



PLANNING COMMISSION MEETING

7:00 PM

August 25, 2022

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

Notes:

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners 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 the Planning Commission.

Public comment on agenda items may only be made in person.

**Public Viewing Only - Facebook Live: Planning Commission 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 - 7.14.22**
 - B. Planning Commission Meeting Minutes - 7.28.22**

6. **CONSENT AGENDA**

7. **PUBLIC HEARINGS**

A. **Parker Downs F3 AMD 1 L2 - Use by Special Review - Automotive Repair**

Applicant: MHLK Properties

Location: The site is located on the south side of Longs Way east of Dransfeldt Road

Department: Community Development, Carson Byerhof

TRAKiT No.: Z22-021

8. **PLANNING COMMISSION ITEMS**

9. **STAFF ITEMS**

10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

July 14, 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, Nick Metz, Ruth Ann Nelson, Erik Frandsen, Eliana Burke, and Kim Rodell. Also present were Commissioners Ira Shapiro and Jane Lane.

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's "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 Eliana Burke moved to approve the June 23, 2022, meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – KIME RANCH SKETCH AND PRELIMINARY PLANS - TRAKIT NO: SUB21-053 AND SUB21-054. The applicant, Century Communities, is proposing a Sketch and Preliminary Plans to create 150 single family lots with parks and open space. The site is located on the north side of Mainstreet at the intersection with Willow Park Drive.

Department: Community Development, Julia Duncan

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report to propose Sketch and Preliminary Plans to create 150 single family lots with parks and open space. Mrs. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Kime Ranch Sketch Plan and Preliminary Plan.

Commissioners did not have any questions for staff.

APPLICANT PRESENTATION

Paul Shoukas, with the PCS Group, made the applicant's presentation.

- Introduced the project's partners, J.R. Engineering and Century Communities and company background information.
- Provided a brief history of the Kime Ranch site.
- Provided information about the proposed Kime Ranch residential project and how the project fits in with existing homes surrounding the project.
- Discussed how the applicant has met or exceeded zoning code requirements.
- Discussed community outreach efforts.
- Discussed project's landscaping, buffering to adjacent properties, amenities, traffic, and road layout.

Commissioners discussed with applicant:

- Commissioner Ruth Ann Nelson asked if the park will be visible as you drive down Mainstreet; *(applicant said no, but you may be able to see the park's terraces)*.
- Commissioner Eliana Burke asked how many homes will be built; *(applicant said 150 homes total)*.
- Commissioner Nick Metz asked if the increased buffer zones were a result of community feedback; *(applicant said yes and it was also requested by Town Council)*.

PUBLIC COMMENT OPENED

- Chris Crissy, who resides at 7654 Lark Drive, (unincorporated Douglas County), said the process working with the developer has been very good, said the recent meeting with the developer about the buffer zone went well, appreciates the developer listening to the neighbors' questions and concerns and feels the developer has been good at providing feedback.
- Elizabeth Beyer, who resides at 10801 Vista Road, Parker, CO, said she is in favor of the project, attended previous outreach developer meetings and appreciated the developer's thoughtful feedback and the manner in which they responded, especially in light of other neighbors that were not so polite, said they seemed to be going above and beyond code

requirements, said encouraged the developer to consider additional lighting around the trails and encouraged the developer to incorporate xeriscaping.

- Nancy Beyer, who resides at 10801 Vista Road, Parker, CO, said that at the recent Zoom meeting, the developer has gone above and beyond answering adjacent neighborhood resident's comments and that she knew this parcel would eventually be developed.

PUBLIC HEARING CLOSED: 7:27 P.M. – KIME RANCH SKETCH AND PRELIMINARY PLANS - TRAKIT NO: SUB21-053 AND SUB21-054.

