townhomes have been here since 2003 and are 95% retired residence. The proposed property has been vacant longer than we have been here of course and we cannot stop progress, but we all hoped it would **never** be a gas station. I believe a Veterinarian and a bank or business office are planning on building on this property in the near future, and others will follow that will not infringe on the lives of the community in the same manner as the Circle K would.

There is a T Square gas station 100 yards east from the proposed Circle K, there are two gas stations at Lincoln and Jordan, Circle K is building at Jordan and E470 across the street from the Loaf and Jug station and another Circle K on the other side of E470 was built last year or so. How many gas stations do we need in only three miles?

Lastly, after the Commission listened to us and questioned the Town staff - Julia Duncan, one member said it would improve the neighborhood – how that is possible had us all shaking our heads, the PC again voted unanimously to approve the project.

I think the Town Council schedule is to vote on this Monday June 27; hopefully you will agree with me/us on this project and encourage the Council to do likewise. Perhaps you might be able to 'table' the vote until more research on your behalf is done, or if you do vote, you and the Council have the same infinite wisdom to vote **No** as was done a few years ago.

As a side note, after the April 28 sub-dividing PC meeting, I email Julia with one suggestion if the project goes through; flip the station so the back of the building is facing west and the pumps are facing east towards Jordan Road. I suggested this same thing on Thursday night and Julia told the Commission this was not possible, at this stage of the project, with proper planning, many things are possible if we look at all the alternatives.

Thank you for reading my ranting and ramblings.

Doug Newton
16623 E Auburn Hills Dr.
303-875-1745

From: ronald sterling <sterlingronald40@gmail.com>

Sent: Wednesday, June 29, 2022 12:39 PM

To: Mayor, Council, and TA <Elected@parkeronline.org>

Subject: Public hearing for Case No. Z22-009 Gas Station Use by Special Review

My husband and I are twenty year residents of Auburn Hills and have lived thirty-three years in Parker.

We have concerns for the proposed 24 hour convenience store and gas station. As residents we can see no benefits from the facility, only negative impacts. There will be increased traffic congestion, light pollution, crime potential, and noise. Fuel trucks and vendor deliveries will occur around the clock.

We have submitted studies and information regarding impact to air and water currently and as the facility ages.

It is imperative that Town Council review the material we have submitted to the public file in the planning department.

The store and gas station will be bordered by four residential neighborhoods and a large preschool. The planning board was given information on environmental concerns and still approved the site for compatibility with the area. In addition, the

other parcels on this site are more likely to attract less desirable businesses because of the gas station approval.

This type of retailer is affected by shifting economic trends. Our country is transitioning towards renewable energy and electric cars. If a store fails, the property is assumed to be contaminated, costly and difficult to redevelop. An example was the location at Parker Rd. and Mainstreet that took years to find a buyer.

The residents of Auburn Hills and surrounding neighborhoods want to maintain the integrity, quality of life and protection of our property values.

Parker has a vision for downtown which does not include gas stations and convenience stores. We have a vision for our community and believe that site should be used for businesses that are compatible, complimentary and add value to the surrounding community.

Ronald Sterling

Pamela Sterling

Sent from Mail for Windows

-----Original Message-----

From: Robert Blackwood <rblackwood1944@gmail.com>

Sent: Saturday, June 18, 2022 6:49 AM

To: Matthews, Bryce <bmatthews@parkeronline.org>

Subject: Circle K proposed gas station near Mainstreet & Jordan Road

Dear Sir

I am writing to protest the development of this property as a 24 hour gas station/convenience store.

I live in the townhome section of Auburn Hills and I back up to this property. I have lived here for 8 years and we always knew that it would be developed some day. This committee approved the low-cost senior housing project 2 or 3 years ago. The city council voted it down unanimously stating that it wasn't needed.

I view this proposal much the same as I don't think Parker needs more 24 hour gas stations. This invites noise and crime to the area. We have enough noise and traffic at Mainstreet and Jordan Road as it is. There is a 24 hour gas station right across the street from this proposed station. I guess it's important to have a choice of stations at 2 AM.

Let me suggest some development that would not be met with push back in my opinion.

Barber shop
Beauty shop
Bank
Insurance sales office
Vet clinic
Dr. office
Dry cleaners
Coffee shop
Real estate office
Pizza shop

I suggest that the committee put some effort into finding something we need and want that meets zoning requirements.

