



PLANNING COMMISSION MEETING

7:00 PM

August 10, 2023

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

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 - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

PLEASE NOTE: Public participation is NOT available through YouTube.

- 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 - 7.13.23**
- 6. PUBLIC HEARINGS**
 - A. HIGHLANDS AT KING'S POINT PD AMD 1 - Continued to a Date Uncertain**

Applicant:	THK Associates
Location:	North of Cottonwood Dr. between King's Point Way and E470
Department:	Community Development, Amber Woods
TRAKiT No.:	Z22-035

**B. HORSESHOE RIDGE LOT 2 BLOCK 1 - USE BY SPECIAL
REVIEW FOR A VETERINARY CLINIC**

Applicant: Michael Skarie
Location: 12225 Pardee St. Parker, CO
Department: Community Development, Ashley Chasez
TRAKiT No.: Z23-008

7. PUBLIC MEETINGS

8. PLANNING COMMISSION ITEMS

A. Appoint Vice Chair and Acting Vice Chair

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

July 13, 2023

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 Erik Rieger, Roxy Colette, Ruth Ann Nelson, Erik Frandsen, Jane Lane and Nick Metz. Also in attendance, but not seated was Angela Lindstrom.

ADDITIONS, MODIFICATIONS OR DELETIONS FROM THE AGENDA

Staff told the commissioners that there will be no public hearing for agenda item 7.B. Highlands at King's Point PD AMD1 tonight. There will be no staff presentations, applicant presentations or public comment. Staff asked the Chair to request a motion to continue the hearing to August 10, 2023, when this item comes up on the agenda.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the June 8, 2023, meeting minutes. Commissioner Roxy Colette seconded; a vote was taken and passed unanimously.

Commissioner Ruth Ann Nelson moved to approve the June 22, 2023, meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:01 P.M. – ORDINANCE TO AMEND ORDINANCE NOS. 4.52.1, SERIES OF 2004, 4.52.2, SERIES OF 2006, AND 4.52.3, SERIES OF 2008, TO AMEND THE TITLE TO CHAPTER 10.10, SUBSECTION 10.10.010(a), AND SECTIONS 13.06.070, 13.07.080, 13.07.140 AND 13.10.110 OF THE PARKER MUNICIPAL CODE CONCERNING THE PARKS, TRAILS, OPEN SPACE & STREETScape DESIGN AND CONSTRUCTION MANUAL

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development/Parks and Recreation, Mary Munekata, Brett Collins

STAFF PRESENTATION

Mary Munekata, Senior Planner and consultant Justin DiPietro with Hord Coplan Macht presented the staff report proposing an ordinance to amend Ordinance Nos. 4.52.1, Series of 2004, 4.52.2, Series of 2006, and 4.52.3, Series of 2008, to Amend the Title to Chapter 10.10, Subsection

10.10.010(a), and Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual. Ms. Munekata concluded with the determinations in the staff report that the Planning Commission recommend Town Council amend Sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson asked about future changes to the manual; *(staff said future changes will be administrative per the ordinance)*.
- Commissioner Ruth Ann Nelson asked if any aspect or future changes would require a public hearing; *(staff said no)*.
- Commissioner Erik Frandsen asked if there are future design changes, will they need to be brought back to Planning Commission or Town Council or will it be handled administratively; *(staff said these types of changes can be handled administratively according to the ordinance)*.
- Commissioner Erik Frandsen asked if this will be a living document managed administratively and not legislatively through the public hearing process; *(staff said yes, unless there is a legislative aspect, such as the document being renamed, which is what is before you tonight where we're amending certain sections of the LDO to change the referenced document's name, necessitating an ordinance to amend the LDO)*.
- Commissioner Jane Lane asked if this is the legislative end of combining policy guidelines, that future changes will be done administratively instead of coming back to the planning commission each time; *(staff said yes that technical changes to construction details and specs will be handled administratively, that major changes such as things that may affect the costs for development would necessitate coming back to the planning commission)*.
- Commissioner Erik Rieger asked if there is a threshold included in the document that would require a return to the planning Commission; *(staff said future changes would be discussed at the director level to determine whether it is a major or minor rewrite requiring new public hearings)*.
- Commissioner Nick Metz said in past discussions technical items or materials that were no longer available and needed to be replaced in the document would be handled administratively and that these types of changes did not really change the intent of the document; *(staff said yes)*.

PUBLIC COMMENT

None

PUBLIC HEARING CLOSED: 7:20 P.M. – ORDINANCE TO AMEND ORDINANCE NOS. 4.52.1, SERIES OF 2004, 4.52.2, SERIES OF 2006, AND 4.52.3, SERIES OF 2008, TO AMEND THE TITLE TO CHAPTER 10.10, SUBSECTION 10.10.010(a), AND SECTIONS 13.06.070, 13.07.080, 13.07.140 AND 13.10.110 OF THE PARKER MUNICIPAL CODE CONCERNING THE PARKS, TRAILS, OPEN SPACE & STREETScape DESIGN AND CONSTRUCTION MANUAL

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson said she is impressed with the level of detail in the manual, that the content is excellent and it is superior to the previous version.
- Commissioner Eric Frandsen said the manual shows the maturation of the Town since the previous manual's version from 2008, that the manual is developer friendly, that it will allow all involved to build a better community so that developers understand what is required and said the manual is a considerable upgrade.
- Commissioner Nick Metz thanked staff for their yearlong work on the document.
- Commissioner Roxy Colette echoed his fellow commissioners thoughts, appreciates the level of detail and work that went into the document, appreciates the Town's maturity over the past 15 years and the Town's growth forming and shaping the design of the community.
- Commissioner Jane Lane thanked staff for coordinating this update with other documents that have been recently updated and the manual is indicative of the priority the Town places on parks, trails and open space.
- Commissioner Erik Rieger said he agrees with his fellow commissioners and appreciates staff's work on the manual.
- Commissioner Gary Poole agreed with his fellow commissioners and appreciates staff's work on the manual.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council amend sections 13.06.070, 13.07.080, 13.07.140 and 13.10.110 of the Parker Municipal Code Concerning the Parks, Trails, Open Space & Streetscape Design and Construction Manual. Commissioner Nick Metz seconded; a vote was taken and was passed unanimously.

PUBLIC HEARING – HIGHLANDS AT KING'S POINT PD AMD 1

Commissioner Ruth Ann Nelson moved the Planning Commission continue the public hearing for Highlands at King's Point PD AMD 1 to a date certain of August 10, 2023. Commissioner Erik Frandsen seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

- Chair Gary Poole asked if this was officially the first meeting of the new commission; *(staff said yes)*.
- Chair Gary Poole asked if the appointments of the vice chair and acting vice chair will be added to the next meeting agenda; *(staff said yes)*.

STAFF ITEMS

Staff informed the commissioners that the ongoing commissioner training schedule will be sent out in the next week or two.