PLANNING COMMISSION DISCUSSION

- Commissioner Eliana Burke said that this is a first to hear positive feedback, appreciates the developer making accommodations, said it will be a nice addition to an already great place and that she will be in favor of the project.
- Commissioner Kim Rodell thanked the developers for taking time to hear from the neighboring residents and working with the surrounding communities, taking the extra steps to increase buffers, said that growth can be hard, said that it looks like a wonderful plan and she will be in support of the project.
- Commissioner Ruth Ann Nelson gave kudos to the development team for getting the neighbors who had questions to come out in support of the project, appreciates the developer's traffic plan and street layout design that benefits this project as well as the neighboring communities and she is in support of the project.
- Commissioner Rich Foerster thanked the residents for coming out and giving positive feedback, said that it should be a great community that blends in well with the existing neighborhoods to the east and west, grateful that the developer worked with neighboring communities to increase setbacks, appreciates the park and appreciates the street layout that should minimize traffic through the neighboring communities.
- Commissioner Nick Metz agrees with his fellow commissioners, appreciates the developer working with the community on setbacks and is favor of the project.
- Commissioner Erik Frandsen appreciates the developer's community engagement, noted the developer has met the code and regulation conditions and is in support of the project.
- Commissioner Gary Poole agrees with his fellow commissioners' comments, appreciates the developer preserving some of the history into this project and is in support of the project.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the requested Kime Ranch Sketch Plan. Commissioner Erik Frandsen seconded; a vote was taken and was passed unanimously.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the requested Kime Ranch Preliminary Plan. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Stacey Nерger reminded the Commissioners that there will be a Study Session Thursday, July 28, 2022, starting at 5:30 pm.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Ruth Ann Nelson seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



PLANNING COMMISSION MEETING MINUTES
July 28, 2022

Planning Commission Chairman Gary Poole called the Planning Commission meeting to order at 7:00 p.m.

Also present and seated were Commissioners Rich Foerster, Nick Metz, Ruth Ann Nelson, and Kim Rodell, Roxy Colette, and Jane Lane.

EXECUTIVE SESSION

Town Attorney Kristen Hoffmann announced the topic for discussion in the Executive Session to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b) concerning Section 6.3 of the Parker Home Rule Charter and Section 13.03.020 of the Parker Municipal Code concerning Master Plan Amendment.

Commissioner Ruth Ann Nelson moved to go into Executive Session at 7:00 p.m. Commissioner Richard Foerster seconded; a roll call vote was taken and passed unanimously.

Commissioner Ruth Ann Nelson moved to come out of Executive Session at 7:35 p.m. Commissioner Roxy Colette seconded; a roll call vote was taken and passed unanimously.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved to adjourn the Planning Commission meeting at 7:35 p.m. Commissioner Roxy Colette seconded the motion; a roll call vote was taken and passed unanimously.

Chris Vanderpool
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 8/25/2022

Town Council Date: 9/6/2022

Hearing Type: Public Hearing
PARKER DOWNS FILING No. 3 1st AMENDMENT
LOT 2 – Use by Special Review for Auto Service and Repair
TRAKiT No(s): Z22-021

Location: 18910 Longs Way

Project Planner: Carson Byerhof, Planner

Applicant: Michael Hoover, MHLK Properties

Executive Summary: The applicant, MHLK Properties, is proposing a Use by Special Review to allow for the repurposing of an existing building for a proposed auto service and repair facility. The site is located on the south side of Longs Way east of Dransfeldt Road.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Parker Downs Filing No.3, 1st Amendment Lot 2 Use by Special Review request to allow for a proposed auto service and repair facility, subject to the following conditions:"

- 1. That the Use by Special Review materials submitted to the Community Development Department on April 26, 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 has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.*
- 4. The applicant shall provide additional vegetation to screen parking and driving areas on the site.*
- 5. All hazardous and environmentally toxic materials shall be properly collected and disposed/recycled. Fluid spills shall be immediately cleaned to prevent toxic runoff.*

6. *The electric gate on the south side of the property shall be installed with an “Opticom” remote opening device for emergency access for first responders.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Parker Downs Filing No.3, 1st Amendment Lot 2 Use by Special Review request to allow for a proposed auto service and repair facility.”

“I move the Planning Commission recommend Town Council deny the Parker Downs Filing No.3, 1st Amendment Lot 2 Use by Special Review request to allow for a proposed auto service and repair facility.”

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

“I move the Planning Commission vote to continue the Parker Downs Filing No.3, 1st Amendment Lot 2 Use by Special Review request to allow for a proposed auto service and repair facility.”