Please share this e-mail with the committee. I plan to be at the meeting on the 23rd. Thank you Robert Blackwood RBlackwood1944@gmail.com

-----Original Message-----

From: Robert Blackwood <rblackwood1944@gmail.com>

Sent: Saturday, June 18, 2022 7:29 AM

To: Matthews, Bryce <bmatthews@parkeronline.org>

Subject: Cross Family Church

Dear Sir

Food for thought.

A follow up message reference the Circle K gas station that I wrote to you about.

I forgot to mention that I have heard nothing negative about the Cross Family Church planned for the open land near Jordan Road and Mainstreet.

Careful and thoughtful planning brings results and happy neighbors.

Thank you

Robert Blackwood

RBlackwood1944@gmail.com

Duncan, Julia

From: Kivela, Michelle
Sent: Friday, July 8, 2022 9:32 AM
To: Duncan, Julia
Cc: Fussa, John; Matthews, Bryce
Subject: Fwd: Jordan and Mainstreet Circle K
Attachments: Parker Town Council (Circle K).docx

For your records.
Thanks. Michelle

From: Ryan Coburn <ryan.coburn@OfficeEvolution.com>
Sent: Thursday, July 7, 2022 6:15 PM
To: Mayor, Council, and TA <Elected@parkeronline.org>
Subject: Jordan and Mainstreet Circle K

Mayor Toborg and the Parker Town Council,

I can honestly say that I was shocked and saddened when I saw the announcement of the proposed Circle K around the corner from my home. My initial thought was, "Seriously?! Another damn gas station?!" Needless to say, I am writing you to ask you to oppose this development. Opposing this plan will require standing up to developers and a heavily funded corporation and I would expect that this can only be done by showing how the development goes against master plans and the Planning Commission's own criteria. In the attached document, I have laid out arguments which show that this does both and more.

Am I opposed to gas stations in general? No. I need them to fuel my very non-electric SUV and we need them in targeted areas to support Parker's inevitable growth. What we don't need is a kneejerk reaction to approve each gas station and convenience store that is proposed just because it happens to be the first in the queue and paid the application fee.

I believe that we all have a vision for Parker that is economically and culturally vibrant, diverse, and healthy. My hope is that this vision does not contain a gas station and convenience store on each vacant lot and intersection. We have an opportunity to interpret the planning documents to support a greater vision for Parker. I know that we can do better for Jordan and Mainstreet and I know that we can do better for Parker by opposing this project.

Please consider the attached document in advance of the July 11th council meeting. I look forward to seeing you then.

Sincerely,

Ryan

Ryan R. Coburn
Owner – Office Evolution at Southlands
officeevolution | *Work Empowered™*
O: 720-943-8602 **M:** 720-320-4877 | [Office Evolution @ Aurora Southlands](#)

July 7, 2022

Mayor Toborg and the Parker Town Council:

I am writing to you to express my opposition to the development of the Circle K at the SW corner of Mainstreet and Jordan. This opposition is based on qualitative and qualitative factors as outlined below. The primary considerations are the incompatibility with both the Town of Parker Master Plan, Parker Corridor Planning Document, Parker Municipal Code, and the Planning Commission's criteria. Thank you for your consideration.

The planning commission erroneously feels that, based on Circle K's interpretation of the criteria, the project meets the nine criteria for approval. I have pulled out a few of the criteria to highlight which the Circle K does not meet if we take a Parker first interpretation.

Harmony and compatibility with character of the surrounding area and neighborhood

The surrounding community consists of single-family homes, patio homes, and modest townhomes with light retail and restaurants across the street. There is also an existing small gas station, independent liquor store, and soon to be child day care center. Having the largest gas station and Circle K in Parker at this intersection is completely out of harmony with the character of the community. The proposed Circle K is as large as the entire light retail center across the street in which approximately nine other businesses operate. (See Appendix Figure 1)

I would ask the town council to also look at Figure 2 in the appendix to consider the scale and proximity of the project against another Parker community. Would those residents allow this development in their backyards? Not that this violates the criteria, but the image does take the project out of the abstract.

As indicated in the Parker Corridor Planning document, the Jordan and Mainstreet intersection is considered a neighborhood center. This document indicates that the area should be anchored by grocery with other small offices, personal services, recreational uses, and restaurants being permitted. A Circle K is not a grocery store nor does it fall under the other approved uses.