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 Staff Report

Planning Commission Date: 8/10/2023

Town Council Date: 8/7/2023

Hearing Type: Public Hearing
Highlands at Kings Point PD Amendment Rezoning
Z22-035

Location: Northeast corner of Cottonwood Drive and King's Point Way

Project Planner: Amber Wood Hicken

Applicant: Mitch Scarborough, THK Associates

Executive Summary: The applicant, THK Associates, is proposing to amend the Highlands at Kings Point PD to expand the Commercial Planning Area to include a parcel in Crown Point to the south. The site is located at the northeast corner of Cottonwood Drive and Kings Point Way.

Staff Recommendation: Continue to a date uncertain

RECOMMENDED MOTION

"I move to continue the Highlands at King's Point rezone to a date uncertain."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the zoning."

"I move the Planning Commission recommend Town Council approve the zoning request subject to the following conditions:"

-List conditions

"I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:"

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

I. BACKGROUND/DISCUSSION

The property within the Highlands at King's Point was annexed into the Town of Parker in 2017 and zoned as the Highlands at King's Point PD allowing for commercial uses. The Town and the property owner entered a pre-annexation agreement in 2016.

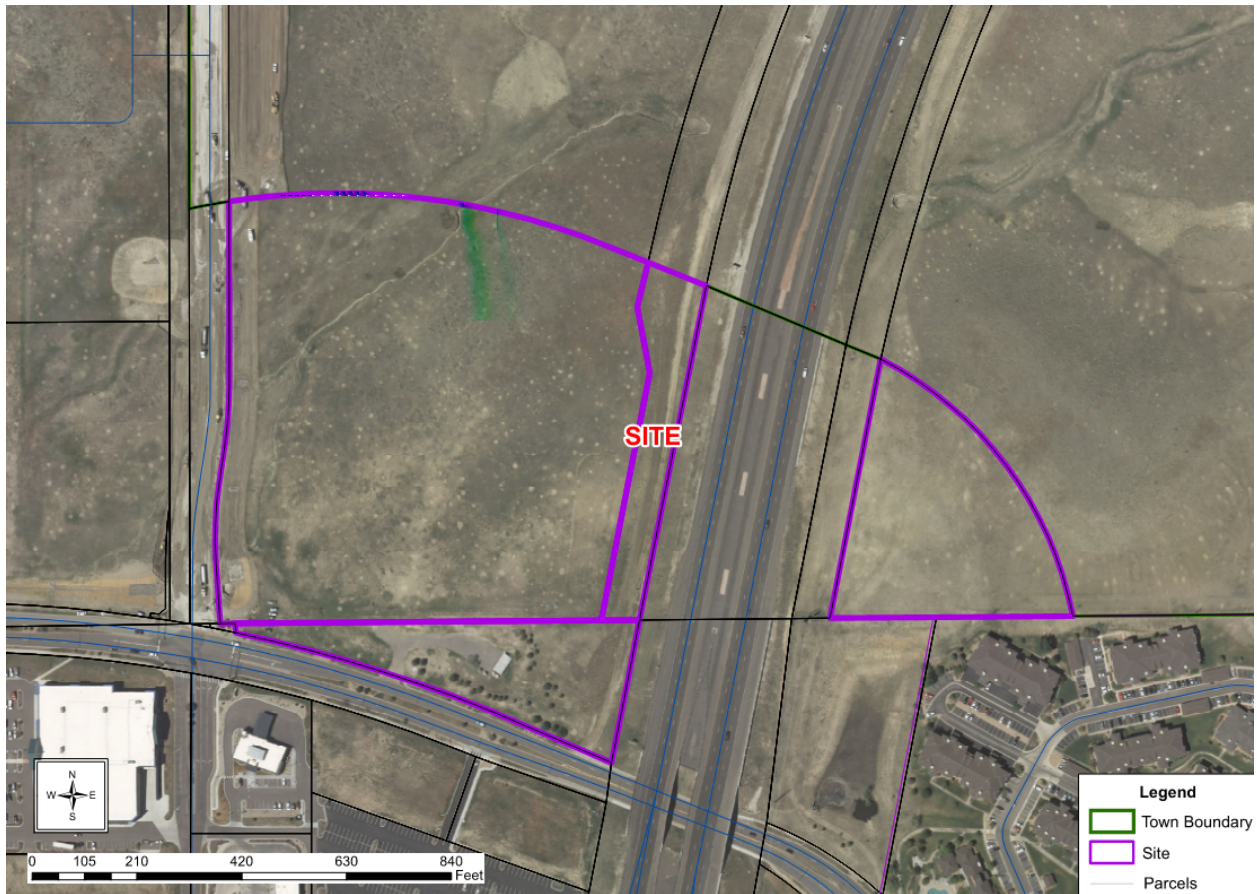
The King's Point PD has two Planning Areas. Planning Area One is zoned commercial and is currently undeveloped. Planning Area Two is zoned open space. The applicant has acquired a 2.535-acre triangular parcel to the south, Lot 1 Block 7, Crown Point Filing No. 1, which is zoned Crown Point PD for commercial, office, and hotel district uses. An existing well facility is currently located on the Crown Point Property. This triangular parcel will become part of Planning Area One, within the Highlands at King's Point PD.

The request proposes to rezone the southerly 2.535-acre property from the Crown Point PD to the Kings Point PD, Planning Area 1, creating a single commercial planning area of 17.98 acres. Planning Area Two (3.62 acres) is located on the east side of E-470 will remain zoned as open space. The applicant is requesting the zoning amendment as they recently obtained ownership of the 2.535-acre parcel and would like to create contiguous zoning.

The 2.535-acre parcel that is proposed to be added to the Highlands at King's Point PD includes a booster pump station owned by Cottonwood Water and Sanitation District, which is necessary to continue to provide water service to the Crown Point neighborhood. Cottonwood Water and Sanitation District has submitted comments to the Town in opposition to the proposed rezoning until the District is able to secure an easement over the Pump Station to ensure its continued operation.

Staff and the applicant are currently working with Cottonwood Water and Sanitation District to address their concerns so they can support the Rezoning of the property. Staff recommends that the proposed rezoning be continued to a date uncertain in order to continue discussions with Cottonwood Water and Sanitation District.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
12/4/1989	Crown Point Center was annexed into the Town of Parker and zoned as a planned development.
8/7/2001	Crown Point Development Guide was approved by the Town of Parker.
10/16/2017	The property within Highlands at King's Point was annexed into the Town of Parker and zoned as a planned development.
10/16/2017	Town Council adopted the Highlands at King's Point Planned Development.