I. BACKGROUND/DISCUSSION

The applicant, MHLK properties, is requesting a Use by Special Review to allow for the repurposing of an existing building to a proposed auto service and repair use. The site, Lot 2 of the Parker Downs subdivision, is located in a Modified Commercial zoning district. Section 2 of the modified commercial zoning lists auto and truck repair as a Use by Special Review.

The site plan for this property was approved in 1999 and included two (2) identical buildings in a commercial zoning district. The building the auto service and repair facility proposes to relocate in was originally occupied by Kwal paints and then Ponderosa Petroleum.

The applicant is proposing to repurpose the existing building and site for auto service and repair. Car and Truck Repair is permitted as a Use by Special Review in the modified commercial zoning district for the site. Uses by Special Review are established in zone districts when a proposed use may present external impacts that require additional review beyond those uses that considered by right within a zone district.

The Use by Special Review is to determine whether or not 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.

A Use by Special Review does not include the review of specific development standards or construction standards. The review of those items occurs during the site plan and building permit processes. There are no building modifications included with this proposal and the applicant has submitted a Site Plan Adjustment to allow for additional vegetative screening of parking and drive areas.

Vicinity Map



Lot 2 Parker Downs Filing No.3 Amendment 1
Use by Special Review - Hoover Mercedes

II. PRIOR ACTIONS

Date	Action
03/29/1982	Town Council approved the Parker Downs/Moran Annexation and Rezoning, which zoned the property commercial.
12/16/1992	Town Council approved the Replat and Rezoning of the lot which divided the lot into two lots and rezoned the property modified commercial.
09/13/1999	Staff approved the Site Plan to construct two identical 5,000 sq. ft. buildings.
07/20/2011	Staff approved the Replat to create the existing lot.

III. CURRENT SITE DATA

Existing Zoning	Modified Commercial		
Overlay District	Light Industrial Conservation Industrial District		
PD & Plan Area	N/A		
Master Plan Area	Light Industrial		
Site Acreage	1.1 Acres		
Subdivision	Parker Downs		
Existing Use	This property consists of one existing building totaling 5,000 square feet. The current site was built for commercial and auto-oriented businesses in 1999. The property was previously owned by Ponderosa Petroleum and used for their executive offices and storage/office space for their contractor(s).		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	PD - Planned Development	Storage
South	Light Industrial	LI - Light Industrial	Flex Space – Commercial & Light Industrial
East	Light Industrial	C - Commercial District	Light Industrial
West	Light Industrial	Modified Commercial	Light Industrial

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Light Industrial District is centrally located with spaces that generally serve smaller local light industrial businesses that supply local, regional and sometimes national markets. This character area is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this character area will be low impact in nature and not create or cause fumes, odor, noise, vibration or other impacts which are detrimental to abutting properties or land uses. Special care should be taken to ensure that uses not compatible with the light industrial uses proposed within the character area are located in other more appropriate areas of Town. Public Facilities are appropriate within the character area.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.E Land Use 1.H Land Use 1.K
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within the Light Industrial Character Area of the Town's Master Plan. The Master Plan identifies the Light Industrial Character Area as being intended to provide a location for a variety of work processes including manufacturing, machine shops, production facilities, distribution facilities, flex office, and commercial services. Auto service and repair is classified as commercial service, which is consistent with General Land Use Plan recommendations in Chapter 6 of the Parker 2035 Master Plan. The requested Use by Special Review is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons" • Land Use 1.A: The proposed facility is in a modified commercial zoning district which

	supports auto-oriented businesses alongside standard commercial uses. • Land Use 1.C: The request will expand economic opportunities for commercial and light industrial land use types. • Land Use 1.E: The site is situated in a modified commercial zoning district which supports auto-oriented businesses and supports a transition between commercial and light industrial zoning districts. • Land Use 1.H: The proposed site will provide local and convenient service to nearby uses and communities. • Land Use 1.K: The proposed uses will not be standalone storage.
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V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 70' / 40' Side – 60' / 25' Rear – 60' / 25'	The existing building will not be expanded upon with this application.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The request is for commercial development.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	22' / 35' max	The existing building will not be expanded upon with this application.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	45,579 SQ FT (1.1 AC)	The proposed use will maintain the existing lot size.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	The existing building will not be expanded upon with this application.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Existing landscaping is well maintained and in accordance with originally approved Site Plan. Proposed landscaping will screen parking and driving areas.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050	The originally approved site plan meets the parking	☒ Consistent ☐ Inconsistent