Consistency with the Town Master Plan

The Town Master Plan is designed to "create a safe, attractive town for ourselves and our future generations." Convenience stores are the fourth most common location for violent crime and gas stations rank seventh based on a 2020 FBI crime report. Locating a c-store and gas station near to a vulnerable senior community does not make for a safe environment for the residents of Auburn Hills nor for those living nearby in Bradbury Ranch, Stonegate, or Clarke Farms.

Convenience stores are never attractive which is leading to, by the town's admission, Parker Road being "aesthetically unpleasing and not reflective of the Town of Parker's quality of life."

Approval of this project as it is would be one step closer to making Jordan Road as aesthetically unpleasing as Parker Road. Please do not Parker my Jordan.

The Town Master Plan has as other stated goals to remain economically healthy, promote community health, and promote unique and local businesses. Even according to the Access Management Recommendations included in the Parker Transportation Master Plan there is a “stronger rationale for flexibility” for new and “unique business types.” The Town of Parker is already saturated with c-stores and/or gas stations (over 30 planned, in construction or complete. See Appendix Figure 3). By having another gas station and convenience store, the Town does not gain by having incremental revenues as each dollar spent at one location is a dollar not spent at another Parker establishment. It’s a zero-sum game so there will be no net increase to tax revenues as would a unique retail offering would bring. Sales from existing similar small independent businesses will suffer as their sales will be cannibalized and create no expansion of the tax base.

The land use is also zero-sum in that now the land cannot be used for other revenue generating businesses and the net incremental positive impact that would have on the local tax base.

The claim that it will bring jobs to the area is weak at best. Nobody will be relocating to Parker for a Circle K job. The hourly workers are paid minimum wage, are subject to a high crime rate and experience high turnover, and one employee can typically run the entire location as I saw while touring the Circle K on Jordan, north of E470. The number of employees per square foot utilized is exceptionally low as compared to any other business. With such a low density, the land will be significantly underutilized and unavailable for higher utilization, and greater employment, opportunities.

A convenience store has never been able to make a claim that it promotes community health (See Appendix Figure 4 for what is offered). When Parker has so many other healthy options including Natural Grocers, Sprouts, King Soopers, and Safeway along with the small Indian market, the offering a Circle K brings no value to our healthy and physically vibrant community.

Circle K, a Phoenix, AZ-based corporation, is neither local nor unique.

No strain on community facilities and services

The 24x7 nature of the business will draw unneeded attention to the adjacent community. Given the open nature of the townhome community, meaning that there are no individual privacy fences, the community will be an easy escape route for anyone committing a crime at the Circle K. The Auburn Hills townhome community is a senior and vulnerable community. We can expect that there will be some increase to calls from nearby residents and to the location itself. Will this become a strain? Perhaps not, but it is a data point for consideration and a definite concern for residents will be most impacted.

No undue traffic congestion or traffic hazards

Circle K will require the installation of new traffic signals where none are currently needed. It is easy to turn left across Jordan safely, and without waiting, at any time of the day or night. This signal will only impede the free flow of traffic.

No significant air, water, or noise pollution

The proposed Circle K will require 24x7 deliveries of packaged goods and fuel and will divert traffic from Mainstreet past the Auburn Hills community. Fuel tankers and large delivery trucks will regularly become a part of the noise throughout night.

The Parker Municipal Code 6.01 on nuisances prohibits activities which will “interfere with the comfortable enjoyment of life or property.” Having 24x7 traffic and noises from delivery tankers will certainly interfere with comfortable enjoyment.

Studies, see references below, have shown that gas stations continue to leak hazardous fumes into the air and into the ground contaminating both. According to the EPA’s School Siting Guidelines special considerations should be made for an area within 1,000 feet of a school. The nearest daycare will be approximately 300 feet away. (See Appendix Figure 5)

In fact, a 2019 study of U.S. gas stations (Hilpert, M., et al. (2019)) found that benzene emissions from underground gasoline storage tank vents were sufficiently high to constitute a health concern at a distance of up to 524-feet. Also, the researchers noted:

“emissions were 10 times higher than estimates used in setback regulations [like that in the California handbook] used to determine how close schools, playgrounds, and parks can be situated to the facilities [gas stations].”

This distance of 524 feet will include the sensitive residents of Auburn Hills, a preschool, along with any other businesses locating in the vicinity.

Adequate landscaping, buffering, and screening

Is a 3’ high knee wall enough to shield the nearby residents from the light pollution this will create? I think not. Circle K cannot prove that this project will not create light pollution as no photometric plan was submitted in the application. (See Appendix Figure 6)

Will a 3’ high knee wall screen the surrounding area to the architectural loveliness of a Circle K? I also think not.