III. CURRENT SITE DATA

Existing Zoning	Planned Development
Overlay District	N/A
PD & Plan Area	Highlands at King's Point Planning Area 1, Planning Area 2; Commercial and Crown Point Planning Area 1
Master Plan Area	Mixed Use – Residential Emphasis

Site Acreage	21.6143(includes new acquisition from Crown Point)		
Subdivision	Highlands at King’s Point		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	City of Aurora	R1A Single Family Residential	Undeveloped
South	Regional Commercial Retail	Crown Point Planned Development	Commercial businesses, Cottonwood Drive
East	City of Aurora	R1A Single Family Residential	Undeveloped
West	Mixed Use	Vantage Point Planned Development	Undeveloped

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mixed Use – Residential Emphasis ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Parker 2035 Master Plan identifies Highlands at Kings Point Property and the Crown Point property as Mixed Use within the E-470 Corridor. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses is consistent with the Parker 2035 Master Plan. Commercial uses in this area are appropriate when a part of a mixed-use development, are of a scale that serves the needs of the area's residents or provides support to adjoining uses.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Land Use 1.D Land Use 1.E Land Use 1.F Land Use 1.G Land Use 1.H Land Use 1.I Land Use 1.J
Staff Analysis	This proposal aligns with the Master Plan. The planning areas within this zoning amendment can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to

	combine supporting uses and allows development to respond to changing market conditions. The mix of retail, office, commercial and hospitality supports the goals and intent for the development of the E-470 corridor. The planning areas will help build a commercial node to service surrounding residents.
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V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	a. Open Space b. Commercial	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change
Height/Stories	N/A	No proposed changes	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION, & TRAFFIC ANALYSIS

No proposed changes to access or traffic circulation.

The King's Point West Right of Way Exemption Plat recently vacated a sliver of right of way just west of King's Point Way and granted access to Planning Area One of the Highlands at King's Point PD.

All new development on the Crown Point Property will be accessed through the Highlands at King's Point property.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant analysis and findings:

The applicant owns both parcels described in the project narrative and both parcels are adjacent to each other. Moving the parcel that was previously in Crown Point into the Highlands at King's Point PD will create contiguous zoning.

Staff Analysis and Findings:

The project location is in an area that is already zoned for commercial uses through the Crown Point PD. Additionally, the inclusion of the 2.535 acres into the Highlands at King's Point PD creates a larger commercial development opportunity with direct visibility to Cottonwood Drive. Based on this analysis, staff has determined that this criterion has been met. Crown Point PD setbacks are 30 feet in areas abutting a perimeter and interior public streets, and the maximum building height is 60 feet. Highlands at King's Point PD setbacks are 20 feet for Cottonwood Drive, 10 feet off for E-470 ramp, 10 feet for local streets, and 10 feet for the rear, and no maximum building height exists.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant analysis and findings:

Merging the 2.535 acre Crown Point Parcel that borders Cottonwood Drive into the Highlands at Kings Point PD will allow for a more contiguous development and character as well as support future commercial development in this important area of Town.

Staff Analysis and Findings:

The Highlands at King's Point PD allows for the proposed use and is consistent with the Mixed Use planning area as designated by the Master Plan. This particular parcel of ground is located in a commercial area with direct visibility to Cottonwood Drive, and creates a commercial area that is consistent with the PD, LDO, and Master Plan. Staff has determined that the request meets this criterion.

3. There has been an error in the original zoning, or

Applicant analysis and findings:

N/A

Staff analysis and findings:

N/A

4. There have been significant changes in the area to warrant a zone change.

Applicant analysis and findings:

Planning Area One, Parcel Two was purchased by applicant. Additionally, multifamily residential development has commenced to the west and Aurora is reviewing the first single-family residential filing of Kings Point South located north of the proposed site. With increased residential development in the area, there is a need for additional commercial land to support this growth. In addition, Highlands at Kings Point was annexed and zoned after the smaller 2.535 acre Crown Point parcel was created.

Staff analysis and findings:

The Crown Point PD was zoned in 1989, and the Highlands at King's Point PD was zoned in 2017. Combining the proposed parcels will create cohesive zoning and development that did not exist previously due to the more King's Point zoning. The area to be included in the zoning amendment

does not limit the amount of commercial uses in this area. Staff has determined that the request meets this criterion.

5. Adequate circulation exists and traffic movement would not be impeded by development.

Applicant analysis and findings:

Both parcels are vacant save for the well on the Crown Point property. No disruption to traffic or additional municipal service costs are anticipated.

Staff analysis and findings:

Roadway infrastructure exists around the property. Properties will still both have commercial services and King's Point Way and Cottonwood Drive both adjoin the site. Additional improvements to traffic and circulation will be determined at the time of platting and site plan when a traffic study will be required. Cottonwood Drive and Kings Point Way are Town-owned collector roadways that were constructed to provide commercial access to these lots. At the time of development, internal access points will be constructed. Additionally, the zoning on the property has been restricted to Sales Tax generating uses to help pay back the cost to construct Kings Point Way. Based on this analysis, staff has determined that the request meets this criterion.

6. Additional municipal service costs would not be incurred which the Town is not prepared to meet.

Applicant analysis and findings:

Both parcels are vacant save for the well on the Crown Point property. No additional municipal service costs are anticipated.

Staff analysis and findings:

As the proposed zoning amendment does not include changes in use, no increase in municipal demand is expected. Based on this analysis, staff has determined that the request meets this criterion.

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant analysis and findings:

Environmental impacts are minimal. Any environmental impacts that are discovered during the course of development will be mitigated. Planning Area Two (the eastern parcel of the property) will remain as 3.6283 acres of Open Space to be held and maintained by the owner.

Staff analysis and findings:

The Town does not anticipate significant environmental impacts. Staff has determined that the request meets this criterion.

8. The proposal is consistent with the Town Master Plan maps, goals, and policies.

Applicant analysis and findings:

The Master Plan 2035 indicates that this site is located within the Mixed Use Area of the E-470 Corridor and is within the Town’s Urban Growth Area. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses consistent with the Parker 2035 Master Plan.

Staff analysis and findings:

As detailed in Section IV of this staff report, the proposed rezoning to include the Crown Point parcel is consistent with the Master Plan.

The Parker 2035 Master Plan identifies Highlands at Kings Point Property and the Crown Point property as Mixed Use within the E-470 Corridor. The Mixed Use designation within the E-470 Corridor recommends higher intensity uses including multifamily, senior housing, assisted-living facilities, office, retail and restaurants. The proposed Planned Development to allow commercial sales tax generating uses is consistent with the Parker 2035 Master Plan.

Commercial uses in this area are appropriate when a part of a mixed-use development, are of a scale that serves the needs of the area’s residents or provides support to adjoining uses.

The planning areas within this zoning amendment can be developed with supporting retail, office, and commercial uses. The flexibility in land uses provides the framework to combine supporting uses and allows development to respond to changing market conditions. The mix of retail, office, commercial and hospitality supports the goals and intent for the development of the E-470 corridor. The planning areas will help build a commercial node to service surrounding residents. Based on this analysis, staff has determined that the request meets this criterion.

- 9. There is adequate waste and sewage disposal, water, schools, parks, and recreation and other services to the proportional degree necessary due to the impacts created by the proposed land uses.**

Applicant analysis and findings:

Future water and sewage disposal will be provided by the Cottonwood Water and Sanitation District. Combining the zoning of the two parcels does not create additional impacts for services listed above beyond what is already planned for.

Staff analysis and findings:

The property is located within Cottonwood Water and Sanitation District and infrastructure exists serving adjoining properties. Based on this analysis, staff has determined that this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No comment
Fire Life Safety	Advisory comment: There is nothing in either the adopted 2021 IBC or 2021 IFC that would prohibit or limit zoning for this application.