		standards for the proposed use.	☒ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, IREA and Xcel Energy will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined the proposed use meets the requirements of the modified commercial zoning district.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The proposed site will maintain the existing access off of Longs Way. There are no proposed changes to the existing vehicular access or traffic circulation.

This property is serviced with concrete walks along Longs Way, which adequately serve pedestrian connectivity to surrounding areas.

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 proposed use will be in harmony and compatible with the character of the surrounding areas and neighborhood. There will be no exterior changes to the existing building, which is currently in harmony and compatible with the character of the surrounding areas and neighborhood. Located in the heart of Parker's light industrial district, the building actually offers an appearance equal to or superior to the surrounding uses. The surrounding uses include:

North – 18901 Longs Way – Mini U Storage, a self-storage facility.

East – 19020 Longs Way – Potestio Brothers' John Deere dealership and service center. This property also features a street-front tractor display area and a large outdoor parking and storage area on the south and west sides of the main building.

South – 18850 E Clarke Rd – A multi-tenant flex-warehouse building which includes a volleyball club (Relentless Volleyball Club, Unit 600), and a fire protection equipment supplier (Systems Management Group, Unit 100).

West – 18810 Longs Way – DBC (Denver Brass and Copper) Irrigation Supply, a lawn irrigation equipment supplier.

Built in 2000 as a Retail Showroom/Warehouse for Kwal Paints, 18910 Longs Way was built in accordance with the Town of Parker's requirements and continues to surpass the expectations of harmony and compatibility with the area. The proposed use will not alter the appearance of the property as all repair work will be conducted inside the facility and no vehicles will be stored outside or in the parking areas visible to the public

Staff analysis and findings:

The subject site is located in the Light Industrial Character Area as identified with the Parker 2035 Master Plan. Uses identified in this character area shall have a synergetic relationship. Providing auto services and repair in part of a modified commercial zoning district supports said synergetic goal by providing auto services in an area that transitions between commercial and light industrial uses.

As part of the conditions for this use, the applicant will be required to submit a Site Plan Adjustment application, which shows parking and drive areas screened with additional landscaping.

Surrounding uses include a storage facility to the north; an industrial/construction equipment seller to the east; flex space commercial and light industrial uses to the south; and light industrial to the west. The auto service and repair facility is compatible with the surrounding uses.

Subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

The proposed use of the property will be consistent with the Town of Parker's Master Plan. Automotive service facilities exist on the directly adjacent property to the east, within the immediate area along Dransfeldt Road and Progress Way to the north, and at the intersection of Longs Way and Dransfeldt Road just two properties to the west.

The property lies within the area of the Town of Parker's Master Plan defined as Light Industrial and allowing for this use (an exhibit is included with this application prepared from the Town of Parker Master Plan's General Land Use Plan identifying the location of this property within that land use area designation). In 1992, an ordinance was passed affecting Lots #1 and #2 of Parker Downs Filing #3 (the subject property is Lot #1) requiring special use approval for storage uses and automotive sales and service. It is unclear what may have driven this ordinance thirty years ago, but it is likely that limitation of competition may have had something to do with that. This application does not seek to rezone the property or to remove or amend that ordinance, but to simply adhere to the requirement for special use approval.

The goal for this application is to allow for a homegrown Parker business to relocate from cramped rental space into its own building. As detailed in the Narrative for this application, the use would be for the exclusive service of Mercedes Benz automobiles. With the pride of ownership by a business owner catering to the highest level of automobile clients, it's doubtful the facility would be anything less than immaculate and a sensible use for the property.

Staff analysis and findings:

The property is located within the Light Industrial District of the Town's Master Plan. The Master Plan identifies the Light Industrial District as an area that is intended to provide a location for a variety of work processes including manufacturing, machine shops, production facilities, distribution facilities, flex office, and commercial services.