Not be detrimental to the health, safety, or welfare of present or future inhabitants of the Town

The discussion above outlines the ways in which this project does not contribute to the health, safety or welfare of current or future Parker residents. I would argue that it is detrimental due to the effect it will have on the wellbeing and safety of the Auburn Hills and Bradbury ranch neighborhoods primarily; the contribution a c-store has to creating an unhealthy and overweight community; and the net zero positive impact it will have on Parker town revenues

and creating a high opportunity cost due to the inability of other higher and better use businesses to use the land.

References

Convenience Stores Raise Risk of Obesity

Is It Safe to Live Near a Gas Station? Scientists Point to Numerous Health Hazards - FossilFuel.com

cspdailynews.com. C-Stores Are 4th Most Common Location for Violent Crime

Columbia University. (2018). "Gas stations vent far more toxic fumes than previously thought." *Columbia University's Mailman School of Public Health*

EPA School Siting Guidelines

Ferris, F. (2020). "America's gas stations and convenience stores grapple with an uncertain future." *CNBC*.

Hilpert, M., et al. (2019). "Vent pipe emissions from storage tanks at gas stations: Implications for setback distances." *Science of The Total Environment: Volume 650, Part 2, Pages 2239-2250*.

Hilpert, M., et al. (2015). "Hydrocarbon Release During Fuel Storage and Transfer at Gas Stations: Environmental and Health Effects." *Current Environmental Health Reports: Volume 2, Issue 1, Pages 412-422*.

Infante, P. (2017). "Residential Proximity to Gasoline Stations and Risk of Childhood Leukemia." *American Journal of Epidemiology: Volume 185, Issue 1, Pages 1-4*.

Proximity of food retailers to schools and rates of overweight ninth grade students: an ecological study in California

Land Development Consultants. Approval Considerations

Parker Municipal Code

Parker Transportation Master Plan

"I am so pleased by the healthy selection of food from my local Circle-K." – Nobody