Parker Police	No comment
Cottonwood Water and Sanitation District	Parcel 2 (Lot 1, Block 7, Crown Point Subdivision) is proposed for rezoning as Commercial. Parcel 2 includes a Booster Pump Station owned by Cottonwood Water and Sanitation District ("Cottonwood"), which is necessary to continue to provide water service to the Crown Point neighborhood. The Booster Pump Station was constructed pursuant to a blanket easement over the entire Lot under the Crown Point Center Declaration. (Specifically, the Designation of Common Elements, recorded at Reception No. 2003023639, made the full Lot a Common Element and § 11.3 of the Declaration creates a blanket easement over Common Elements for utility purposes, including water and sewer, which the Cottonwood has never released). Cottonwood objects to rezoning of the property that does not indicate that Cottonwood has an easement for water and sewer utilities over this entire parcel. Cottonwood is willing to negotiate a narrower easement with the property owner, to provide for an easement of the booster pump station location, including its related pipelines, emergency generator, the booster pump station emergency bypass infrastructure, and all related accessories along with an access drive, and withdraw its objection if the new easement agreement is signed, recorded and noted on the rezoning map."
Urban Drainage	No comment
Xcel	No comment
IREA/CORE	Approved
CenturyLink	No comment
Comcast	No comment

IX. CONCLUSION

This zoning request is being processed to allow for contiguous zoning in the area. No changes in use are proposed, and viable commercial development will still be feasible. The application has been determined to align with the Town Master Plan and meets the zoning approval criteria of the Parker Land Development Ordinance. At this time, the applicant will continue to work with Cottonwood Water to address their concerns so they can support the rezoning of the property. Based on the analysis contained in this staff report, staff recommends that the rezone be continued to a date uncertain.

X. RECOMMENDATION

Staff recommends that the Planning Commission continue the Highlands at King's Point rezone to a date uncertain.

XI. ATTACHMENTS

Highlands at King Point PD Plan Amendment No. 1

Report Approved By: Bryce Matthews, Assistant Director - Planning

HIGHLANDS AT KING'S POINT DEVELOPMENT PLAN AMENDMENT I

LEGAL DESCRIPTION:

PLANNING AREA 1:

PARCEL ONE:

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW ¼ OF SECTION 3;
THENCE N89°29'59"E ALONG THE SOUTH LINE OF THE NW ¼ OF SECTION 3, A DISTANCE OF 60.39 FEET TO THE POINT OF BEGINNING;
THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2016072202, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

1. THENCE N03°55'44"W A DISTANCE OF 121.65 FEET TO A POINT OF CURVE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°26'57", A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 158.61 FEET, A CHORD BEARING OF N02°17'45"E AND A CHORD DISTANCE OF 158.30 FEET;
3. THENCE N08°31'13"E A DISTANCE OF 79.00 FEET TO A POINT OF CURVE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°38'06", A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 122.07 FEET, A CHORD BEARING OF N04°12'10"E AND A CHORD DISTANCE OF 121.96 FEET;
5. THENCE N00°06'53"W A DISTANCE OF 364.78 FEET;

THENCE EASTERLY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°48'13", A RADIUS OF 1439.00 FEET, AN ARC LENGTH OF 773.64 FEET, A CHORD BEARING OF S83°17'49"E, AND A CHORD DISTANCE OF 764.36 FEET;
THENCE S67°52'58"E A DISTANCE OF 86.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY (REC. NO. 1999036250);
THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:

1. THENCE S13°22'45"W, A DISTANCE OF 91.73 FEET;
2. THENCE S10°45'44"E, A DISTANCE OF 133.94 FEET;
3. THENCE S11°07'45"W, A DISTANCE OF 504.32 FEET TO THE SOUTHERLY LINE OF SAID NW ¼ OF SECTION 3;

THENCE S89°29'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 763.77 FEET TO THE POINT OF BEGINNING;
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (673,137 SQUARE FEET) 15.4531 ACRES, MORE OR LESS

PARCEL TWO:

LOT 1, BLOCK 7, CROWN POINT, (ALSO REFERRED TO AS CROWN POINT F#1, THE PLAT OF WHICH IS RECORDED OCTOBER 17, 2000 UNDER RECEPTION NO. 2000073633,

EXCEPT THAT PORTION TAKEN AND CONDEMNED BY KINGS POINT SOUTH METRO DISTRICT NO. 1 IN RULE AND ORDER RECORDED NOVEMBER 9, 2015 UNDER RECEPTION NO. 2015081062 AND AS DEEDED IN QUITCLAIM DEED RECORDED NOVEMBER 15, 2016 UNDER RECEPTION NO. 2016082598, AND ALSO EXCEPTING THAT PORTION CONVEYED TO THE TOWN OF PARKER IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 30, 2017 UNDER RECEPTION NO. 2017075435,

COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 2:

PARCEL ONE:

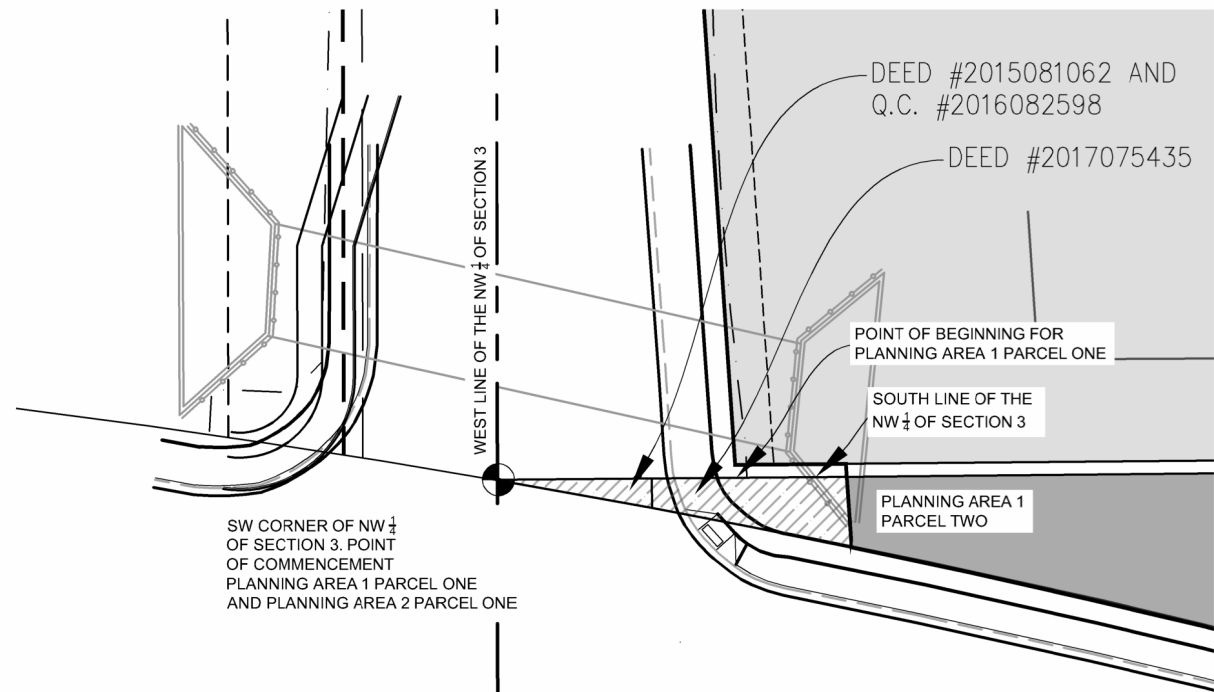
A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW ¼ OF SECTION 3; THENCE N89°29'59"E, ALONG THE SOUTHERLY LINE OF SAID NW ¼, A DISTANCE OF 1283.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY (REC. NO. 1999036250) AND THE POINT OF BEGINNING;
THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