The proposed auto service and repair facility is supported as a commercial service use, which is supported in this Character Area.

Section IV of this report provides further analysis of this proposal's compliance with the 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 will not create an over-intensive use of land. No additional pavement or improvements are planned for the property and only the existing improvements will be utilized for the operation of the business. The automotive service facility will employ the most stringent practices for storage and disposal of any hazardous materials and as required by the industry for environmental compliance. No landscape areas will be used for storage or disposal of automotive waste and all existing landscape will be properly maintained.

Staff analysis and findings:

The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards. The use will occupy an existing structure and landscape improvements will be designed to accommodate the new use. The proposed use will not reduce the amount of landscaping or parking on site. Therefore, the proposed use will not result in an over-intensive use of land.

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

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

Applicant analysis and findings:

The planned use of the property will not create any additional traffic demands or burden the Town of Parker's roadway system in any manner. There will be a minimal amount of pedestrian traffic (virtually none) as vehicle owners will typically drive to the facility or have their vehicles towed, so the existing sidewalk system in place will remain adequate.

Staff analysis and findings:

The proposed use will be going into an established area with existing road, utility, and stormwater. Additional capital improvement infrastructure will not be required, and existing infrastructure is sufficient to serve the proposal. There will be minimal impact on traffic to the area, which would not warrant the need for additional road improvements. The use does not change the permeability of the site and the proposed use does not necessitate stormwater improvements. There will be no impact on parks or regional trails.

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 proposed use of the property will not have any impact on the existing community facilities or services currently provided by the Town of Parker. This use is not a residential development or a commercial use that would increase the number of employees to the extent that any increase in demand for such community facilities or services current proved would be increased.

Staff analysis and findings:

The proposed use will be going into an already established site which is adequately served with existing community facilities and services, where the overall area was planned to serve commercial and light industrial needs.

Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

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

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

Applicant analysis and findings:

The proposed use will not result in any undue traffic congestion or traffic hazards. Any projected increase in traffic created by the proposed use would be minimal, consisting of clients dropping off or picking up vehicles on an appointment-only basis. Overall MercedesBenz market share has been averaging less than 2% (1.97%) compared to other brands, indicating a minimal amount of traffic anticipated at this location. The Applicant's business currently averages approximately 185 clients per month, equating to approximately 6-7 clients per day. This amount would not result in undue congestion or hazard. As requested by the Town of Parker during the Pre-Application meeting (and as a condition of approval), the Applicant has included a Conformance Letter by a licensed traffic engineer supporting the minimal impact anticipated by the proposed use.

Staff analysis and findings:

The property has existing vehicular access off of Longs Way. 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 proposed use will not cause significant air, water, or noise pollution. All service and repair will be conducted within the existing structure (with doors closed) with approved ventilation methods required by the industry. Storage and disposal of automotive service waste and fluids shall be conducted per industry standard regulations. The intent of the Applicant is to actually contribute to the reduction of air, water, and noise pollution by keep Mercedes-Benz vehicles running and performing properly and within environmental regulation compliance. Specific methods for the handling and recycling of automotive waste products include:

Oil – All used motor oil and oil filters are collected and recycled. If an oil spill occurs, it is collected with a polypropylene mat (called “PIG” in the industry) engineered to absorb oils, water, coolants and solvents. Once collected by the PIG mat then recycled with the oil filters.

Coolant/antifreeze – As with the oil, coolant/antifreeze is collected and recycled. If a coolant spill occurs, the PIG mat is also utilized and retained for recycling. The dated method of using “kitty litter” to absorb spills is not acceptable as this does not allow for recycling.

Batteries – All used batteries are picked up and recycled.

Brake Fluid – Collected separately from all fluids and picked up for recycling.

Power Steering Fluid – Collected separately from all fluids and picked up for recycling.

Suspension fluid – Some of our vehicle come equipped with hydraulic suspension. When the time comes to collect this fluid, we collect it separately and it is then picked up for recycling.