Appendix

Figure 1

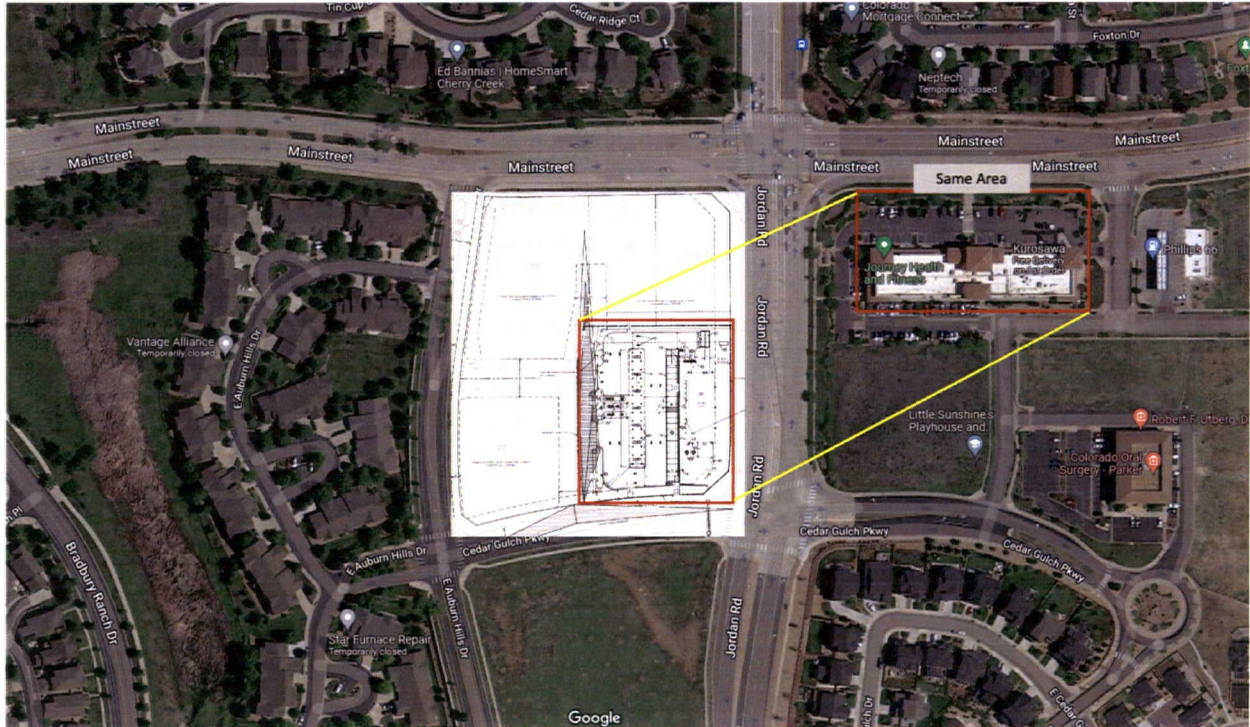
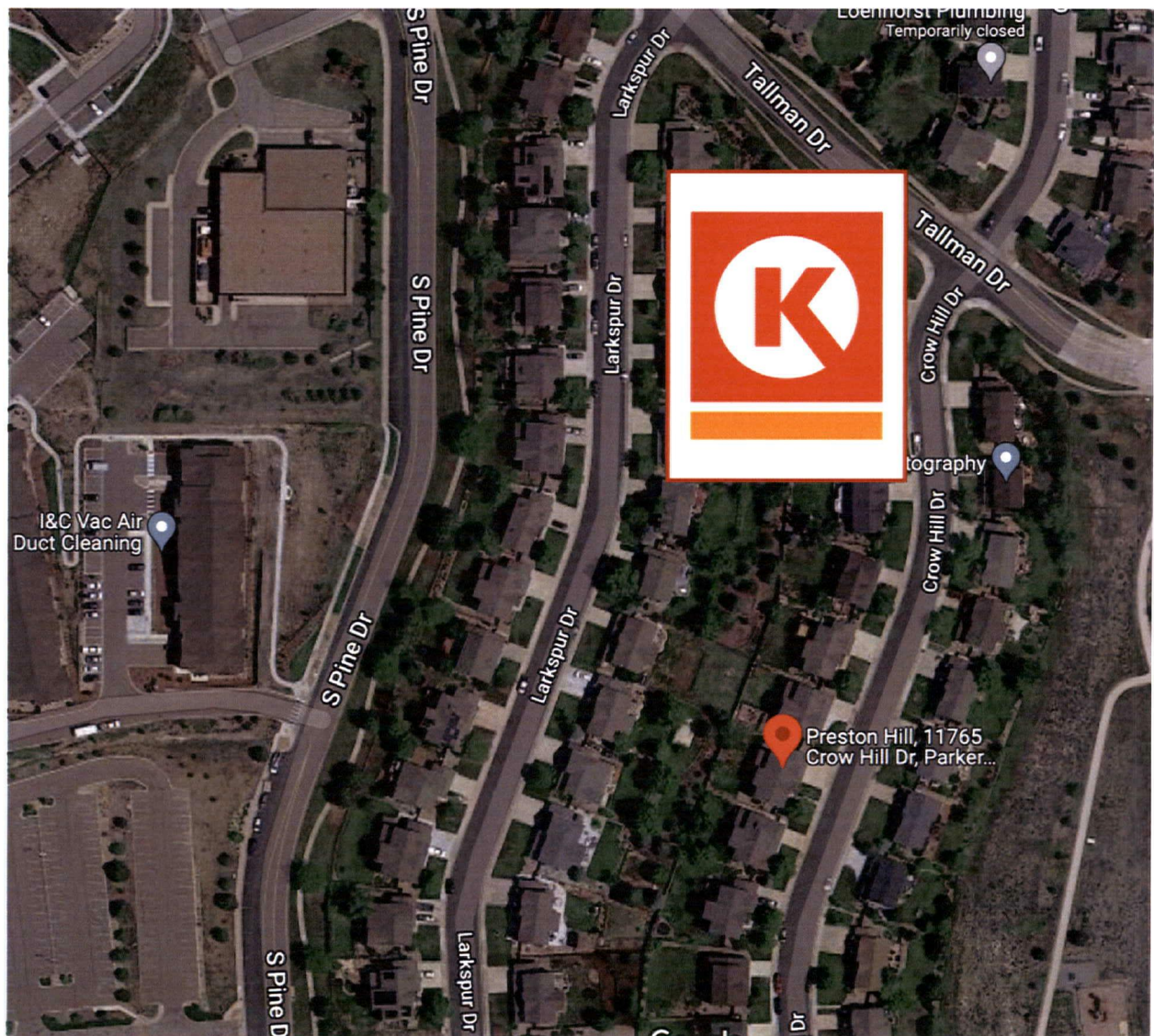