1. THENCE N11°07'45"E, A DISTANCE OF 523.56 FEET;
2. THENCE N13°22'45"E, A DISTANCE OF 4.74 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°09'34", A RADIUS OF 730.00 FEET, AN ARC DISTANCE OF 664.56 FEET, CHORD BEARING OF S36°46'53"E AND A CHORD DISTANCE OF 641.85 FEET TO THE SOUTHERLY LINE OF SAID NW ¼ OF SECTION 3; THENCE S89°29'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 486.49 FEET TO THE POINT OF BEGINNING;
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (158,048 SQUARE FEET) 3.6283 ACRES, MORE OR LESS



EXCEPTED PARCELS: 1" = 50'

SIGNATURE BLOCK BY OWNER

OWNERS / MORTGAGERS

BY: PETER NEIDERMAN,
DOUGLAS COUNTY ASSOCIATES LIMITED PARTNERSHIP, LLP

TITLE: MANAGER

WITNESS BY:
STATE OF COLORADO)
COUNTY OF)SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____DAY OF ____, 20__

BY: _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION ACCEPTANCE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY

THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A

PUBLIC HEARING HELD ON THE ____DAY OF ____, 20__

PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN

OF PARKER ON THE ____DAY OF ____, 20__.

FOR THE PROPERTY DESCRIBED AS HIGHLANDS AT KING'S POINT. THE ZONING

INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE

ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST: _____

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____)SS

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE

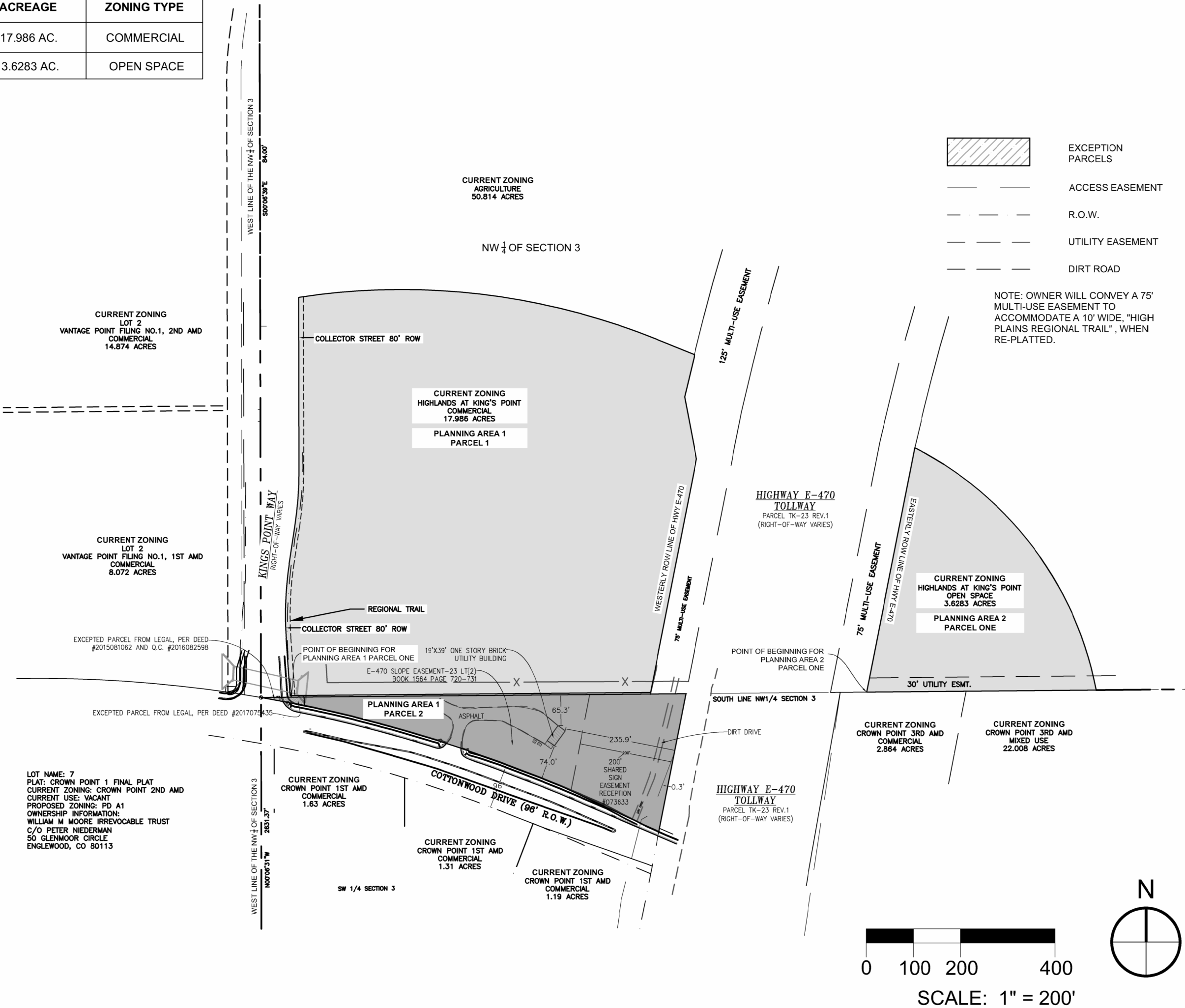
ON THIS ____DAY OF ____, 20__ A.D. AT ____O'CLOCK __M,

AND WAS RECORDED WITH RECEPTION NUMBER _____

DOUGLAS COUNTY CLERK AND RECORDER

LAND USE TABLE

PLANNING AREA	ACREAGE	ZONING TYPE
ONE	17.986 AC.	COMMERCIAL
TWO	3.6283 AC.	OPEN SPACE



KEY MAP



PREPARED FOR: Peter Niederman
William M Moore 2014 Irrevocable Trust
50 Glenmoor Circle
Englewood, CO 80113
PH: 303.748.1100
peter@denver.com

PREPARED BY: Landscape Architects/Planners
THK Associates, Inc.
2953 S. Peoria St, Suite 101
Aurora, Co 80014
PH: 303.770.7201
jgamec@thkassoc.com

REVIEWS	DATE	#
SECOND SUBMITTAL	2-1-2023	1
THIRD SUBMITTAL	4-17-2023	2
FOURTH SUBMITTAL	6-7-2023	3
		4
		5
		6

PROJECT:	HIGHLANDS AT KING'S POINT DEVELOPMENT PLAN AMENDMENT I
DRAWING:	
CLIENT:	PETER NIEDERMANN
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	HORZ: VERT: 6-7-2023

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303.770.7201
E: JGAMEC@THKASSOC.COM

thk associates, inc.