Effectively, all fluids are collected and scheduled for pick up for recycling. No fluids are disposed of through the use of a sanitary sewer, storm drain, ditch, dry well, or septic system. The Applicant will also be installing backflow prevention in the existing drainage system for the building to further prevent any potential contamination of the public sewer system.

Staff analysis and findings:

The applicant shall be required to comply with state and federal laws requiring them to properly handle and dispose of any environmentally hazardous materials associated with the operation of the repair facility.

Any repair services are bound to the noise ordinance requirements set in Title 6 of the Parker Municipal Code. Any violation of these standards shall result in a citation or site plan violation to assure the community to quality air, water, and noise standards.

Subject to conditions, this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

The proposed use will be adequately landscaped, buffered and screened. The existing landscaping on the property is in excellent condition and will be properly maintained. The Applicant intends to provide a desirable appearance to the community as a Mercedes-Benz service facility with first impressions of the facility on par with that use. As requested by the Town of Parker during the Pre-Application meeting (and as a condition of approval), the Applicant agrees to plant additional landscaping along the Longs Way frontage to increase visual appeal from the street.

Staff analysis and findings:

The existing landscaping is well maintained and in compliance with the originally approved Site Plan. The existing building will not be expanded on, and all setback and buffer requirements are met or exceeded. The applicant shall be required to install additional vegetation to screen parking and driving areas.

Subject to conditions, 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 proposed use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the Town. Obviously, automobiles have been proven to be detrimental to the health, safety, or welfare of human beings by their nature. However, a service facility of this caliber will serve to keep Mercedes-Benz vehicles running better and more efficiently, mitigating that condition as best as possible. Mercedes-Benz vehicles are held to a high standard, especially in the realm of emissions, efficient performance of the internal combustion engine and its supporting systems. With over 145 years of combined experience, the Applicant knows how to make these cars run as they were designed and provide improvements when possible. Keeping these vehicles running efficiently and safely actually contributes to the health, safety, and welfare of the present or future inhabitants of the Town.

Staff analysis and findings:

The proposed use will not be detrimental to the health, safety, or welfare of current or future inhabitants of the Town. Site layout, parking, lighting, drainage, and circulation are not changing with this proposed change in use.

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

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
CenturyLink Communications	Advisory Comments: Existing CenturyLink facilities exist in the area. Existing easements or rights shall not be reduced with approval. If CenturyLink facilities are found and/or damaged with the areas as described, the applicant shall bear the cost of relocation and repair of said facilities.
Town of Parker Comprehensive Planning	The current zoning is Modified Commercial and permits certain uses - if the use is approved through the Town's Use by Special Review process - such as the proposed automobile service facility. Compliance with the Parker 2035 Master Plan; The Parker 2035 Master Plan provides the policy framework and guidance for decisions that affect the physical development of the Town. One of the goals of the master plan is to appropriately direct and site-plan growth and development. Additionally, the subject property is located within the master plan's General Land Use Plan's Light Industrial Character Area. This area seeks to preserve the area's light industrial/manufacturing character and the nature of this proposed commercial service use and proposed location within the Light Industrial Character Area is in compliance with the Parker 2035 Master Plan.

Parker Water and Sanitation District	Project Approved, Sand and Oil interceptor is not necessary review fees have been paid.
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IX. CONCLUSION

The proposed auto service and repair facility can be compatible with the neighboring uses in the area. The use aligns with the Light Industrial Character Area reflected in the Master Plan.

The proposed auto service and repair facility will bring a valued service to the surrounding community. The applicant has shown responsible site maintenance and has been a good neighbor to surrounding uses since moving to the current location in Parker in 2003.