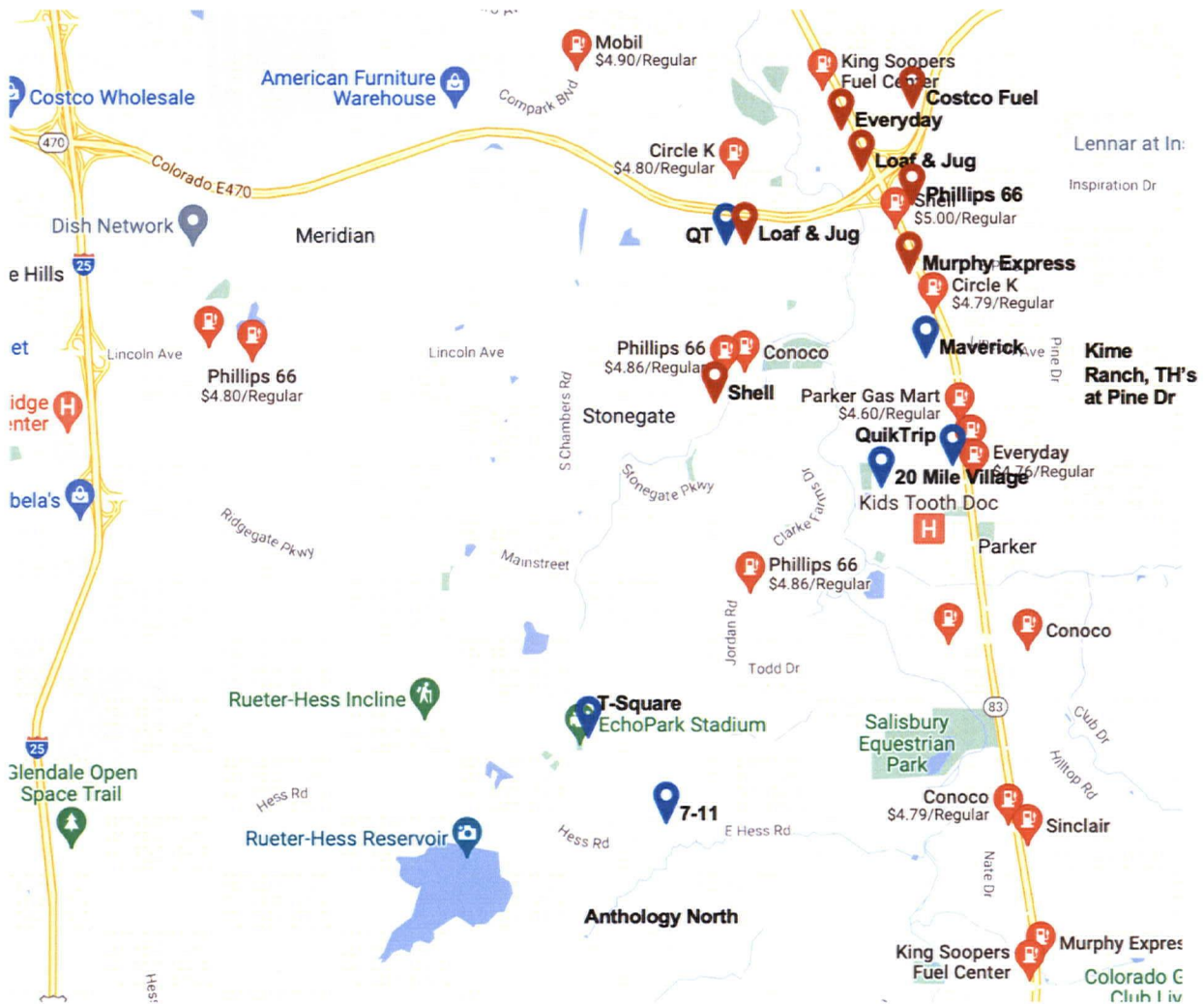
Figure 2



Would you want this to be your neighbor? Yes. It is to scale.

Figure 3

Below is a representation of all gas stations and/or c-store combinations that are existing, in construction or planned. The abundance of stations along Parker and Jordan already create traffic congestion along those corridors. Additional gas stations along Chambers and Ridgeway Parkway toward I25 will spread out the demand and will better support the additional demand from Anthology due to new arterial roads being built south of Hess and Chambers.



I pass roughly eight other gas stations on my way to fill up at Costco where I typically wait in line. There are more cars fueling or waiting to fuel at Costco than all other eight gas stations combined and more often than not they are empty at all hours of the day.