SHEET NUMBER
L-1
SHEET 1 OF 1



Planning Commission Staff Report

Planning Commission Date: 8/10/2023

Town Council Date: 8/21/2023

Hearing Type: Public Hearing
Horseshoe Ridge Lot 2 Block 1 – Use by Special Review
for a Veterinary Clinic
TRAKiT No(s): Z23-008

Location: The site is located on the north side of Hess Road west of
Motsenbocker Road.

Project Planner: Ashley Chasez – Planner I

Applicant: Michael Skarie

Executive Summary: The applicant Skarie Veterinary Clinic is proposing a
Use by Special Review to allow for a Veterinary Hospital
in a multitenant commercial building that is currently
under construction.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Horseshoe Ridge Lot 2 Block 1 – Use by Special Review for a Veterinary Clinic. subject to the following conditions:

- 1. That the Use by Special Review materials submitted to the Community Development Department on April 14, 2023, 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. That the outdoor relief area shall be maintained in good condition. The outdoor area shall be cleaned immediately and sprayed with an environmentally friendly odor control cleaner as needed.***
- 4. That the outdoor relief area’s waste station as well as other pet waste stations shall be emptied at least twice daily and prior to closing.***
- 5. That the internal design on the clinic shall have sound-deadening insulation on internal walls and ceilings to mitigate noise to the adjacent business.***

6. *That all animals shall be by themselves, double leashed, and accompanied by a staff member when accessing the pet relief area.*
7. *No overnight kenneling shall be permitted except for those animals that are under immediate veterinary care that requires the overnight kenneling. ”*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Horseshoe Ridge Lot 2 Block 1 - Use by Special Review for a Veterinary Clinic,”

“I move the Planning Commission recommend Town Council deny the Horseshoe Ridge Lot 2 Block 1 – Use by Special Review for a Veterinary Clinic as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the Horseshoe Ridge Lot 2 Block 1 – Use by Special Review for a Veterinary Clinic to a future date.”

I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 2004 as a part of the Horseshoe Ridge subdivision. The property is bounded on the north by commercial uses, to the east by Pardee Street, to the west by residential uses, and to the south by Hess Road.

This clinic is proposing to occupy one unit of a multi-tenant commercial building that is currently under construction. This veterinary clinic will primarily act as a surgical center for small animals such as dogs and cats. Since this clinic’s specialty is surgery, most animals in the care of Hess Ridge Animal Hospital would be sedated limiting noise. The proposed clinic will be 2751 sq ft consisting of one surgery table and two dental cleaning stations. The clinic is not equipped to house animals and will not keep any patients over night.

The parcel’s current zoning is Horseshoe Ridge Planned Development area and is located within the Mixed Use Neighborhood Village/Commercial Center Planning Area which allows for commercial uses and allows for animal hospitals and clinics as a Use by Special review. The site is located within the Medium Density Residential Character Area and located in a Neighborhood Center as described in the *Parker 2035 Master Plan*.

The site for the proposed Use by Special Review application, known as Horseshoe Ridge Lot 2 Block 1 – Use by Special Review for a Veterinary Clinic, is approximately 0.95 acres. The proposal is to allow for a veterinary clinic to be located within a multitenant commercial building that is currently under construction.

VICINITY MAP



II. PRIOR ACTIONS

Date	Action
November, 2004	Horseshoe Ridge was annexed into the Town and zoned Horseshoe Ridge Planned Development (PD)
January 2008	Horseshoe Ridge plat approved
August 5, 2020	Site Plan for the property was approved for a multi-tenant commercial building.

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Horseshoe Ridge
Master Plan Area	Medium Density Residential
Site Acreage	.95 acres

Subdivision		Horseshoe Ridge	
Existing Use		Under construction - Multi-tenant commercial building	
Surrounding Uses			
Master Plan Land Use		Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Mixed Use Commercial – Daycare Under Construction
South	Medium Density Residential	PD - Planned Development	Major Roadway; Undeveloped
East	Medium Density Residential	PD - Planned Development	Mixed Use; Undeveloped Non-Residential
West	Medium Density Residential	PD - Planned Development	Single Family Detached Residential

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Medium Density Residential:</u> Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. <u>Neighborhood Centers:</u> Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Neighborhood Center should range from a combined 50,000 to 250,000 square feet. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate. The proposed veterinary use aligns with the Neighborhood Center Character Area as the veterinary clinic provides a commercial/personal service that serves the basic needs of nearby neighborhoods and.

Consistent Goals/Strategies	Land Use 1.E Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.C
Staff Analysis	The subject property is located on the southeast corner of Hess Road and Pardee Street within the Horseshoe Ridge PD. The proposed Use by Special Review application will allow for a veterinary clinic to be located at the property in question. The proposed use of a veterinary clinic supports nearby neighborhoods by providing health services for pets as the Neighborhood Center Character Area intends. Based on this analysis, staff has determined that the request is consistent with the <i>Parker 2035 Master Plan</i>.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	N/A	No new structures are a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	N/A	No residential development is a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	35ft	No new structures are a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	0.95AC	Existing lot size meets the zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage		No new structures are a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Landscaping has been addressed to meet Town standards with the approved Site Plan for the building that	☒ Consistent ☐ Inconsistent ☐ N/A

		is under construction.	
Off-Street Parking	Title 13.06.050	Parking has been addressed to meet Town standards with the approved Site Plan for the building that is under construction	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Use by Special Review against the requirements in the Horseshoe Ridge PD zoning as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property sits on the north west corner of Hess Road and Pardee Street with one access point on Pardee Street and another access to the north that ties into Triple Crown Drive. No changes are proposed to the access or circulation.

VII. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis and findings:

Hess Ridge Animal Hospital (HRAH) will be located in a new commercial real estate building located at 12225 Pardee Street. It will be one of two proposed tenants in this location occupying the western half of the building. Measures will be included in the interior design to mitigate noise through the walls and ceilings that would affect the tenant to the east.

The only proposed outdoor area to be used by HRAH will be a pet relief area located outside, adjacent to the southwest corner of the parking lot. This is included in the site plan being submitted by the building's owner. To mitigate noise and disturbance to the public, this space will only be used during business hours. The majority of these animals will be surgical patients who would already be sedated to limit barking. All animals will be taken out alone and for short periods to help further limit barking or dog-to-dog interaction. These animals will always be accompanied by a trained staff member and double-leashed to avoid the risk of escape.

The pet relief area will be immediately cleaned up after each use with the waste properly disposed of to eliminate smells. In addition to the pet relief area, strategically placed pet waste removal bags and garbage bag-lined trash cans will be placed near the hospital entrance that will be emptied daily and properly disposed of.