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 (9) approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

X. RECOMMENDED CONDITIONS

1. *That the Use by Special Review materials submitted to the Community Development Department on April 26, 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 has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.*
4. *The applicant shall provide additional vegetation to screen parking and driving areas on the site.*
5. *All hazardous and environmentally toxic materials shall be properly collected and disposed/recycled. Fluid spills shall be immediately cleaned to prevent toxic runoff.*
6. *The electric gate on the south side of the property shall be installed with an “Opticom” remote opening device for emergency access for first responders.*

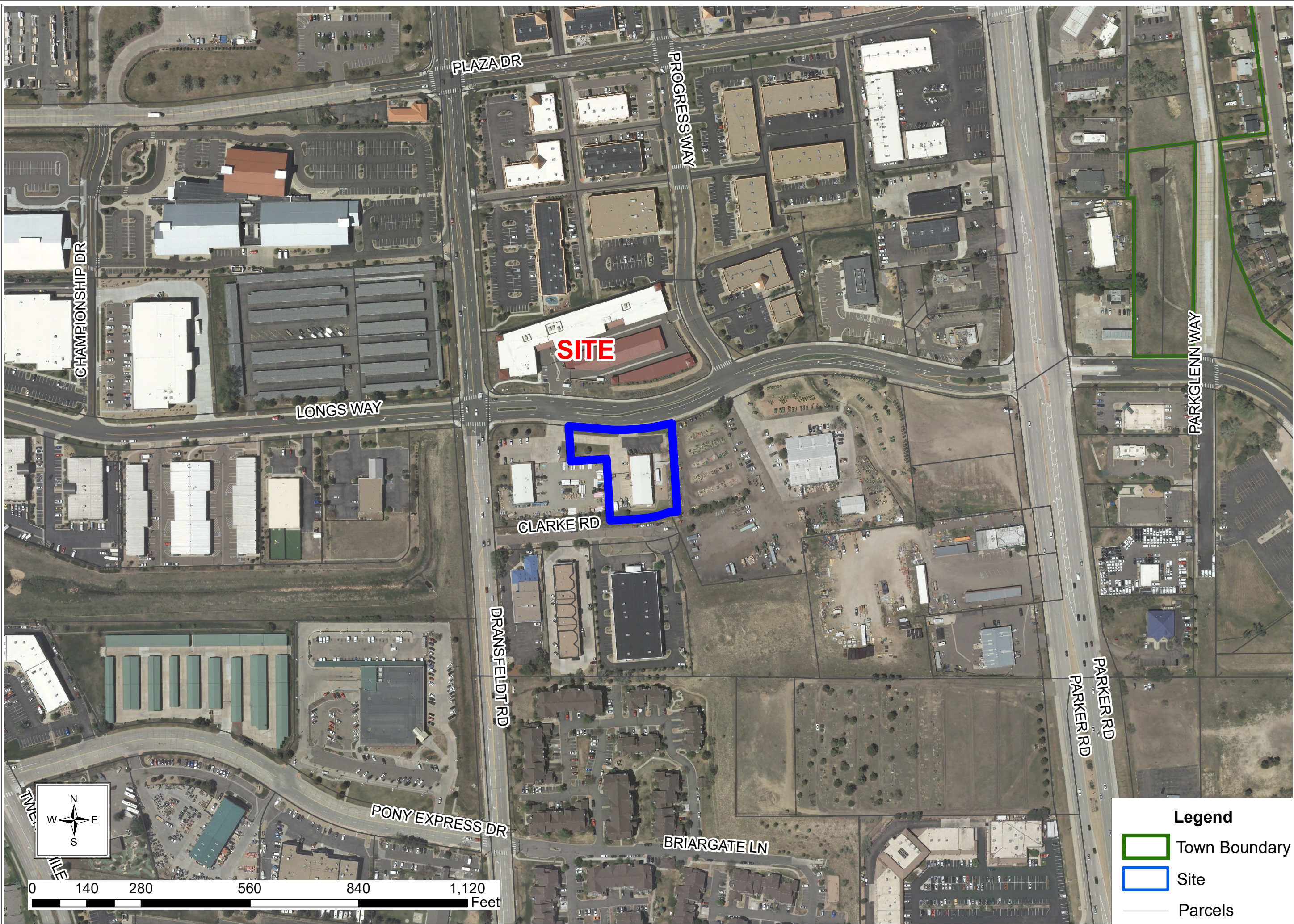
XI. ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. Applicant narrative