Figure 4

These are the “healthy options” which any Circle K will bring to the community. While I knew that it would not be healthy, I was surprised that everything there was processed and packaged. This adds no value to health or time savings. Will nearby residents hop on over to grab an individual frozen pizza? Probably not.

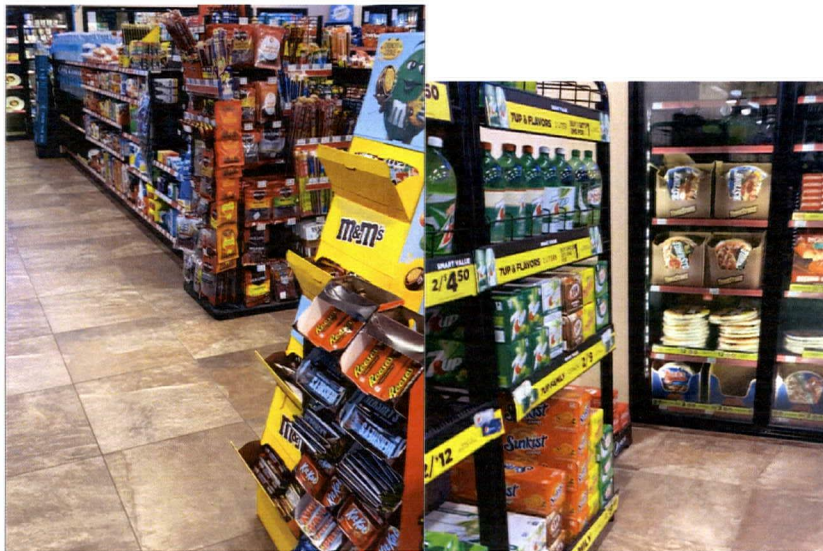


Figure 5

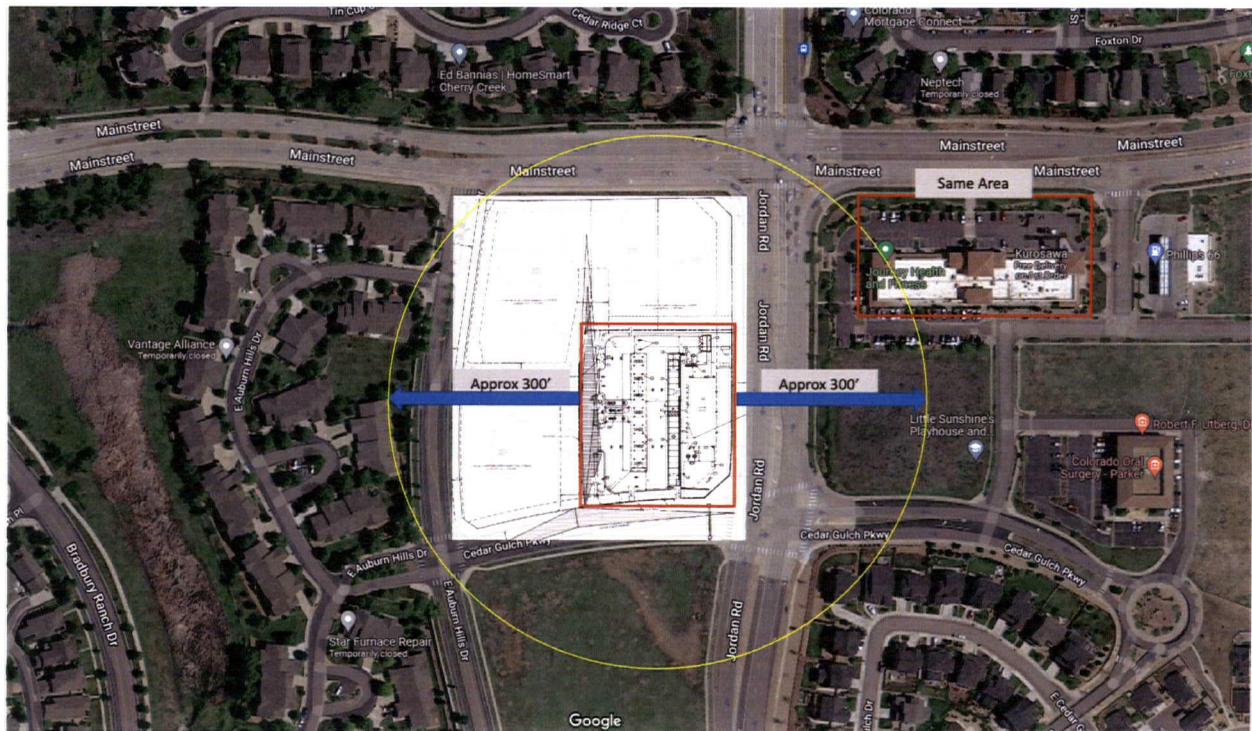


Figure 6

SP21-138



Town of Parker Community Development Department
 Town Hall / 20120 East Mainstreet, Parker, CO 80138