Staff analysis and findings:

This site is located at the northwest corner of Hess Road and Pardee Street within the Horseshoe Ridge PD which permits commercial uses on this property. The Master Plan identifies this property as within the Medium Density Residential Character Area as well as in a Neighborhood Center. A Neighborhood Center was designed to reserve spaces for commercial uses within a Residential Character Area that will serve the surrounding neighborhood members.

The neighboring uses are residential and commercial. Proposed conditions for the Use by Special Review will mitigate noise and odor impacts on neighboring uses. The proposal meets the parking requirements set forth in the Land Development Ordinance for a shopping center.

Subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

The Town's Master Plan and General Land Use Plan appear to identify the intersection of Hess and Motsenbocker as a neighborhood center. HRAH would be located one intersection west or 0.3 miles west off the Hess and Motsenbocker intersection. The plan states that businesses in these centers should "serve the basic needs of the surrounding residents". HRAH will serve the basic needs of residents by providing their animals with medical care.

Staff analysis and findings:

This property is located within a Neighborhood Center within the Medium Density Residential Character Area. The Master Plan states that Neighborhood Centers were created to reserve spaces to create commercial centers that will serve the nearby residents.

The proposed use of a veterinary clinic does align with the Parker 2035 Master Plan as described in Section IV. above.

Subject to conditions, this criterion can be satisfied.

3. Will not result in an over-intensive use of land.

Applicant analysis and findings:

HRAH will be built into an already approved and existing site plan. The outdoor pet relief area will already be on the site plan and there are no further proposed changes to the existing site plan.

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 approved

structure and tenant improvements will be designed to accommodate the expanded use. 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:

HRAH will be built into an already approved and existing structure and therefore will not have any anticipated adverse effects on the community capital improvement programs.

Staff analysis and findings:

The proposed use will be going into an established area with existing roads, utilities, and stormwater. Additional capital improvement infrastructure will not be required, and the proposal does not create undue hardship on what is existing. There will be minimal impact on traffic to the area, which would not warrant the need for road improvements. The use does not impact the permeability of the site. The proposed use does not necessitate additional 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:

HRAH will be within an existing tenant space and therefore will not require any additional public or municipal services or facilities beyond what is already provided.

Staff analysis and findings:

This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

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

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

Applicant analysis and findings:

Pardee St, where HRAH is located, is assessable both from Hess Rd as well as Triple Crown Dr. Employees, customers, and pets will arrive and depart at staggered appointment times during business hours. Adequate parking in the immediate vicinity of our building is available on-site to limit congestion on major roadways. Our business is mainly appointment based, ensuring we can spread out traffic, and preventing us from having significant traffic volumes.

Staff analysis and findings:

The property has vehicular access from both Pardee Street and Triple Crown Drive. The existing building and proposed use meet parking standards. 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:

HRAH will not cause significant air, water, or noise pollution. As mentioned above, dogs will be taken out accompanied by staff members, and never in groups to eliminate barking. The ambient noise of Hess Road should help mitigate the effect of the few barking instances that do occur. On average, a dog will be taken out 2-3 times a day, only during business hours, and only to the designated pet relief area. Should this area need to be cleaned or deodorized, a hydrogen peroxide-based disinfectant will be used to help mitigate environmental impact.

All dogs that arrive and leave for appointments will be required to be on leash and all cats will be required to be in carriers. Due to the adequate parking immediately adjacent to the HRAH entrance, animals should spend minimal time outside of the vehicle they arrive in or inside the building, further mitigating noise or waste pollution. Should an animal produce waste while in their owner's care, pet waste stations and lined trash cans will be available to help keep the area clean. These waste stations will be emptied by staff into dumpsters throughout the day and every night prior to closure to help control the odor.

Interior noise will also be mitigated using planned sound-deadening insulation within the wall and ceilings. This will especially be focused on the shared wall between the hospital space and the tenant to our east. Dogs staying for surgical procedures will receive medications to help decrease anxiety and limit noise. No animals will be boarded overnight which will assist in limiting any potential noise-producing hours to business hours.

Interior cleaning and sanitization will primarily use soap and water-based cleaning agents, or concentrated hydrogen peroxide-based cleaning products to help control odor. We will always follow MSDS safety data sheets while using these products.

All medical waste will be removed properly by a contracted professional service.

Staff analysis and findings:

With enhanced cleaning and noise management practices as described in the conditions set forth in the recommendation, this proposal will not significantly increase the noise, air or water pollution. Regular and quality cleaning and maintenance of dog relief areas coupled with daily waste collection ensures the concerns of odors with this facility are mitigated. Additionally, the outdoor pet relief area will be sprayed with an environmentally friendly odor control solution as needed.

The applicant will provide additional attention to sound control, reflected in the conditions listed above. Anticipated noise should not exceed the noises produced by other uses in the immediate vicinity.

Subject to conditions, this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

The proposed site plan has landscaping planned into the site plan. HRAH has no intention to have any negative effect on the site's proposed landscaping. The staff of HRAH will take pride in maintaining the overall cleanliness of the property and prompt removal of pet waste.

Staff analysis and findings:

The original Site Plan includes landscaping and screening which aligns with the Land Development Ordinance. The original Site Plan and the Use by Special Review application outlines that there will be a pet relief area for the animals in the care of the clinic. The Site Plan for the clinic includes additional vegetation to ensure all landscaping, buffering, and screening requirements are met.

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

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis and findings:

The safety of staff, clients, pets, and neighbors will always be the number one priority of HRAH. Animals will be kept securely inside the building. When brief stints outside to an enclosed pet relief area or owner's vehicle are necessary, all animals will be secured using two leashes. No large animals or wildlife will be treated. Because we are not a 24-hour hospital, there will be no boarding of infectious patients reducing the risk of zoonotic or contagious disease transmission. All staff will be properly trained and required to attend regular safety meetings. By helping residents with their pets' health and assisting in controlling contagious diseases, HRAH will benefit the health, safety, and welfare of the present or future inhabitants of the town.

Staff analysis and findings:

The impacts created by dog daycare facility use will be mitigated, subject to the conditions proposed in this staff report. The applicant will work to ensure pet health and welfare and will not be detrimental to the health, safety, or welfare of present or future inhabitants of the Town. The site is served by water and sanitary sewer, the facility will have water and wastewater will be properly treated.

