



PLANNING COMMISSION MINUTES

November 10, 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, Jane Lane, Ruth Ann Nelson, Ira Shapiro, and Kim Rodell.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Rich Foerster moved to approve the October 13, 2022, meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M.

- A. HESS RANCH PD ZONING AMENDMENT – ZONING**
- B. LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN**
- C. LOOKING GLASS FILING 8 SKETCH AND PRELIMINARY PLAN.**

The applicants:

- A. LB Parker, LLC
- B. Stelvio Management, LLC
- C. KB Home Colorado, Inc.,

are proposing:

- A. Amendments to the Hess Ranch Planned Development zoning to relocate a proposed elementary school site in coordination with DCSD;
- B. A Sketch and Preliminary Plan (Looking Glass Segment 2A) for 658 residential lots, two Mixed-Use tracts (24 +/-) acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel; and
- C. A Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Department: Community Development, Bryce Matthews

STAFF PRESENTATION

Bryce Matthews, Assistant Director - Planning, presented the staff report to propose Amendments to the Hess Ranch Planned Development zoning to relocate a proposed elementary school site in coordination with DCSD; a Sketch and Preliminary Plan (Looking Glass Segment 2A) for 658 residential lots, two Mixed-Use tracts (24 +/-) acres) for future commercial and residential uses, approximately 53.5 acres of open space, and approximately 34.2 acres of parks from an approximate 345.5-acre parcel; and a Sketch and Preliminary Plan for 106 duplex lots with 11 tracts for landscaping and open space in Looking Glass Filing 8.

Commissioners discussed with staff:

- Commissioner Ruth Ann Nelson asked for clarification on segment and filing numbers, specifically could each segment contain multiple filings; *(staff said yes, that is correct).*
- Commissioner Ruth Ann Nelson asked for clarification regarding the school's new location, whether or not it is too close to another school, and that it was about the same distance from the other school if different roads were used; *(staff said the school sites included in the original PD were selected in conjunction with the school district and proximity to other schools was considered, however during subsequent site visits the school district determined that the original school site was not suitable for a school, so the applicant worked with Douglas County School District to select an alternative school site based on criteria such as how level the site is, the shape of the site, etc. and that the school district is happy with the school's new location).*
- Commissioner Gary Poole commented about prior school traffic issues discussed at past Planning Commission Meetings this year and asked if the school district wanted two roads to serve the schools, even elementary schools; *(staff agreed that the school district's preference is to have two collector roads adjacent to a school site, one on each side, however given the development constraints of the area this site was the best fit).*

APPLICANT PRESENTATION

Karen Henry with Henry Design Group presented the applicant's presentation.

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

Commissioners discussed with the applicant:

- Commissioner Jane Lane asked if the adjacent filings have master HOAs and sub HOAs and if filing eight that is being considered tonight has access to the other community parks; *(the applicant said yes adjacent filings have master HOAs and sub HOAs, and all parks are open to the public).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:30 P.M.

- A. HESS RANCH PD ZONING AMENDMENT – ZONING**
- B. LOOKING GLASS SEGMENT 2A SKETCH AND PRELIMINARY PLAN**
- C. LOOKING GLASS FILING 8 SKETCH AND PRELIMINARY PLAN.**

PLANNING COMMISSION DISCUSSION

- Commissioner Kim Rodell stated that it looks like a nice neighborhood, appreciates the applicant giving up prime real estate, working with the school district to find a new, suitable location for the school, that the applicant has met all nine criteria and appreciates the applicant working with staff to finalize the project.
- Commissioner Rich Foerster appreciates the applicant working with the school district to relocate the school which should ease traffic on Chambers Road, believes the nine criteria have been met and will be approving the project.
- Commissioner Jane Lane agreed with the previous commissioner's comments.
- Commissioner Ruth Ann Nelson agrees with her fellow commissioners, appreciates the applicant working with the school district, and appreciates the completion of the roadways to provide better access to all of Parker.
- Commissioner Gary Poole agrees with his fellow commissioners as well.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the zoning. Commissioner Kim Rodell seconded; a vote was taken and was passed unanimously.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A Sketch Plan and Preliminary Plan subject to the following conditions listed in staff's report. Commissioner Rich Foerster seconded; a vote was taken and was passed unanimously.

Commissioner Rich Foerster moved the Planning Commission recommend Town Council approve the requested Looking Glass Filing 8 Sketch Plan and Preliminary Plan. Commissioner Kim Rodell seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

A. Appoint Vice Chair and Acting Vice Chair

Commissioner Rich Foerster moved to nominate Commissioner Eliana Burke as the Vice Chair. Commissioner Ruth Ann Nelson seconded the motion. A vote was taken and passed unanimously.

Commissioner Rich Foerster moved to nominate Commissioner Erik Frandsen as acting

Vice Chair. Commissioner Ruth Ann Nelson seconded the motion. A vote was taken and passed unanimously.

B. Approval of 2023 Planning Commission Meeting Dates

Commissioner Rich Foerster moved to approve the 2023 Planning Commission Meeting dates. Commissioner Jane Lane seconded; a vote was taken and was passed unanimously.

Bryce Matthews reminded the commissioners there will be planning commission training on November 17th at 5:30 pm and that there will not be a meeting since there are not any agenda items.

ADJOURNMENT

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



Jeff Miller
Recording Secretary

Gary Poole
Chair