Report Approved By: Bryce Matthews, Planning Manager

Use by Special Review - Hoover Mercedes

Use by Special Review - Hoover Mercedes



Hoover Mercedes

18910 Longs Way, Parker CO 80134

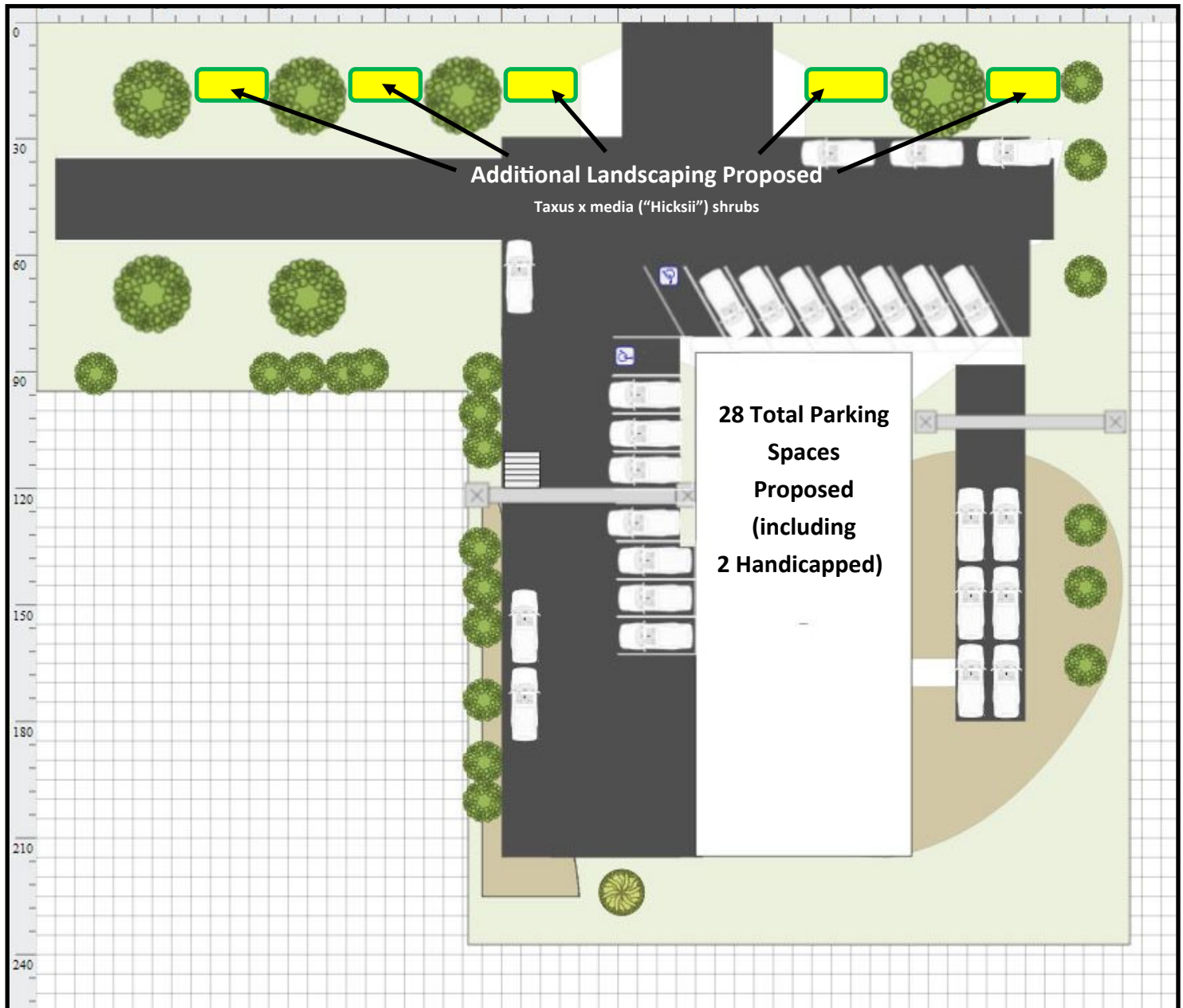
Existing Conditions June 2022



Hoover Mercedes

18910 Longs Way, Parker CO 80134

Proposed Landscape Improvements and Conceptual Parking Plan



Existing



Proposed



Existing



Proposed