PARKER Application Submittal Checklist - Site Plan

Checklist

Missing

Submittal Item

Notes: Trakit located online at: <https://lms.parkeronline.org/etrakit3/>

General Submittal Requirements - Electronic Submittals to be uploaded into Trakit		
Application (see note 1)	X	Form enclosed; completed and signed; electronic PDF document
Submittal Fees Paid	X	Refer to Fee Schedule
Legal Description of Property (see note 2)	X	Electronic PDF Document (Exhibit A)
Title Commitment/Policy	X	Current to within 30 days (Exhibit B); electronic PDF Document
Notarized Letter of Authorization	X	Exhibit C enclosed; completed, signed; Electronic PDF Document
Disclosure Letter	X	Exhibit D enclosed; completed, signed; Electronic PDF Document
Vicinity Map of Project Site	X	Electronic format in JPEG - 1MB max (Exhibit E)
Charge Back Agreement	X	Form enclosed; Completed and signed; electronic PDF Document
Public Notice Requirements Apply	X	Refer to Public Notice Matrix
Specific Submittal Requirements - Section 13.06.030 - Electronic Submittals to be uploaded into Trakit		
Project Narrative	X	Electronic PDF Document
Site Plan Exhibits:		24" x 36" size Electronic PDF Document (see note 3)
Cover Sheet	X	Electronic PDF Document
Site Plan	X	Reference 13.06.030(c)(1) for formatting requirements; Electronic PDF Document
Landscape Plan	X	Reference 13.06.030(c)(5) for formatting requirements; Electronic PDF Document
Building Elevations	X	Reference 13.06.030(c)(6) for formatting requirements - include rooftop mechanical structures
Photometric Plan	X	Include cut sheets on Photometric Plan; Electronic PDF Document
Civil Construction documents	X	Refer to Construction Plan Requirements (see note 4)
Existing Conditions Map	X	24" x 36" size Electronic PDF Document
Tree Conservation Plan	X	24" x 36" size PDF Document
Colored Building Elevations - all sides	X	44" x 44" and electronic format in JPEG - 1MB max
Public Improvement Cost Estimates	X	Electronic PDF Document
Copies of Development Plan and Guide	X	Electronic PDF Document
Executed Covenants	X	Electronic PDF Document
Colors and Material Board	X	9" x 12" maximum; Submitted to the Planning Office
Color Exhibits for PowerPoint	X	Electronic format in JPEG - 1MB max
Reports and Studies - Section 13.06.030 - Electronic Submittals to be uploaded into Trakit		
Traffic Impact Study	X	Electronic PDF Document
Drainage Report	X	Electronic PDF Document
Geology Report	X	Electronic PDF Document
Soils Report	X	Electronic PDF Document
Water & Sanitation Report	X	Electronic PDF Document
Other Additional Information		As required by the Town
For Approval - To be submitted upon staff's request		
Final Site Plan Set		
Public Notice Requirements		Sign posting affidavit
Electronic Deliverables - CD's		See Roadway Design and Construction Criteria manual Appendix TOC, Revised, 2014

Notes:

1: Application must include all exhibit attachments.

2: Legal descriptions are required to be attached to signed authorization and disclosure letters.

3: Provide (1) 24"x36" and (1) 11"x17" PDF document sets with consistent page orientation.

4: Roadway Design and Construction Criteria Manual, Appendix B, Plan Sheet Submittal List

G:\planning\Development Assistance Packets 2016\Development Assistance Packets - Update 2016 Working Folder\Site Plan

According to the information available online, the application is not complete and leaves out important information about lighting photometrics and tree conservation. Many aspects of the application are incomplete. Is this what we're allowing through the planning commission?

<https://lms.parkeronline.org/eTRAKiT3/viewAttachment.aspx?Group=PROJECT&ActivityNo=SP21-138&key=JDUN%3a220407112026196>