Subject to conditions, staff has determined that this criterion can be satisfied.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Town of Parker Building	Approved
Town of Parker Engineering/Civil	Completed
Fire Life Safety	Approved
South Metro Fire	No Comment

IX. CONCLUSION

This proposal is consistent with the *Parker 2035 Master Plan* and the Use by Special Review application has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that Planning Commission recommend Town Council approve Horseshoe Ridge Lot 2 Block 1 - Use by Special Review for a Veterinary Clinic.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve Horseshoe Ridge Lot 2 Block 1 – Use by Special Review Request to allow for the veterinary clinic, subject to the following conditions:

1. *That the Use by Special Review materials submitted to the Community Development Department on April 14, 2023, 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. *That the outdoor relief area shall be maintained in good condition. The outdoor area shall be cleaned immediately and sprayed with an environmentally friendly odor control cleaner as needed.*
4. *That the outdoor relief area's waste station as well as other pet waste stations shall be emptied at least twice daily and prior to closing.*
5. *That the internal design on the clinic shall have sound-deadening insulation on internal walls and ceilings to mitigate noise to the adjacent business.*
6. *That all animals shall be by themselves, double leashed, and accompanied by a staff member when accessing the pet relief area.*
7. *No overnight kenneling shall be permitted except for those animals that are under immediate veterinary care that requires the overnight kenneling. ”*

XI. ATTACHMENTS

The Use by Special Review submittal

Report Approved By: Bryce Matthews, Assistant Director - Planning

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
SITE PLAN REVIEW

LEGEND

	CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK PAVEMENT
	LANDSCAPED AREA
	PROPERTY LINE
	CONCRETE CURB & GUTTERS
	EASEMENT
	BUILDING SETBACK

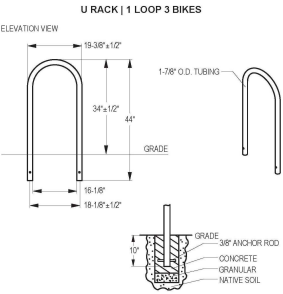
SITE DATA

BUILDING:	4,713 SF (0.11 AC)
LANDSCAPE:	15,471 SF (0.35 AC)
SIDEWALK:	2,041 SF (0.05 AC)
PAVED:	19,587 SF (0.44 AC)
TOTAL:	41,412 SF (0.95 AC)
USE:	RESTAURANT/RETAIL
ZONE:	4,713 SF PLANNED DEVELOPMENT
REQUIRED PARKING:	RETAIL: 1 PER 100 SF 1551/300 = 10.7 OR 11 STALLS RESTAURANT: 1 PER 100 SF 1550/100 = 15 STALLS
STANDARD PARKING PROVIDED:	25
NO. STALLS:	27
REQUIRED BICYCLE PARKING (4 FOR RESTAURANT, 2 PER 10,000 GFA):	6
BICYCLE PARKING:	6
STANDARD STALL DIMENSIONS:	9' X 19'
STALLS NEXT TO LANDSCAPE:	10' X 19'
DRIVE AISLE WIDTH:	25'

BUILDING DATA

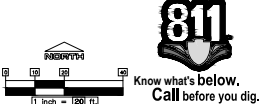
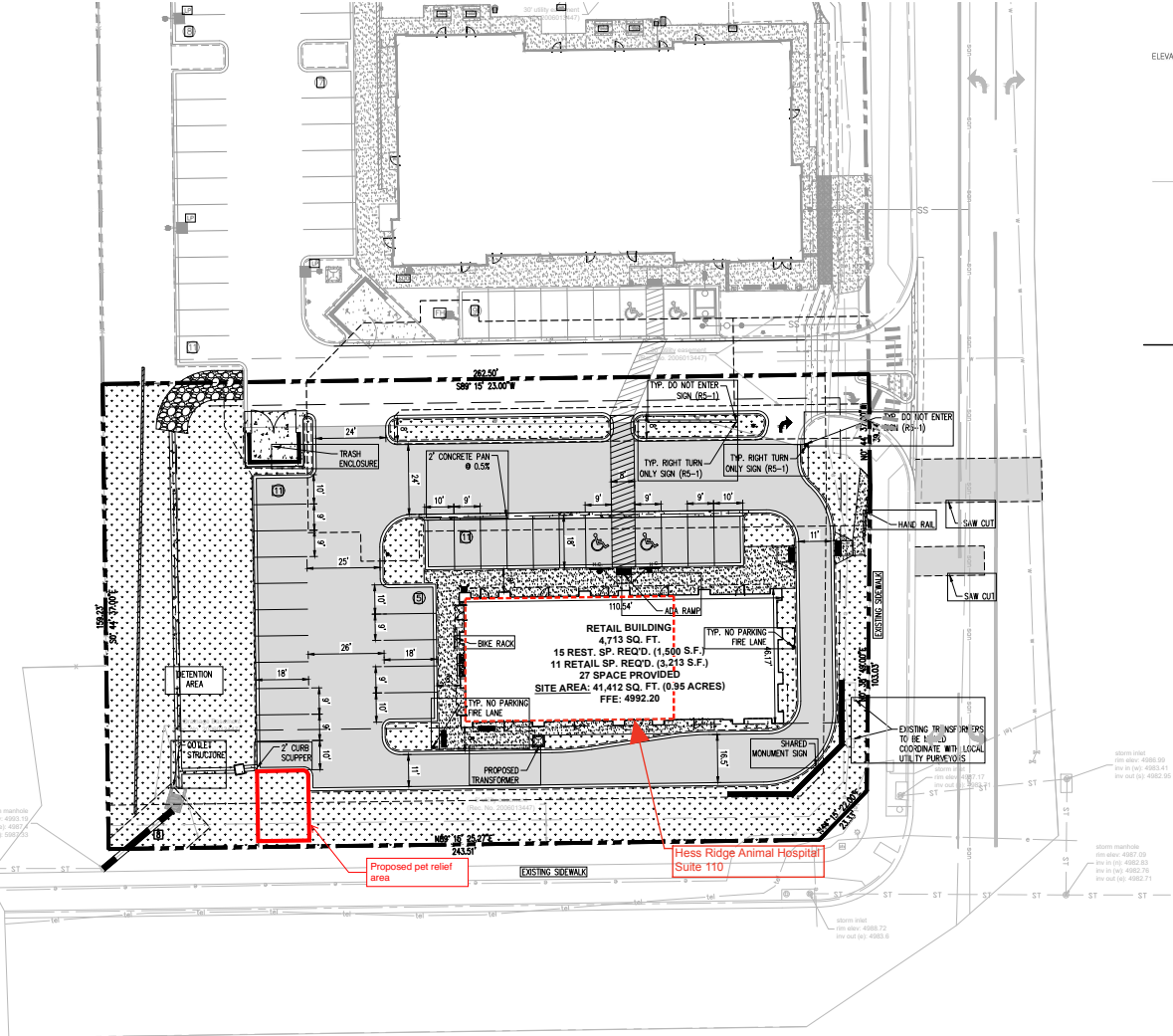
RESTAURANT (DRIVE THROUGH):	1,500 SF
RETAIL:	3,213 SF
TOTAL:	4,713 SF

#	SIZE	LENGTH	MATERIAL	SLOPE
8	18"	31'	Concrete Pipe	0.50%



BIKE RACKS

(2 RACKS WILL BE NEEDED ON THIS SITE)



The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering Date

12225 PARDEE ST.
PARKER, CO 80134

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

PROJECT TITLE

RETAIL

SUBMITTAL

SITE PLAN REVIEW

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL	10/31/2019
3RD SUBMITTAL	02/18/2020
4TH SUBMITTAL	04/01/2020

DATE

5/28/2019

SHEET TITLE

SITE PLAN

SHEET INFORMATION

C-1.0

2 OF 2